



**Planning Commission  
County of Louisa  
Thursday, July 10, 2025  
Louisa County Public Meeting Room  
7:00 PM**

**CALL TO ORDER**

**ROLL CALL**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**I. APPROVAL OF AGENDA**

**II. APPROVAL OF PLANNING COMMISSION MINUTES**

1. Planning Commission - Regular Meeting - June 12, 2025

**III. CONSENT AGENDA**

**IV. PUBLIC ADDRESS**

**V. UNFINISHED BUSINESS**

1. CUP2025-04 Amelia AD1, LLC dba Vanguard Renewables SPV LLC, Applicant; Columbia Gas Transmission LLC fka Commonwealth Gasline Corp, Owner; TC Energy, Agent – Conditional Use Permit Request

**VI. PUBLIC HEARINGS**

1. CUP2025-06; Cellco Partnership DBA Verizon Wireless, Applicant; Louisa County School Board, Owners; Stuart P. Squier, Agent - 15.2-2232 Review- Conformance with the Comprehensive Plan, a Conditional Use Permit, and Special Exception Request
2. CUP2025-07, SA2025-03; Cellco Partnership DBA Verizon Wireless, Applicant; William H & Michelle Gilman, Owners; Stuart P. Squier, Agent - 15.2-2232 Review- Conformance with the Comprehensive Plan and a Conditional Use Permit Request
3. Proposed Amendments to Chapter 86. Land Development Regulations; Article I. General Provisions; Article II. Zoning Ordinance and Maps
4. Proposed Amendments to Chapter 86. Land Development Regulations; Article III. Subdivisions; Division 4. Lot Requirements

**VII. NEW BUSINESS**

**VIII. DISCUSSION**

**IX. REPORTS**

**ANNOUNCEMENTS AND ADJOURNMENT**

**BY ORDER OF:  
JOHN DISOSWAY, CHAIRMAN**

**PLANNING COMMISSION  
LOUISA COUNTY, VIRGINIA**



**Planning Commission**  
**County of Louisa**  
**Thursday, June 12, 2025**  
**Louisa County Public Meeting Room**  
**7:00 PM**

**CALL TO ORDER**

Chairman Disosway called the June 12, 2025, regular meeting of the Louisa County Planning Commission to order at 7:00 p.m.

**ROLL CALL**

| <b>Attendee Name</b> | <b>Title</b>                      | <b>Status</b> | <b>Arrived</b> |
|----------------------|-----------------------------------|---------------|----------------|
| Tommy J. Barlow      | Mountain Road District Supervisor | Present       | 7:00 PM        |
| Gordon Brooks        | Commissioner                      | Absent        |                |
| Ellis Quarles        | Commissioner                      | Present       | 7:00 PM        |
| George Goodwin       | Commissioner                      | Present       | 7:00 PM        |
| John Disosway        | Chairman                          | Present       | 7:00 PM        |
| Matthew Kersey, Jr.  | Commissioner                      | Present       | 7:00 PM        |
| James Dickerson      | Vice Chairman                     | Present       | 7:00 PM        |
| Troy Painting        | Commissioner                      | Present       | 7:00 PM        |
| John J Purcell       | Town of Louisa Representative     | Absent        |                |

**Others Present:** Linda Buckler, Director of Community Development; Patricia Smith, County Attorney; Tom Egeland, Deputy Director of Community Development; Kayla Cosimano, Associate Planner; and Deborah Johnson, Administrative Assistant.

**INVOCATION**

Mr. Dickerson led the invocation.

**PLEDGE OF ALLEGIANCE**

Mr. Quarles led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

On the motion of Mr. Goodwin, seconded by Mr. Quarles, which carried a vote of 6-0, the Planning Commission voted to approve the agenda of the June 12, 2025, meeting without changes.

**APPROVAL OF PLANNING COMMISSION MINUTES**

**Planning Commission - Regular Meeting – May 8, 2025 7:00 PM**

On the motion of Mr. Goodwin, seconded by Mr. Kersey, which carried a vote of 5-0-1, with Mr. Quarles abstained, the Planning Commission voted to approve the minutes of the May 8, 2025, meeting without changes.

**CONSENT AGENDA**

None.

**PUBLIC ADDRESS**

Chairman Disosway opened the public address period.

The following individuals spoke about the definition of humanitarian shelters and the involvement of religious assemblies within the County:

- Ms. Lin Kogle, Mineral District
- Ms. Sue Frankel Streit, Patrick Henry District
- Mr. Bill Streit, Patrick Henry District
- Ms. Christina Marshall, Patrick Henry District
- Mr. Duane Sergent, Mineral District
- Ms. Mary Crans, Mountain Road District
- Mr. Alan Smith, pastor of Mechanicsville Baptist Church
- Ms. Pamela Bickley

Chairman Disosway also added to the record an email submitted by David McWilliams.

With no one else wishing to speak, Chairman Disosway closed the public address period.

**UNFINISHED BUSINESS**

On the motion of Mr. Goodwin, seconded by Mr. Dickerson, which carried a vote of 6-0, the Planning Commission voted to add Humanitarian Shelter definition to the July public hearing agenda.

**PUBLIC HEARINGS**

**CUP2025-01 Louisa Properties LR2.5 LLC & Louisa Properties LR1.5 LLC,  
Applicant/Owner; Kelsey Schlein, Shimp Engineering, Agent – Conditional Use  
Permit Request**

Kayla Cosimano, Associate Planner, presented the conditional use permit request for a contractor's office and shop, and equipment sales and rental in the General Commercial (C-2) zoning district.

Mr. Goodwin asked staff when landscape plans will be included in the application. Linda Buckler, Director of Community Development, answered that the topic is a part of the third phase of

amendments that was recently tabled at the Board of Supervisors meeting. Mr. Goodwin also asked about the architectural design of the proposed building, and if two conditional use permits were needed. Staff answered multiple uses could possibly be allowed under one conditional use permit.

Chairman Disosway opened the public comment period.

Kelsey Schlein, with Shimp Engineering, gave a brief presentation on the proposed project.

Jim Weber, applicant, provided information on the process of cleaning up the property and his future plans.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Kersey, seconded by Mr. Goodwin, which carried a vote of 6-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the conditional use permit request CUP2025-01, to allow for a *Contractor's Office and Shop, and Equipment Sales and Rental* in the General Commercial (C-2) zoning district with the following eight (8) conditions:

1. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
2. Noise. Sound shall not exceed levels of 70dB during daytime and 60dB at night when measured at the property line.
3. Permits. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH).
4. Land Disturbance. Should land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
5. Storage. No outside storage of merchandise or material shall be permitted within 10 feet of the edge of the right of way to Route 613 & Rt 22. Stored items will not cause issues with sight easements reviewed by VDOT. Additionally, adjacent setback of on-site storage items may be required if it is determined the location creates a visual safety hazard.
6. Buffer. Meet vegetative buffer requirements as defined by Louisa County Land Development Regulations. All areas not occupied by buildings, structures, driveways and parking shall be covered with one or more of the following: lawn grass, natural shrubbery, plants, trees, or a vegetation combination as agreed upon by the Zoning Administrator and owner.
7. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.

8. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

**CUP2025-03 Builders Cabinet Company Inc., Applicant; Joey Bryant, Owner – Conditional Use Permit Request**

Kayla Cosimano presented the conditional use permit request for a Custom Manufacturing and Contractor's Office and Shop for carpentry and cabinet manufacturing in the Agricultural (A-2) zoning district.

Chairman Disosway opened the public comment period.

Joey Bryant, applicant, spoke about his cabinet manufacturing experience and his future plans with the shop.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

On the motion of Mr. Painting, seconded by Mr. Dickerson, which carried a vote of 6-0, the Planning Commission voted to forward a recommendation of approval to the Louisa County Board of Supervisors on the conditional use permit request CUP2025-01, to allow for a *Custom Manufacturing and Contractor's Office and Shop* for carpentry and cabinet manufacturing in the Agricultural (A-2) zoning district with the following eight (8) conditions:

1. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.
2. Noise. Sound shall not exceed levels of 65dB during daytime and 55dB at night when measured at the property line.
3. Permits. The applicant shall secure all necessary permits and approvals from the Louisa County Community Development Department, the Virginia Department of Transportation (VDOT), and the Virginia Department of Health (VDH).
4. Site Plan & Land Disturbance. The applicant will submit an administrative site plan for approval prior to issuance of building permit. Should land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
5. Storage. No outside storage of merchandise or materials shall be permitted within 80 feet of public road right of way (Rt. 701).
6. Signs. Signs related to the business shall adhere to Louisa County Land Development Regulations and keep in character with the surrounding area.
7. Inspections. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.

8. Permit Revocation. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

**CUP2025-04 Amelia AD1, LLC dba Vanguard Renewables SPV LLC, Applicant; Columbia Gas Transmission LLC fka Commonwealth Gasline Corp, Owner; TC Energy, Agent – Conditional Use Permit Request**

Kayla Cosimano presented the conditional use permit request for a *Utility Service, Major* for a renewable natural gas unloading station in the Agricultural (A-2) zoning district.

Chairman Disosway opened the public comment period.

Darya Rafizadeh, Development Manager for Vanguard Renewables SPV LLC, gave a presentation on the proposed project.

Ms. Abbie Fosburgh, Patrick Henry District, spoke in opposition to the proposed project.

Ms. Lin Segman, Patrick Henry District, stated her concerns about the trucks travelling on the narrow road.

Mr. Rafizadeh addressed some of the issues that were mentioned by the adjoining property owners.

With no one wishing to speak, Chairman Disosway closed the public comment period and brought it back to the Planning Commission for discussion.

Mr. Quarles questioned some of the changes that were made to the application after the pre-application meeting that included the hours of operation. Discussion took place between the Planning Commission, applicants, and staff regarding the conditions.

On the motion of Mr. Quarles, seconded by Mr. Dickerson, which carried a vote of 6-0, the Planning Commission voted to table the conditional use permit request CUP2025-04, to the July Planning Commission meeting to allow the applicant time to revise conditions to the application.

**NEW BUSINESS**

Chairman Disosway appointed Mr. Goodwin and Mr. Dickerson to work on updates to the Comprehensive Plan with staff.

**DISCUSSION**

None.

**REPORTS**

Linda Buckler provided updates on the ordinance amendments and current applications.

**ANNOUNCEMENTS AND ADJOURNMENT**

Mr. Quarles asked for all to keep Supervisor Barnes and his family in thoughts and prayers during their time of loss.

On the motion of Mr. Quarles, seconded by Mr. Goodwin, which carried a vote of 6-0, the Planning Commission voted to adjourn the June 12, 2025, meeting at 8:53 PM.

BY ORDER OF:

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JOHN DISOSWAY, CHAIRMAN  
PLANNING COMMISSION  
LOUISA COUNTY, VIRGINIA



Phone (540) 967-3430

**COUNTY OF LOUISA**

Fax (540) 967-3486

**COMMUNITY DEVELOPMENT DEPARTMENT**

[www.louisacounty.com](http://www.louisacounty.com)

**TO:** Louisa County Planning Commission

**FROM:** Staff, Community Development Department

**REQUEST:** CUP2025-04, Utility Service, Major for Renewable Natural Gas Unloading Station

**APPLICANT:** Columbia Gas Transmission LLC fka Commonwealth Gas Pipeline Corporation, TC Energy (Agent) and Amelia AD1, LLC dba Vanguard Renewables SPV LLC

**OWNER:** Columbia Gas Transmission LLC fka Commonwealth Gas Pipeline Corporation

**DATE:** June 30, 2025

The Planning Commission will meet to review this proposed Conditional Use Permit for Utility Service, Major on Thursday, July 10, 2025 at 7:00 P.M. in the Louisa County Public Meeting Room.

**REQUEST:** Issuance of a Conditional Use Permit for *utility service major*, to operate a Renewable Natural Gas (RNG) unloading station for the purpose of expanding development to the existing Compressor Station located on adjacent parcel (TMP 37-45). The proposed development would allow for RNG to be injected into the existing TC Energy VM System Pipelines and transported throughout the region.

| INFORMATION SUMMARY                 |  |
|-------------------------------------|--|
| <b>TAX MAP AND PARCEL #:</b>        | 37-44  |
| <b>ACREAGE:</b>                     | 5.6 Acres  |
| <b>ELECTION DISTRICT:</b>           | Patrick Henry  |
| <b>ZONING:</b>                      | Agricultural (A-2)   |
| <b>SURROUNDING ZONING:</b>          | Agricultural (A-2)<br>Agricultural (A-1)                         |
| <b>EXISTING USE(S):</b>             | Wooded, Vacant   |
| <b>REQUESTED USE(S):</b>            | Utility Service, Major (Renewable Natural Gas Unloading Station) |
| <b>EXISTING LAND USE PERMIT(S):</b> | N/A  |

**APPLICANTS/AGENT:**

Columbia Gas Transmission LLC  
C/O Cedric Kline, TC Energy, Agent  
1596 Baxter Road  
Prince George, VA 23875

Ameilia AD1 (Vanguard Renewables SPV LLC)  
133 Boston Post Road  
Weston, MA 02493

**PROPERTY OWNER:**

Columbia Gas Transmission LLC (TC Energy)  
Fka “Commonwealth Gas Pipeline Corp.”  
1596 Baxter Road  
Prince George, VA 23875

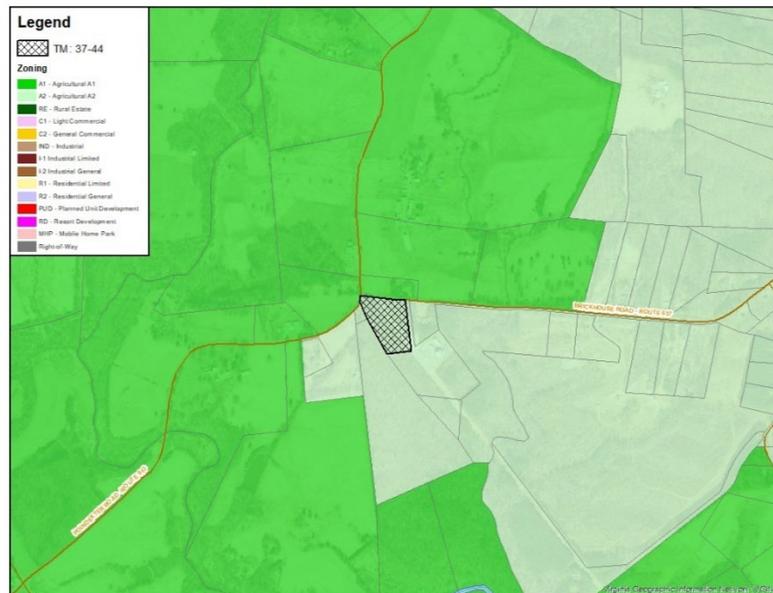
**PROPERTY LOCATION:**

The property is located in the Southeastern quadrant of the intersection of Brickhouse Road ( Route 637) and Poindexter Road (Route 613) in the Patrick Henry Election District. The existing Compressor Station is directly adjacent to the subject property on TMP 37-45, addressed as 120 Brickhouse Road.

**BACKGROUND INFORMATION:**

The property is zoned Agricultural (A-2) as a result of the creation of zoning in 1969. The subject parcel was purchased by Commonwealth Gas Pipeline Corp, (Columbia Gas Transmission LLC) on May 22, 1990 and has remained undeveloped. Much of the Columbia Gas Transmission Pipeline that runs directly through the subject property was constructed during the 1950’s and roughly 4-5 miles of pipeline runs through Louisa County. The existing compressor station owned and operated by Columbia Gas Transmission LLC on the adjacent parcel, has been in operation prior to 2000, and was last amended for expansion in 2017 (CUP2017-02).

**Exhibit A: GIS Zoning Map**



## CONFORMANCE REVIEW:

### I. 2040 Louisa County Comprehensive Plan

The primary goal of the Louisa County 2040 Comprehensive Plan (the “2040 Plan”) is to, “Preserve Louisa County’s Rural Character, Beautify Its Gateways and Roadways.”

The 2040 Plan’s Future Land Use Map designates the project property as rural. The Project property is adjacent to the Green Springs Historical District and Green Springs Agricultural and Forestal District (Enclosure 10).

**Plan Section 3.1.4 Challenges to Agriculture and Forestry** lists six (6) key challenges to Louisa County agricultural producers, including environmental concerns. The applicant is proposing a use that converts farm based organic material to renewable natural gas production and transporting it throughout the region, via existing pipeline infrastructure located inside Louisa County.

### II. Louisa County Land Development Regulations

Section 86-151. Agricultural (A-2) district – Statement of intent; policy guidance:

*Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county.*

Section 86-154. Permitted Uses - With Conditional Use Permit enables the issuance of a conditional use permit for *Utility Service, Major*, which is defined as follows:

*Service of a regional nature which normally entails the construction of new buildings or structures such as generating plants and sources, electrical switching facilities and stations or substations, power generation battery storage facilities, or solar arrays generating two MW or more of electricity which leaves the site boundaries, and similar facilities. Included in this definition are also electric, gas, and other utility transmission lines of a regional nature which are not otherwise reviewed and approved by the Virginia State Corporation Commission. Public and private water and sewer systems are excluded from this definition.*

The surrounding parcels are utilized as rural, residential, an active cattle farm, and a Natural Gas Compressor Station (CUP2017-02). The property is zoned Agricultural (A-2), outside of a growth area, and is designated as rural. The surrounding area is not currently served by public water. The proposed use of utility service, major, is permitted with a conditional use permit in Agricultural (A-2) per Section 86-154. The Applicant requests the Conditional Use Permit due to the location of the existing compressor station and existing Columbia Gas Transmission Pipeline.

### III. 2024 Public Facilities Impacts Review

The Board of Supervisors adopted a Public Facilities plan on February 20, 2024, as an amendment to

the 2040 Comprehensive Plan adopted August 5, 2019. The Plan aims to ensure that development impacts are adequately assessed and mitigated, to promote sustainable growth and to preserve the community's well-being. As Louisa County grows, the pressure on public facilities and services intensifies. The county expects proposed developments to consider the impacts on Public Facilities and to mitigate the impacts of the development. This mitigation can take various forms, such as impact fees, infrastructure improvements, land dedication, and other items, ensuring that the burden of growth does not disproportionately fall on existing residents and businesses in the County.

*This application has therefore been evaluated to determine if it impacts the following areas:*

### **Administration**

Staff believes there would be a minimum level of impact to Administration. Community Development Department staff is currently involved in the Conditional Use Permitting Process. Community Development Department staff would also be involved in future site plan reviews, development permit reviews, and inspections.

### **Fire & EMS**

Staff believes the issuance of the Conditional Use Permit will have minimal impact on additional services by fire and EMS personnel. The applicant has been in contact with Captain Timothy Luck of Louisa County Fire & EMS to schedule an operation walkthrough once the facility has been completed and on an annual basis (Enclosure 9). The applicant is willing to coordinate with Fire & EMS to provide them access to the property by installing a Knox Box on gate entrance as well as additional training mentioned in recommended Condition #7 below. The closest fire station would be Station 7, Zion Crossroads (8 min response).

### **Law Enforcement**

Staff believes there would be minimal impact from issuance of the Conditional Use Permit.

### **Parks and Recreation**

Staff does not believe issuance of the Conditional Use Permit will have an impact to parks and recreation.

### **Schools**

Staff believes the issuance of the Conditional Use Permit will impact schools positively as the applicant is interested in partnering with the Career and Technical Education (CTE) Center to provide information on the renewable natural gas industry to students

### **Solid Waste**

Community Development staff believes there would be minimal impact to General Services as construction debris will generally consist of yard waste (trees, brush, etc.) and equipment from the site will be removed from the county at the end of operation life cycle.

The applicant provided staff on, April 16, 2025, a narrative detailing the proposed natural gas offloading facility impact on Facilities Plans (Enclosure 2).

## NEIGHBORHOOD MEETING RESULTS:

A neighborhood meeting was held in the Louisa County Public Meeting Room on May 21, 2025. Four (4) citizens attended, and three (3) citizens wrote letters to staff to express concerns. The applicants gave a brief presentation.

The following are questions, answers, and statements from the neighborhood meeting:

**Citizen Question:** Why this location?

**Applicant:** Our generating RNG facility is not located near an injectable pipeline. This location has an existing compressor station operated by TC Energy which is an optimal location for injection of RNG.

**Citizen Question:** What is the purpose of the operation and where is the gas being hauled from?

**Applicant:** RNG is being generated on a dairy farm in Amelia Courthouse, VA. This unloading and injection facility will be a location for RNG to be trucked to for injection into the TC Energy Pipeline.

**Citizen Question:** Could the CUP be issued with conditions towards fixing Brickhouse Road?

**Applicant:** No, this is a state-maintained ROW by VDOT.

**Citizen Question:** When would the trucks be arriving? Hours of Operation?

**Applicant:** Two trucks per day 7 days a week. Times of unloading/injection will be limited to 7am-7pm. Scheduled arrival times will be 7am and 1:30pm.

**Citizen Question:** What kind of noise would this bring? What is being done to limit noise?

**Applicant:** New facility will be limited to 55db of sound pressure at the site boundary.

**Citizen Question:** How many trucks coming and going to the site?

**Applicant:** Two trucks per day 7 days a week. Service vans and pick-up trucks when needed will enter site for impromptu maintenance.

**Citizen Question:** Is the lack of odor in the gas a safety hazard to alerting of a potential leak? What security/safety measures are in place for a "worst case scenario?"

**Applicant:** Gas will be odorized on the receiving end. Gas being injected into the pipeline will have multiple pressure indicators to determine if there is a leak anywhere along the process prior to injection to the pipeline.

**Citizen Question:** If the CUP is granted, will this be for the whole parcel? If the gas company wanted to expand, again, would we be notified?

**Applicant:** If the CUP is granted it would be for the entire parcel and if there was any expansion Vanguard and TCE would have to go through the entire CUP process again. Currently, there are no plans in the future for expansion.

**Citizen Question:** Is there plans for an entrance off Poindexter Road?

**Applicant:** No and no indications to add one.

**Citizen Question:** Will this be seen from Poindexter Road?

**Applicant:** There will be adamant tree cover from Poindexter Rd. The only viewpoint will be through the sliver of the existing pipeline corridor.

## CONSIDERATIONS FOR EVALUATION:

In determining imposed conditions, the governing body shall take into consideration the intent of this chapter [Note: Chapter 86 Land Development Regulations] and may impose reasonable conditions that:

**(1) Abate or restrict noise, smoke, dust or other elements that may affect surrounding property.**

Staff Analysis: The Louisa County Land Development Regulations set standards for these items. This has been addressed by several recommended Conditions below.

**(2) Establish setback, side, and front yard requirements necessary for orderly development and to prevent traffic congestion.**

Staff Analysis: The Louisa County Land Development Regulations set standards for these items.

**(3) Provide for adequate parking and ingress and egress to public streets or roads.**

Staff Analysis: The Louisa County Land Development Regulations set standards for these items. The applicant has proposed to use existing entrance on TMP37-45 as the sole entrance off Brickhouse Road (Rt. 637) and assured neighbors during neighborhood meeting there is no intention of adding an entrance off Poindexter Road (Rt. 613). Staff recommends Condition #1 to address this.

**(4) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered detrimental to adjoining property.**

Staff Analysis: The Louisa County Land Development Regulations sets standards for these items. This has been addressed by Conditions #10 and #12.

**(5) Tend to prevent such use from changing the character and established pattern of development of the community.**

Staff Analysis: This has been addressed by Conditions #3, #5, #10, and #11.

## STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Permit with the twenty-one (21) conditions listed below:

1. Road Access. The Project access point shall be located on Brickhouse Road (Rt. 637), to be used for construction, deconstruction, maintenance, and facility operations. All access points to the Project will be from existing public roads via fee simple and Right-of-way access with no obligation to the Virginia Department of Transportation (VDOT) or the County of Louisa for construction, maintenance, or access. VDOT will be responsible for reviewing and approving entrance permits.
2. Site Plan & Land Disturbance. Administrative review and approval of site plan is required prior to issuance of the building permit. Should land disturbance, which includes the addition of gravel, asphalt, or the grading of land, meet or exceed 10,000 square feet of area, an erosion and sediment control plan must be prepared and submitted to the County for review and approval, prior to any land disturbing activities commencing on-site.
3. Lighting. All design and use of exterior lighting shall comply with the International Dark-Sky Association and shall be labeled as such on the site plan sketch.

4. Hours of Operation. Operations related to the offloading of natural gas shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday. No offloading activities shall occur outside these designated hours without prior written approval from the Zoning Administrator. A gate shall be placed at the main entrance of the facility and remained locked outside of approved operating hours to prevent unauthorized access. The facility shall be enclosed by a secure perimeter chain link fence at least six (6) feet in height with barbed wire along the top of the fence.
5. Traffic. There shall be no more than five (5) deliveries to the site per day with a maximum of twenty-eight (28) deliveries per week.
6. Noise. Sound shall not exceed levels of 65dB during daytime and 55dB at night when measured at the property line.
7. Security. The applicant shall monitor the facility 24 hours a day by a remote monitoring system to detect changes in pressure and described codes, rules, and regulations. An updated copy of the company's standard operating procedures (SOP) for Emergency Response shall be filed with the Community Development Department at least 90 days prior to placing the new facility in service
8. Fire & EMS. The applicant shall conduct preparedness training sessions within Louisa County to familiarize local fire and emergency services personnel with the company's ability to respond to a natural gas emergency and the types of natural gas emergencies for which the company would notify local officials. Training shall be coordinated by the applicant's designated representative with the County of Louisa Emergency Services Coordinator. Training shall be on an annual basis following the issuance of the building permit, unless the Emergency Services Coordinator advises that a less frequent schedule is preferred.
9. Job Fair & Career and Technical Education (CTE) Program. The Project Owner will contact and work with Louisa County School officials to attend the Louisa County High School Job Fair the year the Project will start construction; and at least one CTE class to provide information on the renewable natural gas industry to students. This condition is null and void if the Louisa County School System rejects the Project Owner participating in the CTE class or the job fair. The Project Owner will ask the Louisa County Chamber of Commerce to share any job postings with local businesses.
10. Emergency Contact. Adjacent landowners are to be supplied with an emergency telephone number they can call to report a problem within two weeks of approval of this CUP and should be notified 24 hours in advance of a scheduled full station blowdown. Additionally, a clearly visible and weather-resistant sign must be posted at the entrance gate displaying a 24-hour emergency contact telephone number.
11. Signs. No sign intended to be read from off the premises shall be permitted in connection with such uses except for a sign identifying the company's name and otherwise as generally permitted in the Agricultural (A-2) District.
12. Buffer. To protect the use and development of abutting property, a vegetated buffer as depicted in the concept site plan by Stantec, dated June 30, 2025, sheet C-101 titled Brickhouse Injection Station Site Plan shall remain. Areas of existing vegetative buffer that become damaged, diseased, or require impact due to site plan review, a 30 feet vegetative buffer in width comprised of a double staggered row of evergreen trees shall be established between the site perimeter fence and Brickhouse Road (Rt. 637) and

Poindexter Road (Rt. 613). Potential impact to the buffer due to site plan review may include proposed underground pipelines, drainfield, any easements, or areas of regraded slopes as shown on the final approved Erosion and Sediment Control Plan or the final approved Site Development Plan, as determined by the Zoning Administrator.

13. Timbering Operations. Timbering operations by the landowner are also bound by this Conditional Use Permit. The removal of vegetation, other than dead or diseased vegetation with the prior approval of the Zoning Administrator, within the buffers as depicted in the concept site plan by Stantec, dated June 30, 2025, sheet C-101 titled Brickhouse Injection Station Site Plan, of the applicant's application shall constitute a violation of this Conditional Use Permit. The owner is responsible for obtaining permits for timbering/logging from the Virginia Department of Forestry. Prior to timbering/logging the project owner will survey/properly mark all required vegetative buffers, wetlands, and streams.
14. Waste Disposal. Any solids or hazardous waste carried onto the site during construction, operation, or decommissioning will be contained and managed in accordance with applicable rules and regulations. Such materials include but not limited to materials used for the proper functioning of the facility and machinery, hydraulic oil, diesel, petroleum, grease, solvents, lubricants, paints, adhesives, and other oil-based products. The Applicant will also take all steps required to prevent the littering or contamination of the Project site or adjacent properties with such materials. Supporting project equipment at the end of the project's life will not be disposed of in the Louisa County Landfill. This condition does not apply to disposal of yard brush during construction.
15. Utilities. Water and sewer source and supply shall be approved and permitted by the State Health Department and Water Authority if applicable.
16. Regulation. The health and environmental codes, rules and regulations now and hereafter promulgated by state and federal regulatory agencies, and by Louisa County, and by the successor or successors of each, applicable to such facility shall be observed.
17. Construction. All construction activity including, clearing, and grading shall be limited to the hours of 7:00 a.m. to 6:30 p.m., Monday through Saturday.
18. Expiration. If the proposed facility is not in operation within two (2) years, beginning from the date of approval, this conditional use permit shall be considered void. The applicant/owner may request no more than two (2), six-month extensions with approval by the Zoning Administrator.
19. Change of Ownership/Lessee. The permittee shall notify the Zoning Administrator in writing within thirty (30) days of any change in ownership or lessee of the property or operation associated with this Conditional Use Permit.
20. Inspections. The Board of Supervisors or their designated representative reserves the right to inspect the premises at any time upon reasonable advance notice of two (2) business days to ensure that sufficient safety escorts are available.
21. Permit Revocation. Violation of any of the above conditions, or existing conditions, shall be grounds for revocation of this Conditional Use Permit.

**ENCLOSURES (12):**

- Enclosure 1: Application
- Enclosure 2: Project Narrative
- Enclosure 3: Deed & Plat
- Enclosure 4: Concept Plan (6/30/2025)
- Enclosure 5: Surface Lease Agreement
- Enclosure 6: Chain of Ownership, Columbia Gas Transmission LLC
- Enclosure 7: Chain of Ownership, Vanguard Renewables
- Enclosure 8: Environmental Site Assessment
- Enclosure 9: Acknowledgement Letter from Louisa County Fire & EMS
- Enclosure 10: GIS Zoning Maps
- Enclosure 11: Site Photos
- Enclosure 12: CUP 2017-02 Action Letter

**Enclosure 1**

Reviewer: K. Polychrones Case # CUR2025-04  
Fee Rcv'd: 4/16/25 Rcpt # 9741062  
Date & Time Rcv'd: 4/16/25  
Pre-App Meeting: 3/13/2025, 2/21/25

**LAND USE AMENDMENT APPLICATION**  
Board of Supervisors of Louisa County, Virginia

The following information shall be typed or printed and completed in full. Attach additional pages where necessary.

**1. IDENTIFICATION OF REQUEST:**

- A: REZONING: From \_\_\_\_\_ ( ) to \_\_\_\_\_ ( )
- B: CONDITIONAL USE: Utility Service, Major
- C: TEMPORARY CONDITIONAL USE: \_\_\_\_\_
- D: VARIANCE: \_\_\_\_\_
- E: PROFFER AMENDMENT: \_\_\_\_\_
- F: COMP PLAN AMENDMENT: \_\_\_\_\_
- G: COMP PLAN REVIEW FOR CONFORMANCE: \_\_\_\_\_
- H: SPECIAL EXCEPTION: \_\_\_\_\_

**2. APPLICANT, PROPERTY OWNER, AGENT**

- A. NAME OF APPLICANT: Amelia AD1/ Commonwealth Gas Pipeline Corp  
If a corporation, name of agent: Stephen Laliberte (Vanguard Renewables); Cedric Kline (Commonwealth Gas Pipeline Corp)
- B: MAILING ADDRESS: Commonwealth Gas Pipeline Corp  
1596 Baxter, Rd, Prince George, VA 23875 Telephone # 804-898-5078  
MAILING ADDRESS: Amelia AD1, 133 Boston Post Road  
Weston, MA 02493 Telephone # 781-254-3202
- C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:  
Commonwealth Gas Pipeline Corp.
- D. MAILING ADDRESS: 1596 Baxter Road  
Prince George, VA 23875 Telephone # 804-898-5078

If the applicant is not the owner of the property in question, explain: Commonwealth Gas Pipeline Corp is the owner of the property; Amelia AD1 is the lessee

A copy of pending contract or option agreement shall be attached hereto and made a part of this application.

E. NAME OF PERSON TO BE NOTIFIED IN ADDITION TO THE APPLICANT AND/OR PROPERTY OWNER: Brian Miller, Bohler Engineering

F. ADDRESS: 9100 Arboretum Parkway #140  
North Chesterfield, VA 23236 Telephone #: (804)893-8200

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT Patrick Henry #2 B. TAX MAP # 37

C. SUBDIVISION NAME Berea-Mitchie Land D. LOT/PARCEL# 37-44

E. PROPERTY LOCATION SE quadrant of the intersection of Brickhouse Road and Poindexter Road

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? YES  NO

4. **EXPLAIN FULLY THE PROPOSED USE, TYPE OF DEVELOPMENT, OPERATION PROGRAM, ETC., AND THE REASON OF THIS REQUEST:**

Please see attached narrative

(Attach applicable plans, renderings, elevations, photographs.)

5. **STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETRIMENTAL TO ADJACENT PROPERTY, THE SURROUNDING NEIGHBORHOOD OR THE COUNTY IN GENERAL. INCLUDE, WHERE APPLICABLE, INFORMATION CONCERNING: USE OF PUBLIC UTILITIES; EFFECT OF REQUEST ON PUBLIC SCHOOLS; EFFECT ON TRAFFIC--INCLUDE MEANS OF ACCESS TO THE NEAREST PUBLIC ROAD; EFFECT ON EXISTING AND FUTURE AREA DEVELOPMENT, ETC.**

Please see attached narrative

6. **EXPLAIN ANY EXISTING USE PERMIT, SPECIAL EXCEPTION, (Prior) CONDITIONAL USE PERMIT, TEMPORARY CONDITIONAL USE PERMIT OR VARIANCE PREVIOUSLY GRANTED ON THE PARCEL IN QUESTION:**

There are currently no legislative or administrative approvals on the property.

7. INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:

- A. EXISTING LAND USE(S): Vacant
- B. EXISTING STRUCTURE(S): None
- C. EXISTING ZONING: A2
- D. ACREAGE OF REQUEST: 5.6 acres
- E. UTILITIES: None  
(Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)
- F. IS THIS PROJECT IN OR NEAR A PINE PLANTATION? No
- G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? No

8. IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:

N/A

9. GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. (THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT).

- \* PROPERTY OWNER'S NAME: Atkins, M Maury & Teresa N  
MAILING ADDRESS: 5412 Poindexter Rd, Louisa, VA 23093  
TAX MAP # 37  
SUBDIVISION NAME S River & Wood LOT/PARCEL# 37 43  
ACREAGE .35 ZONING A2
- \* PROPERTY OWNER'S NAME: Columbia Gas Transmission, LLC  
MAILING ADDRESS: 1596 Baxter Road, Prince George, VA 23875  
TAX MAP # 37  
SUBDIVISION NAME: N/A LOT/PARCEL# 37 45  
ACREAGE 4.1 ZONING A2
- \* PROPERTY OWNER'S NAME: Earley, Laverne M Trustee; The Laverne M Early Revoc Trust c/o Charles Earley  
MAILING ADDRESS: 668 Country Club Trail, Fairfield, PA 17320  
TAX MAP # 37

SUBDIVISION NAME: S River & Smith LOT/PARCEL# 37 40  
 ACREAGE 29.07 ZONING A2  
 \* PROPERTY OWNER'S NAME: Fosburgh, Abbie Littlejohn  
 MAILING ADDRESS: 7001 Macarthur Blvd., Bethesda, MD 20816  
 TAX MAP # 37  
 SUBDIVISION NAME: Berea-Michie Land LOT/PARCEL# 37 42  
 ACREAGE 2.012 ZONING A1  
 \* PROPERTY OWNER'S NAME: Atkins, Donald L  
 MAILING ADDRESS: Trustees of Berea Baptist Church, Louisa, VA 23093  
 TAX MAP # 37  
 SUBDIVISION NAME: S River LOT/PARCEL# 37 34A  
 ACREAGE 10.35 ZONING A1  
 \* PROPERTY OWNER'S NAME: Frances B. Taylor  
 MAILING ADDRESS: 136 Brickhouse Road  
Louisa, VA 23093 TAX MAP # 37  
 SUBDIVISION NAME: Cooke & Shannon LOT/PARCEL# 37 46  
 ACREAGE 1.761 ZONING A2  
 \* PROPERTY OWNER'S NAME: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_  
 TAX MAP # \_\_\_\_\_  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_  
 ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_  
 \* PROPERTY OWNER'S NAME: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_  
 TAX MAP # \_\_\_\_\_  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_  
 ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_  
 \* PROPERTY OWNER'S NAME: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_  
 TAX MAP # \_\_\_\_\_  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_  
 ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_  
 \* PROPERTY OWNER'S NAME: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_  
SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_  
ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_  
\* PROPERTY OWNER'S NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_  
SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_  
ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_  
\* PROPERTY OWNER'S NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_  
SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_  
ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_  
\* PROPERTY OWNER'S NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_  
SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_  
ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_  
\* PROPERTY OWNER'S NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_  
SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_  
ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_  
\* PROPERTY OWNER'S NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_  
SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_  
ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_  
\* PROPERTY OWNER'S NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_  
SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_  
ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_  
\* PROPERTY OWNER'S NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TAX MAP # \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_

ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

\* PROPERTY OWNER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TAX MAP # \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_

ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

**10. HERewith IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS MADE PAYABLE TO TREASURER, COUNTY OF LOUISA.**

|                                     |               |
|-------------------------------------|---------------|
| A. REZONING                         | Tiered System |
| B. CONDITIONAL USE PERMIT           | Tiered System |
| C. TEMPORARY CONDITIONAL USE PERMIT | \$325.00*     |
| Temporary Housing*                  |               |
| Extension or Amendment*             |               |
| Other*                              |               |
| D. VARIANCE                         | \$1,250.00*   |
| E. PROFFER AMENDMENT                | \$1,500.00*   |
| F. COMP PLAN AMENDMENT              | \$650.00*     |

\*IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL \$75.00 WILL BE CHARGED FOR EACH REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.

\*THERE WILL BE A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE A RE-ADVERTISEMENT FEE EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE APPLICANT, PLUS A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR RENOTIFICATION.

\*THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.

11. ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.

12. ENCLOSED WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.

\*\*\*\*\*

13. I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.**

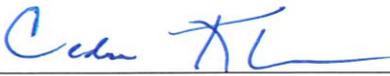
DATE: April 16, 2025.

  
\_\_\_\_\_

SIGNATURE OF APPLICANT  
(Same Name as Used in Item 2-A, Page 1)

  
\_\_\_\_\_

APPLICANT'S NAME  
(Typed or Printed)

  
\_\_\_\_\_

SIGNATURE OF APPLICANT  
(Same Name as Used in Item 2-A, Page 1)

Cedric Kline  
\_\_\_\_\_

APPLICANT'S NAME  
(Typed or Printed)

  
\_\_\_\_\_

SIGNATURE OF OWNER  
(Same Name as Used in Item 2-C, Page 1)

William Pearson  
\_\_\_\_\_

OWNER'S NAME  
(Typed or Printed)

\_\_\_\_\_  
SIGNATURE OF AGENT

(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)

\_\_\_\_\_  
AGENT'S NAME

(Typed or Printed)

**NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS**

In accordance with Section 86-91, of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.



# County of Louisa, VA

Department of Community Development

## OWNER/AGENT AFFIDAVIT

I hereby certify that I/we, owner(s) of record, authorize the below-referenced person/contractor/RDP to submit this application as my/our authorized agent.

OWNER(S) NAME: Commonwealth Gas Pipeline Corporation

JOB NAME: Belknap Road Wastewater Facility

TAX MAP I/D & LOCATION: 37-44, Parcel ID - 1521631946  
Batrick Henry District

SIGNATURE OF OWNER(S): William Pearson

Area Manager, Virginia Central

COMPANY/AGENT NAME: ANGELA ADOL STEPHEN LALIBETE

SIGNATURE OF AGENT: [Signature]

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



# County of Louisa, VA

Department of Community Development

## OWNER/AGENT AFFIDAVIT

I hereby certify that I/we, owner(s) of record, authorize the below-referenced person/contractor/RDP to submit this application as my/our authorized agent.

OWNER(S) NAME: Commonwealth Gas Pipeline Corporation

JOB NAME: Brickhouse Road Injection Fac.

TAX MAP I/D & LOCATION: 37-44, Parcel ID-1521631946

Patrick Henry District

SIGNATURE OF OWNER(S): William Pearson

Area Manager, Virginia Control

COMPANY/AGENT NAME: Cedric Kline / TC Energy

SIGNATURE OF AGENT: Cedric Kline

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

T A X R E C E I P T

Ticket #:00183980001 @@

LOUISA COUNTY  
HENRY B WASH, TREASURER  
1 WOOLFOLK AVE STE 202

Date : 4/17/2025  
Register: TN /TN1  
Trans. #: 57572  
Dept # : ZONI  
Acct# :

LOUISA VA 23093

ZONING & SPECIAL PERMITS  
INV# 97410152

Previous Principal  
Balance \$ 1050.00

Principal Being Paid \$ 1050.00  
Penalty \$ .00  
Interest \$ .00

BOHLER VA  
9100 ARBORETUM PKWY STE 140  
RICHMOND VA 23236

Amount Paid \$ 1050.00

\*Balance Due \$ .00

Pd by BOHLER VA Check 1050.00 # 115 CHASE  
BALANCE DUE INCLUDES PENALTY/INTEREST THRU THE MONTH 4/2025



vanguardrenewables.com

133 Boston Post Road  
Building 15  
Weston MA 02493

781.232.7597

**Hand Delivery**

Brickhouse Road – Unloading Facility  
Louisa County, VA

Re: Conditional Use Permit Rev01

Dear Linda Buckler,

Amelia AD1 and Commonwealth Gas Pipeline Corp. (Owner/Applicant) are requesting the use of land for a renewable natural gas unloading facility.

**Project Description:**

The Project, which is an unmanned renewable natural gas (“RNG”) unloading station, will be located at the property [Parcel ID # 37-44] (the “Property”). The Property is presently vacant wooded land, owned by Commonwealth Gas Pipeline Corp. under TC Energy (“TCE”), and it is directly adjacent to one of TCE’s existing facilities and an underground RNG pipeline owned and operated by TCE at the location. The purpose of Project is to provide a service – RNG delivery – that is necessary to support development within the immediate vicinity of the existing TCE facility. The Project layout in total is within the existing facility boundaries and consists of only minor structures and small facilities required to unload and prepare the RNG for handoff to TCE. Essentially, the Project serves as a truck pad with a hose post that a trailer will connect to upon arrival to discharge the RNG.<sup>1</sup> The small ancillary facilities at the Project include an unloading panel with two host posts, a decant cabinet skid, a natural gas booster compressor, a natural gas buy back meter, a natural gas odorizer, an office trailer, electrical distribution equipment, and an instrument air compressor (see below for equipment descriptions).

The gas injected into the TC Energy VM System Pipelines at Louisa Compressor Station (and the proposed brickhouse injection site) passes through the Louisa High School MS valve site (metering station) after it leaves the compressor station. The site is 4 to 5 pipeline miles from the proposed injection site. Gas metered at this station is used in Louisa County. All TC Energy projects (including the Brickhouse Rd Compressor Station) are federally approved and they have not sought out Virginia State Corporation Commission approval.

---

<sup>1</sup> Once connected to the unloading station, the RNG will automatically unload into the existing processing facility, which takes between 3 and 5 hours, during which time the truck driver may remain on site. Two trailers [40-foot containers ~approx 70,000lbs] per day will visit the Project to unload, seven (7) days per week, between the hours of 7am and 7pm. At times when a trailer is not actively unloading, the unloading station will remain unmanned and in standby mode. TC Energy’s Metering and Regulating station will have various maintenance trucks with trailers approximately the size of an F-250.



Twice a day, the RNG-filled trailers arrive on site at the injection station at approximately 4,000 psig. The pipeline pressure ranges from 450-767 psig. During trailer unloading, the booster compressor is used only when the trailer pressure falls below the pipeline pressure. Otherwise, the booster compressor is on standby. The estimated time ranges that the compressor will run are 9:30-10:30am and 3:00-4:00pm.

In the Vendor-provided table below, we will never operate below 200 psig (Cases 1, 2, 8, 15, 16, or 17) for our plant. Our most power consuming case is #11 at 125 HP. The compressor we plan to purchase is maxed at 150 HP, and our injection line is currently sized at a 2" pipe going to TCE's station. By comparison, the existing adjacent TCE facility, Louisa Compressor Station, hosts 4 compressors that total ~9,000 HP servicing pipelines VM107 and VM109, which are 18" and 24" pipelines, respectively.

| J-W Power EA-150-2 Trailer Off-Load Compressor |                         |                           |                 |                     |
|--|-------------------------|---------------------------|-----------------|---------------------|
| Case   | Suction Pressure (psig) | Discharge Pressure (psig) | Capacity (SCFM) | Required Horsepower |
| 1  | 75.00                   | 600.00                    | 318.217         | 64                  |
| 2  | 100.00                  | 600.00                    | 429.390         | 74                  |
| 3  | 200.00                  | 600.00                    | 884.382         | 97                  |
| 4  | 300.00                  | 600.00                    | 1,354.557       | 102                 |
| 5  | 400.00                  | 600.00                    | 1,838.610       | 95                  |
| 6  | 500.00                  | 600.00                    | 2,336.632       | 81                  |
| 7  | 600.00                  | 600.00                    | 2,918.679       | 47                  |
| 8  | 100.00                  | 750.00                    | 413.014         | 79                  |
| 9  | 200.00                  | 750.00                    | 866.542         | 111                 |
| 10   | 300.00                  | 750.00                    | 1,335.637       | 123                 |
| 11   | 400.00                  | 750.00                    | 1,819.560       | 124                 |
| 12   | 500.00                  | 750.00                    | 2,316.891       | 117                 |
| 13   | 600.00                  | 750.00                    | 2,826.908       | 103                 |
| 14   | 750.00                  | 750.00                    | 3,710.369       | 55                  |
| 15   | 50.00                   | 450.00                    | 223.892         | 48                  |
| 16   | 75.00                   | 450.00                    | 334.404         | 58                  |
| 17   | 100.00                  | 450.00                    | 446.223         | 66                  |
| 18   | 200.00                  | 450.00                    | 903.095         | 78                  |
| 19   | 300.00                  | 450.00                    | 1,374.473       | 73                  |
| 20   | 450.00                  | 450.00                    | 2,155.764       | 38                  |

The compressor package is designed for optimum performance at the conditions listed above.  
 Process gas specific gravity = 0.57; Suction Temperature = 80°F; Elevation = 2,000'; Ambient Air = 100°F.  
 Package operating conditions are *not* limited to those described above. Variations in package flow capacity due to site conditions, including elevation, gas temperatures, gas composition, fuel composition, etc., should be expected, consult the J-W Power Company Applications Department with actual conditions for site ratings.  
 J-W Power Company guarantees Ariel 7.7.12.0 performance runs predicted flow at 94%.

Further, the design of the station equipment is specified to produce less than 80 dB of noise at 10 feet, is gated for security, and has a tree line buffer as well as the equipment being set back ~200 feet from public roadways. The site boundary will have a sound pressure limit of 55 dB which will be dampened further by the tree line screening. **Please refer to the preliminary site layout, attached as Exhibit A, for an overview of the Project along with cut sheets of all major equipment and truck route.**

**Assessment of Impacts:**Environmental Impacts:

The environmental effects from the operation of the facility include discharge of noise and an increased traffic flow for the existing compressor site. The total acreage of land disturbance is expected to be under 1-acre to construct and operate the facility.

Discharge of Noise- The unloading facility boundary will be limited to  $\pm 55$ dB of sound pressure. All noise producing equipment will be installed with enclosures to lessen the final noise level to the user.

Discharge of Smoke- The unloading facility will have negligible amount of smoke discharge from the delivering trucks.

Discharge of Odor- The unloading facility will have no odor inducing processes during normal operations.

Discharge of Dust- The unloading facility will be a mix of paved asphalt and concrete pads and will have negligible amount of dust discharge from the delivering trucks.

Street Visibility- The unloading facility will be screened by Eastern Red Cedars which will be planted at a height of 12-14' and will grow 1-2' each year after. The live screen will mature to fully fill the space within 8-10 years and will continue to grow beyond that to reach full maturity in 20-25 years.

Public Agency Impacts:

The unloading facility will not impact the staffing of Louisa County as it will not require any additional employees.

Emergency Contacts:

The unloading facility will have emergency contacts posted at the entrance to the facility. The emergency contact list will include the following:

- Emergency Services: 911
- Lead Amelia AD1 Anaerobic Digester Operator: TBD
- TC Energy Reporting Hotline
- Lead TC Energy Compressor Station Operator

The existing TC Energy Compressor Station will also have the Lead Amelia AD1 AD Operator's number posted throughout their facility.

Fire and Emergency Medical Services:

The unloading facility will have two fire stations nearby: Department of Fire & EMS Station 7 – Zion Crossroads (~8 min) and Louisa County Fire & EMS (~15 min). Captain Timothy Luck of the Department of Fire and Emergency Medical Services for Louisa County has asked for operation walkthroughs once the facility is completed and on a

yearly basis after (seen in **Exhibit A**). TC Energy operation is willing to work with Amelia AD1 to schedule a combined meeting to review emergency response for each facility. All fire and emergency medical services will have access to the facility through the main entrance. The unloading site accessway will be able to accommodate the largest EMS vehicle swept path. The unloading facility will be located next to an existing pipeline and compressor station with all required gas leak prevention and detection. The unloading station will have a buy back meter with an odorization system to aid in detection in case of leaks at the unloading station.

Law Enforcement:

The unloading facility will be gated with 24-hour surveillance. The facility will not require additional services from law enforcement.

Parks & Recreation:

The unloading facility will not impede the neighboring Green Springs Historic District and will operate under the confined limits of the property boundary as shown on the site layout. The truck route will utilize Route 649 to ensure no compressed natural gas (CNG) trailers will pass through Route 613. The proposed truck route can be seen in **Exhibit A**.

Schools:

The unloading facility will be supported by owner contracted drivers and operators of the CNG trailers and will not directly impact schools. The owner has agreed to the following condition: *The Project Owner will attend the Louisa County High School Job Fair the year the Project will start construction. The Project Owner will attend at least one CTE class to provide information on the natural gas industry to students. This condition is null and void if the Louisa County School System rejects the Project Owner participating in the CTE class or the job fair. The Project Owner will ask the Louisa County Chamber of Commerce to share any job postings with local businesses.*

Solid Waste:

The unloading facility will have a limited impact on solid waste facilities. The office trailer on-site will be used as a break room for the trailer drivers and operators. The bathroom will have a self-contained system. This will include a potable water tank that will be filled periodically by a service provider. The trailer will also contain a septic holding tank that will be pumped and hauled away periodically by a service provider. Amelia AD1 is working with Virginia Department of Health over approval of a pump and haul permit or whether a full septic system will need to be implemented.

**Equipment Descriptions:****Unloading Panel:**

The unloading facility will have two hose posts connected to an unloading panel for truck drivers to connect their CNG delivery trucks to begin the process of unloading the CNG to be injected into the TC Energy Pipeline.

**Decanting Package and Water Bath Skid:**

The unloading facility will have a single zone decant system that will be used to safely depressurize the CNG to the injection pressure. This decant system will include a water bath heater to warm the gas as it is depressurized.

**Booster Compressor:**

The unloading facility will have a CNG trailer offload compressor to ensure the gas remains at the injection pressure requirements for the pipeline. As the CNG trailer begins to empty fully, the booster compressor will be required to compress the RNG back to the injection pressure.

**Natural Gas Buy Back Meter:**

The unloading facility will have a buy-back line for natural gas that will provide fuel for the water bath heater on the decant system.

**Gas Odorizer:**

The buy-back line will need to be odorized as a safety measure as the pipeline gas is not odorized from where we receive it. The odorizer skid will inject a stream of odorant into the unloading facility's gas line. The odor will emit a strong gas smell to identify any leaks in the natural gas line if any occur.

**Instrument Air Compressor:**

The unloading facility will have an instrument air compressor to provide air for each major piece of equipment and loose pneumatic valves.



vanguardrenewables.com

133 Boston Post Road  
Building 15  
Weston MA 02493

781.232.7597

**Conclusion:**

Amelia AD1/Commonwealth Gas Pipeline Corp. requests that Louisa County permit this project through a new CUP on plot 37-44. The effects of operating this station on the existing parcel next to TCE station are minimal with respect to the local agencies, schools, emergency services, and environmental effects as described above. Amelia AD1/Commonwealth Gas Pipeline Corp. looks forward to partnering with Louisa County on this Project, including addressing any permitting requirements for the installation of the unloading station.

Thank you for your time and consideration.

Sincerely,

Stephen Laliberte  
Director of Development  
Vanguard Renewables

BOOK 382 PAGE 4

3203

THIS DEED made this 22nd day of May, 1990, by and between:

JOHN H. ROBERTSON and ANNIE ELIZABETH ROBERTSON, husband and wife, parties of the first part; and

COMMONWEALTH GAS PIPELINE CORPORATION, a Virginia corporation, party of the second part, whose address is P.O. Box 35800, Richmond, Virginia 23235-0800.

WITNESSETH:

THAT the parties of the first part, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration cash in hand to them paid by the party of the second part, the receipt of which is hereby acknowledged, do hereby, with GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE, bargain, sell, grant and convey unto the party of the second part fee simple title to the following described real estate together with all improvements located thereon and all rights and appurtenances thereunto belonging or in anywise appertaining, to-wit:

ALL that certain tract or parcel of real estate, containing 5.60 acres, more or less, located at the intersection of State Routes No. 613 and 637, in Green Springs Magisterial District of Louisa County, Virginia, and being more particularly described by metes and bounds on a plat of survey made on February 13, 1968 by Hart and Bell, Certified Land Surveyors, a copy of which plat is of record in the Clerk's Office of the Circuit Court of Louisa County, Virginia in Deed Book 275 at page 406.

BEING THE IDENTICAL real estate conveyed to John H. Robertson and Annie Elizabeth Robertson, husband and wife, by a certain deed dated April 24, 1984 from William A. Cooke, Incorporated, a Virginia

GARNETT AND GARNETT  
ATTORNEYS AT LAW  
ELM STREET AND  
COURTHOUSE SQUARE  
LOUISA, VIRGINIA 23093

BOOK 382 PAGE 5

Corporation, which deed is of record in the aforesaid Clerk's Office in Deed Book 275 at page 403.

The said real estate is conveyed along with all rights of way thereunto appertaining and is subject to any easements thereover of record or which may appear upon an inspection of the premises.

WITNESS the following signatures and seals.

*John H. Robertson*  
John H. Robertson (SEAL)

*Annie Elizabeth Robertson*  
Annie Elizabeth Robertson (SEAL)

STATE OF VIRGINIA:

COUNTY OF LOUISA, to-wit:

The foregoing document was acknowledged before me this 15<sup>th</sup> day of JUNE, 1990, by John H. Robertson and Annie Elizabeth Robertson, husband and wife.

My Commission expires:

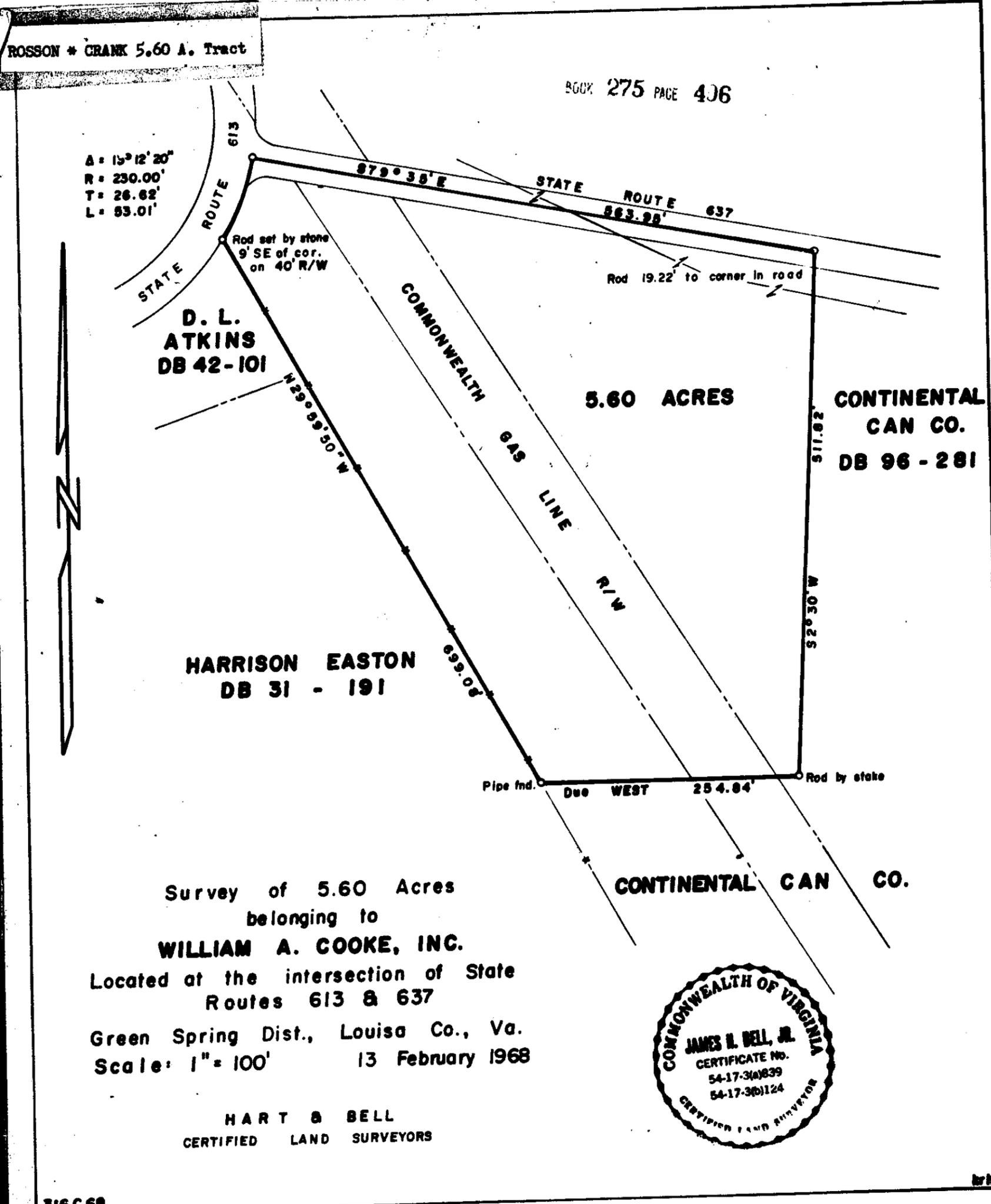
1-02-1992

*[Signature]*  
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Louisa County. June 1, 1990. This deed was this day received in said office, and, upon the certificate of acknowledgment thereto annexed, admitted to record, at 12:36 o'clock P. M., after payment of \$ 11.50 tax imposed by Sec. 58-54.1

Teste: *Anne C. Long* Deputy Clerk  
2 5009

GARNETT AND GARNETT  
ATTORNEYS AT LAW  
ELM STREET AND  
COURTHOUSE SQUARE  
LOUISA, VIRGINIA 23093



BOOK 275 PAGE 406

$\Delta = 13^{\circ}12'20''$   
 $R = 230.00'$   
 $T = 26.62'$   
 $L = 53.01'$

**D. L. ATKINS**  
DB 42-101

**HARRISON EASTON**  
DB 31 - 191

**5.60 ACRES**

**CONTINENTAL CAN CO.**  
DB 96 - 281

Survey of 5.60 Acres  
belonging to  
**WILLIAM A. COOKE, INC.**  
Located at the intersection of State  
Routes 613 & 637  
Green Spring Dist., Louisa Co., Va.  
Scale: 1" = 100'      13 February 1968

**HART & BELL**  
CERTIFIED LAND SURVEYORS



316 C 68

VIRGINIA: In the Clerk's Office of the Circuit Court of Louisa County, April 24, 1964 This deed & plat was this day received in said office, and, upon the certificate of acknowledgment thereto annexed, admitted to record, at 9:02 o'clock P. M., after payment of \$ 3.00 tax imposed by Chs. 58-54.1.  
TEST: Wm. H. Hemers Deputy Clerk

OWNER:



DEVELOPER:



# BRICKHOUSE INJECTION STATION

0 BRICKHOUSE RD, LOUISA COUNTY, VIRGINIA 23093

PROJECT TITLE

ISSUE NO.:

DESCRIPTION:

DATE:

06/30/2025

ISSUED FOR PERMIT

CERTIFICATION:

LICENSE NO.: 047938

DATE: 06/30/2025

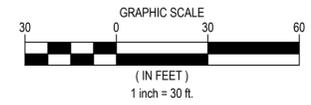
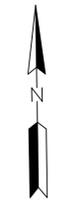
PROJECT NO.: 190300378

DWN BY: JL    CHKD BY: JTP    APPD BY: MH  
ISSUE DATE: 06/30/2025

ISSUE NO.: 1

SHEET TITLE: SITE PLAN

SHEET NO.: C-101



### LEGEND

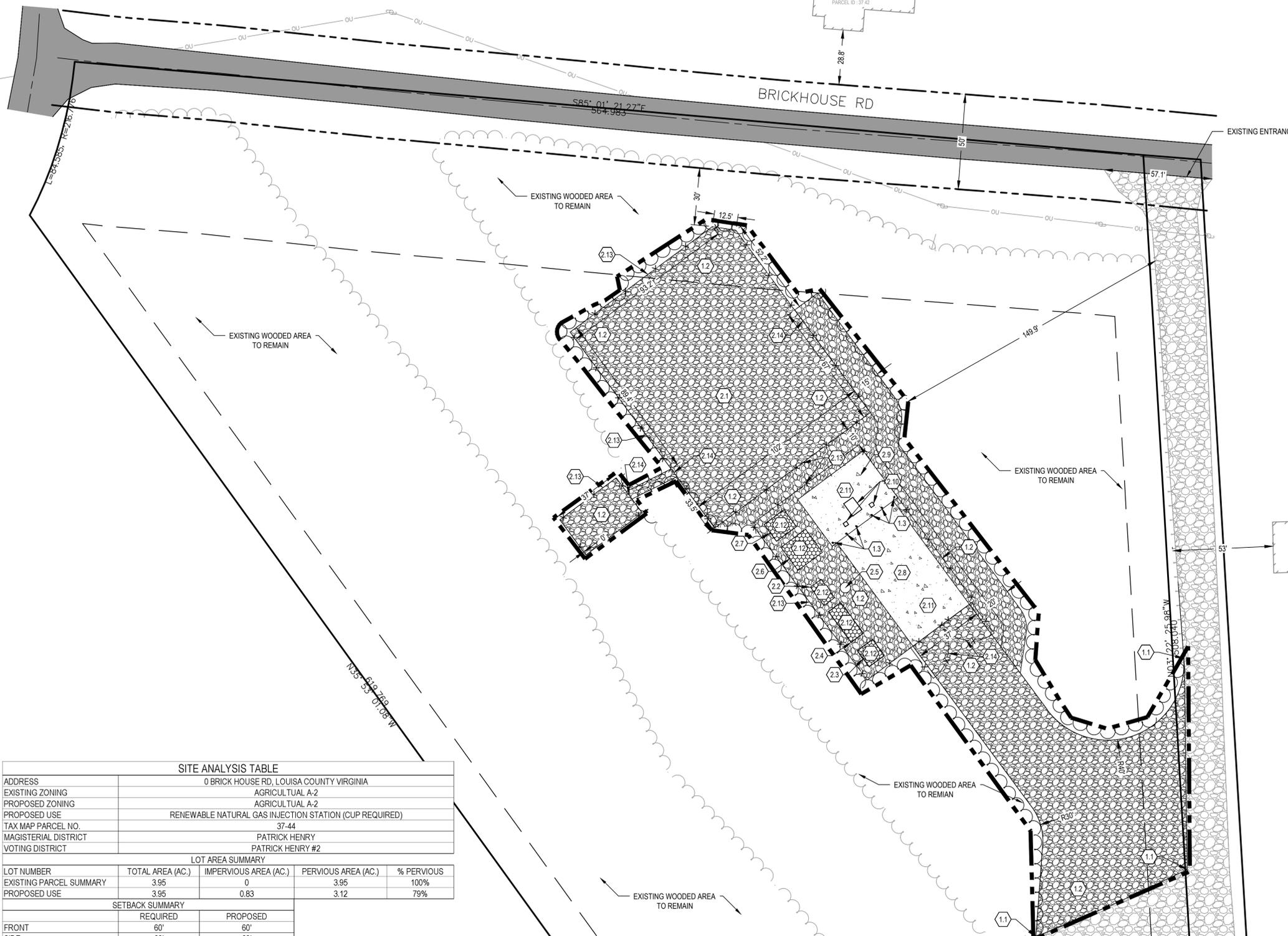
- PROPERTY BOUNDARY
- SETBACK LINE
- ROAD CENTERLINE
- HEAVY DUTY CONCRETE PAVEMENT
- GRAVEL SURFACING
- CONCRETE PAVEMENT (BY OTHERS)
- PROPOSED FENCE (BY OTHERS)
- CONSTRUCTION LIMITS
- NEW TREE LINE

### NOTES

1. SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
2. DESIGN BY OTHERS ITEMS SHOWN FOR REFERENCE ONLY. EXACT LOCATION, DETAIL, AND DESIGN BY OTHERS. COORDINATE WITH PROJECT PARTNERS TO OBTAIN RELATED CONSTRUCTION DOCUMENTS/DRAWINGS.
3. SEE SHEET L-101 FOR PLANTING DETAIL.

### KEYNOTES

1. STANTEC DESIGN ITEMS
  - 1.1. MATCH EXISTING
  - 1.2. GRAVEL SURFACING - SEE DETAIL 2/C-802
  - 1.3. BOLLARD - SEE DETAIL 4/C-802
2. DESIGN BY OTHERS - SEE NOTE 2
  - 2.1. M&R STATION
  - 2.2. GAS ANALYZER PAD
  - 2.3. XMFR
  - 2.4. 20' CONTAINER
  - 2.5. ODORIZOR INJECTION SYSTEM
  - 2.6. INJECTION COMPRESSOR
  - 2.7. INSTRUMENT AIR SKID
  - 2.8. RNG TRUCK DELIVERY PAD
  - 2.9. WATER BATH SKID/DECANT SYSTEM
  - 2.10. HOSE POST & OFFLOAD PANEL (TYP OF 2)
  - 2.11. HEAVY DUTY CONCRETE
  - 2.12. CONCRETE PAVEMENT
  - 2.13. FENCE
  - 2.14. GATE



### SITE ANALYSIS TABLE

|                      |  |
|----------------------|--|
| ADDRESS              | 0 BRICK HOUSE RD, LOUISA COUNTY VIRGINIA               |
| EXISTING ZONING      | AGRICULTUAL A-2  |
| PROPOSED ZONING      | AGRICULTUAL A-2  |
| PROPOSED USE         | RENEWABLE NATURAL GAS INJECTION STATION (CUP REQUIRED) |
| TAX MAP PARCEL NO.   | 37-44  |
| MAGISTERIAL DISTRICT | PATRICK HENRY  |
| VOTING DISTRICT      | PATRICK HENRY #2                                       |

### LOT AREA SUMMARY

| LOT NUMBER              | TOTAL AREA (AC.) | IMPERVIOUS AREA (AC.) | PERVIOUS AREA (AC.) | % PERVIOUS |
|-------------------------|------------------|-----------------------|---------------------|------------|
| EXISTING PARCEL SUMMARY | 3.95             | 0                     | 3.95                | 100%       |
| PROPOSED USE            | 3.95             | 0.83                  | 3.12                | 79%        |

### SETBACK SUMMARY

|       | REQUIRED | PROPOSED |
|-------|----------|----------|
| FRONT | 60'      | 60'      |
| SIDE  | 20'      | 20'      |
| REAR  | 35'      | 35'      |

NOTES: TOTAL DISTURBED AREA 0.98 AC (42528 SF), MAXIMUM PROPOSED USE AGREEMENT AREA: 3.95 AC

### WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT VIRGINIA 811 CALL AT 1-(800) 552-3120 A MINIMUM OF 2 FULL BUSINESS DAYS (EXCLUDING THE DAY OF REQUEST, HOLIDAYS AND WEEKENDS) IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG

### VIRGINIA 811

VIRGINIA AREA: 811  
TOLL FREE 1-(800) 552-3120

**NOT FOR CONSTRUCTION!**

**SURFACE LEASE AGREEMENT**

THIS SURFACE LEASE AGREEMENT (this “**Agreement**”), is made this 10th day of April, 2025 (“**Effective Date**”), by and between Columbia Gas Transmission, LLC, a Delaware limited liability company, whose address is 700 Louisiana Street, Suite 700, Houston, Texas 77002 (the “**Lessor**”), and Amelia AD1, LLC, whose address is 133 Boston Post Road, Building 15, Floor 2, Weston, MA 02493 (the “**Lessee**”). Lessor and Lessee are hereinafter sometimes referred to individually as a “**Party**” and collectively as the “**Parties**.”

WHEREAS, Lessor, through merger and acquisition, is the present owner of certain real property being described in that certain Deed, dated May 22, 1990, from John H. Robertson and Annie E. Robertson to COMMONWEALTH NATURAL GAS CORPORATION recorded in the County Clerk’s Office for Louisa County, Virginia in Deed Book 382, Page 4, with property tax parcel identification number 1521631946 (37-44) being more particularly described in Exhibit A attached hereto (the “**Property**”); and

WHEREAS, Lessee is building a truck off-loading station (the “**Project**”) on or near the Property pursuant to a Facilities Agreement, by and between the Parties, dated March 5, 2024, as amended by the First Amendment to the Facilities Agreement, dated August 5, 2024 (collectively, the “**Facilities Agreement**”) and desires a staging area to store construction equipment and supplies, place a construction trailer, and otherwise enjoy all other uses which are in support of or related to the construction of the Project or the Facilities Agreement, including (without limitation) storing machinery, equipment, appliances, and other personal property, installing temporary construction offices and related vehicle and equipment parking, up to 10,000 square feet for the construction of permanent facilities, and other related or incidental purposes, including ingress and egress to the Premises (as defined below), and the right to erect, maintain and remove a fence around the Premises or any part thereof (the “**Permitted Use**”).

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and promises contained herein, the Parties hereto, intending to be legally bound, hereby promise and agree as follows:

1. **Description of Premises and Grant of Lease.** The leased premises is the highlighted area consisting of .5 acres, more or less, as shown on Exhibit B attached hereto and incorporated herein (the “**Premises**”). Lessor hereby grants to Lessee a lease to use the Premises for the Permitted Use for a period of twenty (20) years beginning on April 11, 2025 (the “**Primary Term**”). This Agreement shall automatically renew for an extended term of five (5) years if not terminated in writing by either party within thirty (30) days of the expiration date. This Agreement shall be renewable for up to two successive five (5) year extended terms.

2. **Payments.** Upon the execution hereof, Lessee has paid to Lessor the sum of one thousand dollars (\$1,000.00), which Lessor has accepted both as the full rental for the Primary Term for the Premises, and also as full liquidated damages for any and all claims, costs, and damages which Lessor may at any time hereafter sustain in any way by reason of the use made by Lessee of the Premises. Lessee shall pay to Lessor the sum of five hundred dollars (\$500) for each extended term. Acceptance of said sum by Lessor is an express waiver of any claims and causes of action for damages sustained by or arising out of Lessee’s use of the Premises. The payments specified in this Section 2 shall be the sole remuneration paid by Lessee to Lessor for renting the Premises in accordance with this Lease.

3. **Indemnity.** Lessee agrees to indemnify and hold harmless Lessor and its affiliates, subsidiaries, successors and assigns from, against and in respect of any and all liability, claims, damages, costs and losses of whatever character (collectively, the “**Claims**”) arising from personal injury or death or damage to property of Lessor, its employees, agents, contractors, and subcontractors and any and all Claims

of whatever character asserted by third parties, to the extent such Claims result from the gross negligence or willful misconduct of Lessee, its employees, agents, contractors, and subcontractors in connection with the exercise of Lessee's rights under this Agreement. Lessor agrees to indemnify and hold harmless Lessee and its affiliates, subsidiaries, successors and assigns from, against and in respect of any and all Claims arising from personal injury or death or damage to property of Lessee, its employees, agents, contractors, and subcontractors and any and all Claims of whatever character asserted by third parties, to the extent such Claims result from the gross negligence or willful misconduct of Lessor or Lessor's invitees or licensees. Further, Lessor agrees to indemnify and hold harmless Lessee and its affiliates, subsidiaries, successors and assigns from, against and in respect of any and all Claims arising from any environmental condition on or under Premises or Property, including, without limitation, any pollution or contamination that violates any local, state or federal environmental protection law, policy or regulation, that existed on or before the Effective Date.

4. **Access.** Lessee shall be permitted to construct and maintain an asphalt road over and across the Property and the Premises, sufficient to allow trucking access for the Project during the Primary Term and any extended terms ("Access Road"). Lessee shall ensure the Access Road is kept in good condition and shall keep the Access Road free of trash, mud and debris at all times. Lessee shall repair any damage to the Access Road and/or the Premises which may result from Lessee, its contractors, subcontractors, employees, agents, guests or invitees' actions or inactions hereunder at its sole cost, risk, liability and expense. Lessee shall not encumber the Premises or the Property with any mechanic's liens or other liens and shall cause any such liens to be immediately released at the sole expense of Lessee.

5. **Restoration.** Upon expiration of the Primary Term or any extension thereof, or at such time as Lessee no longer requires the use of the Premises for the purposes set forth herein, Lessee shall remove all personal property stored upon the Premises and shall restore the surface of the Premises as near as practicable to its condition immediately prior to Lessee's use.

6. **Non-Interference and Quiet Enjoyment.** Lessor shall not in any way interfere with, or prevent, Lessee's use of the Premises and shall not permit use of the Property or lands of Lessor adjacent to the Property by other Lessees that may cause interference with or prevent Lessee's use of the Premises. Lessee shall be entitled to the quiet enjoyment of the Premises without interference of Lessor.

7. **Additional Rights.** In addition to the rights granted herein, should restoration be required on Lessor's property outside the Premises, Lessee shall have the right to take all actions necessary to complete such restoration and such actions shall not constitute a trespass. Lessee shall pay Lessor the market rate to rent such property utilized during restoration.

8. **Further Assurances.** Lessor shall execute and deliver such further instruments and take such other actions as may be reasonably requested by Lessee from time to time to effectuate, confirm or perfect the terms and intent of this Agreement and the rights granted to Lessee hereunder, including but not limited to joining in the execution of any and all governmental applications, authorizations, licenses, documents and title curative instruments.

9. **Successors and Assigns.** This Agreement and the covenants and agreements contained herein are covenants running with the land, shall be assignable in whole or in part, and shall be binding on and shall inure to the benefit of the Parties hereto and their respective heirs, successors, assigns, executors, administrators, and legal representatives. In the event Lessor intends to sell or transfer the Property prior to the termination of this Agreement, Lessor shall make any such transaction subject to this Agreement. Lessor agrees that Lessee shall have the right, but not the obligation, to record this Agreement at Lessee's sole cost and expense. Lessee shall be permitted to sublet or assign any or all of its rights under this Agreement.

10. **Governing Law.** This Agreement shall be governed by the laws of the State in which the Property is located, without regard to conflicts laws or choice of law rules thereof.

11. **Default.** Neither Party shall be deemed to be in default under this Agreement until the other Party has given written notice of any such default and the Party alleged to be in default has failed to cure the same within thirty (30) days after such notice.

12. **Entire Agreement; Modification.** This Agreement and any exhibits attached hereto constitutes the full and entire agreement of the Parties regarding the subject matter hereof and supersedes all prior or contemporaneous verbal or written agreements, representations or understandings pertaining thereto. This Agreement may be modified or amended only by a written agreement signed by each of the Parties hereto.

13. **Severability.** In the event any provision or any portion of any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable by reason of any law or public policy, such provision or portion thereof shall be considered to be deleted, and the remainder of this Agreement shall constitute the agreement between the Parties hereto covering the subject matter hereof.

14. **Authority.** Each Party and signatory to this Agreement represents and warrants to the other Party that it has full power, authority and legal rights, and has obtained all approvals necessary, to execute, deliver and perform this Agreement.

15. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall constitute an original, but all of which shall constitute but one and the same instrument.

16. **Cumulative Rights.** All rights and remedies of the Parties hereunder shall be cumulative and shall not exclude any other rights or remedies allowed by law. No delay or omission by any Party to exercise its rights accruing upon any noncompliance or failure of performance by any Party shall impair any such right or be construed to be a waiver thereof. A waiver by any Party hereto of any of the covenants, conditions or agreements to be performed by any other Party shall not be construed to be a waiver of any succeeding breach or of any other covenants, conditions or agreements contained herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;  
SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

**LESSOR:**

Columbia Gas Transmission, LLC,  
a Delaware limited liability company

By: Cedric Kline  
Name: Cedric Kline  
Title: Land Representative

By: William Pearson  
Name: William Pearson  
Title: Operations Manager

**LESSEE:**

Amelia AD1, LLC

By: Victoria Lepore  
Name: Victoria Lepore  
Title: Authorized Person

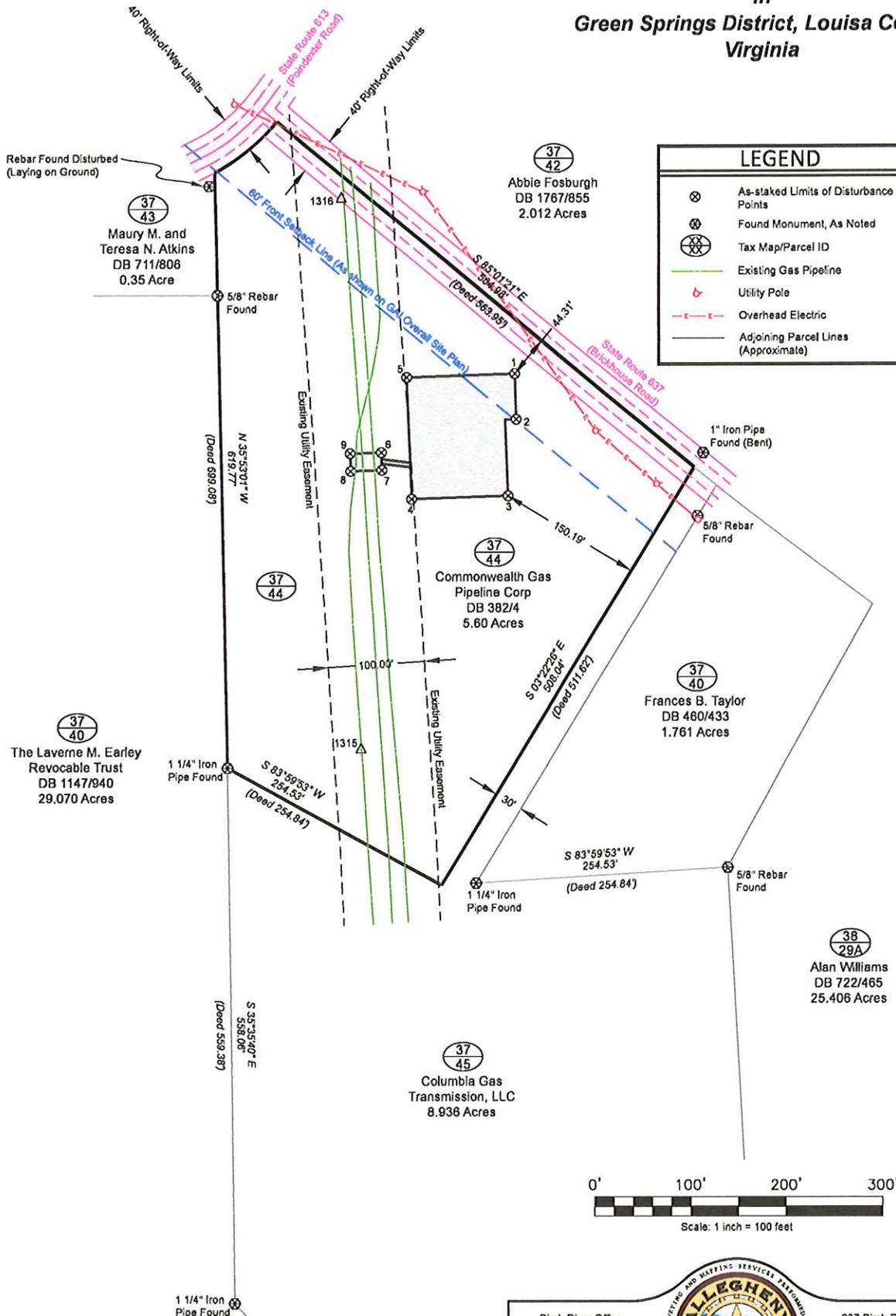
EXHIBIT A  
LESSOR'S PROPERTY



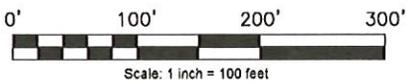
Note A

Notes:  
 A. This survey is oriented to Grid North and was performed on the Virginia Coordinate System of 1983, South Zone.  
 B. This survey is not a boundary survey. This Exhibit Map shows the location of the as-staked proposed limits of disturbance points as they relate to the 5.60 acre tract previously surveyed by James M. Bell, Jr. and shown on a plat dated 13 February 1988 and recorded in the Office of the Clerk of Louisa County, Virginia in Deed Book 275 at page 406. The plotted lines of the 5.60 acre tract shown hereon were aligned with boundary evidence found in the field for the purpose of this exhibit.

# Exhibit Map for Holland Engineering Inc. Brickhouse POR Survey in Green Springs District, Louisa County Virginia



| LEGEND |  |
|--------|--|
|        | As-staked Limits of Disturbance Points |
|        | Found Monument, As Noted               |
|        | Tax Map/Parcel ID                      |
|        | Existing Gas Pipeline                  |
|        | Utility Pole                           |
|        | Overhead Electric                      |
|        | Adjoining Parcel Lines (Approximate)   |



| State Plane Coordinate Listing<br>VA Coordinate System of 1983, South Zone |                 |                  |         |
|--|-----------------|------------------|---------|
| Point ID   | Northing        | Easting          | Elev.   |
| △ 1315   | N. 3,691,038.26 | E. 11,589,498.68 | 394.60' |
| △ 1316   | N. 3,691,498.23 | E. 11,589,155.91 | 392.55' |

Birch River Office  
 Phone: (304) 649-8606  
 Fax: (304) 649-8608

PARTY CHIEF: Gary Johnson, PS  
 RESEARCH: N/A  
 SURVEYED: March, 3, 2025  
 FIELD CREW: Bob Cunningham

237 Birch River Road  
 Birch River, WV 26810  
 www.allegheynysurveys.com

DRAWING NO. 40VA25 Exhibit  
 PROJECT NO. 40-VA-25  
 PREPARED: March 28, 2025  
 DRAWN BY: Scott Brown

Sheet 1 of 1

EXHIBIT B  
THE PREMISES



# Surface Lease Agreement\_Vanguard Renewables\_2.6.2025\_DD- UPDATE 3-19-25.docx

Final Audit Report

2025-04-11

|                 |   |
|-----------------|---|
| Created:        | 2025-04-11  |
| By:             | Darya Rafizadeh (drafizadeh@vanguardrenewables.com) |
| Status:         | Signed  |
| Transaction ID: | CBJCHBCAABAALDpJYNpfH_9R8KNLbOWJFzn-jLpLZu4         |

## "Surface Lease Agreement\_Vanguard Renewables\_2.6.2025\_DD- UPDATE 3-19-25.docx" History

-  Document created by Darya Rafizadeh (drafizadeh@vanguardrenewables.com)  
2025-04-11 - 8:00:16 PM GMT
-  Document emailed to Victoria Lepore (vlepore@vanguardrenewables.com) for signature  
2025-04-11 - 8:02:20 PM GMT
-  Email viewed by Victoria Lepore (vlepore@vanguardrenewables.com)  
2025-04-11 - 8:02:51 PM GMT
-  Document e-signed by Victoria Lepore (vlepore@vanguardrenewables.com)  
Signature Date: 2025-04-11 - 8:03:15 PM GMT - Time Source: server
-  Document emailed to Cedric Kline (cedric\_kline@tcenergy.com) for signature  
2025-04-11 - 8:03:17 PM GMT
-  Email viewed by Cedric Kline (cedric\_kline@tcenergy.com)  
2025-04-11 - 8:31:17 PM GMT
-  Document e-signed by Cedric Kline (cedric\_kline@tcenergy.com)  
Signature Date: 2025-04-11 - 8:34:05 PM GMT - Time Source: server
-  Agreement completed.  
2025-04-11 - 8:34:05 PM GMT

# Surface Lease Agreement\_Vanguard Renewables\_2.6.2025\_DD- UPDATE 3-19-25

Final Audit Report

2025-04-15

|                 |   |
|-----------------|---|
| Created:        | 2025-04-15  |
| By:             | Darya Rafizadeh (drafizadeh@vanguardrenewables.com) |
| Status:         | Signed  |
| Transaction ID: | CBJCHBCAABAAnPy4y47lvFrFVL8fulgXuT0QOZisKbAH        |

## "Surface Lease Agreement\_Vanguard Renewables\_2.6.2025\_DD- UPDATE 3-19-25" History

-  Document created by Darya Rafizadeh (drafizadeh@vanguardrenewables.com)  
2025-04-15 - 10:41:25 PM GMT
-  Document emailed to William Pearson (william\_pearson@tcenergy.com) for signature  
2025-04-15 - 10:43:25 PM GMT
-  Email viewed by William Pearson (william\_pearson@tcenergy.com)  
2025-04-15 - 11:21:14 PM GMT
-  Document e-signed by William Pearson (william\_pearson@tcenergy.com)  
Signature Date: 2025-04-15 - 11:46:56 PM GMT - Time Source: server
-  Agreement completed.  
2025-04-15 - 11:46:56 PM GMT

CERTIFICATE OF MERGER

OF

COMMONWEALTH GAS PIPELINE CORPORATION

INTO

COLUMBIA GAS TRANSMISSION CORPORATION

(UNDER SECTION 252 OF THE GENERAL CORPORATION LAW OF THE STATE OF DELAWARE)

12-11-90

FILED  
JAN - 4 1991  
IN THE OFFICE OF  
SECRETARY OF STATE  
WEST VIRGINIA

COLUMBIA GAS TRANSMISSION CORPORATION hereby certifies that:

1. The name and state of incorporation of each of the constituent corporations are:
  - (a) COMMONWEALTH GAS PIPELINE CORPORATION ("Commonwealth"), a Virginia corporation; and
  - (b) COLUMBIA GAS TRANSMISSION CORPORATION ("Transmission"), a Delaware corporation.
2. An agreement of merger has been approved, adopted, certified, executed and acknowledged by Commonwealth and by Transmission in accordance with the provisions of subsection (c) of Section 252 of the General Corporation Law of the State of Delaware.
3. The name of the surviving corporation is Columbia Gas Transmission Corporation.
4. The Restated Certificate of Incorporation of Transmission shall be the certificate of incorporation of the surviving corporation.
5. The surviving corporation is a corporation of the State of Delaware.
6. The executed agreement of merger is on file at the principal place of business of Transmission at 1700 MacCorkle Avenue, S.E., Charleston, West Virginia 25314.
7. A copy of the agreement of merger will be furnished by Transmission, on request and without cost, to the sole stockholder of Commonwealth and Transmission.

BOOK 479 PAGE 728

8. The authorized capital stock of Commonwealth is 50,100 shares of Common Stock, \$10 par value.

IN WITNESS WHEREOF, Transmission has caused this certificate to be signed by R. Larry Robinson, its President, and attested by Giles D. H. Snyder, its secretary, on the 26th day of October, 1990.

COLUMBIA GAS TRANSMISSION CORPORATION

By R. Larry Robinson  
President

ATTEST:

By Giles D. H. Snyder  
Secretary

CWL\AGMT\CGPC.WP

This instrument was presented to the Clerk of the County Commission of Kanawha County, West Virginia, on JAN 8 1991 and the same is admitted to record.

Teste: Alma G. King Clerk  
Kanawha County Commission



*I, Ken Heckler, Secretary of State of the State of West Virginia, hereby certify that*

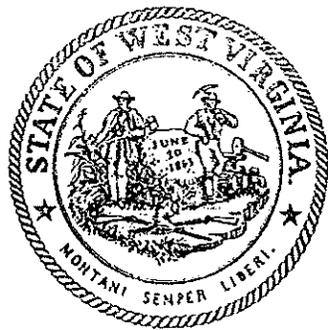
the following and attached is a true and exact copy of the articles of merger of Commonwealth Gas Pipeline Corporation, a non-qualified Virginia corporation and Columbia Gas Transmission Corporation, a qualified Delaware corporation.

Therefore, I hereby grant this CERTIFICATE OF MERGER, merging Commonwealth Gas Pipeline Corporation with and into Columbia Gas Transmission Corporation, the survivor.

*Given under my hand and the Great Seal of the State of West Virginia, on this*

fourth day of January 1991

*Ken Heckler*



*Key Cards Cherry et al*

*Secretary of State*  
 STATE OF WEST VIRGINIA  
 DEPARTMENT OF STATE  
 CHARLESTON, WEST VIRGINIA  
 JAN 10 1991



FILED  
JAN - 4 1991  
IN THE OFFICE OF  
SECRETARY OF STATE  
WEST VIRGINIA

Office of Secretary of State

I, MICHAEL HARKINS, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER OF "COMMONWEALTH GAS PIPELINE CORPORATION" A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF VIRGINIA, MERGING WITH AND INTO "COLUMBIA GAS TRANSMISSION CORPORATION", A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE UNDER THE NAME OF "COLUMBIA GAS TRANSMISSION CORPORATION" AS RECEIVED AND FILED IN THIS OFFICE THE ELEVENTH DAY OF DECEMBER, A.D. 1990, AT 12:30 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CORPORATION SHALL BE GOVERNED BY THE LAWS OF THE STATE OF DELAWARE.

|||||



720362104

*Michael Harkins*  
Michael Harkins, Secretary of State

AUTHENTICATION: 12905747

DATE: 12/28/1990

094288

EX 1092 PG 0859

PAGE 1

State of Delaware



Office of Secretary of State

I, MICHAEL HARKINS, SECRETARY OF STATE OF THE STATE OF DELAWARE DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER OF "COMMONWEALTH GAS PIPELINE CORPORATION" A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF VIRGINIA, MERGING WITH AND INTO "COLUMBIA GAS TRANSMISSION CORPORATION", A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE UNDER THE NAME OF "COLUMBIA GAS TRANSMISSION CORPORATION" AS RECEIVED AND FILED IN THIS OFFICE THE ELEVENTH DAY OF DECEMBER, A.D. 1990, AT 12:30 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CORPORATION SHALL BE GOVERNED BY THE LAWS OF THE STATE OF DELAWARE.

|||||



720 345113

Michael Harkins, Secretary of State

AUTHENTICATION: 12884212
DATE: 12/11/1990

3/35434

CERTIFICATE OF MERGER  
OF  
COMMONWEALTH GAS PIPELINE CORPORATION  
INTO  
COLUMBIA GAS TRANSMISSION CORPORATION  
(UNDER SECTION 252 OF THE GENERAL  
CORPORATION LAW OF THE STATE OF DELAWARE)

COLUMBIA GAS TRANSMISSION CORPORATION hereby certifies that:

1. The name and state of incorporation of each of the constituent corporations are:
  - (a) COMMONWEALTH GAS PIPELINE CORPORATION ("Commonwealth"), a Virginia corporation; and
  - (b) COLUMBIA GAS TRANSMISSION CORPORATION ("Transmission"), a Delaware corporation.
2. An agreement of merger has been approved, adopted, certified, executed and acknowledged by Commonwealth and by Transmission in accordance with the provisions of subsection (c) of Section 252 of the General Corporation Law of the State of Delaware.
3. The name of the surviving corporation is Columbia Gas Transmission Corporation.
4. The Restated Certificate of Incorporation of Transmission shall be the certificate of incorporation of the surviving corporation.
5. The surviving corporation is a corporation of the State of Delaware.
6. The executed agreement of merger is on file at the principal place of business of Transmission at 1700 MacCorkle Avenue, S.E., Charleston, West Virginia 25314.
7. A copy of the agreement of merger will be furnished by Transmission, on request and without cost, to the sole stockholder of Commonwealth and Transmission.

- 8. The authorized capital stock of Commonwealth is 50,100 shares of Common Stock, \$10 par value.

IN WITNESS WHEREOF, Transmission has caused this certificate to be signed by R. Larry Robinson, its President, and attested by Giles D. H. Snyder, its secretary, on the 26th day of October, 1990.

COLUMBIA GAS TRANSMISSION CORPORATION

By R. Larry Robinson  
 President

ATTEST:

By Giles D. H. Snyder  
 Secretary

CWL\AGMT\CGPC.WP

# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"TAURUS MERGER SUB INC.", A DELAWARE CORPORATION,  
WITH AND INTO "COLUMBIA PIPELINE GROUP, INC." UNDER THE NAME OF "COLUMBIA PIPELINE GROUP, INC.", A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE ON THE THIRTIETH DAY OF JUNE, A.D. 2016, AT 8:13 O`CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF MERGER IS THE FIRST DAY OF JULY, A.D. 2016 AT 12:01 O`CLOCK A.M.

A FILED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE NEW CASTLE COUNTY RECORDER OF DEEDS.



  
Jeffrey W. Bullock, Secretary of State

5592625 8100M  
SR# 20164718332

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

Authentication: 202585169  
Date: 06-30-16

**CERTIFICATE OF MERGER**

**OF**

**TAURUS MERGER SUB INC.**

**(a Delaware corporation)**

**WITH AND INTO**

**COLUMBIA PIPELINE GROUP, INC.**

**(a Delaware corporation)**

**June 30, 2016**

Pursuant to Title 8, Section 251(c) of the General Corporation Law of the State of Delaware (the "DGCL"), Columbia Pipeline Group, Inc., the undersigned corporation, executed the following Certificate of Merger and hereby certifies to the following:

1. The name and state of incorporation of each of the constituent corporations (collectively, the "Constituent Corporations") of the Merger (as defined below) are as follows:

| <u>Name</u>                   | <u>State of Incorporation</u> |
|-------------------------------|-------------------------------|
| Columbia Pipeline Group, Inc. | Delaware                      |
| Taurus Merger Sub Inc.        | Delaware                      |

2. An Agreement and Plan of Merger (the "Merger Agreement"), dated as of March 17, 2016, among Columbia Pipeline Group, Inc., a Delaware corporation (the "Corporation"), TransCanada PipeLines Limited, a Canadian corporation ("Parent"), TransCanada PipeLine USA Ltd., a Nevada corporation and a wholly owned subsidiary of Parent ("US Parent"), Taurus Merger Sub Inc., a Delaware corporation and a wholly owned subsidiary of US Parent ("Merger Sub"), and, solely for the purposes of Section 3.02, Section 5.02, Section 5.09 and Article VIII of the Merger Agreement, TransCanada Corporation, a Canadian corporation and the direct parent company of Parent, which Merger Agreement provides for the merger of Merger Sub with and into the Corporation (the "Merger"), has been approved, adopted, executed and acknowledged by each of the Constituent Corporations in accordance with Title 8, Section 251(c) of the DGCL (and, with respect to Merger Sub, by the written consent of its sole stockholder in accordance with Title 8, Section 228(a) of the DGCL).

3. The surviving corporation (the "Surviving Corporation") in the Merger shall be the Corporation and the name of the Surviving Corporation upon the effective time of the Merger as specified in this Certificate of Merger shall be "Columbia Pipeline Group, Inc."
4. The Certificate of Incorporation of the Surviving Corporation shall be amended and restated in its entirety to read as set forth in Exhibit A hereto upon the effective time of the Merger as specified in this Certificate of Merger.
5. An executed copy of the Merger Agreement is on file at 5151 San Felipe St., Suite 2500, Houston, Texas 77056, the principal place of business of the Surviving Corporation.
6. An executed copy of the Merger Agreement will be furnished by the Surviving Corporation on request, without cost, to any stockholder of either of the Constituent Corporations.
7. The Merger shall be effective at 12:01 a.m., Eastern Daylight Time, on July 1, 2016.

**[Signature Page Follows]**

IN WITNESS WHEREOF, the Surviving Corporation has caused this certificate to be signed by an authorized officer as of the date first written above.

Columbia Pipeline Group, Inc.

By 

Name: Steven B. Nickerson  
Title: Vice President, Deputy  
General Counsel and Corporate  
Secretary

*[Signature Page to Certificate of Merger]*

Exhibit A

**SECOND RESTATED CERTIFICATE OF INCORPORATION**

**OF**

**COLUMBIA PIPELINE GROUP, INC.**

1. The name of the corporation is: Columbia Pipeline Group, Inc.
2. The address of its registered office in the State of Delaware is:  
  
Corporation Trust Center, 1209 Orange Street, Wilmington, New Castle County, Delaware 19801.  
  
The name of its registered agent at such address is: The Corporation Trust Company.
3. The nature of the business or purposes to be conducted or promoted is:  
  
To engage in any lawful act or activity for which corporations may be organized under the General Corporation Law of Delaware.
4. The total number of shares of stock which the corporation shall have authority to issue is ten million one thousand (10,001,000) shares of common stock, and the par value of each of such shares is one cent (\$0.01).
5. Unless and except to the extent that the bylaws of the corporation shall so require, the election of directors of the corporation need not be by written ballot.
6. The corporation is to have perpetual existence.
7. Meetings of stockholders may be held within or without the State of Delaware, as the bylaws may provide. The books of the corporation may be kept (subject to any provision contained in the statutes) outside the State of Delaware at such place or places as may be designated from time to time by the board of directors or in the bylaws of the corporation.
8. The corporation shall indemnify and hold harmless, to the fullest extent permitted by applicable law as it presently exists or may hereafter be amended, any person (a "Covered Person") who was or is made or is threatened to be made a party or is

otherwise involved in any action, suit or proceeding, whether civil, criminal, administrative or investigative (a "**Proceeding**"), by reason of the fact that he or she, or a person for whom he or she is the legal representative, is or was a director or officer of the corporation or, while a director or officer of the corporation, is or was serving at the request of the corporation as a director, officer, employee or agent of another corporation, partnership, joint venture, trust or other enterprise, including service with respect to employee benefit plans, against all liability and loss suffered and expenses (including attorneys' fees) reasonably incurred by such Covered Person. Notwithstanding the preceding sentence, except for claims for indemnification (following the final disposition of such Proceeding), the corporation shall be required to indemnify a Covered Person in connection with a Proceeding (or part thereof) commenced by such Covered Person only if the commencement of such Proceeding (or part thereof) by the Covered Person was authorized in the specific case by the board of directors of the corporation. Any amendment, repeal or modification of this Section shall not adversely affect any right or protection hereunder of any person in respect of any act or omission occurring prior to the time of such repeal or modification.

9. Expenses (including attorneys' fees) of each Covered Person hereunder indemnified reasonably incurred in investigating and defending any Proceeding or threat thereof shall be paid by the corporation in advance of the final disposition of such Proceeding upon receipt of an undertaking by or on behalf of such Covered Person to repay such amount if it shall ultimately be determined that he or she is not entitled to be indemnified by the corporation as authorized herein.
10. The rights to indemnification and advancement of expenses conferred in Sections 8 and 9 of this Second Restated Certificate of Incorporation shall neither be exclusive of, nor be deemed in limitation of, any rights to which any officer or director may otherwise be or become entitled or permitted under this Second Restated Certificate of Incorporation, the bylaws of the corporation, any statute, agreement, vote of stockholders or disinterested directors or otherwise.
11. The corporation reserves the right to amend, alter, change or repeal any provision contained in this Second Restated Certificate of Incorporation, in the manner now or hereafter prescribed by statute, and all rights conferred upon stockholders herein are granted subject to this reservation.
12. To the fullest extent permitted by law, a director or officer of the corporation shall not be personally liable to the corporation or its stockholders for monetary damages for breach of fiduciary duty as a director or officer. No amendment to or repeal of this Section shall apply to or have any effect on the liability or alleged

liability of any director or officer of the corporation for or with respect to any acts or omissions of such director or officer occurring prior to such amendment.

13. In furtherance and not in limitation of the powers conferred by statute, the board of directors is expressly authorized to adopt, amend or repeal the bylaws or adopt new bylaws without any action on the part of the stockholders; provided that any bylaws adopted or amended by the board of directors, and any powers thereby conferred, may be amended, altered or repealed by the stockholders.

# Business Entity Details

## Main

|                                      |                      |                |                           |            |
|--------------------------------------|----------------------|----------------|---------------------------|------------|
| Name: COLUMBIA GAS TRANSMISSION, LLC |                      |                | Organization Number: 6279 |            |
| Type: LLC                            | Sec Type:            | City: HOUSTON  | Class: P                  | Ch Type: F |
| Eff Date: 5/27/1971                  | File Date: 5/27/1971 | Term Date:     | Term Reason:              | AW/Term: A |
| CH County:                           | Ch State: DE         | Bus Purp: 4862 | Ex Acres: 0               | Term Yrs:  |
| Auth Shrs:                           | Cap Stck:            | Status: Active | Par Val:                  | MGMT: MBR  |

## Addresses

|                            |                                   |                                      |        |                  |           |            |
|----------------------------|-----------------------------------|--------------------------------------|--------|------------------|-----------|------------|
| Principal Office Address:  | Name:                             | Addr1: 700 LOUISIANA STREET, STE 700 | Addr2: | City: HOUSTON    | State: TX | Zip: 77002 |
| Notice of Process Address: | Name: CORPORATION SERVICE COMPANY | Addr1: 209 W. WASHINGTON STREET      | Addr2: | City: CHARLESTON | State: WV | Zip: 25302 |
| Mailing Address:           | Name:                             | Addr1: 700 LOUISIANA STREET, STE 700 | Addr2: | City: HOUSTON    | State: TX | Zip: 77002 |
| Mailing Address:           | Name:                             | Addr1:                               | Addr2: | City:            | State:    | Zip:       |

## Officers

|         |                   |                                      |        |               |           |            |
|---------|-------------------|--------------------------------------|--------|---------------|-----------|------------|
| Member: | Name: CPG OPCO LP | Addr1: 700 LOUISIANA STREET, STE 700 | Addr2: | City: HOUSTON | State: TX | Zip: 77002 |
|---------|-------------------|--------------------------------------|--------|---------------|-----------|------------|

## DBAs

No Records Found.

## Names

| Change Date | Old Name                              |
|-------------|---------------------------------------|
| 1/30/2009   | COLUMBIA GAS TRANSMISSION CORPORATION |

## Mergers

No Records Found.

## Subsidiaries

| Name:         | Addr1:            | Addr2: | City:        | State: | Country: | Zip:  |
|---------------|-------------------|--------|--------------|--------|----------|-------|
| NISOURCE, INC | 801 E 86TH AVENUE |        | MERRILLVILLE | IN     | USA      | 46410 |

## Amendments

| Amendment Date | Amendment   |
|----------------|---|
| 1/30/2009      | CONVERSION FILED CHANGING NAME FROM COLUMBIA GAS TRANSMISSION CORPORATION   |
| 11/19/1997     | AMEND TO ARTICLES OF INCORPORATION  |
| 1/4/1991       | MERGER; MERGING COMMONWEALTH GAS PIPELINE CORPORATION, A NON QUAL VA CORP, WITH AND INTO COLUMBIA GAS TRANSMISSION CORPORATION, A QUAL DE CORP, THE SURVIVOR. |
| 11/14/1984     | AMENDMENT: TO THE ARTICLES OF INCORPORATION.  |
| 3/31/1982      | AMENDMENT: TO THE ARTICLES OF INCORPORATION.  |
| 3/2/1982       | AMENDMENT: CERTIFICATE OF AMENDMENT   |
| 7/12/1973      | AMENDMENT: CERTIFICATE OF AMENDMENT; ROLL 73  |
| 6/5/1973       | AMENDMENT: CERTIFICATE OF INCORPORATION; ROLL 72.   |
| 1/23/1973      | MERGER AMENDMENT: THE PRESTON OIL COMPANY MERGED WITH AND INTO COLUMBIA GAS TRANSMISSION CORPORATION; ROLL 67.  |
| 7/29/1971      | MERGER AMENDMENT: DUPLICATION OF ABOVE MENTIONED MERGER; ROLL 49  |
| 6/29/1971      |   |

MERGER: ATLANTIC SEABORD CORP., A DE CORP., CUMBERLAND AND ALLEGHENY GAS COMPANY, A WV CORP., THE MANUFACTURERS LIGHT AND HEAT COMPANY , A PA CORP., UNITED FUEL GAS COMPANY, A WV CORP., HOME GAS COMPANY, A NY CORP., KENTUCKY GAS TRANSMISSION CORPORATION, A DE CORP AND THE OHIO FUEL GAS COMPANY, AN OH CORP, MERGED WITH AND INTO COLUMBIA GAS TRANSMISSION CORPORATION, THE SURVIVOR. ROLL 48

## Dissolutions

No Records Found.

## Annual Reports

| Filing For | Date Filed |
|------------|------------|
| 2017       | 6/1/2017   |
| 2016       | 5/17/2016  |
| 2015       | 4/28/2015  |
| 2014       | 4/30/2014  |
| 2013       | 6/19/2013  |
| 2012       | 1/5/2012   |
| 2011       | 2/8/2011   |
| 2010       | 2/4/2010   |
| 2009       | 9/5/2008   |
| 2008       | 10/26/2007 |
| 2007       | 5/17/2007  |
| 2005       | 2/17/2005  |
| 2004       | 5/28/2004  |
| 2003       | 4/16/2003  |
| 2002       | 1/28/2002  |
| 2001       | 7/27/2000  |
| 2000       |            |
| 1999       |            |

With this information, you can...

**Purchase Certificate of Authorization**

If you would like to purchase a Certificate of Authorization for this business entity, select the button to the left to add the certificate to your shopping cart. You will be assessed a \$10.00 fee for each certificate. Click the Shopping Cart link in the upper right corner to complete your order.

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Organizational Chart for Columbia Gas Transmission, LLC  
(Simplified Version 1-18-2018)



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SECOND AMENDED AND RESTATED OPERATING AGREEMENT  
OF  
AMELIA AD 1, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

December 23, 2024

---

FIRST AMENDED AND RESTATED OPERATING AGREEMENT  
OF

AMELIA AD 1, LLC

THIS SECOND AMENDED AND RESTATED OPERATING AGREEMENT of Amelia AD 1, LLC (the “Company”) is made and entered into effective December 23, 2024 (the “Effective Date”), by ORG JV Holdings 1, LLC, its sole member (the “Member”).

**RECITALS**

WHEREAS, the Company was formed as a limited liability company under the laws of the State of Delaware pursuant to the filing of the Certificate of Formation (the “Certificate”) of the Company with the Secretary of State of the State of Delaware on December 28, 2023.

WHEREAS, the sole member of the Company entered into an Operating Agreement for the Company dated December 28, 2023 (the “Original Agreement”).

WHEREAS, all membership interests in the Company were conveyed to Org JV Holdings 1, LLC as the sole Member pursuant to a certain Assignment and Assumption of Membership Interests, dated December 23, 2024.

WHEREAS, the sole Member now wishes to amend and restate the Original Agreement to reflect the foregoing changes.

NOW, THEREFORE the sole Member hereby agrees to the following provisions for the operations of the Company:

**1. Definitions.** Capitalized terms used in this Agreement shall have the following meanings:

“**Act**” means the Delaware Limited Liability Company Act, as amended from time to time.

“**Agreement**” means this Operating Agreement, as amended and in effect from time to time.

“**Affiliate**” means, as to any Person, any other Person which directly or indirectly owns, is owned by or is under common control with such Person, whether by equity ownership, contract or otherwise.

“**Certificate**” means the Certificate of Formation of the Company filed with the Delaware Secretary of State on December 28, 2023 as it may be amended from time to time.

“**Code**” means the Internal Revenue Code of 1986, as amended, modified, supplemented or restated from time to time, or any successor statute, together with any relevant Treasury Regulation promulgated thereunder.

“**Company**” is defined in the Preamble.

“**Contribution**” means any cash or property which a Person contributes to the capital of the Company in such Person's capacity as a Member.

“**Member**” is defined in the Preamble.

“**Person**” means any natural person, partnership (whether general or limited), limited liability company, trust, estate, association, corporation, custodian, nominee or any other individual or entity in its own or any representative capacity.

2. **Name.** The name of the limited liability company is Amelia AD 1, LLC.
3. **Purpose.** The Company is being formed for the object and purpose of, and the nature of the business to be conducted and promoted by the Company, and engaging in any lawful act or activity for which limited liability companies may be formed under the Act and engaging in any and all activities necessary or incidental to the foregoing. The Company shall have the power and authority to do any and all acts necessary or convenient to or in furtherance of said purposes, including all power and authority, statutory or otherwise, possessed by, or which may be conferred upon, limited liability companies under the laws of the State of Delaware.
4. **Business Address.** The business address of the Company shall be as follows:

**133 Boston Post Road  
Building 15 - 2nd Floor  
Weston, MA 02493**

The Member may change the business address of the Company at any time and from time to time. The Company may maintain such additional offices at such other places as the Member may hereafter determine.

5. **Name and Address of Resident Agent in Delaware.** The name and address of the Company's resident agent in the state of Delaware as of the date hereof is Cogency Global Inc., 850 New Burton Rd., Suite 201, Dover, DE 19904. The Company may change its resident agent or resident office at any time without formally amending this Agreement, unless otherwise required by the Act or other applicable law.
6. **Tax Treatment.** The Company shall be disregarded as an entity separate from its Member for purposes of federal income taxation.
7. **Powers of the Company.**
  - 7.1. **General Powers of the Company.** Subject to the additional terms of this Agreement, the Company shall possess and may exercise all the powers and privileges granted by the Act, any other applicable law or by this Agreement, together with any powers incidental thereto so far as such powers and privileges are necessary or convenient to the conduct, promotion or attainment of the business, purposes or activities of the Company.

- 7.2. Merger; Consolidation. The Company may merge with, consolidate or convert into another Delaware or foreign business entity (to the extent permitted by the Act) upon the approval of the Member and otherwise in accordance with the Act and this Operating Agreement.
8. **Member.** The name of the sole Member is ORG JV HOLDINGS 1, LLC, a Delaware limited liability company.
9. **Management of the Company.** Subject to the additional terms of this Agreement, the Member shall have the exclusive power and authority to (i) manage the business and affairs of the Company, and (ii) execute, acknowledge, deliver and record any contracts or instrument on behalf of the Company, including any recordable instrument purporting to affect an interest in real property recorded with a registry of deeds or district office of the land court. The Member shall have the right, during ordinary business hours and upon reasonable notice, to inspect and copy any Company documents, books and records.
10. **Capital Contribution.**
- 10.1. Initial Capital Contribution. The Member has made an initial capital contribution of One Hundred Dollars (\$100).
- 10.2. Additional Contributions. The Member may make additional Contributions to the Company as it may deem appropriate, but the Member shall not be required to make any other Contributions to the Company.
11. **Limitation on Liability.** Except as specifically required by the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be solely the debts, obligations and liabilities of the Company, and no Member or officer of the Company shall be obligated personally for any such debt, obligation or liability of the Company solely by reason of being a Member or acting as an officer of the Company.
12. **Allocation of Profits and Losses.** The Company's profits and losses, credits and all other tax items shall be allocated to the Member.
13. **Distributions.** Distributions shall be made to the Member at such times and in the amounts determined by the Member.
14. **Transfers; Assignments.** The Member may sell, exchange, pledge or otherwise transfer or assign, in whole or in part, its economic, voting and/or membership interest in the Company.
15. **Admission of Additional Members.** One or more additional Members of the Company may be admitted to the Company with the written consent of the Member. Prior to the admission of any such additional Member of the Company, the Member shall amend this Agreement to make such changes as the Member shall determine.
16. **Dissolution.** The Company shall have a perpetual existence, unless (a) otherwise provided in the Certificate, (b) dissolved pursuant to this Section 16 or (c) otherwise provided by law. The Company shall dissolve, and its affairs be wound up, upon the first to occur of the following:

(i) the written consent of the Member; (ii) the resignation, bankruptcy or dissolution of the Member or the occurrence of any other event which terminates the continued membership of the Member in the Company pursuant to the Act; or (iii) the entry of a decree of judicial dissolution under the Act: provided that, upon a dissolution caused by an event described in clause (ii) above, the Member or any trustee, receiver, executor, administrator, committee, guardian or conservator of the Member or any successor-in-interest thereof, as applicable, may elect to reconstitute the Company and continue its business by appointing one or more substitute member(s) within 90 days after the event triggering the dissolution. Unless otherwise required by the Act, no other event shall cause the dissolution of the Company.

## **17. Competing Business; Loans.**

17.1. Competing Activities. The Member may participate in any business or activity, including those that do or may compete with the Company directly or indirectly, without accountability to any Person, including to the Company, and including any accountability for any profit, benefit or compensation received in connection with such actions or relationships, none of which shall be void or voidable by reason of such relationship. The Company recognizes that the Member is or may be engaged in the same or similar businesses as the Company, whether independently or with others, and that neither the continuation and/or development of such business opportunities, nor the failure to disclose any information relating thereto, will give rise to a cause of action or claim by the Company against the competing Member or business, for any of the profits thereof, and the Company shall not have any rights with respect to such other business.

17.2. Loans by Member. The Member may make loans or lend money to the Company or advance monies on behalf of the Company, which loans or advances shall be repayable on such terms and conditions as shall be agreed upon by the Member.

**18. Amendments.** The Member may amend this Agreement in writing at any time or from time to time.

**19. Headings.** Headings and paragraph and section titles are for convenience only and have no significance in the interpretation of this Agreement.

**20. Resolution of Inconsistencies.** If there are inconsistencies between this Agreement and the Certificate of the Company, the Certificate will control and this Agreement will be considered to have been amended in the specifics necessary to eliminate the inconsistencies. If there are inconsistencies between this Agreement and the Act, this Agreement will control, except to the extent the inconsistencies relate to provisions of the Act that the Members cannot alter by agreement. Without limiting the generality of the foregoing, unless the language or context clearly indicates a different intent, the provisions of this Agreement pertaining to the Company's governance and financial affairs and the rights of the Member upon dissolution will supersede the provisions of the Act relating to the same matters.

**21. Indemnification.** The Company shall indemnify the Member and officers of the Company, to the maximum extent permitted by the Act and other applicable law.

**22. Governing Law.** This Agreement shall be governed by, and construed under, the laws of the State of Delaware, without regard to the rules of conflict of laws thereof.

*[Signature appears on the following page]*

IN WITNESS WHEREOF, the undersigned has duly executed this Agreement as of the day and year first written above.

**SOLE MEMBER:**

ORG JV HOLDINGS 1, LLC, a Delaware Limited Liability Company

By: Victoria Lepore  
Its duly authorized officer

Name: Victoria Lepore  
Title: Authorized Person

# Amelia AD1, LLC - 2d Amended and Restated Operating Agreement

Final Audit Report

2024-12-23

|                 |   |
|-----------------|---|
| Created:        | 2024-12-23                                    |
| By:             | Jon Woodard (jwoodard@vanguardrenewables.com) |
| Status:         | Signed  |
| Transaction ID: | CBJCHBCAABAAiWvmYsWsO9XcZNzBB1g18v0pzhHQ-_2x  |

## "Amelia AD1, LLC - 2d Amended and Restated Operating Agreement" History

-  Document created by Jon Woodard (jwoodard@vanguardrenewables.com)  
2024-12-23 - 7:09:55 PM GMT
-  Document emailed to Victoria Lepore (vlepore@vanguardrenewables.com) for signature  
2024-12-23 - 7:10:26 PM GMT
-  Email viewed by Victoria Lepore (vlepore@vanguardrenewables.com)  
2024-12-23 - 7:10:40 PM GMT
-  Document e-signed by Victoria Lepore (vlepore@vanguardrenewables.com)  
Signature Date: 2024-12-23 - 7:10:51 PM GMT - Time Source: server
-  Agreement completed.  
2024-12-23 - 7:10:51 PM GMT

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OPERATING AGREEMENT

OF

**ORG JV, LLC**

A DELAWARE LIMITED LIABILITY COMPANY

March 25 , 2024

---

OPERATING AGREEMENT  
OF

**ORG JV, LLC**

THIS OPERATING AGREEMENT of ORG JV, LLC (the “Company”) is made and entered into effective March 25, 2024 (the “Effective Date”), by Vanguard Renewables SPV LLC, its sole member (the “Member”).

**RECITALS**

WHEREAS, the Company was formed as a limited liability company under the laws of the State of Delaware pursuant to the filing of the Certificate of Formation (the “Certificate”) of the Company with the Secretary of State of the State of Delaware on March 25, 2024.

WHEREAS, the sole Member now wishes to set forth these terms of operation of the Company.

NOW, THEREFORE the sole Member hereby agrees to the following provisions for the operations of the Company:

**1. Definitions.** Capitalized terms used in this Agreement shall have the following meanings:

“**Act**” means the Delaware Limited Liability Company Act, as amended from time to time.

“**Agreement**” means this Operating Agreement, as amended and in effect from time to time.

“**Affiliate**” means, as to any Person, any other Person which directly or indirectly owns, is owned by or is under common control with such Person, whether by equity ownership, contract or otherwise.

“**Certificate**” means the Certificate of Formation of the Company filed with the Delaware Secretary of State on March 25, 2024 as it may be amended from time to time.

“**Code**” means the Internal Revenue Code of 1986, as amended, modified, supplemented or restated from time to time, or any successor statute, together with any relevant Treasury Regulation promulgated thereunder.

“**Company**” is defined in the Preamble.

“**Contribution**” means any cash or property which a Person contributes to the capital of the Company in such Person's capacity as a Member.

“**Member**” is defined in the Preamble.

“**Person**” means any natural person, partnership (whether general or limited), limited liability company, trust, estate, association, corporation, custodian, nominee or any other individual or entity in its own or any representative capacity.

2. **Name.** The name of the limited liability company is ORG JV, LLC.
3. **Purpose.** The Company is being formed for the object and purpose of, and the nature of the business to be conducted and promoted by the Company, and engaging in any lawful act or activity for which limited liability companies may be formed under the Act and engaging in any and all activities necessary or incidental to the foregoing. The Company shall have the power and authority to do any and all acts necessary or convenient to or in furtherance of said purposes, including all power and authority, statutory or otherwise, possessed by, or which may be conferred upon, limited liability companies under the laws of the State of Delaware.
4. **Business Address.** The business address of the Company shall be as follows:

**133 Boston Post Road  
Building 15 - 2nd Floor  
Weston, MA 02493**

The Member may change the business address of the Company at any time and from time to time. The Company may maintain such additional offices at such other places as the Member may hereafter determine.

5. **Name and Address of Resident Agent in Delaware.** The name and address of the Company's resident agent in the state of Delaware as of the date hereof is Cogency Global Inc., 850 New Burton Rd., Suite 201, Dover, DE 19904. The Company may change its resident agent or resident office at any time without formally amending this Agreement, unless otherwise required by the Act or other applicable law.
6. **Tax Treatment.** The Company shall be disregarded as an entity separate from its Member for purposes of federal income taxation.
7. **Powers of the Company.**
  - 7.1. General Powers of the Company. Subject to the additional terms of this Agreement, the Company shall possess and may exercise all the powers and privileges granted by the Act, any other applicable law or by this Agreement, together with any powers incidental thereto so far as such powers and privileges are necessary or convenient to the conduct, promotion or attainment of the business, purposes or activities of the Company.
  - 7.2. Merger; Consolidation. The Company may merge with, consolidate or convert into another Delaware or foreign business entity (to the extent permitted by the Act) upon the approval of the Member and otherwise in accordance with the Act and this Operating Agreement.
8. **Member.** The name of the sole Member is Vanguard Renewables SPV LLC, a Delaware limited liability company.

9. **Management of the Company.** Subject to the additional terms of this Agreement, the Member shall have the exclusive power and authority to (i) manage the business and affairs of the Company, and (ii) execute, acknowledge, deliver and record any contracts or instrument on behalf of the Company, including any recordable instrument purporting to affect and interest in real property recorded with a registry of deeds or district office of the land court, The Member shall have the right, during ordinary business hours and upon reasonable notice, to inspect and copy any Company documents, books and records. In addition to its own authority, the Member hereby designates and appoints Neil Smith, CEO; Marc Stewart, CFO; and Victoria Lepore, General Counsel, as persons authorized to sign documents on behalf of, and to negotiate agreements for and in the name of, and to exercise any and all authority that the Member may exercise on behalf of the Company.
10. **Capital Contribution.**
- 10.1. Initial Capital Contribution. The Member has made an initial capital contribution of One Hundred Dollars (\$100).
- 10.2. Additional Contributions. The Member may make additional Contributions to the Company as it may deem appropriate, but the Member shall not be required to make any other Contributions to the Company.
11. **Limitation on Liability.** Except as specifically required by the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be solely the debts, obligations and liabilities of the Company, and no Member or officer of the Company shall be obligated personally for any such debt, obligation or liability of the Company solely by reason of being a Member or acting as an officer of the Company.
12. **Allocation of Profits and Losses.** The Company's profits and losses, credits and all other tax items shall be allocated to the Member.
13. **Distributions.** Distributions shall be made to the Member at such times and in the amounts determined by the Member.
14. **Transfers; Assignments.** The Member may sell, exchange, pledge or otherwise transfer or assign, in whole or in part, its economic, voting and/or membership interest in the Company.
15. **Admission of Additional Members.** One or more additional Members of the Company may be admitted to the Company with the written consent of the Member. Prior to the admission of any such additional Member of the Company, the Member shall amend this Agreement to make such changes as the Member shall determine.
16. **Dissolution.** The Company shall have a perpetual existence, unless (a) otherwise provided in the Certificate, (b) dissolved pursuant to this Section 16 or (c) otherwise provided by law. The Company shall dissolve, and its affairs wound up, upon the first to occur of the following: (i) the written consent of the Member; (ii) the resignation, bankruptcy or dissolution of the Member or the occurrence of any other event which terminates the continued membership of the Member in the Company pursuant to the Act; or (iii) the entry of a decree of judicial dissolution under the Act: provided that, upon a dissolution caused by an event described in

clause (ii) above, the Member or any trustee, receiver, executor, administrator, committee, guardian or conservator of the Member or any successor-in-interest thereof, as applicable, may elect to reconstitute the Company and continue its business by appointing one or more substitute member(s) within 90 days after the event triggering the dissolution. Unless otherwise required by the Act, no other event shall cause the dissolution of the Company.

**17. Competing Business; Loans.**

17.1. Competing Activities. The Member may participate in any business or activity, including those that do or may compete with the Company directly or indirectly, without accountability to any Person, including to the Company, and including any accountability for any profit, benefit or compensation received in connection with such actions or relationships, none of which shall be void or voidable by reason of such relationship. The Company recognizes that the Member is or may be engaged in the same or similar businesses as the Company, whether independently or with others, and that neither the continuation and/or development of such business opportunities, nor the failure to disclose any information relating thereto, will give rise to a cause of action or claim by the Company against the competing Member or business, for any of the profits thereof, and the Company shall not have any rights with respect to such other business.

17.2. Loans by Member. The Member may make loans or lend money to the Company or advance monies on behalf of the Company, which loans or advances shall be repayable on such terms and conditions as shall be agreed upon by the Member.

18. **Amendments.** The Member may amend this Agreement in writing at any time or from time to time.

19. **Headings.** Headings and paragraph and section titles are for convenience only and have no significance in the interpretation of this Agreement.

20. **Resolution of Inconsistencies.** If there are inconsistencies between this Agreement and the Certificate of the Company, the Certificate will control and this Agreement will be considered to have been amended in the specifics necessary to eliminate the inconsistencies. If there are inconsistencies between this Agreement and the Act, this Agreement will control, except to the extent the inconsistencies relate to provisions of the Act that the Members cannot alter by agreement. Without limiting the generality of the foregoing, unless the language or context clearly indicates a different intent, the provisions of this Agreement pertaining to the Company's governance and financial affairs and the rights of the Member upon dissolution will supersede the provisions of the Act relating to the same matters.

21. **Indemnification.** The Company shall indemnify the Member and officers of the Company, to the maximum extent permitted by the Act and other applicable law.

22. **Governing Law.** This Agreement shall be governed by, and construed under, the laws of the State of Delaware, without regard to the rules of conflict of laws thereof.

*[Signature appears on the following page]*

IN WITNESS WHEREOF, the undersigned has duly executed this Agreement as of the day and year first written above.

**SOLE MEMBER:**

Vanguard Renewables SPV LLC, a Delaware Limited Liability Company

By: Victoria Lepore  
Its duly authorized officer

Name: Victoria Lepore  
Title: Authorized Person



---

## PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Vanguard Injection Site**  
**Poindexter Road and Brickhouse Road**  
**Zion Crossroads, Louisa County, Virginia**

Report Issuance Date: April 9, 2025  
Report Viability Date: September 24, 2025



Prepared for:  
**Bohler, LLC**  
9100 Arboretum Parkway Suite 140  
Richmond, Virginia 23236  
Attn: Mr. Brian Miller

---

Prepared by:  
**Geo-Technology Associates, Inc.**  
*Geotechnical and Environmental Consultants*  
6717 Janway Road  
Henrico, Virginia 23228  
(804) 716-6591  
[www.gtaeng.com](http://www.gtaeng.com)

GTA Project Number: 31250734

**GEO-TECHNOLOGY ASSOCIATES, INC.**

GEOTECHNICAL AND  
ENVIRONMENTAL CONSULTANTS

*A Practicing Geoprofessional Business Association Member Firm*



April 9, 2025

**Bohler, LLC**

9100 Arboretum Parkway Suite 140  
Richmond, Virginia 23236

Attn: Mr. Brian Miller

Re: Phase I Environmental Site Assessment  
Vanguard Injection Site  
Poindexter Road and Brickhouse Road  
Zion Crossroads, Louisa County, Virginia

Dear Mr. Miller:

Geo-Technology Associates, Inc. (GTA) has performed a Phase I Environmental Site Assessment (ESA) of the above referenced property. The subject property consists of approximately 5.6 acres located at the intersection of Poindexter Road and Brickhouse Road, Zion Crossroads, Louisa County, Virginia (the "subject property"). The subject property primarily consists of a grassed natural gas pipeline easement, wooded land, and a portion of a graded stone parking area associated with the southeast-adjacent Louisa Compressor Station. GTA understands that the subject property is planned to be developed with a natural gas metering and regulating station.

We appreciate the opportunity to be of assistance on this project. Should you have any questions regarding this information, or should you require additional information, please contact the undersigned at your convenience.

Sincerely,

**GEO-TECHNOLOGY ASSOCIATES, INC.**

Jared W. Rose, P.G.  
Project Scientist

Andrew S. Hendricks, P.G., L.R.S.  
Vice President

JWR/BMM/ASH

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6717 Janway Road, Henrico, Virginia 23228 (804) 716-6591

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### APPENDICES

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## 1.0 EXECUTIVE SUMMARY

Geo-Technology Associates, Inc. (GTA) has performed a Phase I Environmental Site Assessment (ESA) of the Vanguard Injection Site (the "subject property"). This ESA was performed in general accordance with ASTM International (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-21)*.

This *Executive Summary* is limited in scope and detail and is presented for the convenience of the reader. Do not rely on this *Executive Summary* for any purpose except that for which it was prepared. Please refer to the full report for details concerning the environmental condition of the subject property, as well as the scope and limitations of this ESA. Rely only on the full report for information about the findings, recommendations, and other concerns.

The subject property consists of approximately 5.6 acres located at the intersection of Poindexter Road and Brickhouse Road, Zion Crossroads, Louisa County, Virginia. The subject property primarily consists of a grassed natural gas pipeline easement, wooded land, and a graded stone parking area associated with the southeast-adjacent Louisa Compressor Station. GTA understands that the subject property is planned to be developed with a natural gas metering and regulating station. Historically, the subject property has consisted of wooded land and the natural gas pipeline easement from at least 1949.

The surrounding region has currently and historically consisted predominantly of scattered residences, farms, and open and wooded land. Environmental regulatory resources identified one regulatory site within the ASTM search distances on the specified databases. No environmental violations or documented releases of petroleum or hazardous substances were identified at the facility. Therefore, it is unlikely the regulatory site has adversely impacted the subject property.

**This assessment has revealed no recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with the subject property.**

Although not considered a REC at this time, GTA observed a debris pile consisting of primarily concrete and metal scrap near the southwestern property boundary. GTA recommends the debris be removed from the subject property and properly disposed prior to or during site development.

## 2.0 INTRODUCTION

### 2.1 General

GTA was retained by Bohler, LLC ("Client" or "User") to prepare a Phase I Environmental Site Assessment, in general conformance with ASTM International's *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-21* of the subject property in accordance with our Agreement.



This report was prepared by GTA for the sole and exclusive use of the Client. Use and reproduction of this report by any other party without the express written permission of GTA is unauthorized, and such use is at the sole risk of that party.

## 2.2 Purpose

The purpose of this report is to identify RECs in connection with the subject property, using the methodology defined by ASTM International in order for a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser defenses to CERCLA liability and/or to help understand potential environmental conditions that could materially impact the operation of the business associated with the subject property. ASTM International defines a REC and related terms as follows:

Recognized Environmental Condition (REC): “(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.”

Historical REC (HREC): “a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).”

Controlled REC (CREC): “a recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations).”

De minimis condition: “a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be de minimis condition is not a recognized environmental condition nor a controlled recognized environmental condition.”

## 2.3 Scope of Services

This ESA was performed and this report was prepared in general accordance with applicable standards and with a review of reasonably ascertainable data, as set forth in the ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-21)*. The scope of services for this Phase I ESA generally included the following:



Records Review – Review of reasonably ascertainable current and historical records for the subject property and site vicinity, which may include a regulatory database report summarizing Federal and State environmental agency records; aerial photography; street directories; Sanborn® Fire Insurance Maps; property tax files; chain of title information for the subject property (if provided by the Client or subject property owner); physical setting documentation; and previous environmental reports.

Site Reconnaissance – Non-intrusive visual observations of the subject property for indications of hazardous substances, petroleum products, ASTs, USTs, groundwater monitoring wells, polychlorinated biphenyl (PCB)-containing equipment, stained soil, stressed vegetation, pits, ponds, lagoons, structures, utilities, access roads, and similar features of potential environmental concern.

Interviews – Interviews (in person, via telephone, or via written request) with, but not limited to, relevant regulatory authorities and present and past subject property owners, operators, or occupants, where relevant.

Report – Preparation of a Phase I ESA Report summarizing the information collected.

Considerations that were not reviewed as part of this ESA, and that are considered non-scope issues by ASTM E1527-21 and/or otherwise beyond the scope of this assessment, include, but are not limited to, asbestos-containing building materials (ACMs), radon, lead-based paint (LBP) in buildings, lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality unrelated to subsurface releases of hazardous substances or petroleum products, biological agents, mold, water potability issues (e.g., nitrates, pH, turbidity, coliforms, etc.), substances not defined as either petroleum products or hazardous substances by ASTM E1527-21 (e.g., methane, emerging contaminants, and substances under naturally occurring conditions such as arsenic), universal building wastes (e.g., mercury-containing switches or bulbs, PCB-containing light ballasts), and high voltage power lines.

## 2.4 Limitations

GTA's conclusions regarding the subject property have been based on observations of existing conditions at the time of the site reconnaissance, an interpretation of reasonably ascertainable historical data sources, and environmental data. Therefore, conclusions reached regarding the conditions of this site do not represent a warranty that all areas within the site are of a similar quality as may be inferred from observable site conditions, reasonably ascertainable historical data sources, or environmental data. Please be advised that as stated in the ASTM E1527-21 Standard, no environmental site assessment can wholly eliminate uncertainty regarding the potential for environmental liability in connection with the subject property. GTA's evaluation and analysis are intended to reduce, but not eliminate, the potential for conditions that result in liability for the Client.

Please be advised that ASTM indicates that a Phase I ESA completed less than 180 days prior to the date of the property transaction is presumed to be valid. To satisfy the ASTM E1527-21 Standard, ESAs completed more than 180 days prior to the date of the property transaction are required to be



updated. For reference, the dates of these critical components and the Report Viability Date (180 days from the earliest critical component) are summarized below.

| Component  | Date Completed     |
|--|--------------------|
| Interviews   | April 1, 2025      |
| Regulatory Records Review                              | March 28, 2025     |
| Site Reconnaissance                                    | April 2, 2025      |
| Declaration by the Environmental Professional          | April 9, 2025      |
| Report Viability Date<br>(180 days from earliest item) | September 24, 2025 |

The following limiting conditions/deviations should be noted with respect to this Phase I ESA. These limiting conditions/deviations are not necessarily exceptions to the ASTM E1527-21 Standard.

- In preparing this report, GTA has relied on certain information provided by federal, state, and local officials and other parties referenced herein, and on information contained in the files of governmental agencies, that were readily available to GTA at the time of this assessment. Although there may have been some degree of overlap in the information provided by these various sources, GTA did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this assessment.
- Observations were made of the subject property and of the structures (if present) on the subject property as indicated in this report. Where access to portions of the subject property or to structures on the subject property was unavailable or limited, GTA renders no opinion as to the presence of petroleum products or hazardous substances in that portion of the subject property and structure. In addition, GTA renders no opinion as to the presence of petroleum products or hazardous substances where direct observation of the ground surface, interior walls, floors, ceiling, or a structure is obstructed by objects or materials, including vegetation and snow, covering these surfaces.
- The subject property boundaries were not marked at the time of GTA's site visit. GTA estimated the subject property boundaries using existing site features, the tax map information described in Section 3.1, aerial photographs, and/or site plans, if available.
- As part of this assessment, GTA submitted requests for information via the Freedom of Information Act (FOIA) to various governmental agencies. As of the preparation date of this report, these requests may not have been fulfilled. The conclusions of this report are subject to change upon receipt of a response from these FOIA requests.
- As part of this assessment, GTA requested information from the current subject property owner, the Client, and other entities. As of the preparation date of this report, these requests may not have been fulfilled. The conclusions of this report are subject to change upon receipt of a response from these entities.



## 2.5 Significant Assumptions

As part of this ESA, GTA has obtained data from various sources (e.g., historical documents, regulatory information, site drawings, interviews with individuals familiar with the site and regulatory representatives). GTA relies on this information in forming a professional opinion and assumes that the information is accurate and correct. GTA shall not be responsible for conditions or consequences arising from incorrect data sources or relevant facts that were concealed, withheld or not fully disclosed at the time this report was prepared. Unless otherwise noted, GTA assumes that the user has requested this Phase I ESA to qualify for a “landowner liability protection” (LLP) to CERCLA liability.

Groundwater flow and depth, unless otherwise specified by on-site well data or well data from the subject property or nearby sites, are inferred from contour information depicted on the USGS topographic map(s).

GTA assumes the subject property has been correctly and accurately identified by the Client, designated representative of the Client, subject property contact, subject property owner, and subject property owner's representatives.

A number of parties such as third-party vendors, government agencies, and the subject property owner may have provided information for this assessment. The ASTM E1527-21 Standard allows the consultant to rely on the information gathered without independent verification, unless it is obvious that certain information is incorrect. Unless noted in the report, GTA assumed the information supplied by third parties to be correct.

## 2.6 Data Gaps

ASTM defines a “data gap” as a lack of or inability to obtain information required by the Phase I ESA standard despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by the Phase I ESA, including, but not limited to, the site reconnaissance and interviews. Common data gaps include the lack of access to some structures, an inability to interview key site managers, and time gaps in the historical use information. Significant data gaps are those that affect the ability of the environmental professional to identify RECs. Significant data gaps were not identified as part of this ESA.

## 2.7 Qualifications

I, Jared W. Rose, P.G., declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in Part 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the “All Appropriate Inquiries” in general conformance with the standards and practices set forth in 40 CFR Part 312. The qualifications of the environmental professionals who performed this Phase I ESA are available to the Client upon request.



### 3.0 SITE AND VICINITY DESCRIPTION

#### 3.1 Site Location, Parcel Description, and Site Improvements

The subject property is located at the intersection of Poindexter Road and Brickhouse Road in Zion Crossroads, Louisa County, Virginia. The subject property primarily consists of a grassed natural gas pipeline easement, wooded land, and a portion of a graded stone parking area associated with the southeast-adjacent Louisa Compressor Station. Please refer to the Site Sketch and maps provided within Appendix A. According to online tax information obtained from Louisa County, the subject property comprises the parcel summarized in the following table:

| Parcel | Owner                         | Address  | Land Area (Acres) |
|--------|-------------------------------|--|-------------------|
| 37 44  | Columbia Gas Transmission LLC | Address not assigned (Intersection of Poindexter Road and Brickhouse Road) | 5.6               |

GTA was provided with a copy of a *Prop Concept Plan* of Vanguard Injection Site, prepared by Bohler, LLC and dated January 15, 2025. The plan depicts a natural gas pipeline easement and does not identify structures on the subject property. The plan indicates that the subject property is proposed to be developed with a natural gas metering and regulating station.

#### 3.2 Physical Setting

The subject property's physical setting, based on the site reconnaissance and/or the referenced physical setting sources, is summarized below.

|   |   |
|---|---|
| <b>Soils</b>  | <b>Source: U.S. Department of Agriculture (USDA) Web Soil Survey</b>                            |
| GTA reviewed the soil survey for indications of features of potential environmental concern, including pits, mines, quarries, urban land, etc. No features of potential environmental concern were identified during the review.  |   |
| <b>Topography</b>   | <b>Source: United States Geological Survey (USGS) Topographic Quadrangle Map</b>                |
| Generally level to gently sloping downward to the east.   |   |
| <b>Geology, Hydrogeology, and Surface Water</b>   | <b>Source(s): Virginia Division of Mineral Resources <i>Geologic Map of Virginia (1993)</i></b> |
| <p><i>Physiographic Province:</i> Piedmont</p> <p><i>Formation(s):</i> Metagraywacke, Quartzose Schist, and Melange: Metagraywackes are quartzose chlorite or biotite schists containing very fine to coarse granules of blue quartz.</p> <p><i>Groundwater Flow Direction:</i> Based on the observed and/or mapped local topography, the shallow groundwater is assumed to flow generally to the east. Shallow groundwater flow may be highly variable based on a number of factors and no site-specific groundwater flow data was obtained or reviewed.</p> <p><i>Surface Water:</i> No surface water features were observed on the subject property.</p> |   |



## 4.0 SITE RECONNAISSANCE

Jared Rose, P.G., of GTA performed the site reconnaissance on April 2, 2025. GTA personnel were unaccompanied during the site reconnaissance. Limitations that may have affected GTA’s ability to visually observe subject property conditions are noted below.

| Limitation                        | Yes                                 | No                                  | Description   |
|-----------------------------------|-------------------------------------|-------------------------------------|---|
| Dense Vegetation                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Portions of the subject property were densely vegetated, limiting GTA personnel’s observations. |
| Locked or Inaccessible Structures | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |   |
| Snow Cover                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |   |
| Other                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |   |

### 4.1 Site Description

The subject property primarily consists of a grassed natural gas pipeline easement, wooded land, and a graded stone parking area associated with the southeast-adjacent Louisa Compressor Station. Photographs taken during GTA’s site visit are presented as Appendix B.

### 4.2 Site Conditions

The following table summarizes the site reconnaissance observations.

| Category                           | Item Description                        | Observed                            |                                     |
|------------------------------------|---|-------------------------------------|-------------------------------------|
|                                    |   | Yes                                 | No                                  |
| Storage Tanks and Vessels          | Aboveground Storage Tanks               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                    | Underground Storage Tanks               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Chemical or Waste Storage/Disposal | Drums or Other Containers               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                    | Floor Drains, Trenches, Sumps, and Pits | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                    | Oil/Water Separator                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                    | Waste Lagoons                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Electrical Transformers/PCBs       | Pole-mounted Transformers               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                    | Pad-Mounted Transformers                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                    | Elevators                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                    | Other Equipment                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Solid Waste and Stockpiles         | Landfilling or Buried Waste             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                    | Dumping or Disposal/Debris Areas        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|                                    | Dumpsters                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                    | Fill Material                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|                                    | Soil Stockpiles                         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Known or Suspected                 | Stained Soil                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |



| Category  | Item Description                   | Observed                            |                                     |
|---|------------------------------------|-------------------------------------|-------------------------------------|
|   |                                    | Yes                                 | No                                  |
| Release of Hazardous Substances or Petroleum Products | Stained Pavement or Other Surfaces | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | Stressed Vegetation                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | Pools of Liquids                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | Other                              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| Other Subject Property Features                       | Monitoring Wells                   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | Hydraulic Lifts                    | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | Pungent or Noxious Odors           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | Petroleum Pipeline (i.e., Markers) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|   | Other                              | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

**Dumping or Disposal/Debris Areas:** GTA personnel observed a debris pile near the southwestern property boundary. The debris piles consisted primarily of concrete and metal scrap, and empty paint cans. No obvious evidence of a release of petroleum or hazardous substances were observed in the vicinity of the debris pile.

**Other:** GTA personnel observed markers for three natural gas pipelines in the easement area of the subject property. According to the subject property owner’s representative these pipelines were installed in 1949 and are currently in use. No obvious evidence of a release of petroleum or hazardous substances was observed in association with the natural gas pipelines.

### 4.3 Surrounding Land Use

During the site reconnaissance, GTA personnel observed, to the extent practical, conditions on the properties adjoining the subject property and in the surrounding vicinity. General property uses, including gasoline stations, dry cleaners, landfills, and/or similar sites of known environmental concern, if identified, are summarized in the following table.

| Direction | Surrounding Observations  |
|-----------|---|
| North     | <b>Adjoining:</b> Brickhouse Road followed by a residence and agricultural land.<br><b>Remaining Surrounding Vicinity:</b> residential and agricultural land. |
| South     | <b>Adjoining:</b> wooded land.<br><b>Remaining Surrounding Vicinity:</b> wooded and open land.  |
| East      | <b>Adjoining:</b> Louisa Compressor Station and wooded land.<br><b>Remaining Surrounding Vicinity:</b> wooded and open land and residences.                   |
| West      | <b>Adjoining:</b> Poindexter Road and wooded land.<br><b>Remaining Surrounding Vicinity:</b> Poindexter Road, a church, residences and open and wooded land.  |



## 5.0 HISTORICAL RECORDS REVIEW

The historical use of the subject property and surrounding properties are summarized in the following sections based on a review of the historical records listed below. Copies of the 1958 and 2023 aerial photographs are included in Appendix A.

| Source  | Years Reviewed   |
|---|--|
| Historical Topographic Maps (NETR Online, USGS)     | 1949, 1956, 1961, 1962, 1969, 1970, 1972, 1977, 1978, 1982, 1986, 1987, 1991, 2010, 2013, 2016, 2019, 2022   |
| Historical Aerial Photographs (NETR Online, Google) | 1958, 1959, 1969, 1984, 1994, 2002, 2003, and 2007 to 2023 (most years)  |
| Historical Sanborn Maps (Appendix C)                | None available   |
| City Directories (Appendix C)                       | Based on the availability of other historical resources summarized herein, and the history of the subject property and surrounding vicinity as identified through review of those resources, no city directories were reviewed as part of this assessment. |

### 5.1 Historical Subject Property Use

A summary of the historical use of the subject property is described below.

| Dates         | Uses  | Source(s)                            |
|---------------|---|--------------------------------------|
| Prior to 1958 | Wooded land.  | Topographic Maps                     |
| 1958-2016     | Wooded land with a natural gas pipeline easement.   | Aerial Photographs, Topographic Maps |
| 2016-2023     | A graded stone parking area is constructed on the southern portion of the subject property. | Aerial Photographs, Topographic Maps |

### 5.2 Historical Adjoining Property & Surrounding Vicinity Use

A summary of the historical use of adjoining properties and the surrounding vicinity is described below.

| Direction | Adjoining Property Uses   |
|-----------|---|
| North     | 1949-2023: Brickhouse Road followed by a residence and agricultural land. |
| South     | 1949-1972: wooded land<br>1972-2023: Louisa Compressor Station            |
| East      | 1949-1987: wooded land.<br>1982-2023: residence and wooded land           |

| Direction | Adjoining Property Uses   |
|-----------|---|
| West      | 1949-1956: cleared and wooded land<br>1958-1959: a small farm structure, a church, and wooded land followed by Agricultural fields<br>1961- 2023: Wooded land followed by Poindexter Road, a church, residences, and agricultural land. |

### 5.3 Property Title Information

GTA was not supplied with chain of title documentation concerning the subject property.

## 6.0 USER-PROVIDED INFORMATION AND INTERVIEWS

GTA requested that the User complete a User Questionnaire. The User returned the questionnaire (Appendix D) indicating the following:

| User's Knowledge   | Yes                      | No                                  |
|--|--------------------------|-------------------------------------|
| <b>Environmental liens that are filed or recorded against the subject property.</b><br>Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the subject property under federal, tribal, state, or local law?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>Activity and use limitations (AULs) that are in place on the subject property or that have been filed or recorded against the subject property.</b><br>Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the subject property and/or have been filed or recorded against the subject property under federal, tribal, state or local law?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>Specialized knowledge or experience of the person seeking to qualify for Landowner Liability Protection.</b><br>Do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>Relationship of the purchase price to the fair market value of the subject property if it were not contaminated.</b><br>Do you have reason to believe that the purchase price of the subject property is lower than the fair market value due to the known or suspected presence of contamination?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>Commonly known or reasonably ascertainable information about the subject property (40 CFR 312.30).</b><br>Are you aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,<br>a) Do you know the past uses of the property?<br>b) Do you know of specific chemicals that are present or once were present at the property?<br>c) Do you know of spills or other chemical releases that have taken place at the property?<br>d) Do you know of any environmental cleanups that have taken place at the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <b>The degree of obviousness of the presence or likely presence of contamination at the subject property, and the ability to detect the contamination by appropriate investigation.</b><br>Based on your knowledge and experience related to the subject property, are there any obvious indicators that point to the presence or likely presence of releases at the subject property?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



GTA provided the Client with a User Questionnaire regarding their knowledge of environmental concerns associated with the subject property. A response from the Client is pending at this time. If such information is received at a later date and materially alters the findings of this ESA, GTA will submit an addendum to the Client. A blank copy of GTA's User Questionnaire is included in Appendix D.

## 6.1 Title and Judicial Records for Environmental Liens/Activity and Use Limitations

Per ASTM E1527-21 Section 6.2, the User is required to provide and/or report to the environmental professional any title and judicial records for environmental liens/activity and use limitations (AULs) associated with the subject property. The environmental professional per the ASTM practice is not responsible to undertake a review of recorded land title records and judicial records for environmental liens or AULs.

Title records and information were not provided to GTA by the User. The User did not request GTA to coordinate with a title company or title professional to undertake a review of Recorded Land Title records and judicial records for environmental liens or AULs.

## 6.2 Interviews

GTA submitted an Environmental Questionnaire to a representative of the subject property owner regarding their knowledge of the historical uses of the subject property and potential environmental concerns. On April 1, 2025, GTA received the Environmental Questionnaire, which was completed by Mr. Cedric Kline, a representative of Columbia Gas Transmission LLC. In addition, GTA performed a follow-up interview with Mr. Kline on April 3, 2025.

He indicated that he has been familiar with the subject property for 35 years and that the property is currently developed with a natural gas easement containing three natural gas pipelines. According to Mr. Kline the pipelines were constructed in 1949 and are currently in use. Mr. Kline was unaware of current or former structures associated with the subject property. In addition, Mr. Kline indicated that he was unaware of the following potential environmental concerns currently or formerly associated with the subject property:

- USTs, ASTs, or drums used for storage of petroleum products or hazardous substances;
- applications of pesticides or fertilizers;
- contaminated fill or soil stockpile placement;
- landfilling or buried waste;
- previous industrial land uses; or
- environmental liens.

Mr. Kline indicated that he was unaware of significant soil or groundwater contamination associated with the surrounding properties. A copy of the Environmental Questionnaire completed by Mr. Kline is included in Appendix D.



### 6.3 Previous Reports

GTA requested copies of previous ESAs or similar environmental reports from the Client and Mr. Kline. According to the Client and Mr. Kline, no previous ESAs or similar environmental reports were available for the subject property.

## 7.0 REGULATORY REVIEW

### 7.1 Regulatory Database Search

GTA retained EDR to perform a search of federal, state, and tribal environmental regulatory agency databases for sites identified within the approximate minimum search distance specified by ASTM *Standard Practice for Environmental Site Assessments E1527-21*. A copy of the regulatory database report, dated March 28, 2025, is provided in Appendix E. The regulatory database report also includes a list of unmapped sites, which were not plotted in the regulatory database report due to insufficient address and/or geographic coordinate information.

GTA attempted to field-verify the locations of the identified regulatory sites. GTA also reviewed the list of unmapped sites and based on the descriptions provided, attempted to verify if any are located within the specified search radii. Therefore, the sites discussed in this section may be a subset of those contained in the regulatory database report. The two tables below summarize the ASTM Standard regulatory databases that were searched, followed by GTA’s summary of the results.

GTA’s review of the identified regulatory sites was performed using the ASTM search distances; however, GTA’s summary of the identified regulatory sites provided below may be limited to distances that are less than the ASTM standard search distances considering local geologic or hydrogeologic conditions, the density of the identified regulatory sites, the availability of public water, or other factors.

Note that the regulatory database report may include various records that are not specifically required by the ASTM Standard. If non-ASTM databases are considered relevant to this Phase I ESA, they are discussed later in this section.

| FEDERAL DATABASES SEARCHED BY EDR |  |                      |
|-----------------------------------|--|----------------------|
| Database                          | Description  | ASTM Search Distance |
| NPL                               | National Priority List. Subset of CERCLIS. Sites for priority cleanup under the Superfund program.   | 1 mile               |
| Delisted NPL                      | Delisted National Priority List sites  | ½ mile               |
| SEMS                              | Superfund Enterprise Management System (formerly CERCLIS). Sites that are proposed for or on the NPL, or in the screening or assessment phase for possible inclusion on the NPL. | ½ mile               |



| FEDERAL DATABASES SEARCHED BY EDR |   |   |
|-----------------------------------|---|---|
| Database                          | Description   | ASTM Search Distance                      |
| SEMS-ARCHIVE                      | Formerly CERCLIS NFRAP. Archived SEMS sites with a status of No Further Remedial Action Planned (NFRAP), denoting sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. The NFRAP status does not necessarily indicate that no environmental concerns are present. | ½ mile                                    |
| RCRA COR                          | Hazardous waste handlers with Resource Conservation and Recovery Act (RCRA) corrective action activity.   | 1 mile                                    |
| RCRA TSD                          | Resource Conservation and Recovery Information System, hazardous waste Treatment, Storage, and Disposal Facilities.   | ½ mile                                    |
| RCRA SQG/LQG                      | RCRA sites that are hazardous waste small or large quantity generators.   | Subject Property and adjoining properties |
| IC/EC                             | Institutional Controls or Engineering Controls maintained for the purpose of tracking sites that may contain residual contamination and activity and use limitations.   | Subject Property                          |
| ERNS                              | Emergency Response Notification System. Information on releases of oil and hazardous substances.  | Subject Property                          |

| STATE & TRIBAL DATABASES SEARCHED BY EDR |   |   |
|--|---|---|
| Database                                 | Description   | ASTM Search Distance                      |
| SHWS                                     | State Hazardous Waste Sites, which is the state equivalent to CERCLIS.  | ½ mile                                    |
| SWF/LF                                   | Solid Waste Acceptance Facilities/Landfills, which may include active or inactive facilities, landfills, or open dumps.       | ½ mile                                    |
| UST/AST                                  | Registered underground and aboveground storage tank sites.  | Subject Property and adjoining properties |
| LUST/LAST UNREG LTANKS                   | Leaking registered or unregistered storage tanks incident reports contain an inventory of reported leaking AST/UST incidents. | ½ mile                                    |
| Brownfield                               | Brownfields or voluntary cleanup program sites  | ½ mile                                    |
| IC/EC                                    | Equivalent to Federal IC/EC Registries.   | Subject Property                          |

### 7.1.1 Subject Property Databases

The regulatory database report did not identify regulatory listings that appear to correspond to the subject property.



7.1.2 Surrounding Properties Databases

The regulatory database report identified the following regulatory sites located within the ASTM search distances.

| RESULTS SUMMARY  |                          |  |  |
|--|--------------------------|--|--|
| Site Description   | Database                 | Details  | Approximate Distance/Direction from Subject Property |
| Columbia Gas Transmission – Louisa Compressor Station<br>120 Brickhouse Road | AST<br>RCRA-VSQG<br>ECHO | Three 1,000-gallon lube oil USTs, two currently in use one dismantled in 1998. Very Small Quantity Generator of multiple hazardous wastes. No releases or violations associated with the site. | Adjacently east                                      |

The Columbia Gas Transmission – Louisa Compressor facility, located adjacently south and topographically cross-gradient of the subject property, was identified on the Aboveground Storage Tanks (AST), Resource Conservation and Recovery Act – Very Small Quantity Generator (RCRA-VSQG), and ECHO databases. The provided information indicates one 1,000-gallon lube oil UST was installed in 1990 and removed from service in 1998. Two more 1,000-gallon lube oil ASTs were installed onsite in 1998 and 2018 respectively and are currently in use. No LAST or spills listings were identified in the regulatory database report for the facility. The facility was also identified as a very small quantity generator of multiple hazardous wastes, including ignitable, corrosive and reactive waste, various heavy metals, and spent halogenated solvents. No violations or documented releases of petroleum or hazardous substances were identified in association with the facility. Therefore, it is unlikely the Columbia Gas Transmission – Louisa Compressor facility has adversely impacted the subject property.

7.2 Supplemental Databases Reviewed

On March 4, 2025, GTA reviewed the VDEQ Environmental Data Mapper (EDM) website to identify potential storage or releases of petroleum-based products or hazardous substances on the subject property. The VDEQ EDM website identifies registered tank facilities, petroleum release sites, Virginia Voluntary Remediation Program (VRP) sites, Pollution Response Program (PREP) sites, and solid waste sites in the Commonwealth of Virginia. The subject property was not identified on the searched databases. Adjoining sites and other regulatory sites were identified in the surrounding vicinity consistent with the information provided in the regulatory database report as described in Section 7.1.

7.3 Local Regulatory Agency Review

GTA submitted written inquiries to regulatory agencies concerning potential environmental issues associated with the subject property as summarized in the table below. Copies of GTA’s written inquiries and agency responses are included in Appendix D.



| Agency                              | Request                         | Agency Response   | Summary  |
|-------------------------------------|---------------------------------|-------------------|--|
| Louisa County                       | Electronic Request<br>3/31/2025 | Email on 4/3/2025 | An agency representative indicated that no records were identified for the subject property.   |
| Virginia Department of Health (VDH) | Electronic Request<br>3/31/2025 | Email on 4/1/25   | An agency representative indicated that no records were identified for the subject property  |
| NCDEQ                               | Electronic Request<br>3/31/2025 | Pending           | A response from the NCDEQ is pending at this time. If such information is received at a later date and materially alters the findings of this assessment, GTA will submit an addendum to the Client. |

## 8.0 FINDINGS AND CONCLUSIONS

The subject property consists of approximately 5.6 acres located at the intersection of Poindexter Road and Brickhouse Road, Zion Crossroads, Louisa County, Virginia. The subject property primarily consists of a grassed natural gas pipeline easement, wooded land, and a graded stone parking area associated with the southeast-adjacent Louisa Compressor Station. GTA understands that the subject property is planned to be developed with a natural gas metering and regulating station. Historically, the subject property has consisted of wooded land and the natural gas pipeline easement from at least 1949.

The surrounding region has currently and historically consisted predominantly of scattered residences, farms, and open and wooded land. Environmental regulatory resources identified one regulatory site within the ASTM search distances on the specified databases. No environmental violations or documented releases of petroleum or hazardous substances were identified at the facility. Therefore, it is unlikely the regulatory site has adversely impacted the subject property.

GTA has performed this Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-21 of the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed no RECs, CRECs, or significant data gaps in connection with the subject property.

Although not considered a REC at this time, GTA observed a debris pile consisting of primarily concrete and metal scrap near the southwestern property boundary. GTA recommends the debris be removed from the subject property and properly disposed prior to or during site development.

## Important Information about This

# Geoenvironmental Report

Geoenvironmental studies are commissioned to gain information about environmental conditions on and beneath the surface of a site. The more comprehensive the study, the more reliable the assessment is likely to be. But remember: Any such assessment is to a greater or lesser extent based on professional opinions about conditions that cannot be seen or tested. Accordingly, no matter how many data are developed, risks created by unanticipated conditions will always remain. *Have realistic expectations.* Work with your geoenvironmental consultant to manage known and unknown risks. Part of that process should already have been accomplished, through the risk allocation provisions you and your geoenvironmental professional discussed and included in your contract's general terms and conditions. This document is intended to explain some of the concepts that may be included in your agreement, and to pass along information and suggestions to help you manage your risk.

### **Beware of Change; Keep Your Geoenvironmental Professional Advised**

The design of a geoenvironmental study considers a variety of factors that are subject to change. Changes can undermine the applicability of a report's findings, conclusions, and recommendations. *Advise your geoenvironmental professional about any changes you become aware of.* Geoenvironmental professionals cannot accept responsibility or liability for problems that occur because a report fails to consider conditions that did not exist when the study was designed. Ask your geoenvironmental professional about the types of changes you should be particularly alert to. Some of the most common include:

- modification of the proposed development or ownership group,
- sale or other property transfer,
- replacement of or additions to the financing entity,

- amendment of existing regulations or introduction of new ones, or
- changes in the use or condition of adjacent property.

Should you become aware of any change, *do not rely on a geoenvironmental report.* Advise your geoenvironmental professional immediately; follow the professional's advice.

### **Recognize the Impact of Time**

A geoenvironmental professional's findings, recommendations, and conclusions cannot remain valid indefinitely. The more time that passes, the more likely it is that important latent changes will occur. *Do not rely on a geoenvironmental report if too much time has elapsed since it was completed.* Ask your environmental professional to define "too much time." In the case of Phase I Environmental Site Assessments (ESAs), for example, more than 180 days after submission is generally considered "too much."

### **Prepare To Deal with Unanticipated Conditions**

The findings, recommendations, and conclusions of a Phase I ESA report typically are based on a review of historical information, interviews, a site "walkover," and other forms of noninvasive research. When site subsurface conditions are not sampled in any way, the risk of unanticipated conditions is higher than it would otherwise be.

While borings, installation of monitoring wells, and similar invasive test methods can help reduce the risk of unanticipated conditions, *do not overvalue the effectiveness of testing.* Testing provides information about actual conditions only at the precise locations where samples are taken, and only when they are taken. Your geoenvironmental

professional has applied that specific information to develop a general opinion about environmental conditions. *Actual conditions in areas not sampled may differ (sometimes sharply) from those predicted in a report.* For example, a site may contain an unregistered underground storage tank that shows no surface trace of its existence. *Even conditions in areas that were tested can change, sometimes suddenly, due to any number of events, not the least of which include occurrences at adjacent sites. Recognize, too, that even some conditions in tested areas may go undiscovered, because the tests or analytical methods used were designed to detect only those conditions assumed to exist.*

Manage your risks by retaining your geoenvironmental professional to work with you as the project proceeds. Establish a contingency fund or other means to enable your geoenvironmental professional to respond rapidly, in order to limit the impact of unforeseen conditions. And to help prevent any misunderstanding, identify those empowered to authorize changes and the administrative procedures that should be followed.

### **Do Not Permit Any Other Party To Rely on the Report**

Geoenvironmental professionals design their studies and prepare their reports to meet the specific needs of the clients who retain them, in light of the risk management methods that the client and geoenvironmental professional agree to, and the statutory, regulatory, or other requirements that apply. The study designed for a developer may differ sharply from one designed for a lender, insurer, public agency...or even another developer. *Unless the report specifically states otherwise, it was developed for you and only you.* Do not unilaterally permit any other party to rely on it. The report and the study underlying it may not be adequate for another party's needs, and you could be held liable for shortcomings your geoenvironmental professional was powerless to prevent or anticipate. Inform your geoenvironmental professional when you know or expect that someone else—a third-party—will want to use or rely on the report. *Do not permit third-party use or reliance until you first confer with the geoenvironmental professional who prepared the report.* Additional testing, analysis, or study may be required and, in any event, appropriate terms and conditions should be agreed to so both you and your geoenvironmental professional are protected from third-party risks. *Any party who relies on a geoenvironmental report without the express written permission of the professional who prepared it and the client for whom it was prepared may be solely liable for any problems that arise.*

### **Avoid Misinterpretation of the Report**

Design professionals and other parties may want to rely on the report in developing plans and specifications. They need to be advised, in writing, that their needs may not have been considered when the study's scope was developed, and, even if their needs were considered, they might misinterpret geoenvironmental findings, conclusions, and recommendations. *Commission your geoenvironmental professional to explain pertinent elements of the report to others who are permitted to rely on it, and to review any plans, specifications or other instruments of professional service that incorporate any of the report's findings, conclusions, or recommendations.* Your geoenvironmental professional has the best understanding of the issues involved, including the fundamental assumptions that underpinned the study's scope.

### **Give Contractors Access to the Report**

Reduce the risk of delays, claims, and disputes by giving contractors access to the full report, *providing that it is accompanied by a letter of transmittal that can protect you* by making it unquestionably clear that: 1) the study was not conducted and the report was not prepared for purposes of bid development, and 2) the findings, conclusions, and recommendations included in the report are based on a variety of opinions, inferences, and assumptions and are subject to interpretation. Use the letter to also advise contractors to consult with your geoenvironmental professional to obtain clarifications, interpretations, and guidance (a fee may be required for this service), and that—in any event—they should conduct additional studies to obtain the specific type and extent of information each prefers for preparing a bid or cost estimate. Providing access to the full report, with the appropriate caveats, helps prevent formation of adversarial attitudes and claims of concealed or differing conditions. If a contractor elects to ignore the warnings and advice in the letter of transmittal, it would do so at its own risk. Your geoenvironmental professional should be able to help you prepare an effective letter.

### **Do Not Separate Documentation from the Report**

Geoenvironmental reports often include supplemental documentation, such as maps and copies of regulatory files, permits, registrations, citations, and correspondence with regulatory agencies. If subsurface explorations were performed, the report may contain final boring logs and copies of laboratory data. If remediation activities occurred on site, the report may include: copies of daily field reports; waste manifests; and information about the disturbance of subsurface materials, the type and thickness of any fill placed on site, and fill placement practices, among other types of documentation. *Do not separate supplemental documentation from the report. Do not, and do not permit any other party to redraw or modify any of the supplemental documentation for incorporation into other professionals' instruments of service.*

### **Understand the Role of Standards**

Unless they are incorporated into statutes or regulations, standard practices and standard guides developed by the American Society for Testing and Materials (ASTM) and other recognized standards-developing organizations (SDOs) are little more than aspirational methods agreed to by a consensus of a committee. The committees that develop standards may not comprise those best-qualified to establish methods and, no matter what, no standard method can possibly consider the infinite client- and project-specific variables that fly in the face of the theoretical "standard conditions" to which standard practices and standard guides apply. In fact, these variables can be so pronounced that geoenvironmental professionals who comply with every directive of an ASTM or other standard procedure could run afoul of local custom and practice, thus violating the standard of care. Accordingly, when geoenvironmental professionals indicate in their reports that they have performed a service "in general compliance" with one standard or another, it means they have applied professional judgement in creating and implementing a scope of service designed for the specific client and project involved, and which follows some of the general precepts laid out in the referenced standard. To the extent that a report indicates "general compliance" with a standard, you may wish to speak with your geoenvironmental professional to learn more about what was and was not done. *Do not assume a given standard was followed to the letter.* Research indicates that that seldom is the case.

### **Realize That Recommendations May Not Be Final**

The technical recommendations included in a geoenvironmental report are based on assumptions about actual conditions, and so are preliminary or tentative. Final recommendations can be prepared only by observing actual conditions as they are exposed. For that reason, you should retain the geoenvironmental professional of record to observe construction and/or remediation activities on site, to permit rapid response to unanticipated conditions. *The geoenvironmental professional who prepared the report cannot assume responsibility or liability for the report's recommendations if that professional is not retained to observe relevant site operations.*

### **Understand That Geotechnical Issues Have Not Been Addressed**

Unless geotechnical engineering was specifically included in the scope of professional service, a report is not likely to relate any findings, conclusions, or recommendations about the suitability of subsurface materials for construction purposes, especially when site remediation has been accomplished through the removal, replacement, encapsulation, or chemical treatment of on-site soils. The equipment, techniques, and testing used by geotechnical engineers differ markedly from those used by geoenvironmental professionals; their education, training, and experience are also significantly different. If you plan to build on the subject site, but have not yet had a geotechnical engineering study conducted, your geoenvironmental professional should be able to provide guidance about the next steps you should take. The same firm may provide the services you need.

### **Read Responsibility Provisions Closely**

Geoenvironmental studies cannot be exact; they are based on professional judgement and opinion. Nonetheless, some clients, contractors, and others assume geoenvironmental reports are or certainly should be unerringly precise. Such assumptions have created unrealistic expectations that have led to wholly unwarranted claims and disputes. To help prevent such problems, geoenvironmental professionals have developed a number of report provisions and contract terms that explain who is responsible for what, and how risks are to be allocated. Some people mistake these for “exculpatory clauses,” that is, provisions whose purpose is to transfer one party’s rightful responsibilities and liabilities to someone else. Read the responsibility provisions included in a report and in the contract you and your geoenvironmental professional agreed to. *Responsibility provisions are not “boilerplate.”* They are important.

### **Rely on Your Geoenvironmental Professional for Additional Assistance**

Membership in the Geoprofessional Business Association exposes geoenvironmental professionals to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a geoenvironmental project. Confer with your GBA-member geoenvironmental professional for more information.



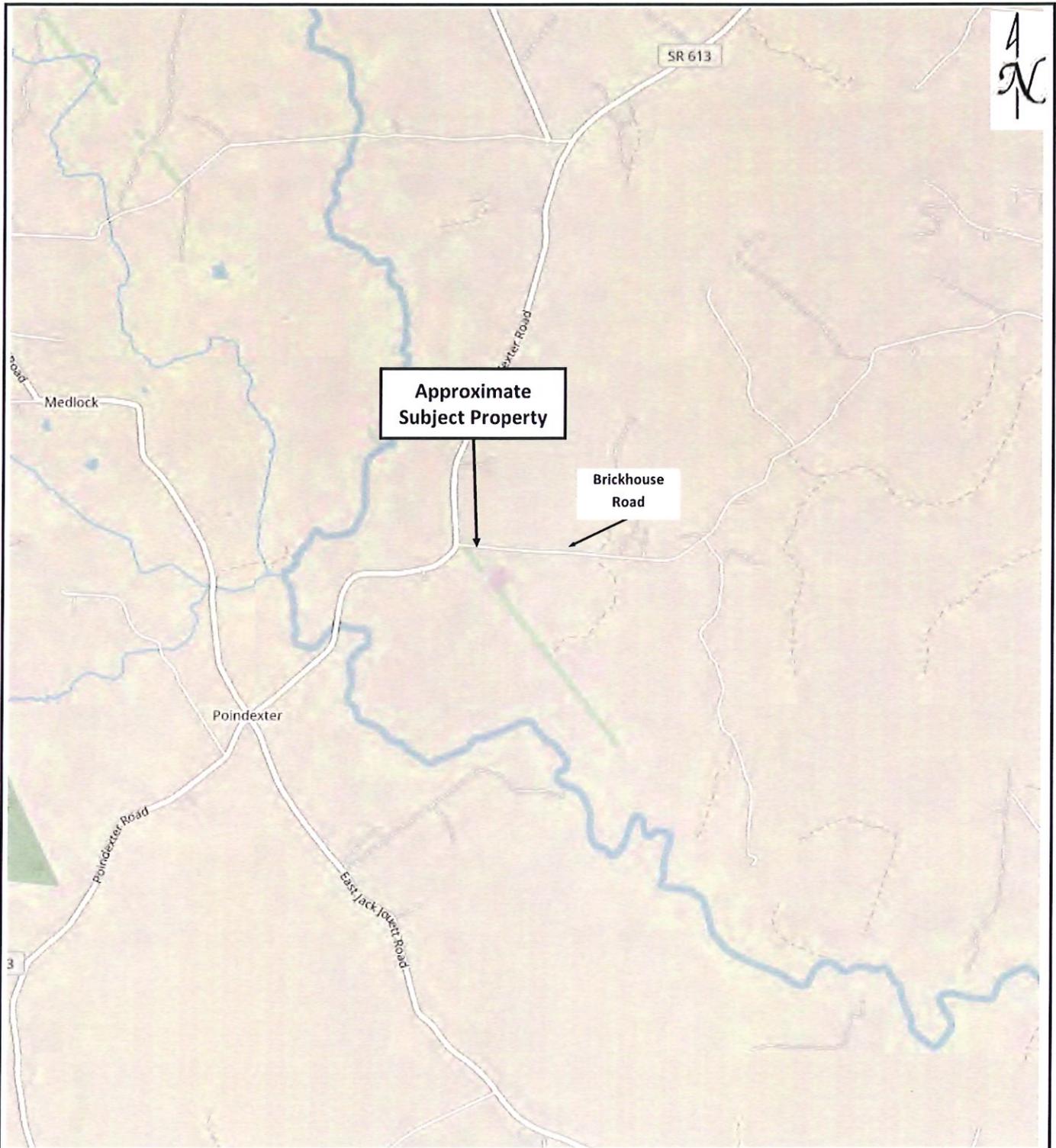
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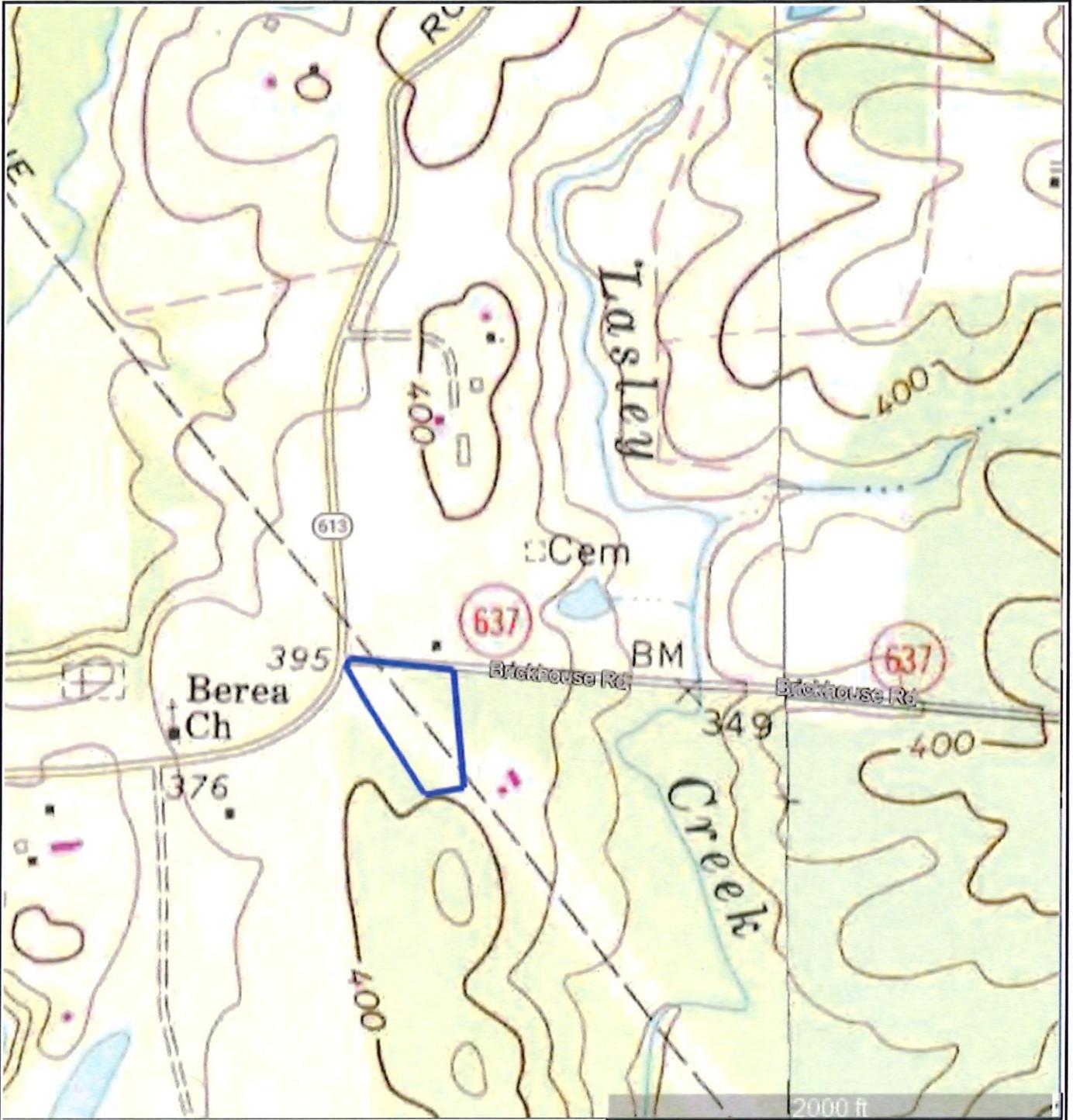


## **APPENDIX A**

### **Figures**



|   |   |  |                                   |  |
|---|---|--|-----------------------------------|--|
|  | <p><b>GEO-TECHNOLOGY ASSOCIATES, INC.</b><br/> <i>Geotechnical and Environmental Consultants</i></p> <p>43760 Trade Center Place, Suite 110<br/>         Sterling, Virginia 20166<br/>         (703) 478-0055<br/>         Fax (703) 478-0137</p> | <p align="center"><b>Figure 1</b><br/> <b>Site Location Map</b></p> <p align="center">Vanguard Injection Site<br/>         Louisa County, Virginia</p> |                                   |  |
| <p><b>SCALE</b><br/>As Shown</p>  | <p><b>DATE</b><br/>March 2025</p>   | <p><b>SOURCE</b><br/>OpenStreetMap</p>   | <p><b>PREPARED BY</b><br/>GTA</p> | <p><b>GTA PROJECT NO.</b><br/>31250734</p> |



Based on the USGS Quadrangle Map: (Boswells Tavern, Virginia)



**GEO-TECHNOLOGY ASSOCIATES, INC.**  
*Geotechnical and Environmental Consultants*

43760 Trade Center Place, Suite 110  
 Sterling, Virginia 20166  
 (703) 478-0055  
 Fax (703) 478-0137

**Figure 2**  
**Topographic Map**

Vanguard Injection Site  
 Louisa County, Virginia

|                          |                           |                                    |                           |                                    |
|--------------------------|---------------------------|------------------------------------|---------------------------|------------------------------------|
| <b>SCALE</b><br>As Shown | <b>DATE</b><br>March 2025 | <b>SOURCE</b><br>USGS/Google Earth | <b>PREPARED BY</b><br>GTA | <b>GTA PROJECT NO.</b><br>31250408 |
|--------------------------|---------------------------|------------------------------------|---------------------------|------------------------------------|



Approximate  
Subject Property

1000 ft



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*Geotechnical and Environmental Consultants*  
 43760 Trade Center Place, Suite 110  
 Sterling, Virginia 20166  
 (703) 478-0055  
 Fax (703) 478-0137

**Figure 3**  
**1958 Aerial Photograph**  
 Vanguard Injection Site  
 Louisa County, Virginia

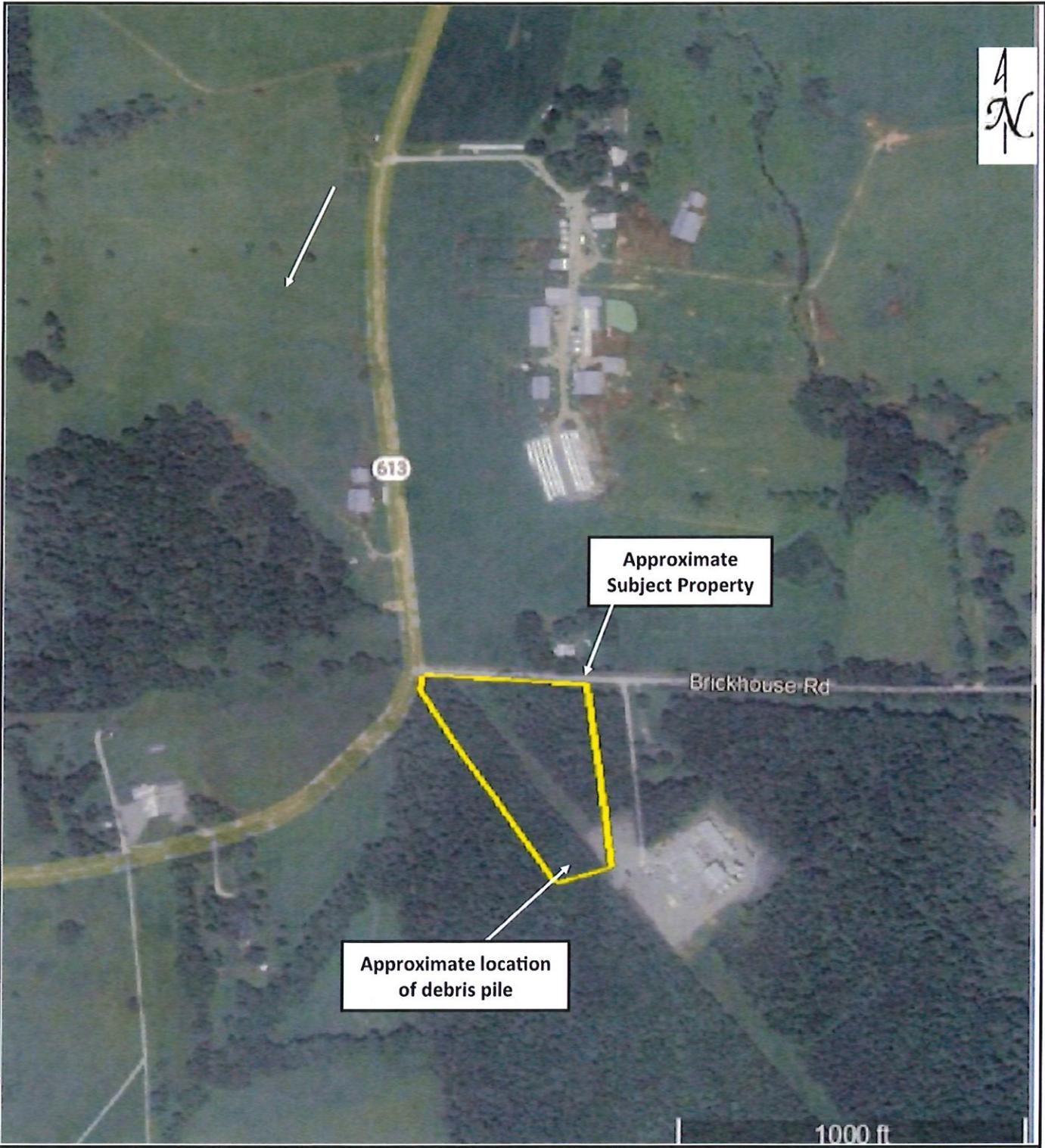
**SCALE**  
 As Shown

**DATE**  
 March 2025

**SOURCE**  
 USGS Earth Explorer

**PREPARED BY**  
 GTA

**GTA PROJECT NO.**  
 31250734



|   |  |                               |  |                                    |
|---|--|-------------------------------|--|------------------------------------|
|  | <b>GEO-TECHNOLOGY ASSOCIATES, INC.</b><br><i>Geotechnical and Environmental Consultants</i><br><br>43760 Trade Center Place, Suite 110<br>Sterling, Virginia 20166<br>(703) 478-0055<br>Fax (703) 478-0137 |                               | <b>Figure 4</b><br><b>2023 Aerial Photograph</b><br><br>Vanguard Injection Site<br>Louisa County, Virginia |                                    |
| <b>SCALE</b><br>As Shown  | <b>DATE</b><br>March 2025  | <b>SOURCE</b><br>Google Earth | <b>PREPARED BY</b><br>GTA  | <b>GTA PROJECT NO.</b><br>31250734 |



## **APPENDIX B**

### **Photographs**



Photograph 1: View of the gravel parking area on southern portion of subject property. View is to the north.



Photograph 2: View of the natural gas pipeline easement running through the center of the subject property. View is to the south.



Photograph 3: View of the natural gas pipeline markers on the central portion of the subject property. View is to the southeast.



Photograph 4: View of the debris pile located near the southwestern property boundary. View is to the southwest.



Photograph 5: View of the wooded land on western portion of subject property looking south.



Photograph 6: View of the wooded land on western portion of subject property looking east.



Photograph 7: View of Brickhouse Road followed by northern farm property from subject property boundary. View is to the north.



Photograph 8: View of the southwest-adjacent Louisa Compressor Station. View is to the southwest.



## **APPENDIX C**

# **Historical Research Documentation**

Vanguard Injection Site  
Brickhouse Road  
Louisa, VA 23093

Inquiry Number: 7940915.5  
March 28, 2025

## Certified Sanborn® Map Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

# Certified Sanborn® Map Report

03/28/25

**Site Name:**

Vanguard Injection Site  
Brickhouse Road  
Louisa, VA 23093  
EDR Inquiry # 7940915.5

**Client Name:**

GTA  
43760 Trade Center Place  
Sterling, VA 20166  
Contact: Jared Rose



The Sanborn Library has been searched by EDR and maps covering the target property location as provided by GTA were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

### Certified Sanborn Results:

**Certification #** 3342-4900-9F7C  
**PO #** 31250734  
**Project** Vanguard Injection Site

### UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 3342-4900-9F7C

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

*The Sanborn Library LLC Since 1866™*

### Limited Permission To Make Copies

GTA (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

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## **APPENDIX D**

### **Correspondence/Agency Records**

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** FOIA  
**Subject:** Online Form Submittal: Louisa County Freedom Of Information Act (FOIA) Request Form  
**Date:** Monday, March 31, 2025 5:10:27 PM

CAUTION: External email

## Louisa County Freedom Of Information Act (FOIA) Request Form

(Section Break)

### FREEDOM OF INFORMATION ACT REQUEST FOR RECORDS FORM

(Section Break)

*Please be aware that only citizens of the Commonwealth are eligible to take advantage of the provisions of FOIA. Requests for public records in Virginia are governed by the Virginia Freedom of Information Act ("FOIA"), Va. Code §§ 2.2-3700 et seq.*

#### Requestor's Information

|               |                      |
|---------------|----------------------|
| Name          | Jared                |
| Email Address | jrose@gtaeng.com     |
| Address       | 6717 Janway Road     |
| City          | Henrico              |
| State         | VA                   |
| Zip Code      | 23228                |
| Phone Number  | 3047316926           |
| Fax Number    | Field not completed. |

(Section Break)

#### Requested Information

Please specify below the specific records which you are requesting, including Tax Map and Parcel numbers for land records.

Note: that FOIA requests are only for does not have an address assigned. Intersection of Poindexter Road and Brickhouse Road, Zion Crossroads, Louisa County,

existing information.

Virginia Parcel ID: 37 44 Owner's Name: COMMONWEALTH  
GAS PIPELINE CORP Legal Acreage: 5.6 acres

GTA is performing a Phase I Environmental Site Assessment of the above-referenced parcel in the Zion Crossroads area of Louisa County. As part of this ESA, GTA is requesting the following information from the specified agencies:

Health Department - Any known potable wells, septic tanks, soil or groundwater contamination, or similar information regarding the parcel.

Fire Department - Any known environmental incidents or accidents; hazmat incident response records; storage tank installation/removal records; completed Tier 2 Chemical Inventory forms; soil or groundwater contamination; or similar information regarding the parcel.

Community Development - Any information concerning building permits, past use records, violations, complaints, or other records which may be pertinent to our ESA regarding the parcel.

Please provide me an estimate if it the cost for the FOIA is anticipated to exceed \$50.00.

By submitting this request I am aware that State Law allows the County of Louisa five (5) business days to respond to a request for information. The County of Louisa is allowed to charge me for the cost of accessing, searching, supplying and duplicating requested records. If the charge for providing the requested records is likely to exceed \$200, I will be required to pay a deposit in advance up to this amount.

Costs may include:

- Printed copies @ .50 cents per page,
- Hourly staff pay rate,
- Standard USPS postage rate
- \$2 for CD disc.

In conformance with the authority provided by (Va. Code §2.2-3704(F)), it is the policy of the County of Louisa to recover the costs of accessing, duplicating, supplying, or searching for records.

I agree to pay this cost \$50

but wish to receive an estimate of the cost first if it exceeds:

---

(Section Break)

---

|                                |          |
|--------------------------------|----------|
| Electronic Signature Agreement | I agree. |
|--------------------------------|----------|

---

|                      |            |
|----------------------|------------|
| Electronic Signature | Jared Rose |
|----------------------|------------|

---

|      |           |
|------|-----------|
| Date | 3/31/2025 |
|------|-----------|

---

Email not displaying correctly? [View it in your browser.](#)

**From:** [Jared Rose](#)  
**To:** [Aldridge, Paula \(VDH\)](#)  
**Cc:** [Kecia Holmes](#)  
**Subject:** RE: TM 37-44  
**Date:** Tuesday, April 1, 2025 9:59:00 AM  
**Attachments:** [image001.png](#)

---

Thank you Paula!

---

## Jared Rose, P.G. | Project Scientist



### GEO-TECHNOLOGY ASSOCIATES, INC.

6717 Janway Road, Henrico, VA 23228

Tel: 804-716-6591 | Cell: 304-731-6926 | [www.gtaeng.com](http://www.gtaeng.com)

**Services:** Geotechnical Engineering • Environmental and  
Geoscience Consulting • Construction Observation and Testing

---

**From:** Aldridge, Paula (VDH) <Paula.Aldridge@vdh.virginia.gov>  
**Sent:** Tuesday, April 1, 2025 9:59 AM  
**To:** Jared Rose <JRose@GTAENG.com>  
**Cc:** Kecia Holmes <kholmes@louisacounty.gov>  
**Subject:** TM 37-44

There is no information on file for the vacant lot, tax map 37-44 in Louisa County.

Paula

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



- 1) How long have you been familiar with the subject property? 35 yrs
- 2) What is your association with the subject property (i.e., owner, lessee, etc.)? OWNER
- 3) What is the current use of the subject property (e.g., agricultural, residential, commercial, and/or industrial, vacant, etc.)
- \_\_\_\_\_ VACANT LOT \_\_\_\_\_
- 4) Are you aware of any other historical uses of the subject property? **Yes**  
**X/NO**  
If yes, please explain.
- \_\_\_\_\_
- 5) What utility connections are associated with the subject property (e.g., electric, telephone, natural gas, public water, sanitary sewer, private well, and/or private septic)?
- \_\_\_\_\_ VACANT LOT- THERE IS A NATURAL GAS PIPELINE/ EASEMENT ON THE SUBJECT PROPERTY
- 6) Are you aware of structures, currently or formerly located on the **Yes**  
**(X/NO)**  
subject property? If yes, please explain.
- \_\_\_\_\_
- 7) If applicable, please explain how the building(s) on the subject property are heated (i.e., electric furnaces, natural gas boilers, electric space heaters, etc.)?
- \_\_\_\_\_ N/A \_\_\_\_\_
- 8) Are you aware of orchards formerly being located on the subject property? **Yes** **(X/No)**
- 9) To the best of your knowledge, have there been applications of **Yes** **(X/No)**  
pesticides (e.g., insecticides, herbicides, and fungicides) or fertilizers to the subject property? If yes, please explain the types of

pesticides or fertilizers used.

---

---

**10)** Are you aware of storage, mixing, or rinse out stations for pesticides **Yes** **(X/**  
**No)** currently or formerly located on the subject property?

**11)** Are you aware of underground storage tanks (USTs), above-ground **Yes** **(X/**  
**No)** storage tanks (ASTs), or drums used for storage of petroleum products (such as heating oil or diesel) or hazardous substances, currently or formerly located on the subject property? If yes, please explain (i.e., size, capacity, content, secondary containment, etc.).

---

---

**12)** Are you aware of underground grease interceptor tanks, underground **Yes**  
**(X/No)** oil/water separator tanks, or underground hydraulic fluid reservoir tanks (such as for hydraulic-operated equipment), currently or formerly located on the subject property? If yes, please explain (i.e., size, capacity, content, secondary containment, etc.).

---

---

**13)** To the best of your knowledge, have there been releases (e.g., spills, **Yes** **(X/**  
**No)** leaks, landfilling, and/or nuisance dumping) of petroleum-based products or chemicals on the subject property? If yes, please explain the types of petroleum-based products or chemicals released, the media impacted (e.g., soil, groundwater, and/or surface water), and the cleanup strategies employed, if any.

---

---

---

---

**14) Are you aware of lagoons, ponds, cisterns, or pits used for storage or discharge of petroleum products or hazardous substances, currently or formerly located on the subject property? If yes, please explain.** **Yes** **X/**  
**No**

---

---

**15) Are you aware of landfilling or buried wastes currently or formerly located on the subject property? If yes, please explain.** **Yes** **(X/**  
**No)**

---

---

**16) Are you aware of placement of soil fill or soil stockpiles on the subject property that originated from off-site properties? If yes, please explain.** **Yes** **(X/**  
**No)**

---

---

**17) Are you aware of contaminated fill or soil stockpile placement on the subject property? If yes, please explain.** **Yes** **(X/**  
**No)**

---

---

**18) Are you aware of previous industrial land uses (i.e., gasoline stations, salvage yards, drycleaners, etc.) on the subject property? If yes, please explain.** **Yes** **(X/**  
**No)**

---

---

**19) Are you aware of environmental cleanups or soil or groundwater contamination currently or formerly associated with the subject property?** **Yes** **(X/**  
**No)**

Re: Phase I ESA Questionnaire  
April 4, 2025

20) Are you aware of environmental liens (filed under federal, tribal, state, or local law) recorded against the subject property? **Yes** **(X/No)**

21) Are you aware of activities and land use limitations (AULs), such as engineering controls, land use restrictions, and institutional controls (i.e., deed notice, capped soil, groundwater restrictions, residential prohibition, etc.) recorded against the subject property? **Yes** **(X/No)**

22) Are you aware of previous environmental reports (i.e., previous ESAs, cleanup reports, UST closure reports, soil or groundwater analytical testing reports, etc.) of the subject property having been prepared? **Yes** **(X/No)**

23) If applicable, can you provide GTA a copy of the environmental reports (see Question 22)? **Yes** **No**

24) Are you aware of any significant soil or groundwater contamination located on surrounding properties? If yes, please explain. **Yes** **(X/No)**

---

---

Please provide the contact information (name, telephone number, and/or address) for the previous owner(s) of the subject property, if known by you.

The completed questionnaire and any supporting documentation requested (i.e., previous environmental reports), if such supporting documentation is readily available to you, can be returned to the attention of myself by e-mail, facsimile, or mail: My contact information follows:

Jared Rose  
Project Scientist  
Geo-Technology Associates, Inc.  
6717 Janway Road  
Henrico, Virginia 23228

E-mail address: Jrose@gtaeng.com  
Office: 804-716-6591

Re: Phase I ESA Questionnaire  
April 4, 2025

Cell: 304-731-6926

After receiving the completed questionnaire and supporting documentation, if additional explanation is needed for any "Yes" answers, GTA will respond to you by telephone. Please provide your contact information below:

Printed Name: Cedric Kline, Land Representative, Columbia Gas Transmission LLC

Signature: **Cedric Kline**      Date: 4/1/25

E-Mail Address: cedric\_kline@tcenergy.com Telephone Number: (804) 898-5078

# PHASE I ENVIRONMENTAL SITE ASSESSMENT USER QUESTIONNAIRE

**To:** Mr. Brian Miller, Bohler, LLC  
**From:** Jared Rose  
**Date:** March 25, 2025



At your request, Geo-Technology Associates, Inc. (GTA) is performing a Phase I Environmental Site Assessment (ESA) of Vanguard Injection Site located in Zion Crossroads, Virginia. As you probably know, we use the Phase I ESA to evaluate the likelihood that the subject property may have been impacted with petroleum or hazardous substances (i.e., we identify Recognized Environmental Conditions [RECs]).

Based on the ASTM Standards (E1527-21), we need to ask you (as our client and the "User" of the report) several questions about the property. Although we are developing our own professional opinion about the property's environmental condition, ASTM requires that we ask you, as the User of the report, the following questions to obtain any relevant knowledge that you may have.

Please review the questions below and provide your responses (to the best of your knowledge), explaining any "yes" answers at the bottom of the page. Please either return the completed form, or call me to discuss with verbal responses.

|           |   |  |
|-----------|---|--|
| <b>1.</b> | <b>Environmental liens that are filed or recorded against the subject property.</b><br><i>Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the subject property under federal, tribal, state, or local law?</i>   | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |
| <b>2.</b> | <b>Activity and use limitations (AULs) that are in place on the subject property or that have been filed or recorded against the subject property.</b><br><i>Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the subject property and/or have been filed or recorded against the subject property under federal, tribal, state or local law?</i> | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |
| <b>3.</b> | <b>Specialized knowledge or experience of the person seeking to qualify for Landowner Liability Protection.</b><br><i>Do you have any specialized knowledge or experience related to the subject property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the subject property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?</i>               | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |
| <b>4.</b> | <b>Relationship of the purchase price to the fair market value of the subject property if it were not contaminated.</b><br><i>Do you have reason to believe that the purchase price of the subject property is lower than the fair market value due to the known or suspected presence of contamination?</i>  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |
| <b>5.</b> | <b>Commonly known or reasonably ascertainable information about the subject property (40 CFR 312.30).</b><br><i>Are you aware of commonly known or reasonably ascertainable information about the subject property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,</i>  | <input type="checkbox"/> Yes<br><input checked="" type="checkbox"/> No |
|           | <ul style="list-style-type: none"> <li>a) <i>Do you know the past uses of the property?</i></li> <li>b) <i>Do you know of specific chemicals that are present or once were present at the property?</i></li> <li>c) <i>Do you know of spills or other chemical releases that have taken place at the property?</i></li> <li>d) <i>Do you know of any environmental cleanups that have taken place at the property?</i></li> </ul>   |  |

6. The degree of obviousness of the presence or likely presence of contamination at the *subject property*, and the ability to detect the contamination by appropriate investigation.  Yes  
*Based on your knowledge and experience related to the subject property, are there any obvious indicators that point to the presence or likely presence of releases at the subject property?*  No

Please explain any "yes" answers:

Name Brian Miller, P.E.

Company Bohler

Signature 

Date 4/2/2025



## **APPENDIX E**

# **Regulatory Database Report**

**Vanguard Injection Site**

Brickhouse Road  
Louisa, VA 23093

Inquiry Number: 7940915.2s  
March 28, 2025

## The EDR Radius Map™ Report



6 Armstrong Road, 4th floor  
Shelton, CT 06484  
Toll Free: 800.352.0050  
[www.edrnet.com](http://www.edrnet.com)

FORM-LBF-DVV

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### GEOCHECK ADDENDUM

GeoCheck - Not Requested

*Thank you for your business.*  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

BRICKHOUSE ROAD  
LOUISA, VA 23093

#### COORDINATES

Latitude (North): 38.0092900 - 38° 0' 33.44"  
Longitude (West): 78.1306920 - 78° 7' 50.49"  
Universal Transverse Mercator: Zone 17  
UTM X (Meters): 751917.8  
UTM Y (Meters): 4210526.0  
Elevation: 395 ft. above sea level

### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 50022881 BOSWELLS TAVERN, VA  
Version Date: 2022

Northeast Map: 50022913 LOUISA, VA  
Version Date: 2022

Southeast Map: 50022050 FERNCLIFF, VA  
Version Date: 2022

Southwest Map: 50022662 ZION CROSSROADS, VA  
Version Date: 2022

### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 20181003, 20180824  
Source: USDA

**MAPPED SITES SUMMARY**

Target Property Address:  
BRICKHOUSE ROAD  
LOUISA, VA 23093

Click on Map ID to see full detail.

| MAP ID | SITE NAME            | ADDRESS           | DATABASE ACRONYMS | RELATIVE ELEVATION | DIST (ft. & mi.) DIRECTION |
|--------|----------------------|-------------------|-------------------|--------------------|----------------------------|
| A1     | COLUMBIA GAS TRANSMI | 120 BRICKHOUSE RD | RCRA-VSQQ, ECHO   | Lower              | 449, 0.085, ENE            |
| A2     | LOUISA COMPRESSOR ST | 120 BRICKHOUSE RD | AST               | Lower              | 449, 0.085, ENE            |

## EXECUTIVE SUMMARY

### TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

### DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

### STANDARD ENVIRONMENTAL RECORDS

#### *Lists of Federal NPL (Superfund) sites*

NPL..... National Priority List  
Proposed NPL..... Proposed National Priority List Sites

#### *Lists of Federal Delisted NPL sites*

Delisted NPL..... National Priority List Deletions

#### *Lists of Federal sites subject to CERCLA removals and CERCLA orders*

FEDERAL FACILITY..... Federal Facility Site Information listing  
SEMS..... Superfund Enterprise Management System

#### *Lists of Federal CERCLA sites with NFRAP*

SEMS-ARCHIVE..... Superfund Enterprise Management System Archive

#### *Lists of Federal RCRA facilities undergoing Corrective Action*

CORRACTS..... Corrective Action Report

#### *Lists of Federal RCRA TSD facilities*

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

#### *Lists of Federal RCRA generators*

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-SQG..... RCRA - Small Quantity Generators

#### *Federal institutional controls / engineering controls registries*

LUCIS..... Land Use Control Information System  
US ENG CONTROLS..... Engineering Controls Sites List  
US INST CONTROLS..... Institutional Controls Sites List

#### *Federal ERNS list*

ERNS..... Emergency Response Notification System

## EXECUTIVE SUMMARY

### ***Lists of state- and tribal hazardous waste facilities***

SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

### ***Lists of state and tribal landfills and solid waste disposal facilities***

SWF/LF..... Solid Waste Management Facilities

### ***Lists of state and tribal leaking storage tanks***

LUST..... Leaking Underground Storage Tank Tracking Database  
INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land  
LTANKS..... Leaking Petroleum Storage Tanks

### ***Lists of state and tribal registered storage tanks***

FEMA UST..... Underground Storage Tank Listing  
UST..... Registered Petroleum Storage Tanks  
INDIAN UST..... Underground Storage Tanks on Indian Land

### ***State and tribal institutional control / engineering control registries***

ENG CONTROLS..... Engineering Controls Sites Listing  
INST CONTROL..... Voluntary Remediation Program Database

### ***Lists of state and tribal voluntary cleanup sites***

VCP..... Voluntary Remediation Program  
INDIAN VCP..... Voluntary Cleanup Priority Listing

### ***Lists of state and tribal brownfield sites***

BROWNFIELDS..... Brownfields Site Specific Assessments

### **ADDITIONAL ENVIRONMENTAL RECORDS**

#### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

#### ***Local Lists of Landfill / Solid Waste Disposal Sites***

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands  
ODI..... Open Dump Inventory  
DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations  
IHS OPEN DUMPS..... Open Dumps on Indian Land

#### ***Local Lists of Hazardous waste / Contaminated Sites***

US HIST CDL..... Delisted National Clandestine Laboratory Register  
US CDL..... National Clandestine Laboratory Register

#### ***Local Lists of Registered Storage Tanks***

TANKS..... TANKSStorage Tank Facilities Listing

## EXECUTIVE SUMMARY

### **Local Land Records**

LIENS 2..... CERCLA Lien Information

### **Records of Emergency Release Reports**

SPILLS..... Prep/Spills Database Listing

### **Other Ascertainable Records**

RCRA NonGen / NLR..... RCRA - Non Generators / No Longer Regulated  
FUDS..... Formerly Used Defense Sites  
DOD..... Department of Defense Sites  
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing  
US FIN ASSUR..... Financial Assurance Information  
EPA WATCH LIST..... EPA WATCH LIST  
2020 COR ACTION..... 2020 Corrective Action Program List  
SSTS..... Section 7 Tracking Systems  
RMP..... Risk Management Plans  
PRP..... Potentially Responsible Parties  
ICIS..... Integrated Compliance Information System  
COAL ASH DOE..... Steam-Electric Plant Operation Data  
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List  
PCB TRANSFORMER..... PCB Transformer Registration Database  
RADINFO..... Radiation Information Database  
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing  
DOT OPS..... Incident and Accident Data  
INDIAN RESERV..... Indian Reservations  
FUSRAP..... Formerly Utilized Sites Remedial Action Program  
UMTRA..... Uranium Mill Tailings Sites  
LEAD SMELTERS..... Lead Smelter Sites  
US AIRS..... Aerometric Information Retrieval System Facility Subsystem  
MINES MRDS..... Mineral Resources Data System  
ABANDONED MINES..... Abandoned Mines  
UXO..... Unexploded Ordnance Sites  
DOCKET HWC..... Hazardous Waste Compliance Docket Listing  
ECHO..... Enforcement & Compliance History Information  
FUELS PROGRAM..... EPA Fuels Program Registered Listing  
PFAS NPL..... Superfund Sites with PFAS Detections Information  
PFAS FEDERAL SITES..... Federal Sites PFAS Information  
PFAS TRIS..... List of PFAS Added to the TRI  
PFAS TSCA..... PFAS Manufacture and Imports Information  
PFAS RCRA MANIFEST..... PFAS Transfers Identified In the RCRA Database Listing  
PFAS ATSDR..... PFAS Contamination Site Location Listing  
PFAS WQP..... Ambient Environmental Sampling for PFAS  
PFAS PROJECT..... NORTHEASTERN UNIVERSITY PFAS PROJECT  
PFAS NPDES..... Clean Water Act Discharge Monitoring Information  
PFAS ECHO..... Facilities in Industries that May Be Handling PFAS Listing  
PFAS ECHO FIRE TRAIN..... Facilities in Industries that May Be Handling PFAS Listing  
PFAS PT 139 AIRPORT..... All Certified Part 139 Airports PFAS Information Listing  
AQUEOUS FOAM NRC..... Aqueous Foam Related Incidents Listing  
BIOSOLIDS..... ICIS-NPDES Biosolids Facility Data  
UST FINDER RELEASE..... UST Finder Releases Database  
UST FINDER..... UST Finder Database

## EXECUTIVE SUMMARY

|                          |  |
|--------------------------|--|
| E MANIFEST.....          | Hazardous Waste Electronic Manifest System |
| AIRS.....                | Permitted Airs Facility List               |
| NPDES.....               | Comprehensive Environmental Data System    |
| COAL ASH.....            | Coal Ash Disposal Sites                    |
| DRYCLEANERS.....         | Drycleaner List                            |
| ENF.....                 | Enforcement Actions Data                   |
| Financial Assurance..... | Financial Assurance Information Listing    |
| TIER 2.....              | Tier 2 Information Listing                 |
| UIC.....                 | Underground Injection Control Wells        |

### EDR HIGH RISK HISTORICAL RECORDS

#### *EDR Exclusive Records*

|                       |  |
|-----------------------|--|
| EDR Hist Auto.....    | EDR Exclusive Historical Auto Stations |
| EDR Hist Cleaner..... | EDR Exclusive Historical Cleaners      |

### EDR RECOVERED GOVERNMENT ARCHIVES

#### *Exclusive Recovered Govt. Archives*

|               |   |
|---------------|---|
| RGA LF.....   | Recovered Government Archive Solid Waste Facilities List      |
| RGA LUST..... | Recovered Government Archive Leaking Underground Storage Tank |

### SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### STANDARD ENVIRONMENTAL RECORDS

#### *Lists of Federal RCRA generators*

RCRA-VSQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-VSQG list, as provided by EDR, and dated 02/17/2025 has revealed that there is 1 RCRA-VSQG site within approximately 0.125 miles of the target property.

## EXECUTIVE SUMMARY

| <u>Lower Elevation</u>                               | <u>Address</u>           | <u>Direction / Distance</u>    | <u>Map ID</u> | <u>Page</u> |
|--|--------------------------|--------------------------------|---------------|-------------|
| <b>COLUMBIA GAS TRANSMI</b><br>EPA ID:: VAD982708166 | <b>120 BRICKHOUSE RD</b> | <b>ENE 0 - 1/8 (0.085 mi.)</b> | <b>A1</b>     | <b>8</b>    |

### *Lists of state and tribal registered storage tanks*

AST: The Aboveground Storage Tank database contains registered ASTs. The data come from the Department of Environmental Quality's Aboveground Storage Tank Data Notification Information.

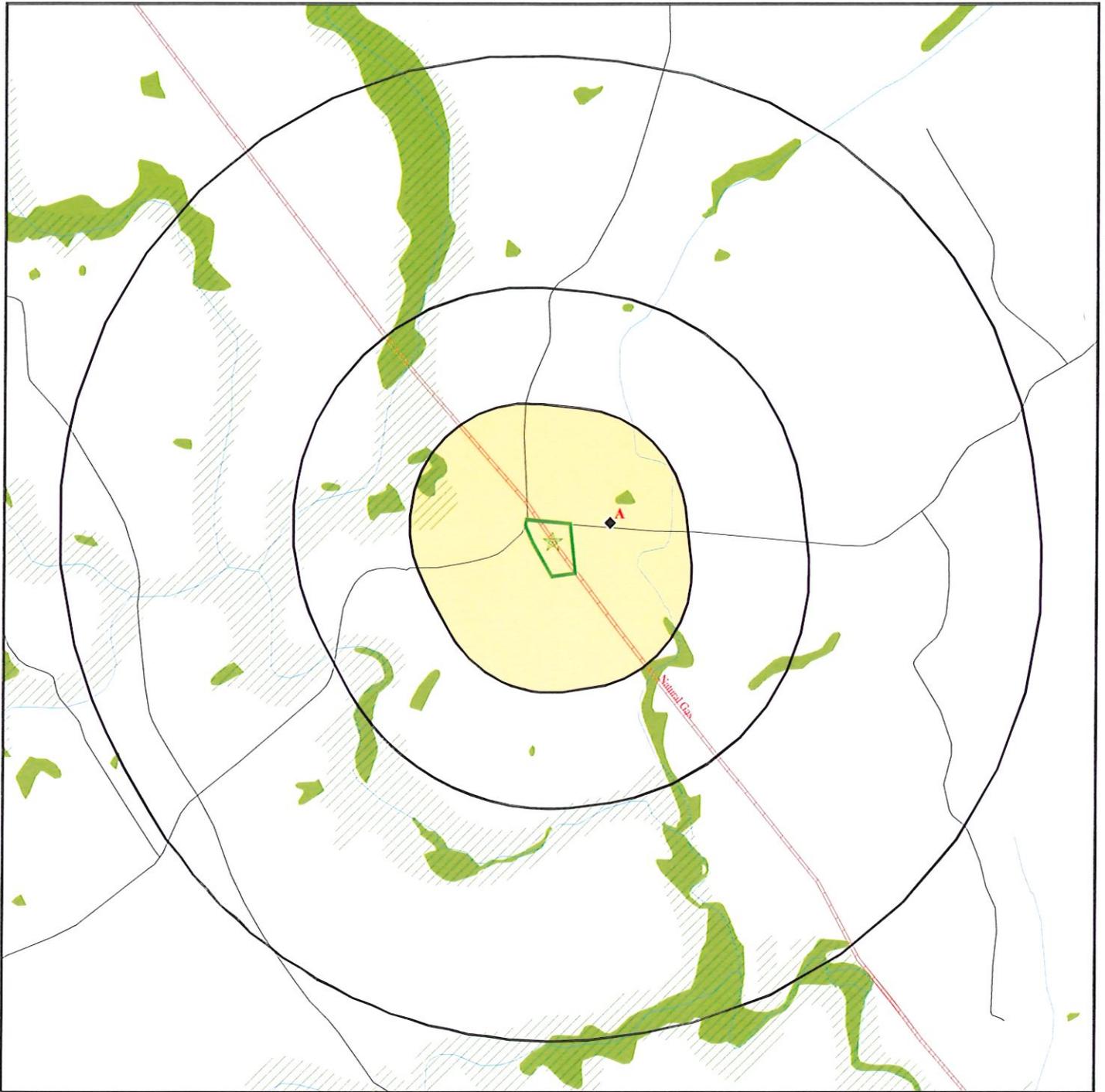
A review of the AST list, as provided by EDR, and dated 01/03/2025 has revealed that there is 1 AST site within approximately 0.125 miles of the target property.

| <u>Lower Elevation</u>  | <u>Address</u>           | <u>Direction / Distance</u>    | <u>Map ID</u> | <u>Page</u> |
|---|--------------------------|--------------------------------|---------------|-------------|
| <b>LOUISA COMPRESSOR ST</b><br>Facility ID: 3030715<br>CEDs Facility ID: 200000069858 | <b>120 BRICKHOUSE RD</b> | <b>ENE 0 - 1/8 (0.085 mi.)</b> | <b>A2</b>     | <b>12</b>   |

## EXECUTIVE SUMMARY

There were no unmapped sites in this report.

# OVERVIEW MAP - 7940915.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Pipelines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory

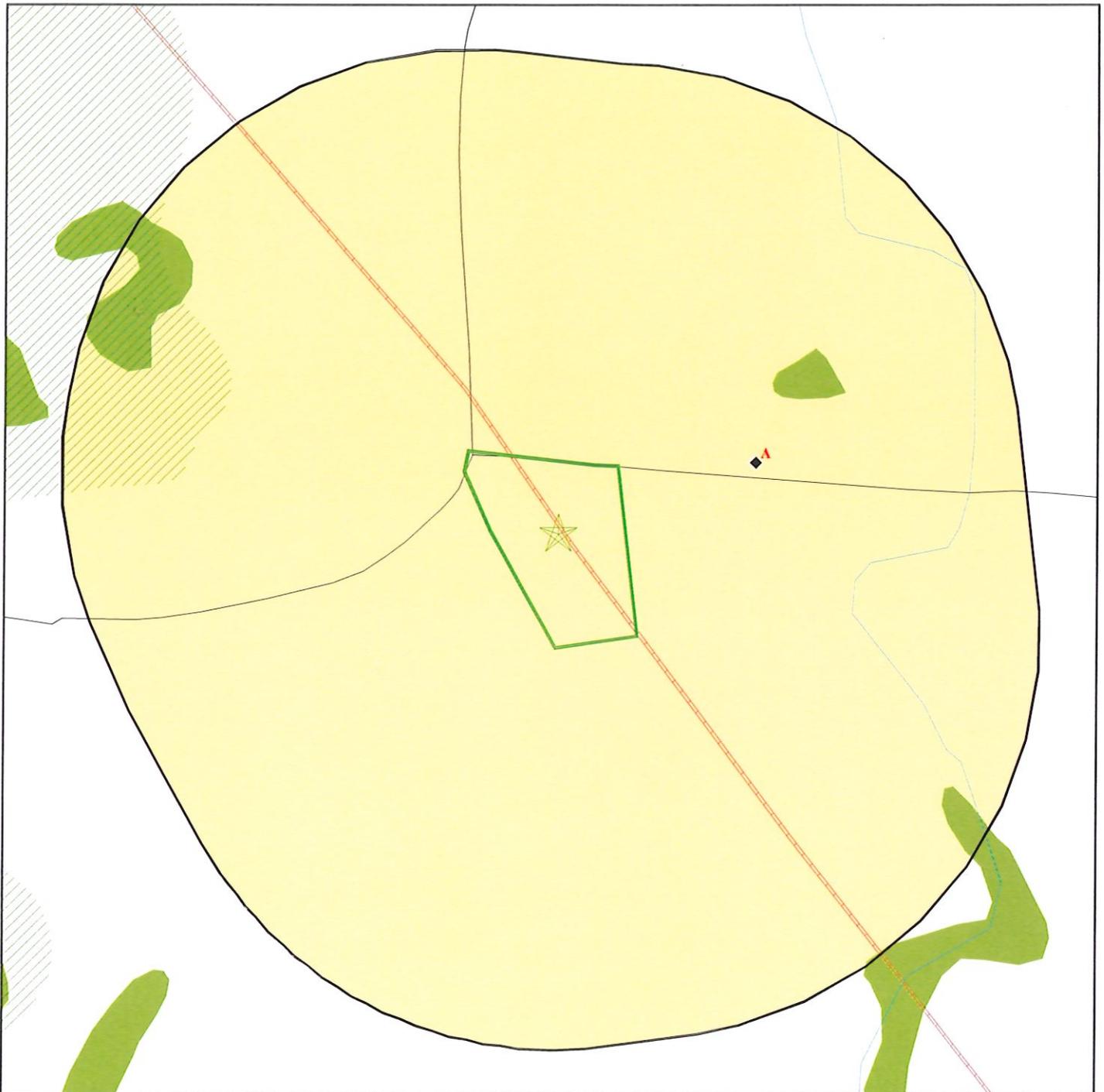


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

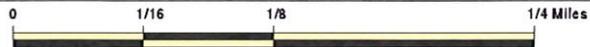
|   |   |
|---|---|
| <p><b>SITE NAME:</b> Vanguard Injection Site<br/> <b>ADDRESS:</b> Brickhouse Road<br/>         Louisa VA 23093<br/> <b>LAT/LONG:</b> 38.00929 / 78.130692</p> | <p><b>CLIENT:</b> GTA<br/> <b>CONTACT:</b> Jared Rose<br/> <b>INQUIRY #:</b> 7940915.2s<br/> <b>DATE:</b> March 28, 2025 10:12 am</p> |
|---|---|

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# DETAIL MAP - 7940915.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Sensitive Receptors
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Pipelines
-  Special Flood Hazard Area (1%)
-  0.2% Annual Chance Flood Hazard
-  National Wetland Inventory



This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

|   |   |
|---|---|
| <p><b>SITE NAME:</b> Vanguard Injection Site<br/> <b>ADDRESS:</b> Brickhouse Road<br/>         Louisa VA 23093<br/> <b>LAT/LONG:</b> 38.00929 / 78.130692</p> | <p><b>CLIENT:</b> GTA<br/> <b>CONTACT:</b> Jared Rose<br/> <b>INQUIRY #:</b> 7940915.2s<br/> <b>DATE:</b> March 28, 2025 10:13 am</p> |
|---|---|

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## MAP FINDINGS SUMMARY

| Database   | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|--|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| <b>STANDARD ENVIRONMENTAL RECORDS</b>  |                         |                 |       |           |           |         |     |               |
| <i>Lists of Federal NPL (Superfund) sites</i>                                  |                         |                 |       |           |           |         |     |               |
| NPL  | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| Proposed NPL   | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| <i>Lists of Federal Delisted NPL sites</i>                                     |                         |                 |       |           |           |         |     |               |
| Delisted NPL   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>     |                         |                 |       |           |           |         |     |               |
| FEDERAL FACILITY   | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| SEMS   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <i>Lists of Federal CERCLA sites with NFRAP</i>                                |                         |                 |       |           |           |         |     |               |
| SEMS-ARCHIVE   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <i>Lists of Federal RCRA facilities undergoing Corrective Action</i>           |                         |                 |       |           |           |         |     |               |
| CORRACTS   | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| <i>Lists of Federal RCRA TSD facilities</i>                                    |                         |                 |       |           |           |         |     |               |
| RCRA-TSDF  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <i>Lists of Federal RCRA generators</i>  |                         |                 |       |           |           |         |     |               |
| RCRA-LQG   | 0.125                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| RCRA-SQG   | 0.125                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| RCRA-VSQG  | 0.125                   |                 | 1     | NR        | NR        | NR      | NR  | 1             |
| <i>Federal institutional controls / engineering controls registries</i>        |                         |                 |       |           |           |         |     |               |
| LUCIS  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| US ENG CONTROLS  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| US INST CONTROLS   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <i>Federal ERNS list</i>   |                         |                 |       |           |           |         |     |               |
| ERNS   | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| <i>Lists of state- and tribal hazardous waste facilities</i>                   |                         |                 |       |           |           |         |     |               |
| SHWS   | N/A                     |                 | N/A   | N/A       | N/A       | N/A     | N/A | N/A           |
| <i>Lists of state and tribal landfills and solid waste disposal facilities</i> |                         |                 |       |           |           |         |     |               |
| SWF/LF   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <i>Lists of state and tribal leaking storage tanks</i>                         |                         |                 |       |           |           |         |     |               |
| LUST   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| INDIAN LUST  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |

## MAP FINDINGS SUMMARY

| Database  | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| LTANKS  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>Lists of state and tribal registered storage tanks</i></b>                      |                         |                 |       |           |           |         |     |               |
| FEMA UST  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| UST   | 0.125                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| AST   | 0.125                   |                 | 1     | NR        | NR        | NR      | NR  | 1             |
| INDIAN UST  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| <b><i>State and tribal institutional control / engineering control registries</i></b> |                         |                 |       |           |           |         |     |               |
| ENG CONTROLS  | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| INST CONTROL  | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| <b><i>Lists of state and tribal voluntary cleanup sites</i></b>                       |                         |                 |       |           |           |         |     |               |
| VCP   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| INDIAN VCP  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>Lists of state and tribal brownfield sites</i></b>                              |                         |                 |       |           |           |         |     |               |
| BROWNFIELDS   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><u>ADDITIONAL ENVIRONMENTAL RECORDS</u></b>  |                         |                 |       |           |           |         |     |               |
| <b><i>Local Brownfield lists</i></b>  |                         |                 |       |           |           |         |     |               |
| US BROWNFIELDS  | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| <b><i>Local Lists of Landfill / Solid Waste Disposal Sites</i></b>                    |                         |                 |       |           |           |         |     |               |
| INDIAN ODI  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| ODI   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| DEBRIS REGION 9   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| IHS OPEN DUMPS  | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| <b><i>Local Lists of Hazardous waste / Contaminated Sites</i></b>                     |                         |                 |       |           |           |         |     |               |
| US HIST CDL   | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| US CDL  | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| <b><i>Local Lists of Registered Storage Tanks</i></b>                                 |                         |                 |       |           |           |         |     |               |
| TANKS   | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| <b><i>Local Land Records</i></b>  |                         |                 |       |           |           |         |     |               |
| LIENS 2   | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| <b><i>Records of Emergency Release Reports</i></b>                                    |                         |                 |       |           |           |         |     |               |
| SPILLS  | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| <b><i>Other Ascertainable Records</i></b>   |                         |                 |       |           |           |         |     |               |
| RCRA NonGen / NLR   | 0.125                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| FUDS  | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| DOD   | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |

## MAP FINDINGS SUMMARY

| Database             | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|----------------------|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| SCRD DRYCLEANERS     | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| US FIN ASSUR         | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| EPA WATCH LIST       | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| 2020 COR ACTION      | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| SSTS                 | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| RMP                  | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| PRP                  | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| ICIS                 | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| COAL ASH DOE         | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| COAL ASH EPA         | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| PCB TRANSFORMER      | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| RADINFO              | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| HIST FTTS            | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| DOT OPS              | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| INDIAN RESERV        | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| FUSRAP               | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| UMTRA                | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| LEAD SMELTERS        | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| US AIRS              | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| MINES MRDS           | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| ABANDONED MINES      | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| UXO                  | 1.000                   |                 | 0     | 0         | 0         | 0       | NR  | 0             |
| DOCKET HWC           | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| ECHO                 | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| FUELS PROGRAM        | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| PFAS NPL             | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| PFAS FEDERAL SITES   | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| PFAS TRIS            | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| PFAS TSCA            | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| PFAS RCRA MANIFEST   | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| PFAS ATSDR           | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| PFAS WQP             | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| PFAS PROJECT         | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| PFAS NPDES           | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| PFAS ECHO            | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| PFAS ECHO FIRE TRAIN | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| PFAS PT 139 AIRPORT  | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| AQUEOUS FOAM NRC     | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| BIOSOLIDS            | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| UST FINDER RELEASE   | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| UST FINDER           | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| E MANIFEST           | 0.250                   |                 | 0     | 0         | NR        | NR      | NR  | 0             |
| AIRS                 | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| NPDES                | 0.125                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| COAL ASH             | 0.500                   |                 | 0     | 0         | 0         | NR      | NR  | 0             |
| DRYCLEANERS          | 0.125                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| ENF                  | 0.125                   |                 | 0     | NR        | NR        | NR      | NR  | 0             |
| Financial Assurance  | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| TIER 2               | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |
| UIC                  | TP                      |                 | NR    | NR        | NR        | NR      | NR  | 0             |

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

|               |       |  |   |   |    |    |    |   |
|---------------|-------|--|---|---|----|----|----|---|
| EDR Hist Auto | 0.250 |  | 0 | 0 | NR | NR | NR | 0 |
|---------------|-------|--|---|---|----|----|----|---|

## MAP FINDINGS SUMMARY

| <u>Database</u>                                  | <u>Search Distance (Miles)</u> | <u>Target Property</u> | <u>&lt; 1/8</u> | <u>1/8 - 1/4</u> | <u>1/4 - 1/2</u> | <u>1/2 - 1</u> | <u>&gt; 1</u> | <u>Total Plotted</u> |
|--|--------------------------------|------------------------|-----------------|------------------|------------------|----------------|---------------|----------------------|
| EDR Hist Cleaner                                 | 0.250                          |                        | 0               | 0                | NR               | NR             | NR            | 0                    |
| <b><u>EDR RECOVERED GOVERNMENT ARCHIVES</u></b>  |                                |                        |                 |                  |                  |                |               |                      |
| <b><i>Exclusive Recovered Govt. Archives</i></b> |                                |                        |                 |                  |                  |                |               |                      |
| RGA LF   | 0.500                          |                        | 0               | 0                | 0                | NR             | NR            | 0                    |
| RGA LUST   | 0.500                          |                        | 0               | 0                | 0                | NR             | NR            | 0                    |
| - Totals --                                      |                                | 0                      | 2               | 0                | 0                | 0              | 0             | 2                    |

**NOTES:**

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

Map ID  
 Direction  
 Distance  
 Elevation

**MAP FINDINGS**

| Site | Database(s) | EDR ID Number<br>EPA ID Number |
|------|-------------|--------------------------------|
|------|-------------|--------------------------------|

|  |   |   |
|--|---|---|
| <b>A1</b><br><b>ENE</b><br><b>&lt; 1/8</b><br><b>0.085 mi.</b><br><b>449 ft.</b> | <b>COLUMBIA GAS TRANSMISSION - LOUISA COMPRESSOR STAT</b><br><b>120 BRICKHOUSE RD</b><br><b>LOUISA, VA 23093</b><br><b>Site 1 of 2 in cluster A</b> | <b>RCRA-VSQQ 1000301817</b><br><b>ECHO VAD982708166</b> |
|--|---|---|

|                                  |   |
|----------------------------------|---|
| <b>Relative:</b><br><b>Lower</b> | <b>RCRA Listings:</b><br>Date Form Received by Agency: 20080731<br>Handler Name: Columbia Gas Transmission - Louisa Compressor Station<br>Handler Address: 120 Brickhouse Road<br>Handler City,State,Zip: LOUISA, VA 20393<br>EPA ID: VAD982708166<br>Contact Name: HORACE R OLIVER<br>Contact Address: Not reported<br>Contact City,State,Zip: Not reported<br>Contact Telephone: 757-539-3120<br>Contact Fax: Not reported<br>Contact Email: Not reported<br>Contact Title: Not reported<br>EPA Region: 03<br>Land Type: Private<br>Federal Waste Generator Description: Conditionally Exempt Small Quantity Generator<br>Non-Notifier: Not reported<br>Biennial Report Cycle: Not reported<br>Accessibility: Not reported<br>Active Site Indicator: Handler Activities<br>State District Owner: Va<br>State District: 4<br>Mailing Address: 120 BRICKHOUSE ROAD<br>Mailing City,State,Zip: LOUISA, VA 20393  |
| <b>Actual:</b><br><b>382 ft.</b> | Owner Name: Columbia Gas Transmission<br>Owner Type: Private<br>Operator Name: Opername<br>Operator Type: Private<br>Short-Term Generator Activity: No<br>Importer Activity: No<br>Mixed Waste Generator: No<br>Transporter Activity: No<br>Transfer Facility Activity: No<br>Recycler Activity with Storage: No<br>Small Quantity On-Site Burner Exemption: No<br>Smelting Melting and Refining Furnace Exemption: No<br>Underground Injection Control: No<br>Off-Site Waste Receipt: No<br>Universal Waste Indicator: No<br>Universal Waste Destination Facility: No<br>Federal Universal Waste: No<br>Active Site State-Reg Handler: ---<br>Federal Facility Indicator: Not reported<br>Hazardous Secondary Material Indicator: N<br>Sub-Part K Indicator: Not reported<br>2018 GPRA Permit Baseline: Not on the Baseline<br>2018 GPRA Renewals Baseline: Not on the Baseline<br>202 GPRA Corrective Action Baseline: No<br>Subject to Corrective Action Universe: No<br>Non-TSDFs Where RCRA CA has Been Imposed Universe: No<br>Corrective Action Priority Ranking: No NCAPS ranking<br>Environmental Control Indicator: No<br>Institutional Control Indicator: No |

Map ID  
 Direction  
 Distance  
 Elevation

**MAP FINDINGS**

Site

Database(s)

EDR ID Number  
 EPA ID Number

**COLUMBIA GAS TRANSMISSION - LOUISA COMPRESSOR STATION (Continued)**

1000301817

|   |              |
|---|--------------|
| Human Exposure Controls Indicator:                            | N/A          |
| Groundwater Controls Indicator:                               | N/A          |
| Significant Non-Complier Universe:                            | No           |
| Unaddressed Significant Non-Complier Universe:                | No           |
| Addressed Significant Non-Complier Universe:                  | No           |
| Significant Non-Complier With a Compliance Schedule Universe: | No           |
| Financial Assurance Required:                                 | Not reported |
| Handler Date of Last Change:                                  | 20150414     |
| Recognized Trader-Importer:                                   | No           |
| Recognized Trader-Exporter:                                   | No           |
| Importer of Spent Lead Acid Batteries:                        | No           |
| Exporter of Spent Lead Acid Batteries:                        | No           |
| Recycler Activity Without Storage:                            | No           |
| Manifest Broker:  | No           |
| Sub-Part P Indicator:   | No           |

**Hazardous Waste Summary:**

|                    |  |
|--------------------|--|
| Waste Code:        | D001   |
| Waste Description: | Ignitable Waste  |
| Waste Code:        | D002   |
| Waste Description: | Corrosive Waste  |
| Waste Code:        | D003   |
| Waste Description: | Reactive Waste   |
| Waste Code:        | D004   |
| Waste Description: | Arsenic  |
| Waste Code:        | D005   |
| Waste Description: | Barium   |
| Waste Code:        | D006   |
| Waste Description: | Cadmium  |
| Waste Code:        | D007   |
| Waste Description: | Chromium   |
| Waste Code:        | D008   |
| Waste Description: | Lead   |
| Waste Code:        | D009   |
| Waste Description: | Mercury  |
| Waste Code:        | D018   |
| Waste Description: | Benzene  |
| Waste Code:        | F001   |
| Waste Description: | The Following Spent Halogenated Solvents Used In Degreasing:<br>Tetrachloroethylene, Trichlorethylene, Methylene Chloride,<br>1,1,1-Trichloroethane, Carbon Tetrachloride And Chlorinated<br>Fluorocarbons; All Spent Solvent Mixtures/Blends Used In Degreasing<br>Containing, Before Use, A Total Of Ten Percent Or More (By Volume) Of<br>One Or More Of The Above Halogenated Solvents Or Those Solvents Listed<br>In F002, F004, And F005; And Still Bottoms From The Recovery Of These<br>Spent Solvents And Spent Solvent Mixtures. |

Map ID  
Direction  
Distance  
Elevation

**MAP FINDINGS**

EDR ID Number  
EPA ID Number

---

Database(s)

**COLUMBIA GAS TRANSMISSION - LOUISA COMPRESSOR STATION (Continued)**

1000301817

Waste Code: F003  
Waste Description: The Following Spent Nonhalogenated Solvents: Xylene, Acetone, Ethyl Acetate, Ethyl Benzene, Ethyl Ether, Methyl Isobutyl Ketone, N-Butyl Alcohol, Cyclohexanone, And Methanol; All Spent Solvent Mixtures/Blends Containing, Before Use, Only The Above Spent Nonhalogenated Solvents; And All Spent Solvent Mixtures/Blends Containing, Before Use, One Or More Of The Above Nonhalogenated Solvents, And A Total Of Ten Percent Or More (By Volume) Of One Or More Of Those Solvents Listed In F001, F002, F004, And F005; And Still Bottoms From The Recovery Of These Spent Solvents And Spent Solvent Mixtures.

Waste Code: F005  
Waste Description: The Following Spent Nonhalogenated Solvents: Toluene, Methyl Ethyl Ketone, Carbon Disulfide, Isobutanol, Pyridine, Benzene, 2-Ethoxyethanol, And 2-Nitropropane; All Spent Solvent Mixtures/Blends Containing, Before Use, A Total Of Ten Percent Or More (By Volume) Of One Or More Of The Above Nonhalogenated Solvents Or Those Solvents Listed In F001, F002, Or F004; And Still Bottoms From The Recovery Of These Spent Solvents And Spent Solvent Mixtures.

Waste Code: NONE  
Waste Description: Not Defined

**Handler - Owner Operator:**

Owner/Operator Indicator: Owner  
Owner/Operator Name: COLUMBIA GAS TRANSMISSION CORP  
Legal Status: Private  
Date Became Current: Not reported  
Date Ended Current: Not reported  
Owner/Operator Address: PO BOX 1273  
Owner/Operator City,State,Zip: CHARLESTON, WV 25325  
Owner/Operator Telephone: 304-357-2110  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Owner  
Owner/Operator Name: COLUMBIA GAS TRANSMISSION  
Legal Status: Private  
Date Became Current: 19901201  
Date Ended Current: Not reported  
Owner/Operator Address: 1700 MACCORKLE AVE  
Owner/Operator City,State,Zip: CHARLESTON, WV 25314  
Owner/Operator Telephone: Not reported  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator  
Owner/Operator Name: OPERNAME  
Legal Status: Private  
Date Became Current: Not reported  
Date Ended Current: Not reported  
Owner/Operator Address: OPERSTREET  
Owner/Operator City,State,Zip: OPERCITY, AK 99999  
Owner/Operator Telephone: 215-555-1212

Map ID  
Direction  
Distance  
Elevation

**MAP FINDINGS**

Site

Database(s)

EDR ID Number  
EPA ID Number

**COLUMBIA GAS TRANSMISSION - LOUISA COMPRESSOR STATION (Continued)**

1000301817

Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator  
Owner/Operator Name: OPERNAME  
Legal Status: Private  
Date Became Current: Not reported  
Date Ended Current: Not reported  
Owner/Operator Address: OPERSTREET  
Owner/Operator City,State,Zip: OPERCITY, AK 99999  
Owner/Operator Telephone: 215-555-1212  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

Owner/Operator Indicator: Operator  
Owner/Operator Name: COLUMBIA GAS TRANSMISSION  
Legal Status: Private  
Date Became Current: 19901201  
Date Ended Current: Not reported  
Owner/Operator Address: Not reported  
Owner/Operator City,State,Zip: Not reported  
Owner/Operator Telephone: Not reported  
Owner/Operator Telephone Ext: Not reported  
Owner/Operator Fax: Not reported  
Owner/Operator Email: Not reported

**Historic Generators:**

Receive Date: 19930331  
Handler Name: TCO-LOUISA COMPRESSOR STA  
Federal Waste Generator Description: Not a generator, verified  
State District Owner: Va  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: No  
Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported

Receive Date: 19900122  
Handler Name: TCO-LOUISA COMPRESSOR STA  
Federal Waste Generator Description: Not a generator, verified  
State District Owner: Va  
Large Quantity Handler of Universal Waste: No  
Recognized Trader Importer: No  
Recognized Trader Exporter: No  
Spent Lead Acid Battery Importer: No  
Spent Lead Acid Battery Exporter: No  
Current Record: No  
Non Storage Recycler Activity: Not reported  
Electronic Manifest Broker: Not reported

Receive Date: 20080731  
Handler Name: COLUMBIA GAS TRANSMISSION - LOUISA COMPRESSOR STATION

Map ID  
 Direction  
 Distance  
 Elevation

MAP FINDINGS

Site \_\_\_\_\_ Database(s) \_\_\_\_\_ EDR ID Number  
 EPA ID Number \_\_\_\_\_

**COLUMBIA GAS TRANSMISSION - LOUISA COMPRESSOR STATION (Continued)**

**1000301817**

Federal Waste Generator Description: Very Small Quantity Generator (formerly Conditionally-Exempt Small Quantity Generator)  
 State District Owner: Va  
 Large Quantity Handler of Universal Waste: No  
 Recognized Trader Importer: No  
 Recognized Trader Exporter: No  
 Spent Lead Acid Battery Importer: No  
 Spent Lead Acid Battery Exporter: No  
 Current Record: Yes  
 Non Storage Recycler Activity: Not reported  
 Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:

NAICS Code: 48621  
 NAICS Description: Pipeline Transportation Of Natural Gas

Facility Has Received Notices of Violations:

Violations: No Violations Found

Evaluation Action Summary:

Evaluations: No Evaluations Found

ECHO:

Envid: 1000301817  
 Registry ID: 110008190581

DFR URL:

Name: COLUMBIA GAS TRANSMISSION - LOUISA COMPRESSOR STATION  
 Address: 120 BRICKHOUSE RD  
 City,State,Zip: LOUISA, VA 23093

**A2**  
**ENE**  
 < 1/8  
 0.085 mi.  
 449 ft.

**LOUISA COMPRESSOR STATION**  
**120 BRICKHOUSE RD**  
**LOUISA, VA 23093**  
 Site 2 of 2 in cluster A

**AST A100143104**  
**N/A**

**Relative:**  
**Lower**  
**Actual:**  
**382 ft.**

**AST:**  
 Facility ID: 3030715  
 Facility Type: UTILITY  
 CEDS Facility ID: 200000069858

Tank Info:

**Owner:**  
 Owner Id: 50146  
 Owner Name: Columbia Gas Transmission  
 Owner Address: 1700 MacCorkle Ave SE  
 Owner Address2: Not reported  
 Owner City/State/Zip: Charleston, WV 25314  
 Owner Type: PRIVATE  
 Number of Active AST: 2  
 Number of Active UST: 0  
 Number of Inactive AST: 1  
 Number of Inactive UST: 0

Map ID  
 Direction  
 Distance  
 Elevation

**MAP FINDINGS**

Site

Database(s)

EDR ID Number  
 EPA ID Number

**LOUISA COMPRESSOR STATION (Continued)**

**A100143104**

Owner Id: 26730  
 Owner Name: Columbia Pipeline Group  
 Owner Address: 1700 MacCorkle Ave SE  
 Owner Address2: Not reported  
 Owner City/State/Zip: Charleston, WV 25314  
 Owner Type: PRIVATE  
 Number of Active AST: 2  
 Number of Active UST: 0  
 Number of Inactive AST: 1  
 Number of Inactive UST: 0

Fed Regulated: No  
 Tank Number: A02  
 Tank Type: AST  
 Tank Capacity: 1000  
 Tank Contents: LUBE OIL  
 Tank Status: DISMANTLED  
 Install Date: 11/20/1990  
 Date Closed: 4/10/1998

Tank Containment:  
 Install Date: 11/20/1990  
 Containment: Curbing No  
 Containment: Weirs No  
 Containment: Sorbent Yes  
 Containment: Culvert No  
 Containment: Diversion No  
 Containment: Retention No  
 Containment: Dike No  
 Containment: Unknown No  
 Containment: Other Yes  
 Containment: Other Note Not reported

Release Detection:  
 Release Detection: Ground Water No  
 Release Detection: Visual Yes  
 Release Detection: Vapor No  
 Release Detection: Interstitial No  
 Release Detection: None No  
 Release Detection: Other No  
 Release Detection: Other Note Not reported  
 Release Prevention: Double Bottom No  
 Release Prevention: Double Walled No  
 Release Prevention: Lined Interior Not reported  
 Release Prevention: Poly Jacket No  
 Release Prevention: Exc Liner No  
 Release Prevention: None No  
 Release Prevention: Unknown No  
 Release Prevention: Other Yes  
 Release Prevention: Other Note Not reported

Tank Foundation: Steel Yes  
 Tank Foundation: Earthen No  
 Tank Foundation: Concrete Imp No  
 Tank Foundation: Unknown No  
 Tank Foundation: Other No  
 Tank Foundation: Other Note Not reported

Map ID  
Direction  
Distance  
Elevation

**MAP FINDINGS**

Site

Database(s)

EDR ID Number  
EPA ID Number

**LOUISA COMPRESSOR STATION (Continued)**

**A100143104**

|                       |              |
|-----------------------|--------------|
| Tank Roof: Float      | No           |
| Tank Roof: Cone       | No           |
| Tank Roof: Breather   | Not reported |
| Tank Roof: Dbldeck    | Not reported |
| Tank Roof: Pontoon    | Not reported |
| Tank Roof: Balloon    | Not reported |
| Tank Roof: Lifter     | Not reported |
| Tank Roof: Pan        | Not reported |
| Tank Roof: Other      | Yes          |
| Tank Roof: Other Note | Not reported |

**Tank Material:**

|                                       |              |
|---------------------------------------|--------------|
| Tank Materials: Bare Steel            | Yes          |
| Tank Materials: Concrete              | No           |
| Tank Materials: Insulated Tank Jacket | No           |
| Tank Materials: Unknown               | No           |
| Tank Materials: Other                 | No           |
| Tank Materials: Other Note            | Not reported |
| Tank Type Cathodic/CP:                | Not reported |
| Tank Type Single Wall:                | Not reported |
| Tank Type Double Wall:                | Not reported |
| Tank Type Lined Interior:             | Not reported |
| Tank Type Double Bottom:              | Not reported |
| Tank Type Potable/Skid:               | Not reported |
| Tank Type Shop Fabricated/Built:      | Not reported |
| Tank Type Vaulted Below Grade:        | Not reported |
| Tank Type Vertical:                   | Not reported |
| Tank Type Horizontal:                 | Not reported |
| Tank Type Unknown:                    | Not reported |
| Tank Type Other:                      | Not reported |
| Tank Type Other Specify:              | Not reported |

**Owner:**

|                         |                           |
|-------------------------|---------------------------|
| Owner Id:               | 50146                     |
| Owner Name:             | Columbia Gas Transmission |
| Owner Address:          | 1700 MacCorkle Ave SE     |
| Owner Address2:         | Not reported              |
| Owner City/State/Zip:   | Charleston, WV 25314      |
| Owner Type:             | PRIVATE                   |
| Number of Active AST:   | 2                         |
| Number of Active UST:   | 0                         |
| Number of Inactive AST: | 1                         |
| Number of Inactive UST: | 0                         |

|                         |                         |
|-------------------------|-------------------------|
| Owner Id:               | 26730                   |
| Owner Name:             | Columbia Pipeline Group |
| Owner Address:          | 1700 MacCorkle Ave SE   |
| Owner Address2:         | Not reported            |
| Owner City/State/Zip:   | Charleston, WV 25314    |
| Owner Type:             | PRIVATE                 |
| Number of Active AST:   | 2                       |
| Number of Active UST:   | 0                       |
| Number of Inactive AST: | 1                       |
| Number of Inactive UST: | 0                       |

Map ID  
 Direction  
 Distance  
 Elevation

**MAP FINDINGS**

Site

Database(s)

EDR ID Number  
 EPA ID Number

**LOUISA COMPRESSOR STATION (Continued)**

**A100143104**

|                                    |              |
|------------------------------------|--------------|
| Fed Regulated:                     | No           |
| Tank Number:                       | A05          |
| Tank Type:                         | AST          |
| Tank Capacity:                     | 1000         |
| Tank Contents:                     | OTHER        |
| Tank Status:                       | CURR IN USE  |
| Install Date:                      | 9/20/1998    |
| Date Closed:                       | Not reported |
| <br>                               |              |
| Tank Containment:                  |              |
| Install Date:                      | 9/20/1998    |
| Containment: Curbing               | No           |
| Containment: Weirs                 | No           |
| Containment: Sorbent               | No           |
| Containment: Culvert               | No           |
| Containment: Diversion             | No           |
| Containment: Retention             | No           |
| Containment: Dike                  | No           |
| Containment: Unknown               | No           |
| Containment: Other                 | No           |
| Containment: Other Note            | Not reported |
| <br>                               |              |
| Release Detection:                 |              |
| Release Detection: Ground Water    | No           |
| Release Detection: Visual          | No           |
| Release Detection: Vapor           | No           |
| Release Detection: Interstitial    | No           |
| Release Detection: None            | No           |
| Release Detection: Other           | No           |
| Release Detection: Other Note      | Not reported |
| Release Prevention: Double Bottom  | No           |
| Release Prevention: Double Walled  | No           |
| Release Prevention: Lined Interior | Not reported |
| Release Prevention: Poly Jacket    | No           |
| Release Prevention: Exc Liner      | No           |
| Release Prevention: None           | No           |
| Release Prevention: Unknown        | No           |
| Release Prevention: Other          | No           |
| Release Prevention: Other Note     | Not reported |
| <br>                               |              |
| Tank Foundation: Steel             | Yes          |
| Tank Foundation: Earthen           | No           |
| Tank Foundation: Concrete Imp      | No           |
| Tank Foundation: Unknown           | No           |
| Tank Foundation: Other             | No           |
| Tank Foundation: Other Note        | Not reported |
| Tank Roof: Float                   | No           |
| Tank Roof: Cone                    | No           |
| Tank Roof: Breather                | Not reported |
| Tank Roof: Dbldeck                 | Not reported |
| Tank Roof: Pontoon                 | Not reported |
| Tank Roof: Balloon                 | Not reported |
| Tank Roof: Lifter                  | Not reported |
| Tank Roof: Pan                     | Not reported |
| Tank Roof: Other                   | No           |
| Tank Roof: Other Note              | Not reported |

Map ID  
Direction  
Distance  
Elevation

**MAP FINDINGS**

Site

Database(s)

EDR ID Number  
EPA ID Number

**LOUISA COMPRESSOR STATION (Continued)**

**A100143104**

**Tank Material:**

|                                       |   |
|---------------------------------------|---|
| Tank Materials: Bare Steel            | Yes   |
| Tank Materials: Concrete              | No  |
| Tank Materials: Insulated Tank Jacket | No  |
| Tank Materials: Unknown               | No  |
| Tank Materials: Other                 | No  |
| Tank Materials: Other Note            | painted steel, totally above ground, cathodically protected |
| Tank Type Cathodic/CP:                | Not reported  |
| Tank Type Single Wall:                | Not reported  |
| Tank Type Double Wall:                | Not reported  |
| Tank Type Lined Interior:             | Not reported  |
| Tank Type Double Bottom:              | Not reported  |
| Tank Type Potable/Skid:               | Not reported  |
| Tank Type Shop Fabricated/Built:      | Not reported  |
| Tank Type Vaulted Below Grade:        | Not reported  |
| Tank Type Vertical:                   | Not reported  |
| Tank Type Horizontal:                 | Not reported  |
| Tank Type Unknown:                    | Not reported  |
| Tank Type Other:                      | Not reported  |
| Tank Type Other Specify:              | Not reported  |

**Owner:**

|                         |                           |
|-------------------------|---------------------------|
| Owner Id:               | 50146                     |
| Owner Name:             | Columbia Gas Transmission |
| Owner Address:          | 1700 MacCorkle Ave SE     |
| Owner Address2:         | Not reported              |
| Owner City/State/Zip:   | Charleston, WV 25314      |
| Owner Type:             | PRIVATE                   |
| Number of Active AST:   | 2                         |
| Number of Active UST:   | 0                         |
| Number of Inactive AST: | 1                         |
| Number of Inactive UST: | 0                         |

|                         |                         |
|-------------------------|-------------------------|
| Owner Id:               | 26730                   |
| Owner Name:             | Columbia Pipeline Group |
| Owner Address:          | 1700 MacCorkle Ave SE   |
| Owner Address2:         | Not reported            |
| Owner City/State/Zip:   | Charleston, WV 25314    |
| Owner Type:             | PRIVATE                 |
| Number of Active AST:   | 2                       |
| Number of Active UST:   | 0                       |
| Number of Inactive AST: | 1                       |
| Number of Inactive UST: | 0                       |

|                |              |
|----------------|--------------|
| Fed Regulated: | No           |
| Tank Number:   | A06          |
| Tank Type:     | AST          |
| Tank Capacity: | 1000         |
| Tank Contents: | OTHER        |
| Tank Status:   | CURR IN USE  |
| Install Date:  | 8/20/2018    |
| Date Closed:   | Not reported |

**Tank Containment:**

|               |           |
|---------------|-----------|
| Install Date: | 8/20/2018 |
|---------------|-----------|

Map ID  
 Direction  
 Distance  
 Elevation

**MAP FINDINGS**

Site

Database(s)

EDR ID Number  
 EPA ID Number

**LOUISA COMPRESSOR STATION (Continued)**

**A100143104**

|                         |              |
|-------------------------|--------------|
| Containment: Curbing    | No           |
| Containment: Weirs      | No           |
| Containment: Sorbent    | No           |
| Containment: Culvert    | No           |
| Containment: Diversion  | No           |
| Containment: Retention  | No           |
| Containment: Dike       | No           |
| Containment: Unknown    | No           |
| Containment: Other      | No           |
| Containment: Other Note | Not reported |

Release Detection:

|                                    |              |
|------------------------------------|--------------|
| Release Detection: Ground Water    | No           |
| Release Detection: Visual          | No           |
| Release Detection: Vapor           | No           |
| Release Detection: Interstitial    | No           |
| Release Detection: None            | No           |
| Release Detection: Other           | No           |
| Release Detection: Other Note      | Not reported |
| Release Prevention: Double Bottom  | No           |
| Release Prevention: Double Walled  | No           |
| Release Prevention: Lined Interior | Not reported |
| Release Prevention: Poly Jacket    | No           |
| Release Prevention: Exc Liner      | No           |
| Release Prevention: None           | No           |
| Release Prevention: Unknown        | No           |
| Release Prevention: Other          | No           |
| Release Prevention: Other Note     | Not reported |

|                               |              |
|-------------------------------|--------------|
| Tank Foundation: Steel        | Yes          |
| Tank Foundation: Earthen      | No           |
| Tank Foundation: Concrete Imp | No           |
| Tank Foundation: Unknown      | No           |
| Tank Foundation: Other        | No           |
| Tank Foundation: Other Note   | Not reported |
| Tank Roof: Float              | No           |
| Tank Roof: Cone               | No           |
| Tank Roof: Breather           | Not reported |
| Tank Roof: Dbldeck            | Not reported |
| Tank Roof: Pontoon            | Not reported |
| Tank Roof: Balloon            | Not reported |
| Tank Roof: Lifter             | Not reported |
| Tank Roof: Pan                | Not reported |
| Tank Roof: Other              | No           |
| Tank Roof: Other Note         | Not reported |

Tank Material:

|                                       |              |
|---------------------------------------|--------------|
| Tank Materials: Bare Steel            | Yes          |
| Tank Materials: Concrete              | No           |
| Tank Materials: Insulated Tank Jacket | No           |
| Tank Materials: Unknown               | No           |
| Tank Materials: Other                 | No           |
| Tank Materials: Other Note            | Not reported |
| Tank Type Cathodic/CP:                | Not reported |
| Tank Type Single Wall:                | Not reported |
| Tank Type Double Wall:                | Not reported |
| Tank Type Lined Interior:             | Not reported |

Map ID  
Direction  
Distance  
Elevation

**MAP FINDINGS**

Site

Database(s)

EDR ID Number  
EPA ID Number

**LOUISA COMPRESSOR STATION (Continued)**

**A100143104**

|                                  |              |
|----------------------------------|--------------|
| Tank Type Double Bottom:         | Not reported |
| Tank Type Potable/Skid:          | Not reported |
| Tank Type Shop Fabricated/Built: | Not reported |
| Tank Type Vaulted Below Grade:   | Not reported |
| Tank Type Vertical:              | Not reported |
| Tank Type Horizontal:            | Not reported |
| Tank Type Unknown:               | Not reported |
| Tank Type Other:                 | Not reported |
| Tank Type Other Specify:         | Not reported |

Count: 0 records.

ORPHAN SUMMARY

| City | EDR ID | Site Name      | Site Address | Zip | Database(s) |
|------|--------|----------------|--------------|-----|-------------|
|      |        | NO SITES FOUND |              |     |             |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

**Number of Days to Update:** Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

### STANDARD ENVIRONMENTAL RECORDS

#### *Lists of Federal NPL (Superfund) sites*

##### NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

|   |  |
|---|--|
| Date of Government Version: 12/19/2024  | Source: EPA                            |
| Date Data Arrived at EDR: 01/02/2025    | Telephone: N/A                         |
| Date Made Active in Reports: 01/21/2025 | Last EDR Contact: 03/03/2025           |
| Number of Days to Update: 19            | Next Scheduled EDR Contact: 04/07/2025 |
|   | Data Release Frequency: Quarterly      |

##### NPL Site Boundaries

###### Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)  
Telephone: 202-564-7333

EPA Region 1  
Telephone 617-918-1143

EPA Region 6  
Telephone: 214-655-6659

EPA Region 3  
Telephone 215-814-5418

EPA Region 7  
Telephone: 913-551-7247

EPA Region 4  
Telephone 404-562-8033

EPA Region 8  
Telephone: 303-312-6774

EPA Region 5  
Telephone 312-886-6686

EPA Region 9  
Telephone: 415-947-4246

EPA Region 10  
Telephone 206-553-8665

##### Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

|   |  |
|---|--|
| Date of Government Version: 12/19/2024  | Source: EPA                            |
| Date Data Arrived at EDR: 01/02/2025    | Telephone: N/A                         |
| Date Made Active in Reports: 01/21/2025 | Last EDR Contact: 03/03/2025           |
| Number of Days to Update: 19            | Next Scheduled EDR Contact: 04/07/2025 |
|   | Data Release Frequency: Quarterly      |

#### *Lists of Federal Delisted NPL sites*

##### Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

|   |  |
|---|--|
| Date of Government Version: 12/19/2024  | Source: EPA                            |
| Date Data Arrived at EDR: 01/02/2025    | Telephone: N/A                         |
| Date Made Active in Reports: 01/21/2025 | Last EDR Contact: 03/03/2025           |
| Number of Days to Update: 19            | Next Scheduled EDR Contact: 04/07/2025 |
|   | Data Release Frequency: Quarterly      |

### ***Lists of Federal sites subject to CERCLA removals and CERCLA orders***

#### **FEDERAL FACILITY: Federal Facility Site Information listing**

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

|   |   |
|---|---|
| Date of Government Version: 11/20/2024  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 12/18/2024    | Telephone: 703-603-8704                 |
| Date Made Active in Reports: 12/20/2024 | Last EDR Contact: 03/27/2025            |
| Number of Days to Update: 2             | Next Scheduled EDR Contact: 07/07/2025  |
|   | Data Release Frequency: Varies          |

#### **SEMS: Superfund Enterprise Management System**

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly known as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

|   |  |
|---|--|
| Date of Government Version: 12/19/2024  | Source: EPA                            |
| Date Data Arrived at EDR: 01/02/2025    | Telephone: 800-424-9346                |
| Date Made Active in Reports: 01/21/2025 | Last EDR Contact: 03/03/2025           |
| Number of Days to Update: 19            | Next Scheduled EDR Contact: 04/21/2025 |
|   | Data Release Frequency: Quarterly      |

### ***Lists of Federal CERCLA sites with NFRAP***

#### **SEMS-ARCHIVE: Superfund Enterprise Management System Archive**

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

|   |  |
|---|--|
| Date of Government Version: 12/19/2024  | Source: EPA                            |
| Date Data Arrived at EDR: 01/02/2025    | Telephone: 800-424-9346                |
| Date Made Active in Reports: 01/21/2025 | Last EDR Contact: 03/03/2025           |
| Number of Days to Update: 19            | Next Scheduled EDR Contact: 04/21/2025 |
|   | Data Release Frequency: Quarterly      |

### ***Lists of Federal RCRA facilities undergoing Corrective Action***

#### **CORRACTS: Corrective Action Report**

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 02/17/2025  
Date Data Arrived at EDR: 02/19/2025  
Date Made Active in Reports: 03/06/2025  
Number of Days to Update: 15

Source: EPA  
Telephone: 800-424-9346  
Last EDR Contact: 03/18/2025  
Next Scheduled EDR Contact: 06/30/2025  
Data Release Frequency: Quarterly

### *Lists of Federal RCRA TSD facilities*

#### RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 02/17/2025  
Date Data Arrived at EDR: 02/19/2025  
Date Made Active in Reports: 03/06/2025  
Number of Days to Update: 15

Source: Environmental Protection Agency  
Telephone: 800-438-2474  
Last EDR Contact: 03/18/2025  
Next Scheduled EDR Contact: 06/30/2025  
Data Release Frequency: Quarterly

### *Lists of Federal RCRA generators*

#### RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/17/2025  
Date Data Arrived at EDR: 02/19/2025  
Date Made Active in Reports: 03/06/2025  
Number of Days to Update: 15

Source: Environmental Protection Agency  
Telephone: 800-438-2474  
Last EDR Contact: 03/18/2025  
Next Scheduled EDR Contact: 06/30/2025  
Data Release Frequency: Quarterly

#### RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 02/17/2025  
Date Data Arrived at EDR: 02/19/2025  
Date Made Active in Reports: 03/06/2025  
Number of Days to Update: 15

Source: Environmental Protection Agency  
Telephone: 800-438-2474  
Last EDR Contact: 03/18/2025  
Next Scheduled EDR Contact: 06/30/2025  
Data Release Frequency: Quarterly

#### RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 02/17/2025  
Date Data Arrived at EDR: 02/19/2025  
Date Made Active in Reports: 03/06/2025  
Number of Days to Update: 15

Source: Environmental Protection Agency  
Telephone: 800-438-2474  
Last EDR Contact: 03/18/2025  
Next Scheduled EDR Contact: 06/30/2025  
Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### *Federal institutional controls / engineering controls registries*

#### LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

|   |  |
|---|--|
| Date of Government Version: 11/11/2024  | Source: Department of the Navy         |
| Date Data Arrived at EDR: 11/25/2024    | Telephone: 843-820-7326                |
| Date Made Active in Reports: 02/18/2025 | Last EDR Contact: 03/04/2025           |
| Number of Days to Update: 85            | Next Scheduled EDR Contact: 05/19/2025 |
|   | Data Release Frequency: Varies         |

#### US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

|   |   |
|---|---|
| Date of Government Version: 11/04/2024  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 11/15/2024    | Telephone: 703-603-0695                 |
| Date Made Active in Reports: 02/11/2025 | Last EDR Contact: 02/18/2025            |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 12/02/2024  |
|   | Data Release Frequency: Varies          |

#### US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

|   |   |
|---|---|
| Date of Government Version: 11/04/2024  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 11/15/2024    | Telephone: 703-603-0695                 |
| Date Made Active in Reports: 02/11/2025 | Last EDR Contact: 02/18/2025            |
| Number of Days to Update: 88            | Next Scheduled EDR Contact: 06/02/2025  |
|   | Data Release Frequency: Varies          |

### *Federal ERNS list*

#### ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

|   |   |
|---|---|
| Date of Government Version: 12/03/2024  | Source: National Response Center, United States Coast Guard |
| Date Data Arrived at EDR: 12/11/2024    | Telephone: 202-267-2180                                     |
| Date Made Active in Reports: 02/18/2025 | Last EDR Contact: 03/18/2025                                |
| Number of Days to Update: 69            | Next Scheduled EDR Contact: 06/30/2025                      |
|   | Data Release Frequency: Quarterly                           |

### *Lists of state- and tribal hazardous waste facilities*

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

|                                  |   |
|----------------------------------|---|
| Date of Government Version: N/A  | Source: Department of Environmental Quality |
| Date Data Arrived at EDR: N/A    | Telephone: 804-698-4236                     |
| Date Made Active in Reports: N/A | Last EDR Contact: 03/06/2025                |
| Number of Days to Update: N/A    | Next Scheduled EDR Contact: 06/23/2025      |
|                                  | Data Release Frequency: N/A                 |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### *Lists of state and tribal landfills and solid waste disposal facilities*

#### SWF/LF: Solid Waste Management Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 11/21/2024  
Date Data Arrived at EDR: 11/25/2024  
Date Made Active in Reports: 02/19/2025  
Number of Days to Update: 86

Source: Department of Environmental Quality  
Telephone: 804-698-4238  
Last EDR Contact: 02/20/2025  
Next Scheduled EDR Contact: 06/09/2025  
Data Release Frequency: Semi-Annually

### *Lists of state and tribal leaking storage tanks*

#### LUST REG NO: Leaking Underground Storage Tank Tracking Database

Leaking underground storage tank site locations. Includes: counties of Arlington, Caroline, Culpeper, Fairfax, Fauquier, King George, Loudoun, Louisa, Madison, Orange, Prince William, Rappahannock, Spotsylvania, Stafford; cities of Alexandria, Fairfax, Falls Church, Fredericksburg, Manassas, Manassas Park.

Date of Government Version: 05/18/2004  
Date Data Arrived at EDR: 05/22/2004  
Date Made Active in Reports: 07/09/2004  
Number of Days to Update: 48

Source: Department of Environmental Quality Northern Regional Office  
Telephone: 703-583-3800  
Last EDR Contact: 09/06/2011  
Next Scheduled EDR Contact: 12/19/2011  
Data Release Frequency: No Update Planned

#### LUST REG PD: Leaking Underground Storage Tank Sites

Leaking underground storage tank site locations. Includes: counties of Amelia, Brunswick, Charles City, Chesterfield, Dinwiddie, Essex, Gloucester, Goochland, Greensville, Hanover, Henrico, King and Queen, King William, Lancaster, Mathews, Middlesex, New Kent, Northumberland, Powhatan, Prince George, Richmond, Surry, Sussex, Westmoreland; cities of Colonial Heights, Emporia, Hopewell, Petersburg.

Date of Government Version: 12/02/2014  
Date Data Arrived at EDR: 12/04/2014  
Date Made Active in Reports: 01/16/2015  
Number of Days to Update: 43

Source: Department of Environmental Quality Piedmont Regional Office  
Telephone: 804-527-5020  
Last EDR Contact: 08/29/2016  
Next Scheduled EDR Contact: 12/12/2016  
Data Release Frequency: Quarterly

#### LUST REG SC: Leaking Underground Storage Tanks

Leaking underground storage tank site locations. Includes: counties of Amherst, Appomattox, Buckingham, Campbell, Charlotte, Cumberland, Halifax, Lunenburg, Mecklenburg, Nottoway, Pittsylvania, Prince Deward; cities of Danville, Lynchburg.

Date of Government Version: 09/06/2013  
Date Data Arrived at EDR: 09/06/2013  
Date Made Active in Reports: 09/17/2013  
Number of Days to Update: 11

Source: Department of Environmental Quality, South Central Region  
Telephone: 434-582-5120  
Last EDR Contact: 08/29/2016  
Next Scheduled EDR Contact: 12/12/2016  
Data Release Frequency: Semi-Annually

#### LUST REG SW: Leaking Underground Storage Tank Database

Leaking underground storage tank site locations. Includes: counties of Bland, Buchanan, Carroll, Dickenson, Grayson, Lee, Russell, Scott, Smyth, Tazewell, Washington, Wise, Wythe; cities of Bristol, Galax, Norton.

Date of Government Version: 07/15/2013  
Date Data Arrived at EDR: 07/18/2013  
Date Made Active in Reports: 09/16/2013  
Number of Days to Update: 60

Source: Department of Environmental Quality Southwest Regional Office  
Telephone: 276-676-4800  
Last EDR Contact: 10/11/2016  
Next Scheduled EDR Contact: 01/23/2017  
Data Release Frequency: No Update Planned

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### LUST REG TD: Leaking Underground Storage Tank Sites

Leaking underground storage tank site locations. Includes: counties of Accomack, Isle of Wight, James City, Northampton, Southampton, York; cities of Chesapeake, Franklin, Hampton, Newport News, Norfolk, Poquoson, Portsmouth, Suffolk, Virginia Beach, Williamsburg.

Date of Government Version: 06/30/2013  
Date Data Arrived at EDR: 07/05/2013  
Date Made Active in Reports: 09/16/2013  
Number of Days to Update: 73

Source: Department of Environmental Quality Tidewater Regional Office  
Telephone: trofoia@deq.vir  
Last EDR Contact: 09/26/2016  
Next Scheduled EDR Contact: 01/09/2017  
Data Release Frequency: Quarterly

### LUST REG VA: Leaking Underground Storage Tank List

Leaking underground storage tank site locations. Includes: counties of Albemarle, Augusta, Bath, Clarke, Fluvanna, Frederick, Greene, Highland, Nelson, Page, Rockbridge, Rockingham, Shenandoah, Warren; cities of Buena Vista, Charlottesville, Harrisonburg, Lexington, Staunton, Waynesboro, Winchester.

Date of Government Version: 12/06/2011  
Date Data Arrived at EDR: 12/08/2011  
Date Made Active in Reports: 01/16/2012  
Number of Days to Update: 39

Source: Department of Environmental Quality Valley Regional Office  
Telephone: 540-574-7800  
Last EDR Contact: 08/29/2016  
Next Scheduled EDR Contact: 12/12/2016  
Data Release Frequency: No Update Planned

### LUST REG WC: Leaking Underground Storage Tank List

Leaking underground storage tank site locations. Includes: counties of Alleghany, Bedford, Botetourt, Craig, Floyd, Franklin, Giles, Henry, Montgomery, Patrick, Pulaski, Roanoke; cities of Bedford, Clifton Forge, Covington, Martinsville, Radford, Roanoke, Salem.

Date of Government Version: 06/04/2015  
Date Data Arrived at EDR: 06/05/2015  
Date Made Active in Reports: 07/07/2015  
Number of Days to Update: 32

Source: Department of Environmental Quality West Central Regional Office  
Telephone: 540-562-6700  
Last EDR Contact: 08/29/2016  
Next Scheduled EDR Contact: 12/12/2016  
Data Release Frequency: No Update Planned

### INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 05/07/2024  
Date Data Arrived at EDR: 05/30/2024  
Date Made Active in Reports: 08/28/2024  
Number of Days to Update: 90

Source: EPA Region 4  
Telephone: 404-562-8677  
Last EDR Contact: 01/16/2025  
Next Scheduled EDR Contact: 04/28/2025  
Data Release Frequency: Varies

### INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 05/07/2024  
Date Data Arrived at EDR: 05/30/2024  
Date Made Active in Reports: 08/28/2024  
Number of Days to Update: 90

Source: Environmental Protection Agency  
Telephone: 415-972-3372  
Last EDR Contact: 01/16/2025  
Next Scheduled EDR Contact: 04/28/2025  
Data Release Frequency: Varies

### INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land

Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 04/11/2024  
Date Data Arrived at EDR: 05/30/2024  
Date Made Active in Reports: 08/28/2024  
Number of Days to Update: 90

Source: EPA, Region 5  
Telephone: 312-886-7439  
Last EDR Contact: 01/16/2025  
Next Scheduled EDR Contact: 04/28/2025  
Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

**INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land**  
LUSTs on Indian land in New Mexico and Oklahoma.

|   |  |
|---|--|
| Date of Government Version: 05/07/2024  | Source: EPA Region 6                   |
| Date Data Arrived at EDR: 05/30/2024    | Telephone: 214-665-6597                |
| Date Made Active in Reports: 08/28/2024 | Last EDR Contact: 01/16/2025           |
| Number of Days to Update: 90            | Next Scheduled EDR Contact: 04/28/2025 |
|   | Data Release Frequency: Varies         |

**INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land**  
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

|   |  |
|---|--|
| Date of Government Version: 05/07/2024  | Source: EPA Region 8                   |
| Date Data Arrived at EDR: 05/30/2024    | Telephone: 303-312-6271                |
| Date Made Active in Reports: 08/28/2024 | Last EDR Contact: 01/16/2025           |
| Number of Days to Update: 90            | Next Scheduled EDR Contact: 04/28/2025 |
|   | Data Release Frequency: Varies         |

**INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land**  
LUSTs on Indian land in Iowa, Kansas, and Nebraska

|   |  |
|---|--|
| Date of Government Version: 05/07/2024  | Source: EPA Region 7                   |
| Date Data Arrived at EDR: 05/30/2024    | Telephone: 913-551-7003                |
| Date Made Active in Reports: 08/28/2024 | Last EDR Contact: 01/16/2025           |
| Number of Days to Update: 90            | Next Scheduled EDR Contact: 04/28/2025 |
|   | Data Release Frequency: Varies         |

**INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land**  
A listing of leaking underground storage tank locations on Indian Land.

|   |  |
|---|--|
| Date of Government Version: 05/07/2024  | Source: EPA Region 1                   |
| Date Data Arrived at EDR: 05/30/2024    | Telephone: 617-918-1313                |
| Date Made Active in Reports: 08/28/2024 | Last EDR Contact: 01/16/2025           |
| Number of Days to Update: 90            | Next Scheduled EDR Contact: 04/28/2025 |
|   | Data Release Frequency: Varies         |

**INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land**  
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

|   |  |
|---|--|
| Date of Government Version: 05/07/2024  | Source: EPA Region 10                  |
| Date Data Arrived at EDR: 05/30/2024    | Telephone: 206-553-2857                |
| Date Made Active in Reports: 08/28/2024 | Last EDR Contact: 01/16/2025           |
| Number of Days to Update: 90            | Next Scheduled EDR Contact: 04/28/2025 |
|   | Data Release Frequency: Varies         |

**LTANKS: Leaking Petroleum Storage Tanks**

Includes releases of petroleum from underground storage tanks and aboveground storage tanks.

|   |   |
|---|---|
| Date of Government Version: 11/01/2024  | Source: Department of Environmental Quality |
| Date Data Arrived at EDR: 11/18/2024    | Telephone: 804-698-4010                     |
| Date Made Active in Reports: 02/12/2025 | Last EDR Contact: 02/19/2025                |
| Number of Days to Update: 86            | Next Scheduled EDR Contact: 06/02/2025      |
|   | Data Release Frequency: Quarterly           |

### ***Lists of state and tribal registered storage tanks***

**FEMA UST: Underground Storage Tank Listing**

A listing of all FEMA owned underground storage tanks.

|   |  |
|---|--|
| Date of Government Version: 08/12/2024  | Source: FEMA                           |
| Date Data Arrived at EDR: 10/30/2024    | Telephone: 202-646-5797                |
| Date Made Active in Reports: 01/14/2025 | Last EDR Contact: 03/26/2025           |
| Number of Days to Update: 76            | Next Scheduled EDR Contact: 07/14/2025 |
|   | Data Release Frequency: Varies         |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### UST: Registered Petroleum Storage Tanks

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 01/03/2025  
Date Data Arrived at EDR: 02/19/2025  
Date Made Active in Reports: 03/19/2025  
Number of Days to Update: 28

Source: Department of Environmental Quality  
Telephone: 804-698-4010  
Last EDR Contact: 02/19/2025  
Next Scheduled EDR Contact: 06/02/2025  
Data Release Frequency: Quarterly

### AST: Registered Petroleum Storage Tanks Registered Aboveground Storage Tanks.

Date of Government Version: 01/03/2025  
Date Data Arrived at EDR: 02/19/2025  
Date Made Active in Reports: 03/19/2025  
Number of Days to Update: 28

Source: Department of Environmental Quality  
Telephone: 804-698-4010  
Last EDR Contact: 02/19/2025  
Next Scheduled EDR Contact: 06/02/2025  
Data Release Frequency: Quarterly

### INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 05/14/2024  
Date Data Arrived at EDR: 05/30/2024  
Date Made Active in Reports: 08/28/2024  
Number of Days to Update: 90

Source: EPA Region 4  
Telephone: 404-562-9424  
Last EDR Contact: 01/16/2025  
Next Scheduled EDR Contact: 07/29/2024  
Data Release Frequency: Varies

### INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 05/14/2024  
Date Data Arrived at EDR: 05/30/2024  
Date Made Active in Reports: 08/28/2024  
Number of Days to Update: 90

Source: EPA Region 10  
Telephone: 206-553-2857  
Last EDR Contact: 01/16/2025  
Next Scheduled EDR Contact: 04/28/2025  
Data Release Frequency: Varies

### INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/14/2024  
Date Data Arrived at EDR: 05/30/2024  
Date Made Active in Reports: 08/28/2024  
Number of Days to Update: 90

Source: EPA Region 6  
Telephone: 214-665-7591  
Last EDR Contact: 01/16/2025  
Next Scheduled EDR Contact: 04/28/2025  
Data Release Frequency: Varies

### INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 05/14/2024  
Date Data Arrived at EDR: 05/30/2024  
Date Made Active in Reports: 08/28/2024  
Number of Days to Update: 90

Source: EPA Region 9  
Telephone: 415-972-3368  
Last EDR Contact: 01/16/2025  
Next Scheduled EDR Contact: 04/28/2025  
Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

|   |  |
|---|--|
| Date of Government Version: 05/14/2024  | Source: EPA, Region 1                  |
| Date Data Arrived at EDR: 05/30/2024    | Telephone: 617-918-1313                |
| Date Made Active in Reports: 08/28/2024 | Last EDR Contact: 01/16/2025           |
| Number of Days to Update: 90            | Next Scheduled EDR Contact: 04/28/2025 |
|   | Data Release Frequency: Varies         |

### INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

|   |  |
|---|--|
| Date of Government Version: 04/11/2024  | Source: EPA Region 5                   |
| Date Data Arrived at EDR: 05/30/2024    | Telephone: 312-886-6136                |
| Date Made Active in Reports: 08/28/2024 | Last EDR Contact: 01/16/2025           |
| Number of Days to Update: 90            | Next Scheduled EDR Contact: 04/28/2025 |
|   | Data Release Frequency: Varies         |

### INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

|   |  |
|---|--|
| Date of Government Version: 05/14/2024  | Source: EPA Region 7                   |
| Date Data Arrived at EDR: 05/30/2024    | Telephone: 913-551-7003                |
| Date Made Active in Reports: 08/28/2024 | Last EDR Contact: 01/16/2025           |
| Number of Days to Update: 90            | Next Scheduled EDR Contact: 04/28/2025 |
|   | Data Release Frequency: Varies         |

### INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

|   |  |
|---|--|
| Date of Government Version: 05/14/2024  | Source: EPA Region 8                   |
| Date Data Arrived at EDR: 05/30/2024    | Telephone: 303-312-6137                |
| Date Made Active in Reports: 08/28/2024 | Last EDR Contact: 01/16/2025           |
| Number of Days to Update: 90            | Next Scheduled EDR Contact: 04/28/2025 |
|   | Data Release Frequency: Varies         |

### *State and tribal institutional control / engineering control registries*

#### ENG CONTROLS: Engineering Controls Sites Listing

A listing of sites with Engineering Controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

|   |   |
|---|---|
| Date of Government Version: 12/18/2024  | Source: Department of Environmental Quality |
| Date Data Arrived at EDR: 12/23/2024    | Telephone: 804-698-4228                     |
| Date Made Active in Reports: 03/12/2025 | Last EDR Contact: 03/20/2025                |
| Number of Days to Update: 79            | Next Scheduled EDR Contact: 07/07/2025      |
|   | Data Release Frequency: Quarterly           |

#### INST CONTROL: Voluntary Remediation Program Database

Sites included in the Voluntary Remediation Program database that have deed restrictions.

|   |   |
|---|---|
| Date of Government Version: 12/18/2024  | Source: Department of Environmental Quality |
| Date Data Arrived at EDR: 12/23/2024    | Telephone: 804-698-4228                     |
| Date Made Active in Reports: 03/12/2025 | Last EDR Contact: 03/20/2025                |
| Number of Days to Update: 79            | Next Scheduled EDR Contact: 07/07/2025      |
|   | Data Release Frequency: Quarterly           |

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## *Lists of state and tribal voluntary cleanup sites*

### VRP: Voluntary Remediation Program

The Voluntary Cleanup Program encourages owners of elected contaminated sites to take the initiative and conduct voluntary cleanups that meet state environmental standards.

|   |   |
|---|---|
| Date of Government Version: 12/18/2024  | Source: Department of Environmental Quality |
| Date Data Arrived at EDR: 12/23/2024    | Telephone: 804-698-4228                     |
| Date Made Active in Reports: 03/12/2025 | Last EDR Contact: 03/20/2025                |
| Number of Days to Update: 79            | Next Scheduled EDR Contact: 07/07/2025      |
|   | Data Release Frequency: Quarterly           |

### INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

|   |  |
|---|--|
| Date of Government Version: 03/20/2008  | Source: EPA, Region 7                  |
| Date Data Arrived at EDR: 04/22/2008    | Telephone: 913-551-7365                |
| Date Made Active in Reports: 05/19/2008 | Last EDR Contact: 07/08/2021           |
| Number of Days to Update: 27            | Next Scheduled EDR Contact: 07/20/2009 |
|   | Data Release Frequency: Varies         |

### INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

|   |  |
|---|--|
| Date of Government Version: 07/27/2015  | Source: EPA, Region 1                  |
| Date Data Arrived at EDR: 09/29/2015    | Telephone: 617-918-1102                |
| Date Made Active in Reports: 02/18/2016 | Last EDR Contact: 03/12/2025           |
| Number of Days to Update: 142           | Next Scheduled EDR Contact: 06/30/2025 |
|   | Data Release Frequency: Varies         |

## *Lists of state and tribal brownfield sites*

### BROWNFIELDS: Brownfields Site Specific Assessments

To qualify for Brownfields Assessment, the site must meet the Federal definition of a Brownfields and should have contaminant issues that need to be addressed and a redevelopment plan supported by the local government and community. Virginia's Department of Environmental Quality performs brownfields assessments under a cooperative agreement with the U.S. Environmental Protection Agency at no cost to communities, property owners or, prospective purchasers. The assessment is an evaluation of environmental impacts caused by previous site uses similar to a Phase II Environmental Assessment.

|   |   |
|---|---|
| Date of Government Version: 09/19/2024  | Source: Department of Environmental Quality |
| Date Data Arrived at EDR: 10/17/2024    | Telephone: 804-698-4207                     |
| Date Made Active in Reports: 01/09/2025 | Last EDR Contact: 01/15/2025                |
| Number of Days to Update: 84            | Next Scheduled EDR Contact: 04/28/2025      |
|   | Data Release Frequency: Quarterly           |

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### *Local Brownfield lists*

#### US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/09/2024  
Date Data Arrived at EDR: 09/11/2024  
Date Made Active in Reports: 12/06/2024  
Number of Days to Update: 86

Source: Environmental Protection Agency  
Telephone: 202-566-2777  
Last EDR Contact: 03/12/2025  
Next Scheduled EDR Contact: 06/23/2025  
Data Release Frequency: Semi-Annually

### **Local Lists of Landfill / Solid Waste Disposal Sites**

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands  
Location of open dumps on Indian land.

Date of Government Version: 12/31/1998  
Date Data Arrived at EDR: 12/03/2007  
Date Made Active in Reports: 01/24/2008  
Number of Days to Update: 52

Source: Environmental Protection Agency  
Telephone: 703-308-8245  
Last EDR Contact: 01/16/2025  
Next Scheduled EDR Contact: 05/05/2025  
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985  
Date Data Arrived at EDR: 08/09/2004  
Date Made Active in Reports: 09/17/2004  
Number of Days to Update: 39

Source: Environmental Protection Agency  
Telephone: 800-424-9346  
Last EDR Contact: 06/09/2004  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009  
Date Data Arrived at EDR: 05/07/2009  
Date Made Active in Reports: 09/21/2009  
Number of Days to Update: 137

Source: EPA, Region 9  
Telephone: 415-947-4219  
Last EDR Contact: 01/23/2025  
Next Scheduled EDR Contact: 04/28/2025  
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 02/07/2024  
Date Data Arrived at EDR: 11/13/2024  
Date Made Active in Reports: 11/19/2024  
Number of Days to Update: 6

Source: Department of Health & Human Services, Indian Health Service  
Telephone: 301-443-1452  
Last EDR Contact: 12/09/2024  
Next Scheduled EDR Contact: 05/05/2025  
Data Release Frequency: Varies

### **Local Lists of Hazardous waste / Contaminated Sites**

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 05/20/2024  
Date Data Arrived at EDR: 08/19/2024  
Date Made Active in Reports: 10/09/2024  
Number of Days to Update: 51

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 02/20/2025  
Next Scheduled EDR Contact: 06/02/2025  
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 05/20/2024  
Date Data Arrived at EDR: 08/19/2024  
Date Made Active in Reports: 10/09/2024  
Number of Days to Update: 51

Source: Drug Enforcement Administration  
Telephone: 202-307-1000  
Last EDR Contact: 02/20/2025  
Next Scheduled EDR Contact: 06/02/2025  
Data Release Frequency: Quarterly

### **Local Lists of Registered Storage Tanks**

#### **TANKS: TANKSStorage Tank Facilities Listing**

This list of storage tank facilities where tank details are not available, such as tank type not distinguished as aboveground or underground, is provided by the Virginia Department of Environmental Quality.

Date of Government Version: 01/03/2025  
Date Data Arrived at EDR: 02/19/2025  
Date Made Active in Reports: 03/17/2025  
Number of Days to Update: 26

Source: Department of Environmental Quality  
Telephone: 804-659-2670  
Last EDR Contact: 02/19/2025  
Next Scheduled EDR Contact: 06/02/2025  
Data Release Frequency: Quarterly

### **Local Land Records**

#### **LIENS 2: CERCLA Lien Information**

A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 12/19/2024  
Date Data Arrived at EDR: 01/02/2025  
Date Made Active in Reports: 01/21/2025  
Number of Days to Update: 19

Source: Environmental Protection Agency  
Telephone: 202-564-6023  
Last EDR Contact: 03/03/2025  
Next Scheduled EDR Contact: 04/07/2025  
Data Release Frequency: Semi-Annually

### **Records of Emergency Release Reports**

#### **SPILLS VA: PREP Database**

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 08/08/2012  
Date Data Arrived at EDR: 08/09/2012  
Date Made Active in Reports: 10/05/2012  
Number of Days to Update: 57

Source: Department of Environmental Quality, Valley Regional Office  
Telephone: 540-574-7800  
Last EDR Contact: 05/06/2013  
Next Scheduled EDR Contact: 08/19/2013  
Data Release Frequency: Quarterly

#### **SPILLS: Prep/Spills Database Listing**

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment. PREP staff often work to assist local emergency responders, other state agencies, federal agencies, and responsible parties, as may be needed, to manage pollution incidents. Oil spills, fish kills, and hazardous materials spills are examples of incidents that may involve the DEQ's PREP Program.

Date of Government Version: 11/18/2024  
Date Data Arrived at EDR: 11/18/2024  
Date Made Active in Reports: 02/12/2025  
Number of Days to Update: 86

Source: Department of Environmental Quality  
Telephone: 804-698-4287  
Last EDR Contact: 02/19/2025  
Next Scheduled EDR Contact: 06/02/2025  
Data Release Frequency: Quarterly

#### **SPILLS PC: Pollution Complaint Database**

Pollution Complaints Database. The pollution reports contained in the PC database include the initial release reporting of Leaking Underground Storage Tanks and all other releases of petroleum to the environment as well as releases to state waters. The database is current through 12/1/93. Since that time, all spill and pollution reporting information has been collected and tracked through the DEQ regional offices.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/01/1996  
Date Data Arrived at EDR: 10/22/1996  
Date Made Active in Reports: 11/21/1996  
Number of Days to Update: 30

Source: Department of Environmental Quality  
Telephone: 804-698-4287  
Last EDR Contact: 03/08/2010  
Next Scheduled EDR Contact: 06/21/2010  
Data Release Frequency: No Update Planned

### SPILLS NO: PREP Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 09/23/2009  
Date Data Arrived at EDR: 09/29/2009  
Date Made Active in Reports: 10/30/2009  
Number of Days to Update: 31

Source: Department of Environmental Quality, Northern Region  
Telephone: 703-583-3864  
Last EDR Contact: 09/06/2011  
Next Scheduled EDR Contact: 12/19/2011  
Data Release Frequency: No Update Planned

### SPILLS PD: PREP Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 10/20/2009  
Date Data Arrived at EDR: 10/29/2009  
Date Made Active in Reports: 12/03/2009  
Number of Days to Update: 35

Source: Department of Environmental Quality, Piedmont Region  
Telephone: 804-527-5020  
Last EDR Contact: 02/06/2012  
Next Scheduled EDR Contact: 05/21/2012  
Data Release Frequency: Quarterly

### SPILLS BRL: Prep/Spills Database Listing

A listing of spills locations located in the Blue Ridge Regional area, Lynchburg.

Date of Government Version: 09/18/2009  
Date Data Arrived at EDR: 09/18/2009  
Date Made Active in Reports: 10/06/2009  
Number of Days to Update: 18

Source: DEQ, Blue Ridge Regional Office  
Telephone: 434-582-6218  
Last EDR Contact: 11/28/2011  
Next Scheduled EDR Contact: 03/12/2012  
Data Release Frequency: Varies

### SPILLS WC: Prep Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 09/21/2009  
Date Data Arrived at EDR: 09/29/2009  
Date Made Active in Reports: 10/30/2009  
Number of Days to Update: 31

Source: Department of Environmental Quality, West Central Region  
Telephone: 540-562-6700  
Last EDR Contact: 09/06/2011  
Next Scheduled EDR Contact: 12/19/2011  
Data Release Frequency: No Update Planned

### SPILLS TD: PREP Database

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

Date of Government Version: 09/17/2009  
Date Data Arrived at EDR: 09/23/2009  
Date Made Active in Reports: 10/06/2009  
Number of Days to Update: 13

Source: Department of Environmental Quality, Tidewater Region  
Telephone: trofoia@deq.vir  
Last EDR Contact: 09/06/2011  
Next Scheduled EDR Contact: 12/19/2011  
Data Release Frequency: Quarterly

### SPILLS SW: Reportable Spills

The Department of Environmental Quality's POLLUTION RESPONSE PROGRAM, known as PREP, provides for responses to air, water, and waste pollution incidents in order to protect human health and the environment.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 01/21/2010  
Date Data Arrived at EDR: 01/22/2010  
Date Made Active in Reports: 02/16/2010  
Number of Days to Update: 25

Source: Department of Environmental Quality, Southwest Region  
Telephone: 276-676-4839  
Last EDR Contact: 07/13/2012  
Next Scheduled EDR Contact: 10/29/2012  
Data Release Frequency: No Update Planned

### **Other Ascertainable Records**

#### **RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated**

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 02/17/2025  
Date Data Arrived at EDR: 02/19/2025  
Date Made Active in Reports: 03/06/2025  
Number of Days to Update: 15

Source: Environmental Protection Agency  
Telephone: 800-438-2474  
Last EDR Contact: 03/18/2025  
Next Scheduled EDR Contact: 06/30/2025  
Data Release Frequency: Quarterly

#### **FUDS: Formerly Used Defense Sites**

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 10/01/2024  
Date Data Arrived at EDR: 11/12/2024  
Date Made Active in Reports: 01/21/2025  
Number of Days to Update: 70

Source: U.S. Army Corps of Engineers  
Telephone: 202-528-4285  
Last EDR Contact: 02/11/2025  
Next Scheduled EDR Contact: 05/26/2025  
Data Release Frequency: Varies

#### **DOD: Department of Defense Sites**

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021  
Date Data Arrived at EDR: 07/13/2021  
Date Made Active in Reports: 03/09/2022  
Number of Days to Update: 239

Source: USGS  
Telephone: 888-275-8747  
Last EDR Contact: 01/07/2025  
Next Scheduled EDR Contact: 04/21/2025  
Data Release Frequency: Varies

#### **FEDLAND: Federal and Indian Lands**

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018  
Date Data Arrived at EDR: 04/11/2018  
Date Made Active in Reports: 11/06/2019  
Number of Days to Update: 574

Source: U.S. Geological Survey  
Telephone: 888-275-8747  
Last EDR Contact: 12/30/2024  
Next Scheduled EDR Contact: 04/14/2025  
Data Release Frequency: N/A

#### **SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing**

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/30/2021      Source: Environmental Protection Agency  
Date Data Arrived at EDR: 02/03/2023      Telephone: 615-532-8599  
Date Made Active in Reports: 02/10/2023      Last EDR Contact: 02/03/2025  
Number of Days to Update: 7      Next Scheduled EDR Contact: 05/19/2025  
Data Release Frequency: Varies

### US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 02/17/2025      Source: Environmental Protection Agency  
Date Data Arrived at EDR: 02/19/2025      Telephone: 202-566-1917  
Date Made Active in Reports: 03/06/2025      Last EDR Contact: 03/18/2025  
Number of Days to Update: 15      Next Scheduled EDR Contact: 06/30/2025  
Data Release Frequency: Quarterly

### EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013      Source: Environmental Protection Agency  
Date Data Arrived at EDR: 03/21/2014      Telephone: 617-520-3000  
Date Made Active in Reports: 06/17/2014      Last EDR Contact: 01/27/2025  
Number of Days to Update: 88      Next Scheduled EDR Contact: 05/12/2025  
Data Release Frequency: No Update Planned

### 2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017      Source: Environmental Protection Agency  
Date Data Arrived at EDR: 05/08/2018      Telephone: 703-308-4044  
Date Made Active in Reports: 07/20/2018      Last EDR Contact: 01/30/2025  
Number of Days to Update: 73      Next Scheduled EDR Contact: 05/12/2025  
Data Release Frequency: Varies

### SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 10/15/2024      Source: EPA  
Date Data Arrived at EDR: 10/16/2024      Telephone: 202-564-4203  
Date Made Active in Reports: 01/14/2025      Last EDR Contact: 01/15/2025  
Number of Days to Update: 90      Next Scheduled EDR Contact: 04/28/2025  
Data Release Frequency: Annually

### RMP: Risk Management Plans

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g. the fire department) should an accident occur.

|   |   |
|---|---|
| Date of Government Version: 10/01/2024  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 10/23/2024    | Telephone: 202-564-8600                 |
| Date Made Active in Reports: 01/14/2025 | Last EDR Contact: 01/09/2025            |
| Number of Days to Update: 83            | Next Scheduled EDR Contact: 04/28/2025  |
|   | Data Release Frequency: Varies          |

### PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

|   |  |
|---|--|
| Date of Government Version: 09/19/2023  | Source: EPA                            |
| Date Data Arrived at EDR: 10/03/2023    | Telephone: 202-564-6023                |
| Date Made Active in Reports: 10/19/2023 | Last EDR Contact: 03/03/2025           |
| Number of Days to Update: 16            | Next Scheduled EDR Contact: 05/12/2025 |
|   | Data Release Frequency: Quarterly      |

### ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

|   |   |
|---|---|
| Date of Government Version: 11/18/2016  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 11/23/2016    | Telephone: 202-564-2501                 |
| Date Made Active in Reports: 02/10/2017 | Last EDR Contact: 03/26/2025            |
| Number of Days to Update: 79            | Next Scheduled EDR Contact: 07/14/2025  |
|   | Data Release Frequency: Quarterly       |

### COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

|   |  |
|---|--|
| Date of Government Version: 12/31/2023  | Source: Department of Energy           |
| Date Data Arrived at EDR: 10/16/2024    | Telephone: 202-586-8719                |
| Date Made Active in Reports: 01/14/2025 | Last EDR Contact: 02/24/2025           |
| Number of Days to Update: 90            | Next Scheduled EDR Contact: 06/09/2025 |
|   | Data Release Frequency: Varies         |

### COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

|   |   |
|---|---|
| Date of Government Version: 01/12/2017  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 03/05/2019    | Telephone: N/A                          |
| Date Made Active in Reports: 11/11/2019 | Last EDR Contact: 02/24/2025            |
| Number of Days to Update: 251           | Next Scheduled EDR Contact: 06/09/2025  |
|   | Data Release Frequency: Varies          |

### PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

|   |   |
|---|---|
| Date of Government Version: 09/13/2019  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 11/06/2019    | Telephone: 202-566-0517                 |
| Date Made Active in Reports: 02/10/2020 | Last EDR Contact: 01/30/2025            |
| Number of Days to Update: 96            | Next Scheduled EDR Contact: 05/12/2025  |
|   | Data Release Frequency: Varies          |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

|   |   |
|---|---|
| Date of Government Version: 07/01/2019  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 07/01/2019    | Telephone: 202-343-9775                 |
| Date Made Active in Reports: 09/23/2019 | Last EDR Contact: 03/20/2025            |
| Number of Days to Update: 84            | Next Scheduled EDR Contact: 07/07/2025  |
|   | Data Release Frequency: Quarterly       |

### HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

|   |   |
|---|---|
| Date of Government Version: 10/19/2006  | Source: Environmental Protection Agency   |
| Date Data Arrived at EDR: 03/01/2007    | Telephone: 202-564-2501                   |
| Date Made Active in Reports: 04/10/2007 | Last EDR Contact: 12/17/2007              |
| Number of Days to Update: 40            | Next Scheduled EDR Contact: 03/17/2008    |
|   | Data Release Frequency: No Update Planned |

### HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

|   |   |
|---|---|
| Date of Government Version: 10/19/2006  | Source: Environmental Protection Agency   |
| Date Data Arrived at EDR: 03/01/2007    | Telephone: 202-564-2501                   |
| Date Made Active in Reports: 04/10/2007 | Last EDR Contact: 12/17/2008              |
| Number of Days to Update: 40            | Next Scheduled EDR Contact: 03/17/2008    |
|   | Data Release Frequency: No Update Planned |

### DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

|   |   |
|---|---|
| Date of Government Version: 10/04/2024  | Source: Department of Transportation, Office of Pipeline Safety |
| Date Data Arrived at EDR: 10/16/2024    | Telephone: 202-366-4595   |
| Date Made Active in Reports: 12/06/2024 | Last EDR Contact: 01/22/2025                                    |
| Number of Days to Update: 51            | Next Scheduled EDR Contact: 05/05/2025                          |
|   | Data Release Frequency: Quarterly                               |

### BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

|   |  |
|---|--|
| Date of Government Version: 12/31/2023  | Source: EPA/NTIS                       |
| Date Data Arrived at EDR: 02/19/2025    | Telephone: 800-424-9346                |
| Date Made Active in Reports: 03/07/2025 | Last EDR Contact: 03/18/2025           |
| Number of Days to Update: 16            | Next Scheduled EDR Contact: 06/30/2025 |
|   | Data Release Frequency: Biennially     |

### INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/31/2014  
Date Data Arrived at EDR: 07/14/2015  
Date Made Active in Reports: 01/10/2017  
Number of Days to Update: 546

Source: USGS  
Telephone: 202-208-3710  
Last EDR Contact: 12/30/2024  
Next Scheduled EDR Contact: 04/14/2025  
Data Release Frequency: Semi-Annually

### FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023  
Date Data Arrived at EDR: 03/03/2023  
Date Made Active in Reports: 06/09/2023  
Number of Days to Update: 98

Source: Department of Energy  
Telephone: 202-586-3559  
Last EDR Contact: 01/23/2025  
Next Scheduled EDR Contact: 05/12/2025  
Data Release Frequency: Varies

### UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 02/12/2025  
Date Data Arrived at EDR: 02/12/2025  
Date Made Active in Reports: 02/27/2025  
Number of Days to Update: 15

Source: Department of Energy  
Telephone: 505-845-0011  
Last EDR Contact: 02/06/2025  
Next Scheduled EDR Contact: 05/26/2025  
Data Release Frequency: Varies

### LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 12/19/2024  
Date Data Arrived at EDR: 01/02/2025  
Date Made Active in Reports: 01/21/2025  
Number of Days to Update: 19

Source: Environmental Protection Agency  
Telephone: 703-603-8787  
Last EDR Contact: 03/03/2025  
Next Scheduled EDR Contact: 04/07/2025  
Data Release Frequency: Varies

### LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust.

Date of Government Version: 04/05/2001  
Date Data Arrived at EDR: 10/27/2010  
Date Made Active in Reports: 12/02/2010  
Number of Days to Update: 36

Source: American Journal of Public Health  
Telephone: 703-305-6451  
Last EDR Contact: 12/02/2009  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: No Update Planned

### US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 09/26/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Annually

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016  
Date Data Arrived at EDR: 10/26/2016  
Date Made Active in Reports: 02/03/2017  
Number of Days to Update: 100

Source: EPA  
Telephone: 202-564-2496  
Last EDR Contact: 09/26/2017  
Next Scheduled EDR Contact: 01/08/2018  
Data Release Frequency: Annually

### ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 12/10/2024  
Date Data Arrived at EDR: 12/11/2024  
Date Made Active in Reports: 02/18/2025  
Number of Days to Update: 69

Source: Department of Interior  
Telephone: 202-208-2609  
Last EDR Contact: 03/12/2025  
Next Scheduled EDR Contact: 06/16/2025  
Data Release Frequency: Quarterly

### MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 06/04/2024  
Date Data Arrived at EDR: 11/22/2024  
Date Made Active in Reports: 02/18/2025  
Number of Days to Update: 88

Source: USGS  
Telephone: 703-648-6533  
Last EDR Contact: 02/20/2025  
Next Scheduled EDR Contact: 06/02/2025  
Data Release Frequency: Varies

### DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021  
Date Data Arrived at EDR: 05/21/2021  
Date Made Active in Reports: 08/11/2021  
Number of Days to Update: 82

Source: Environmental Protection Agency  
Telephone: 202-564-0527  
Last EDR Contact: 02/12/2025  
Next Scheduled EDR Contact: 06/02/2025  
Data Release Frequency: Varies

### UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/06/2023  
Date Data Arrived at EDR: 09/13/2023  
Date Made Active in Reports: 12/11/2023  
Number of Days to Update: 89

Source: Department of Defense  
Telephone: 703-704-1564  
Last EDR Contact: 01/06/2025  
Next Scheduled EDR Contact: 04/21/2025  
Data Release Frequency: Varies

### ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 12/21/2024  
Date Data Arrived at EDR: 12/27/2024  
Date Made Active in Reports: 01/10/2025  
Number of Days to Update: 14

Source: Environmental Protection Agency  
Telephone: 202-564-2280  
Last EDR Contact: 03/27/2025  
Next Scheduled EDR Contact: 07/14/2025  
Data Release Frequency: Quarterly

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

|   |  |
|---|--|
| Date of Government Version: 11/08/2024  | Source: EPA                            |
| Date Data Arrived at EDR: 11/08/2024    | Telephone: 800-385-6164                |
| Date Made Active in Reports: 01/14/2025 | Last EDR Contact: 02/13/2025           |
| Number of Days to Update: 67            | Next Scheduled EDR Contact: 05/26/2025 |
|   | Data Release Frequency: Quarterly      |

### PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

|   |   |
|---|---|
| Date of Government Version: 12/30/2024  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 01/02/2025    | Telephone: 703-603-8895                 |
| Date Made Active in Reports: 01/10/2025 | Last EDR Contact: 02/20/2025            |
| Number of Days to Update: 8             | Next Scheduled EDR Contact: 04/14/2025  |
|   | Data Release Frequency: Varies          |

### PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

|   |   |
|---|---|
| Date of Government Version: 12/30/2024  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 01/02/2025    | Telephone: 202-272-0167                 |
| Date Made Active in Reports: 01/10/2025 | Last EDR Contact: 02/20/2025            |
| Number of Days to Update: 8             | Next Scheduled EDR Contact: 04/14/2025  |
|   | Data Release Frequency: Varies          |

### PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

|   |   |
|---|---|
| Date of Government Version: 12/30/2024  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 01/02/2025    | Telephone: 202-566-0250                 |
| Date Made Active in Reports: 01/10/2025 | Last EDR Contact: 02/20/2025            |
| Number of Days to Update: 8             | Next Scheduled EDR Contact: 04/14/2025  |
|   | Data Release Frequency: Varies          |

### PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

|   |   |
|---|---|
| Date of Government Version: 12/30/2024  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 01/02/2025    | Telephone: 202-272-0167                 |
| Date Made Active in Reports: 01/10/2025 | Last EDR Contact: 02/20/2025            |
| Number of Days to Update: 8             | Next Scheduled EDR Contact: 04/14/2025  |
|   | Data Release Frequency: Varies          |

### PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST\_HANDLING\_INSTR), Non-hazardous waste description (NON\_HAZ\_WASTE\_DESCRIPTION), DOT printed information (DOT\_PRINTED\_INFORMATION), Waste line handling instructions (WASTE\_LINE\_HANDLING\_INSTR), Waste residue comments (WASTE\_RESIDUE\_COMMENTS).

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/30/2024  
Date Data Arrived at EDR: 01/02/2025  
Date Made Active in Reports: 01/10/2025  
Number of Days to Update: 8

Source: Environmental Protection Agency  
Telephone: 202-272-0167  
Last EDR Contact: 02/20/2025  
Next Scheduled EDR Contact: 04/14/2025  
Data Release Frequency: Varies

### PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020  
Date Data Arrived at EDR: 03/17/2021  
Date Made Active in Reports: 11/08/2022  
Number of Days to Update: 601

Source: Department of Health & Human Services  
Telephone: 202-741-5770  
Last EDR Contact: 01/16/2025  
Next Scheduled EDR Contact: 05/05/2025  
Data Release Frequency: Varies

### PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 12/13/2024  
Date Data Arrived at EDR: 01/02/2025  
Date Made Active in Reports: 01/10/2025  
Number of Days to Update: 8

Source: Environmental Protection Agency  
Telephone: 202-272-0167  
Last EDR Contact: 02/20/2025  
Next Scheduled EDR Contact: 04/14/2025  
Data Release Frequency: Varies

### PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 12/30/2024  
Date Data Arrived at EDR: 01/02/2025  
Date Made Active in Reports: 01/14/2025  
Number of Days to Update: 12

Source: Environmental Protection Agency  
Telephone: 202-272-0167  
Last EDR Contact: 01/02/2025  
Next Scheduled EDR Contact: 04/14/2025  
Data Release Frequency: Varies

### PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 05/19/2023  
Date Data Arrived at EDR: 04/05/2024  
Date Made Active in Reports: 06/06/2024  
Number of Days to Update: 62

Source: Social Science Environmental Health Research Institute  
Telephone: N/A  
Last EDR Contact: 03/06/2025  
Next Scheduled EDR Contact: 06/16/2025  
Data Release Frequency: Varies

### PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/30/2024  
Date Data Arrived at EDR: 01/02/2025  
Date Made Active in Reports: 01/10/2025  
Number of Days to Update: 8

Source: Environmental Protection Agency  
Telephone: 202-272-0167  
Last EDR Contact: 02/20/2025  
Next Scheduled EDR Contact: 04/14/2025  
Data Release Frequency: Varies

### PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facility's name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset, as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 12/30/2024  
Date Data Arrived at EDR: 01/02/2025  
Date Made Active in Reports: 01/10/2025  
Number of Days to Update: 8

Source: Environmental Protection Agency  
Telephone: 202-272-0167  
Last EDR Contact: 02/20/2025  
Next Scheduled EDR Contact: 04/14/2025  
Data Release Frequency: Varies

### PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration's document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 12/30/2024  
Date Data Arrived at EDR: 01/02/2025  
Date Made Active in Reports: 01/10/2025  
Number of Days to Update: 8

Source: Environmental Protection Agency  
Telephone: 202-272-0167  
Last EDR Contact: 02/20/2025  
Next Scheduled EDR Contact: 04/14/2025  
Data Release Frequency: Varies

### AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 12/30/2024  
Date Data Arrived at EDR: 01/02/2025  
Date Made Active in Reports: 01/10/2025  
Number of Days to Update: 8

Source: Environmental Protection Agency  
Telephone: 202-267-2675  
Last EDR Contact: 02/20/2025  
Next Scheduled EDR Contact: 04/14/2025  
Data Release Frequency: Varies

### PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014  
Date Data Arrived at EDR: 02/05/2015  
Date Made Active in Reports: 03/06/2015  
Number of Days to Update: 29

Source: EPA  
Telephone: 202-564-2497  
Last EDR Contact: 03/27/2025  
Next Scheduled EDR Contact: 07/14/2025  
Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

|   |   |
|---|---|
| Date of Government Version: 12/16/2016  | Source: EPA, Office of Water              |
| Date Data Arrived at EDR: 01/06/2017    | Telephone: 202-564-2496                   |
| Date Made Active in Reports: 03/10/2017 | Last EDR Contact: 03/27/2025              |
| Number of Days to Update: 63            | Next Scheduled EDR Contact: 07/14/2025    |
|   | Data Release Frequency: No Update Planned |

### BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

|   |   |
|---|---|
| Date of Government Version: 01/12/2025  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 01/14/2025    | Telephone: 202-564-4700                 |
| Date Made Active in Reports: 03/20/2025 | Last EDR Contact: 01/14/2025            |
| Number of Days to Update: 65            | Next Scheduled EDR Contact: 04/28/2025  |
|   | Data Release Frequency: Varies          |

### UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories. UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

|   |   |
|---|---|
| Date of Government Version: 06/08/2023  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 10/04/2023    | Telephone: 202-564-0394                 |
| Date Made Active in Reports: 01/18/2024 | Last EDR Contact: 02/06/2025            |
| Number of Days to Update: 106           | Next Scheduled EDR Contact: 05/19/2025  |
|   | Data Release Frequency: Varies          |

### UST FINDER RELEASE: UST Finder Releases Database

US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

|   |   |
|---|---|
| Date of Government Version: 06/08/2023  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 10/31/2023    | Telephone: 202-564-0394                 |
| Date Made Active in Reports: 01/18/2024 | Last EDR Contact: 02/06/2025            |
| Number of Days to Update: 79            | Next Scheduled EDR Contact: 05/19/2025  |
|   | Data Release Frequency: Semi-Annually   |

### E MANIFEST: Hazardous Waste Electronic Manifest System

EPA established a national system for tracking hazardous waste shipments electronically. This system, known as e-Manifest, will modernize the nation's cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

|   |   |
|---|---|
| Date of Government Version: 02/17/2025  | Source: Environmental Protection Agency |
| Date Data Arrived at EDR: 02/19/2025    | Telephone: 833-501-6826                 |
| Date Made Active in Reports: 03/14/2025 | Last EDR Contact: 03/18/2025            |
| Number of Days to Update: 23            | Next Scheduled EDR Contact: 06/30/2025  |
|   | Data Release Frequency: Varies          |

### PFAS: Per- and Polyfluoroalkyl Substances

PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid, respectively. Both are fluorinated organic chemicals, part of a larger family of compounds referred to as perfluoroalkyl substances (PFASs).

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/30/2024  
Date Data Arrived at EDR: 01/08/2025  
Date Made Active in Reports: 03/26/2025  
Number of Days to Update: 77

Source: Department of Environmental Quality  
Telephone: 804-698-4336  
Last EDR Contact: 03/27/2025  
Next Scheduled EDR Contact: 07/14/2025  
Data Release Frequency: Varies

**AIRS: Permitted Airs Facility List**  
A listing of permitted Airs facilities.

Date of Government Version: 12/10/2024  
Date Data Arrived at EDR: 12/12/2024  
Date Made Active in Reports: 03/05/2025  
Number of Days to Update: 83

Source: Department of Environmental Quality  
Telephone: 804-698-4000  
Last EDR Contact: 03/06/2025  
Next Scheduled EDR Contact: 06/23/2025  
Data Release Frequency: Annually

**CEDS: Comprehensive Environmental Data System**  
Virginia Water Protection Permits, Virginia Pollution Discharge System (point discharge) permits and Virginia Pollution Abatement (no point discharge) permits.

Date of Government Version: 11/21/2024  
Date Data Arrived at EDR: 11/25/2024  
Date Made Active in Reports: 02/18/2025  
Number of Days to Update: 85

Source: Department of Environmental Quality  
Telephone: 804-698-4077  
Last EDR Contact: 03/06/2025  
Next Scheduled EDR Contact: 06/09/2025  
Data Release Frequency: Quarterly

**COAL ASH: Coal Ash Disposal Sites**  
A listing of facilities with coal ash impoundments.

Date of Government Version: 11/21/2024  
Date Data Arrived at EDR: 11/25/2024  
Date Made Active in Reports: 02/18/2025  
Number of Days to Update: 85

Source: Department of Environmental Protection  
Telephone: 804-698-4285  
Last EDR Contact: 02/20/2025  
Next Scheduled EDR Contact: 06/09/2025  
Data Release Frequency: Varies

**DRYCLEANERS: Drycleaner List**  
A listing of registered drycleaners.

Date of Government Version: 01/07/2025  
Date Data Arrived at EDR: 01/08/2025  
Date Made Active in Reports: 03/26/2025  
Number of Days to Update: 77

Source: Department of Environmental Quality  
Telephone: 804-698-4407  
Last EDR Contact: 03/27/2025  
Next Scheduled EDR Contact: 07/14/2025  
Data Release Frequency: Varies

**ENFORCEMENT: Enforcement Actions Data**  
A listing of enforcement actions.

Date of Government Version: 12/18/2024  
Date Data Arrived at EDR: 12/23/2024  
Date Made Active in Reports: 03/12/2025  
Number of Days to Update: 79

Source: Department of Environmental Quality  
Telephone: 804-698-4031  
Last EDR Contact: 03/20/2025  
Next Scheduled EDR Contact: 07/07/2025  
Data Release Frequency: Quarterly

**FIN ASSURANCE 1: Financial Assurance Information Listing**  
A listing of financial assurance information for underground storage tank facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 10/24/2024  
Date Data Arrived at EDR: 10/25/2024  
Date Made Active in Reports: 01/09/2025  
Number of Days to Update: 76

Source: Department of Environmental Quality  
Telephone: 804-698-4205  
Last EDR Contact: 01/16/2025  
Next Scheduled EDR Contact: 05/05/2025  
Data Release Frequency: Varies

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### FIN ASSURANCE 2: Financial Assurance Information listing

Solid waste financial assurance information.

Date of Government Version: 10/21/2024  
Date Data Arrived at EDR: 10/22/2024  
Date Made Active in Reports: 01/09/2025  
Number of Days to Update: 79

Source: Department of Environmental Quality  
Telephone: 804-698-4123  
Last EDR Contact: 01/16/2025  
Next Scheduled EDR Contact: 05/05/2025  
Data Release Frequency: Varies

### TIER 2: Tier 2 Information Listing

A listing of facilities which store or manufacture hazardous materials and submit a chemical inventory report.

Date of Government Version: 12/31/2023  
Date Data Arrived at EDR: 12/09/2024  
Date Made Active in Reports: 03/04/2025  
Number of Days to Update: 85

Source: Department of Environmental Quality  
Telephone: 804-698-4159  
Last EDR Contact: 03/06/2025  
Next Scheduled EDR Contact: 06/23/2025  
Data Release Frequency: No Update Planned

### UIC: Underground Injection Control Wells

A listing of underground injection controls wells.

Date of Government Version: 10/09/2024  
Date Data Arrived at EDR: 10/09/2024  
Date Made Active in Reports: 10/16/2024  
Number of Days to Update: 7

Source: Department of Mines, Minerals and Energy  
Telephone: 276-415-9700  
Last EDR Contact: 01/23/2025  
Next Scheduled EDR Contact: 05/05/2025  
Data Release Frequency: Quarterly

### EDR HIGH RISK HISTORICAL RECORDS

#### ***EDR Exclusive Records***

#### EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

#### EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A  
Date Data Arrived at EDR: N/A  
Date Made Active in Reports: N/A  
Number of Days to Update: N/A

Source: EDR, Inc.  
Telephone: N/A  
Last EDR Contact: N/A  
Next Scheduled EDR Contact: N/A  
Data Release Frequency: Varies

# GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

## EDR RECOVERED GOVERNMENT ARCHIVES

### *Exclusive Recovered Govt. Archives*

#### **RGA LF: Recovered Government Archive Solid Waste Facilities List**

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Virginia.

|   |   |
|---|---|
| Date of Government Version: N/A         | Source: Department of Environmental Quality |
| Date Data Arrived at EDR: 07/01/2013    | Telephone: N/A                              |
| Date Made Active in Reports: 01/20/2014 | Last EDR Contact: 06/01/2012                |
| Number of Days to Update: 203           | Next Scheduled EDR Contact: N/A             |
|   | Data Release Frequency: Varies              |

#### **RGA LUST: Recovered Government Archive Leaking Underground Storage Tank**

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Quality in Virginia and at the Regional VA Levels.

|   |   |
|---|---|
| Date of Government Version: N/A         | Source: Department of Environmental Quality |
| Date Data Arrived at EDR: 07/01/2013    | Telephone: N/A                              |
| Date Made Active in Reports: 01/15/2014 | Last EDR Contact: 06/01/2012                |
| Number of Days to Update: 198           | Next Scheduled EDR Contact: N/A             |
|   | Data Release Frequency: Varies              |

## OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

#### **CT MANIFEST: Hazardous Waste Manifest Data**

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

|   |   |
|---|---|
| Date of Government Version: 11/04/2024  | Source: Department of Energy & Environmental Protection |
| Date Data Arrived at EDR: 11/05/2024    | Telephone: 860-424-3375                                 |
| Date Made Active in Reports: 01/27/2025 | Last EDR Contact: 02/04/2025                            |
| Number of Days to Update: 83            | Next Scheduled EDR Contact: 05/19/2025                  |
|   | Data Release Frequency: No Update Planned               |

#### **NJ MANIFEST: Manifest Information**

Hazardous waste manifest information.

|   |  |
|---|--|
| Date of Government Version: 12/31/2018  | Source: Department of Environmental Protection |
| Date Data Arrived at EDR: 04/10/2019    | Telephone: N/A                                 |
| Date Made Active in Reports: 05/16/2019 | Last EDR Contact: 03/27/2025                   |
| Number of Days to Update: 36            | Next Scheduled EDR Contact: 07/14/2025         |
|   | Data Release Frequency: Annually               |

#### **NY MANIFEST: Facility and Manifest Data**

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

|   |  |
|---|--|
| Date of Government Version: 12/31/2019  | Source: Department of Environmental Conservation |
| Date Data Arrived at EDR: 11/30/2023    | Telephone: 518-402-8651                          |
| Date Made Active in Reports: 12/01/2023 | Last EDR Contact: 01/23/2025                     |
| Number of Days to Update: 1             | Next Scheduled EDR Contact: 05/05/2025           |
|   | Data Release Frequency: Quarterly                |

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018  
Date Data Arrived at EDR: 07/19/2019  
Date Made Active in Reports: 09/10/2019  
Number of Days to Update: 53

Source: Department of Environmental Protection  
Telephone: 717-783-8990  
Last EDR Contact: 01/06/2025  
Next Scheduled EDR Contact: 04/21/2025  
Data Release Frequency: Annually

### RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2020  
Date Data Arrived at EDR: 11/30/2021  
Date Made Active in Reports: 02/18/2022  
Number of Days to Update: 80

Source: Department of Environmental Management  
Telephone: 401-222-2797  
Last EDR Contact: 02/06/2025  
Next Scheduled EDR Contact: 05/26/2025  
Data Release Frequency: Annually

### WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 05/31/2018  
Date Data Arrived at EDR: 06/19/2019  
Date Made Active in Reports: 09/03/2019  
Number of Days to Update: 76

Source: Department of Natural Resources  
Telephone: N/A  
Last EDR Contact: 02/26/2025  
Next Scheduled EDR Contact: 06/16/2025  
Data Release Frequency: Annually

### Oil/Gas Pipelines

Source: Endeavor Business Media

Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

### Electric Power Transmission Line Data

Source: Endeavor Business Media

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**Sensitive Receptors:** There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

### AHA Hospitals:

Source: American Hospital Association, Inc.  
Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

### Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services  
Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

### Nursing Homes

Source: National Institutes of Health  
Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

### Public Schools

Source: National Center for Education Statistics  
Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

## GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

### Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

### Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 804-692-1900

**Flood Zone Data:** This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.

Source: FEMA

Telephone: 877-336-2627

Date of Government Version: 2003, 2015

**NWI:** National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

### Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

### **STREET AND ADDRESS INFORMATION**

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**County of Louisa**  
*Department of Fire & EMS*  
105 Woolfolk Avenue  
Louisa, Virginia 23093  
540-967-3491

April 9, 2025

To: Justin Wiggins  
Vanguard Renewables

Reference: TC Energy's Inject Facility

Mr. Wiggins,

Louisa Fire and EMS is aware of the addition of the inject facility located at the Brickhouse Road location. The only training that we are requesting is to have to availability to complete a walkthrough once the facility is completed and once a year to discuss the emergency procedure for the facility and any other special hazards to firefighters.

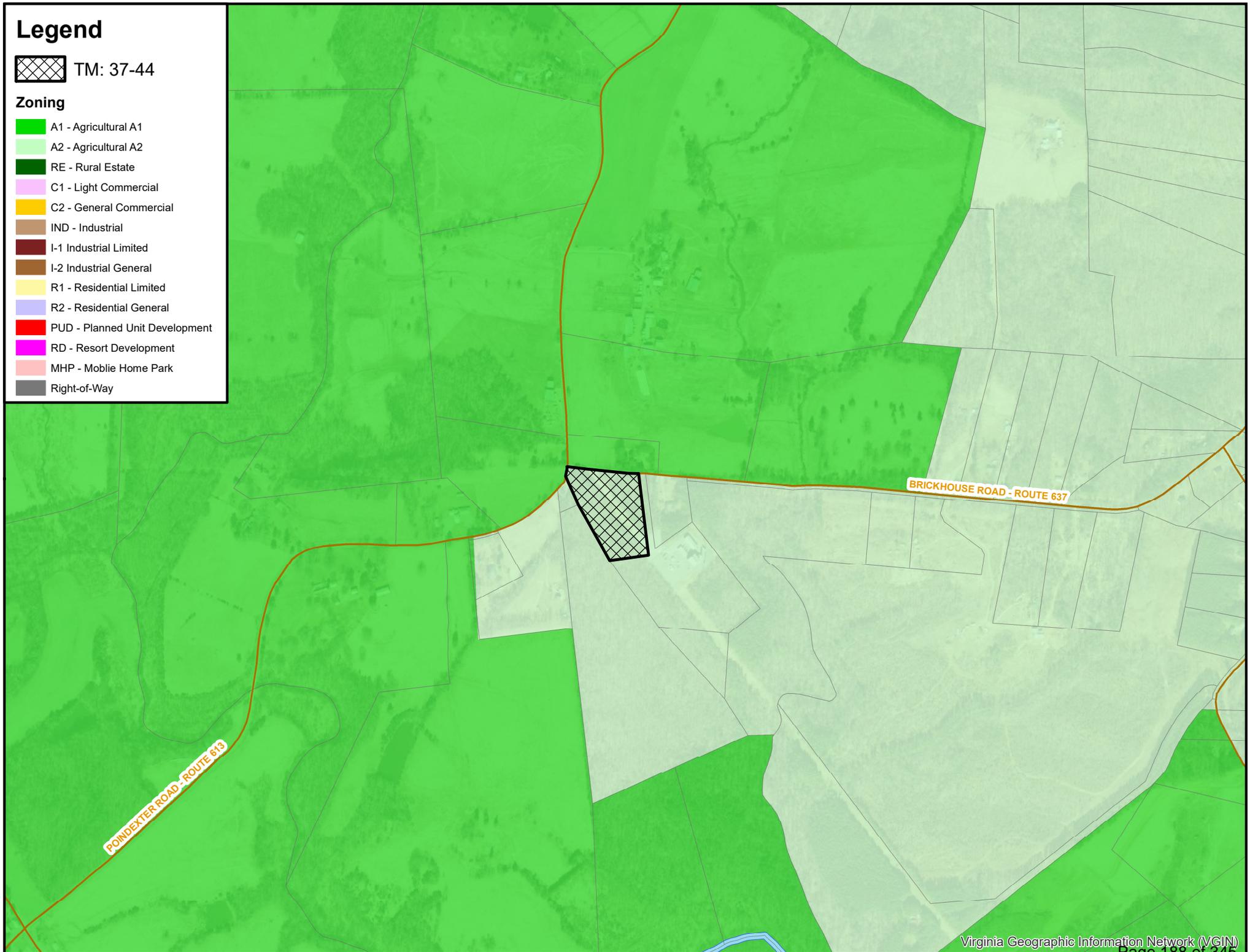
Timothy Luck  
Captain of Fire Prevention  
Department of Fire and Emergency Medical Services  
County of Louisa

# Legend

 TM: 37-44

## Zoning

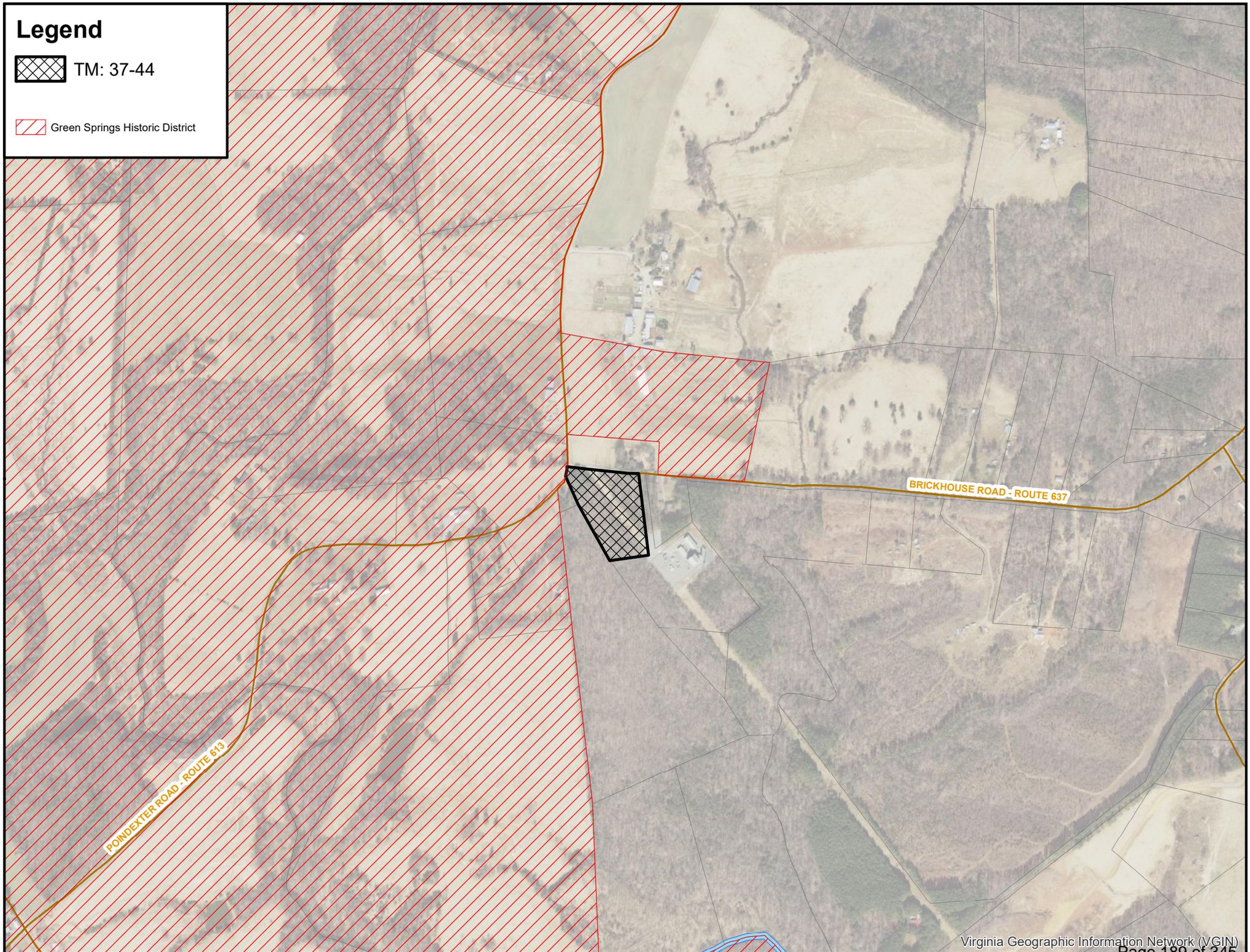
-  A1 - Agricultural A1
-  A2 - Agricultural A2
-  RE - Rural Estate
-  C1 - Light Commercial
-  C2 - General Commercial
-  IND - Industrial
-  I-1 Industrial Limited
-  I-2 Industrial General
-  R1 - Residential Limited
-  R2 - Residential General
-  PUD - Planned Unit Development
-  RD - Resort Development
-  MHP - Mobile Home Park
-  Right-of-Way



# Legend

 TM: 37-44

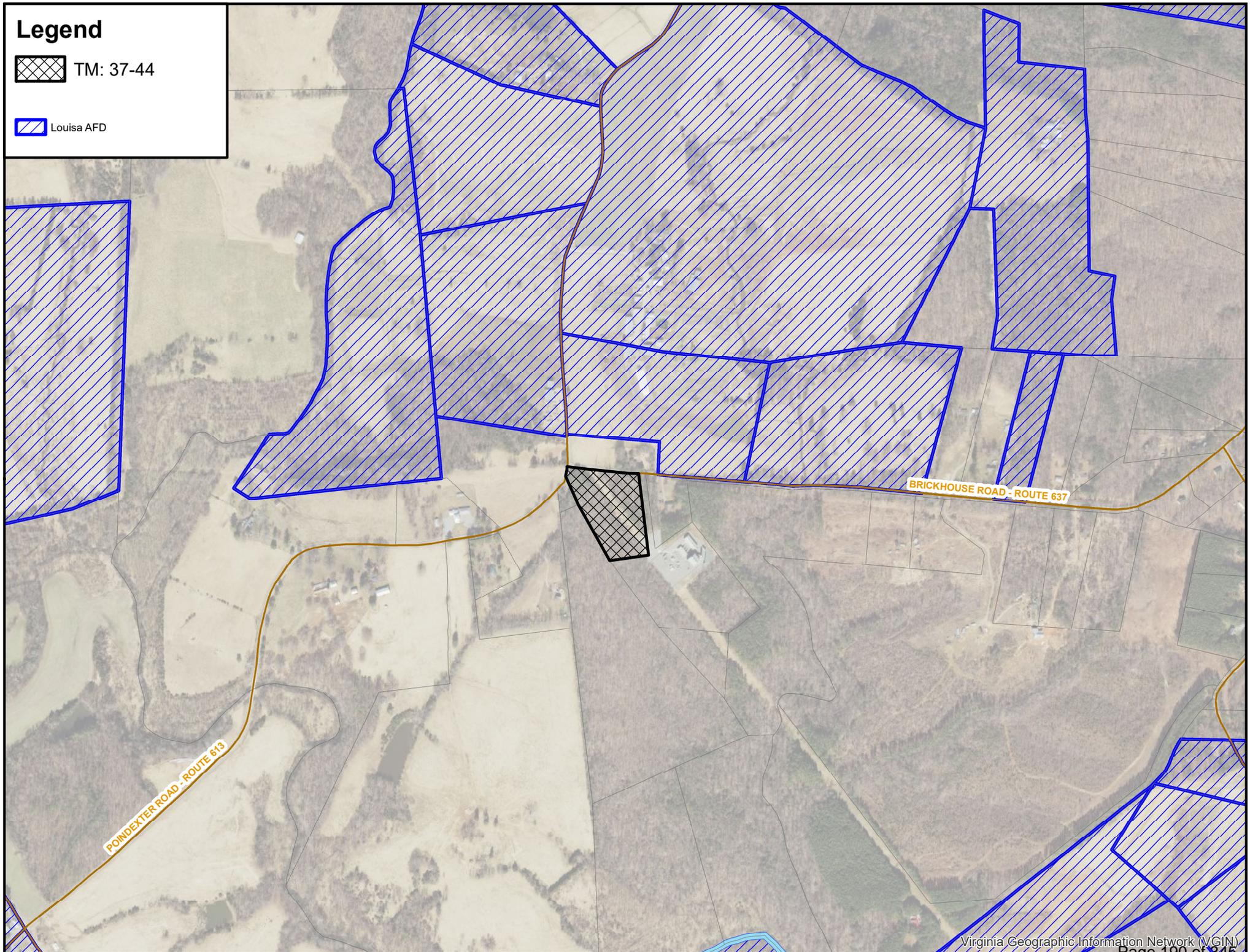
 Green Springs Historic District



# Legend

 TM: 37-44

 Louisa AFD



**Enclosure 4 - Site Photos, CUP 2025-04**



Intersection of Poindexter Rd (Rt. 613) & Brickhouse Road (Rt. 637).



Facing East on Brickhouse Road (Rt. 637). Clearing for existing Pipeline on right. Quaker Hill Farm on Left.



Existing vegetation on TMP 37-44. Facing East from entrance of TMP 37-42.



Existing vegetation on TMP 37-44 facing West. Proposed paved entrance to go here and measure 120 feet +/- wide off Brickhouse Rd

**Enclosure 4 - Site Photos, CUP 2025-04**



**Top: Existing Entrance to Remain for Existing Operation on TMP 37-45 (CUP2017-02). There is no proposed access between parcels at this time.**

**Top Left: Existing Compressor Station. Site is secured and signage posted.**

**Bottom Left: Northwestern view of TMP 37-44. Clearing for Pipeline is on left. Entrance is on right. Existing vegetative buffer shown is proposed to remain.**

**Right: Signage posted at entrance of TMP37-45.**





June 20, 2017

Columbia Gas Transmissions, LLC  
C/O Jeffrey Winkle, Agent  
1700 MacCorkle Ave. SE  
Charleston, WV 25314

RE: CUP2017-02; TMP 37-45  
Agricultural (A-2)

Dear Mr. Winkle,

At a regular meeting of the Louisa County Board of Supervisors held June 19, 2017, the Board voted to approve the request for the issuance of a conditional use permit for a *utility service, major* for the expansion of an existing Compressor Station in accordance with Section 86-64.3 Permitted use - With conditional use permit in the Agricultural (A-2) zoning district.

Approval was made with the following conditions:

1. Entrance permit must be issued by the Virginia Department of Transportation, if applicable.
2. Administrative review and approval of site plan prior to issuance of the building permit.
3. A gate shall be placed at the main entrance of the facility. The compressor station facility shall be secured by a chain link fence at least six (6) feet in height with barbed wire along the top of the fence.
4. The administrative and safety codes, rules and regulations now and hereafter promulgated by state and federal regulatory agencies and by Louisa County, and by the successors of each, applicable to such facility shall be observed.
5. The applicant shall monitor the facility 24 hours a day by a remote monitoring system to detect changes in pressure and described codes, rules, and regulations. An updated copy of the company's standard operating procedures (SOP) for Emergency Response shall be filed with the Community Development Department at least 90 days prior to placing the new facility in service.
6. The facility sound shall not exceed the following levels outlined in the Louisa County Noise Ordinance: A1, A2 Daytime 65dB, Nighttime 55dB.
7. The applicant shall conduct preparedness training sessions within Louisa County to familiarize local fire and emergency services personnel with the company's ability to respond to a natural gas emergency and the types of natural gas emergencies for which the company would notify local officials. The above shall be coordinated by the

applicant's designated representative with the County of Louisa Emergency Services Coordinator. Training shall be on an annual basis following the issuance of the building permit, unless the Emergency Services Coordinator advises that a less frequent schedule is preferred.

8. Adjacent landowners are to be supplied with an emergency telephone number they can call to report a problem within two weeks of approval of this CUP and should be notified 24 hours in advance of a scheduled full station blowdown.
9. To protect the use and development of abutting property, a vegetated buffer of 5-10 feet in width shall be established between the proposed new fence and the property line, except where landscaping would conflict with proposed underground conduit, the proposed leach field, any easements, or areas of regraded slopes as shown on the final approved Erosion and Sediment Control Plan or the final approved Site Development Plan.
10. No sign intended to be read from off the premises shall be permitted in connection with such uses except for a sign identifying the company's name and otherwise as generally permitted in the Agricultural (A2) district.
11. All driveways and off-street parking areas shall have gravel surface or better and shall be maintained at all times.
12. Water and sewer source and supply shall be approved and permitted by the State Health Department and Water Authority if applicable.
13. The health and environmental codes, rules and regulations now and hereafter promulgated by state and federal regulatory agencies, and by Louisa County, and by the successor or successors of each, applicable to such facility shall be observed.
14. Any new lighting on site shall be of the dark sky variety, such as visors and uplighting shields on outdoor lighting fixtures.
15. Erosion and sediment control plans are required if land disturbance exceeds 10,000 square feet.
16. Violation of any of the above conditions, or existing conditions, shall be grounds for revocation of this Conditional Use Permit.
17. The Board of Supervisors or their designated representative reserves the right to inspect the premises at any time upon reasonable advance notice of two (2) business days to ensure that sufficient safety escorts are available.
18. All construction activity including, clearing, and grading shall be limited to the hours of 6:30 a.m. to 6:30 p.m., Monday through Saturday. The project owner may request permission from the Zoning Administrator to conduct construction activities on Sundays, but such permission will be granted or denied at the sole discretion of the Zoning Administrator.
19. If construction of the proposed improvements to the Compressor Station are not completed within two (2) years of receipt of the FERC Notice to Proceed, this conditional use permit shall be considered void. The applicant/owner may request no more than two

(2), six-month extensions with approval by the Zoning Administrator.

Approval concerned the property located on the south side of Route 637 (Brickhouse Road), approximately 0.09 miles west of Route 613 (Poindexter Road). The property is further identified as tax map parcel 37-45, in the Patrick Henry Voting District.

Should you have further questions or need additional information, please contact our office.

Sincerely,



Allyson Finchum  
Director of Community Development

AF/kmc

Cc: Columbia Gas Transmissions, LLC  
300 Woodcliff Drive, Suite 102  
Canonsburg, PA 15317

TransCanada Corporation  
C/O Tyler Hallinan  
455 Racetrack Road  
Washington, PA 15301





Phone (540) 967-3430 **COUNTY OF LOUISA** Fax (540) 967-3486  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
www.louisacounty.com

**TO:** Members, Louisa County Planning Commission

**FROM:** Staff, Community Development Department

**SUBJECT:** CUP2025-06, SA2025-02, SEP2025-07 - A Conditional Use Permit, 15.2-2232 Review- Conformance with the Comprehensive Plan, and Special Exception Request

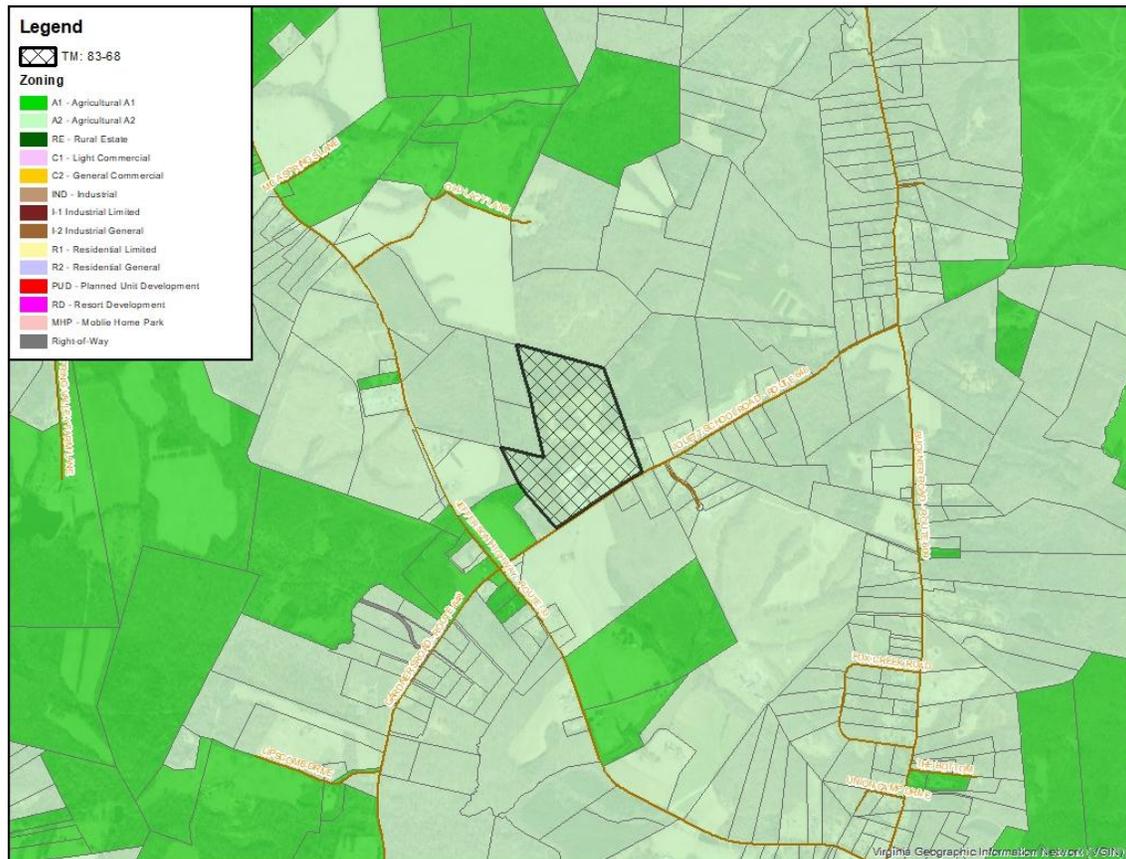
**APPLICANT:** Cellco Partnership DBA Verizon Wireless

**OWNER:** Louisa County School Board

**DATE:** July 2, 2025

The Planning Commission will meet to review this application on Thursday, July 10, 2025, at 7:00 P.M. in the Louisa County Public Meeting Room.

**Exhibit A**  
**Project Parcel**



| INFORMATION SUMMARY          |   |
|------------------------------|---|
| TAX MAP AND PARCEL #:        | 83-68   |
| TOTAL ACREAGE:               | 64.826  |
| ELECTION DISTRICT:           | Jackson   |
| CURRENT ZONING:              | Agricultural (A-2)  |
| SURROUNDING ZONING:          | Agricultural (A-2)  |
| EXISTING USE(S):             | Jouett Elementary School/Civic Use  |
| REQUESTED USE(S):            | <p><b>Substantial Accordance</b> 15.2-2232 Review for Conformance with the Comprehensive Plan.</p> <p><b>Conditional Use Permit</b> for a 195-foot telecommunications tower with a four-foot lightning rod for a total height of 199 feet.</p> <p><b>Special Exception</b> for the reduction of balloon test period from four (4) hours to three (3) hours in accordance with Sec 86-667(2) – To be heard by the Board of Supervisors</p> |
| FUTURE LAND USE              | Rural   |
| EXISTING LAND USE PERMIT(S): | CUP2017-10 Broadband Tower  |

**APPLICANT:**

Cellco Partnership DBA Verizon Wireless  
513 Stewart ST, Suite E  
Charlottesville, VA 22902

**OWNERS**

Louisa County School Board  
Post Office Box 7  
Mineral, VA 23117

**AGENT**

Stuart P Squier, AICP  
513 Steward ST, STE E  
Charlottesville, Virginia 22902

**PROPERTY LOCATION:**

The property is located on Jouett School Road (Route 648), approximately .19 miles from Jefferson Highway (Route 33), and is further identified as tax map parcel 83-68, in the Jackson Election District.

## CONFORMANCE REVIEW:

### **1. 2040 Louisa County Comprehensive Plan**

The primary goal of the Louisa County 2040 Comprehensive Plan (the “2040 Plan”), “*protects Louisa’s rural character and provides for efficient delivery of public services, and for accommodating economic growth in designated growth areas.*” The proposed tower will replace the existing guy wire tower located at Jouett Elementary. This tower would support communication of those that live and work nearby and those travelling along Route 33.

### **2. 2007 Louisa County Wireless Telecommunication Master Plan**

This Plan establishes guidelines for the rational growth and development of wireless facilities thus minimizing tower proliferation throughout the County. The Telecommunications Master Plan combines land use strategies with industry accepted radio frequency (RF) engineering standards and propagation or wireless coverage maps to create an illustrative planning tool complimenting related zoning regulations. The Master Plan also provides an engineering analysis, an inventory of existing towers, and an assessment of future wireless needs. Staff finds the proposed wireless tower complies with the Master Plan as it may provide improved wireless coverage for the County.

The 2007 Telecommunications Master Plan’ *Projected Theoretical Coverage for 2020 Including County-Owner Land Map* page 52 does not propose a tower in this area of the County (Exhibit K). However, since the creation of the 2020 Map, technology and the demand for wireless services has increased over the past 17 years. Therefore, staff finds the proposed wireless tower at this location complies with the Master Plan as it may provide improved wireless coverage for the County.

### **3. 2024 Public Facilities Impacts Review**

The Board of Supervisors adopted a Public Facilities plan on February 20, 2024, as an amendment to the 2040 Comprehensive Plan adopted August 5, 2019. Implementation of the Public Facilities plan allows the County to deliver the planned quality of life and service standards at current and future levels by identifying the impacts of proposed development and offering the means to consider proposed mitigation(s). The Plan aims to ensure that development impacts are adequately assessed and mitigated, to promote sustainable growth and to preserve the community's well-being. As Louisa County grows, the pressure on public facilities and services intensifies. The county expects proposed developments to consider the impacts on Public Facilities and to mitigate the impacts of the development. This mitigation can take various forms, such as impact fees, infrastructure improvements, land dedication, and other items, ensuring that the burden of growth does not disproportionately fall on existing residents and businesses in the County.

This application has therefore been evaluated to determine if it impacts the following areas:

#### **Administration**

Staff believes there would be a minimum level of impact to Administration. Community Development Department staff is currently involved in the Conditional Use Permitting Process. Community Development Department staff would also be involved in future site plan review, and development permit reviews and inspections.

#### **Fire & EMS**

Staff believes the proposed tower would have a positive impact on Fire & EMS service resulting in increased wireless service for communication during an emergency event.

## **Law Enforcement**

Staff believes a positive impact on Law Enforcement service will result in the approval of a new tower as communication is crucial during an emergency event.

## **Parks and Recreation**

Staff believes this project would have no impact on Parks and Recreation.

## **Schools**

Staff believes this project would have a positive impact on Schools as it would increase coverage allowing more parents the option of teleworking and students access to the internet for homework.

## **Solid Waste**

Community Development staff believe there would be a minimum level of impact. Construction debris and refuse is also anticipated from the development to cause impacts as a user of the landfill. Standard charges would apply.

## **4. Louisa County Land Development Regulations**

**Sec. 86-151. – General Agricultural (A-2) district—Statement of intent; policy guidance, states the following:**

*“The agricultural (A-2) district is provided to allow for the compatible mixture of agricultural uses and limited residential development in rural areas and protect and retain the rural open character of the countryside. Very low-density residential uses are allowed along with agricultural uses that are compatible with residential activity to provide for community cohesion in the rural areas and encourage land use interdependence. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged. Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county”.*

The General Agricultural (A-2) zoning district allows for a Broadcasting or Communication Tower with a conditional use permit:

*“**Broadcasting or communication tower.** Any unstaffed facility for the transceiving of radio, television, radar, cellular telephone, personal paging device, specialized mobile radio (SMR), and similar services. A broadcasting or communication tower usually consists of an equipment shelter or cabinet, a support tower or other structure used to achieve the necessary elevation, and the transceiving devices or antenna. Excluded are "amateur radio towers," which are described separately. Also excluded are wireless communication antennas which fit the definition of "utility services, minor."*

## **5. Louisa County Telecommunications Regulations**

Section 86-665. Permitted uses of the Louisa County Telecommunications regulations require the issuance of a conditional use permit for freestanding Wireless Communication Facilities (WCFs) >100' in height. A conditional use permit application has been submitted for processing and review.

**CURRENT ZONING VIABILITY ANALYSIS:**

Parcel 83-68 is currently zoned General Agricultural (A-2). There is no evidence that the current zoning and land use is not economically viable. If Conditional Use Permit is not approved the property could be used as is by-right.

There is an existing Conditional Use Permit for a Broadband Tower that will be removed by the applicant.

**6. Section 86-43 Intent, requirements, conditions, and procedures for Conditional Use Permit:**

In determining the conditions imposed, the governing body shall take into consideration the intent of this chapter and may impose reasonable conditions that:

**(1) Abate or restrict noise, smoke, dust, or other elements that may affect surrounding property.**

Staff Analysis: The Louisa County Land Development Regulations and proposed conditions set standards for these items.

**(2) Establish setback, side, and front yard requirements necessary for orderly development and to prevent traffic congestion.**

Staff Analysis: The Louisa County Land Development Regulations set standards for these items. The Virginia Department of Transportation (VDOT) is responsible for reviewing and approving entrances. The applicant may be required to submit a site plan for review by agencies such as VDOT.

**(3) Provide for adequate parking and ingress and egress to public streets or roads.**

Staff Analysis: The Louisa County Land Development Regulations set standards for these items.

**(4) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered detrimental to adjoining property.**

Staff Analysis: The Louisa County Land Development Regulations and proposed condition set standards for these items.

**(5) Tend to prevent such use from changing the character and established pattern of development of the community.**

Staff Analysis: The proposed use would not hinder agricultural development pattern of the parcels in this area.

**NEIGHBORHOOD MEETING RESULTS:**

A Neighborhood Meeting was held in the Louisa County Public Meeting Room on June 11, 2025, at 4:00PM, at which one (1) individual attended. Nobody spoke in opposition. There was discussion on what the Conditional Use Permit is for.

**STAFF RECOMMENDATION:**

15.2-2232 Review for Conformance with the Comprehensive Plan:

The requested application appears to be in substantial conformance with the 2040 Louisa County Comprehensive Plan and Public Facilities Plan, adopted February 2024, based on the following:

- The project would support The 2040 Plan in providing the means for planning the delivery of capable public services to ensure a healthy future economy.
- The applicant has a letter of intent from Verizon Wireless.

- Tower consultant (Altairis) recommends approval of the proposed conditional use permit once the NEPA study is complete. Staff has provided highlights from the Altairis report below and the full report can be found as Exhibit I;
  - Cellco Partnership either complies or is working towards compliance with Federal and State regulations;
  - Cellco Partnership’s proposed Wireless Communication Facility (WCF) complies with the relevant provisions of the County’s Telecommunications Master Plan;

**Conditional Use Permit CUP2025-06 (Cellco Partnership)**

The following twenty-one (21) conditions are recommended for consideration for the Conditional Use Permit to allow for the establishment of Broadcasting or communication tower:

1. Construction of the 195-foot-tall monopole tower with a 4 foot tall antenna or its facility shall only take place Monday through Saturday 7:00 AM to 7:00 PM.
2. All ground equipment shall be properly shielded from pedestrian view. The applicant may use a fence with opaque slats for screening requirements.
3. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
4. All exterior lighting at the wireless communication facility shall be designed and installed to mitigate light pollution to the surrounding areas and skies and shall comply with the specifications of the International Dark-Sky Association ([www.darksky.org](http://www.darksky.org)).
5. The construction of the approved new tower facility at this location must commence within two (2) years from the approval date and be diligently pursued to completion. The applicant is allowed one administrative extension of one year from the Zoning Administrator.
6. The overall tower height shall not exceed 199 feet in height above ground level, which shall include any antennas and a lightning rod.
7. The facility shall be developed in accordance with an approved site plan and erosion and sediment control plan to be approved by the appropriate government agency. The applicant shall post the phone number to call 24 hours for noise complaints.
8. The applicant shall secure all necessary permits from the Louisa County Community Development Department.
9. Prior to issuance of a building permit for the facility, the applicant shall supply to the Community Development Department a copy of a FAA determination letter and completed NEPA study for the tower.
10. The FCC Licensee and affected carriers or service providers shall be responsible for immediately correcting any interference.
11. The color and lighting system for the tower facility shall be as follows:
  - a. The tower shall be gray or another neutral color, acceptable to the Director of Community Development.

- b. The tower shall not be lit, unless lighting is required by the Federal Aviation Administration (FAA).
12. The cellular carriers shall route all emergency “911” calls directly to the Public Safety Access Point charged with taking emergency “911” calls. At the time of application, the Public Safety Access Point is the Louisa County Emergency Services.
13. The tower shall be structurally designed and built to permit the colocation of a minimum of four (4) wireless carriers’ antenna arrays and related equipment.
14. The applicant or its assigns or successors in interest shall agree to remove the tower, at their own expense, from the above referenced site not more than six months from the date that the tower is no longer being used to provide space for telecommunications operations and/or providers.
15. The facility shall not be accessible to any unauthorized persons.
16. The monopole tower shall have all antenna feed lines installed inside the monopole.
17. All access ports for the tower shall be sealed in a manner that prevents access by birds or other wildlife.
18. The applicant shall provide the County with an “as built” sealed report by a Registered Virginia Professional Engineer that the tower will support the designed loading to permit the colocation of a minimum of four (4) wireless carriers’ antenna arrays and related equipment and be in compliance with ANSI/EIA/TIA 222-F (as amended).
19. The applicant is responsible for notifying the Louisa County Community Development Department of the date that the primary lease tenant has become operational and is providing telecommunications services to its customers from the tower.
20. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.
21. This Conditional Use Permit will take place of existing CUP2017-10 as the existing tower is to be removed.

**Enclosures:**

- Exhibit A: Conditional Use Permit Application
- Exhibit B: Zoning Narrative
- Exhibit C: Tower Plans
- Exhibit D: Photo Simulations
- Exhibit E: Balloon test letter & affidavit
- Exhibit F: Notice to carriers
- Exhibit G: FFA Letter
- Exhibit H: Towair results
- Exhibit I: Altairis Final Response

Exhibit A

Reviewer: \_\_\_\_\_ Case # \_\_\_\_\_  
Fee Rcv'd: \_\_\_\_\_ Rcpt # \_\_\_\_\_  
Date & Time Rcv'd: \_\_\_\_\_  
Pre-App Meeting: \_\_\_\_\_

**LAND USE AMENDMENT APPLICATION**

Board of Supervisors of Louisa County, Virginia

The following information shall be typed or printed and completed in full. Attach additional pages where necessary.

**1. IDENTIFICATION OF REQUEST:**

- A: REZONING: From \_\_\_\_\_ ( ) to \_\_\_\_\_ ( )
- B: CONDITIONAL USE: 199-foot Wireless Communication Facility (WCF) in  
an A-2 Agricultural district
- C: TEMPORARY CONDITIONAL USE: \_\_\_\_\_
- D: VARIANCE: \_\_\_\_\_
- E: PROFFER AMENDMENT: \_\_\_\_\_
- F: COMP PLAN AMENDMENT: \_\_\_\_\_
- G: COMP PLAN REVIEW FOR CONFORMANCE: \_\_\_\_\_
- H: SPECIAL EXCEPTION: Reduction of balloon test period from four (4) hours to three (3)  
hours pursuant to Sec. 86-667.(2)

**2. APPLICANT, PROPERTY OWNER, AGENT**

- A. NAME OF APPLICANT: Cellco Partnership d/b/a Verizon Wireless  
If a corporation, name of agent: Katherine Carlson
- B: MAILING ADDRESS: 513 Stewart St. Suite E  
Charlottesville, VA 22902 Telephone # 804-901-7433
- C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:  
Louisa County School Board
- D. MAILING ADDRESS: P.O. Box 7, Mineral, VA 23117  
Telephone # 540-894-5115

If the applicant is not the owner of the property in question, explain: Verizon is the leaseholder of the leased  
area that will contain the wireless communication facility

A copy of pending contract or option agreement shall be attached hereto and made a part of this application.

E. NAME OF PERSON TO BE NOTIFIED IN ADDITION TO THE APPLICANT AND/OR PROPERTY OWNER: \_\_\_\_\_

F. ADDRESS: \_\_\_\_\_  
Telephone #: \_\_\_\_\_

3. **LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT Jackson B. TAX MAP # 83 68  
C. SUBDIVISION NAME \_\_\_\_\_ D. LOT/PARCEL# \_\_\_\_\_  
E. PROPERTY LOCATION 315 Jouett School Rd, Mineral, VA 23117

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM? \_\_\_\_\_ YES  NO

4. **EXPLAIN FULLY THE PROPOSED USE, TYPE OF DEVELOPMENT, OPERATION PROGRAM, ETC., AND THE REASON OF THIS REQUEST:**

Verizon is proposing a 199-foot overall height WCF including antennas and base station transmitting equipment enclosed within a 50'x50' fenced equipment compound. The facility will improve communications coverage and capacity in the area.

(Attach applicable plans, renderings, elevations, photographs.)

5. **STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETRIMENTAL TO ADJACENT PROPERTY, THE SURROUNDING NEIGHBORHOOD OR THE COUNTY IN GENERAL. INCLUDE, WHERE APPLICABLE, INFORMATION CONCERNING: USE OF PUBLIC UTILITIES; EFFECT OF REQUEST ON PUBLIC SCHOOLS; EFFECT ON TRAFFIC--INCLUDE MEANS OF ACCESS TO THE NEAREST PUBLIC ROAD; EFFECT ON EXISTING AND FUTURE AREA DEVELOPMENT, ETC.**

The proposed facility is unmanned and, once constructed, will not generate any traffic except periodic visits by a technician. The WCF will not be lighted. It will not produce any sounds except for a sound-attenuated emergency backup power generator that runs in the case of power loss. It will be accessed by way of an existing gravel drive on the north side of Jouett School Road. The facility will improve communications in and around Jouett Elementary School.

6. **EXPLAIN ANY EXISTING USE PERMIT, SPECIAL EXCEPTION, (Prior) CONDITIONAL USE PERMIT, TEMPORARY CONDITIONAL USE PERMIT OR VARIANCE PREVIOUSLY GRANTED ON THE PARCEL IN QUESTION:**

The property contains an existing 180-foot WCF approved by CUP2017-10. This structure will be dismantled and removed as part of this project, if approved.

7. **INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:**

- A. EXISTING LAND USE(S): Elementary school facilities; solar power; WCF
- B. EXISTING STRUCTURE(S): School building, solar PV field, 180' guyed tower
- C. EXISTING ZONING: A2
- D. ACREAGE OF REQUEST: 0.1291ac
- E. UTILITIES: N/A  
(Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)
- F. IS THIS PROJECT IN OR NEAR A PINE PLANTATION? No
- G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? No

8. **IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:**

The applicant is not requesting a variance.

9. **GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. (THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT).**

\* PROPERTY OWNER'S NAME: Sharpe, Dorothy M & Coryell, Teresa A, Trustees  
MAILING ADDRESS: 11385 Jefferson Hwy, Mineral, VA 23117

TAX MAP # 83  
SUBDIVISION NAME \_\_\_\_\_ LOT/PARCEL# 69, 71, 73  
ACREAGE 9.8; 17.29; 32.74 ZONING A2

\* PROPERTY OWNER'S NAME: Payne, Robert Hickman & Cathy Marie  
MAILING ADDRESS: 3989 Gardners Rd, Mineral, VA 23117

TAX MAP # 83  
SUBDIVISION NAME \_\_\_\_\_ LOT/PARCEL# 66  
ACREAGE 40.56 ZONING A1

\* PROPERTY OWNER'S NAME: Harris, Maria  
MAILING ADDRESS: 2733 Garland Ave, Richmond, VA 23222

TAX MAP # 83

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 70  
 ACREAGE 9.21 ZONING A2  
 \* PROPERTY OWNER'S NAME: Harris, Donald Trustee  
 MAILING ADDRESS: 467 Jouett School Rd, Mineral, VA 23117  
 \_\_\_\_\_ TAX MAP # 83  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 108  
 ACREAGE 0.83 ZONING A2  
 \* PROPERTY OWNER'S NAME: Hollins, Gregory W. & Pamela S.  
 MAILING ADDRESS: 380 Jouett School Rd, Mineral, VA 23117  
 \_\_\_\_\_ TAX MAP # 83  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 110  
 ACREAGE 2.01 ZONING A2  
 \* PROPERTY OWNER'S NAME: Hollins, Barbara S.  
 MAILING ADDRESS: 11793 Jefferson Hwy, Mineral, VA 23117  
 \_\_\_\_\_ TAX MAP # 83  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 115  
 ACREAGE 64.32 ZONING A2  
 \* PROPERTY OWNER'S NAME: White, Tracy Lyn  
 MAILING ADDRESS: 587 Jouett School Rd, Mineral, VA 23117  
 \_\_\_\_\_ TAX MAP # 83  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 107  
 ACREAGE 46.01 ZONING A2  
 \* PROPERTY OWNER'S NAME: Gaskill, Barbara M.  
 MAILING ADDRESS: 5216 Pole Green Rd, Mechanicsville, VA 23116  
 \_\_\_\_\_ TAX MAP # 83  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 91  
 ACREAGE 93.53 ZONING A2  
 \* PROPERTY OWNER'S NAME: Disse, Kevin Mark  
 MAILING ADDRESS: 141 Jouett School Rd, Mineral, VA 23117  
 \_\_\_\_\_ TAX MAP # 83  
 SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 67  
 ACREAGE 4.15 ZONING A2  
 \* PROPERTY OWNER'S NAME: Overstreet, Brian & Stephanie  
 MAILING ADDRESS: 448 Jouett School Rd, Mineral, VA 23117

TAX MAP # 83

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# 109

ACREAGE 4.0 \_\_\_\_\_ ZONING A2 \_\_\_\_\_

\* PROPERTY OWNER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_

ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

\* PROPERTY OWNER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_

ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

\* PROPERTY OWNER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_

ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

\* PROPERTY OWNER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_

ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

\* PROPERTY OWNER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_

ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

\* PROPERTY OWNER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_  
\_\_\_\_\_ TAX MAP # \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_

ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

\* PROPERTY OWNER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_  
\_\_\_\_\_ TAX MAP # \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_

ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

**10. HERewith IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS  
MADE PAYABLE TO TREASURER, COUNTY OF LOUISA.**

|                                     |               |
|-------------------------------------|---------------|
| A. REZONING                         | Tiered System |
| B. CONDITIONAL USE PERMIT           | Tiered System |
| C. TEMPORARY CONDITIONAL USE PERMIT | \$325.00*     |
| Temporary Housing*                  |               |
| Extension or Amendment*             |               |
| Other*                              |               |
| D. VARIANCE                         | \$1,250.00*   |
| E. PROFFER AMENDMENT                | \$1,500.00*   |
| F. COMP PLAN AMENDMENT              | \$650.00*     |

\*IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL \$75.00 WILL BE CHARGED FOR EACH REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.

\*THERE WILL BE A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE A RE-ADVERTISEMENT FEE EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE APPLICANT, PLUS A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR RENOTIFICATION.

\*THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.

11. **ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.**
12. **ENCLOSED WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.**

\*\*\*\*\*

13. **I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.**

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.**

DATE: April 18, 2025.

Katherine Carlson

SIGNATURE OF APPLICANT  
(Same Name as Used in Item 2-A, Page 1)

Katherine Carlson  
Cellco Partnership d/b/a Verizon Wireless

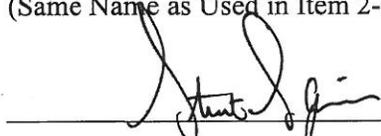
APPLICANT'S NAME  
(Typed or Printed)



SIGNATURE OF OWNER  
(Same Name as Used in Item 2-C, Page 1)

Todd Weidow, Louisa County Schools

OWNER'S NAME  
(Typed or Printed)



SIGNATURE OF AGENT  
(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)

Stuart P. Squier, AICP, GDN Sites

AGENT'S NAME  
(Typed or Printed)

**NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS**

In accordance with Section 86-91, of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

**CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS - "JOUETT ELEMENTARY" SITE  
WIRELESS COMMUNICATION FACILITY (WCF)**

**Project Description:**

Cellco Partnership d/b/a Verizon Wireless respectfully requests approval of a Conditional Use Permit pursuant to Section 86-663 et.seq. of the Louisa County Zoning Ordinance in order to allow the installation of a Wireless Communication Facility (WCF) in an A-2 Agriculture District. The proposed facility would include a steel monopole that is 195-foot tall, with an additional four feet of height for the lightning rod, for a total maximum height of 199 feet. The monopole will initially be equipped with panel antennas, radios, and associated components for Verizon Wireless's use. This project is intended to expand Verizon's network of services into an area of Louisa County that currently has low to marginal levels of wireless coverage, while also meeting the needs for increased network capacity in the surrounding areas that are being served by existing, neighboring facilities that are currently overstressed.

The proposed facility will initially include a sectored mounting array allowing space for up to twelve (12) antennas with remote radio heads and fiber optics junction boxes connected behind the antennas. Verizon's base station cabinets housing transmit / receive radios and an emergency back-up generator with other boxes for electrical and communications utilities such as power meters, fiber optic and telephone service circuits would be attached on an H-frame stand. The monopole and all base station equipment will be installed within a 50' x 50' fenced compound and 75' x 75' (5,625 square-foot) leased area that Verizon leases from the property's owners, Louisa County School Board. In addition to allowing the deployment of the different technologies for which Verizon is licensed to provide throughout Louisa County, the monopole serving this facility will also be engineered and constructed with additional structural capacity to support the co-location of antennas and components of additional providers of wireless services.

**Description of the Property and Character of the Area:**

The subject property, containing 64.83 acres, is identified as Tax Map Number 83-68, which is accessed from an existing, paved entrance on the north side of Jouett School Road, and approximately 400 feet west of the intersection with Bell Ringer Lane. Access to the facility will then be provided by an improved gravel drive approximately 550 feet long into a cleared area. The proposed facility will be located approximately 530 feet northwest of the nearest off-site dwelling, which is located on the property identified as Tax Map Number 83-108, owned by Donald Harris, Trustee.

The subject property is zoned A-2 Agricultural. All adjacent properties are zoned A-2 Agricultural with the surrounding properties being rural in character with single family dwellings dispersed among forested areas.

**Network Objectives:**

Verizon Wireless is licensed, by the Federal Communications Commission (FCC), to provide state-of-the-art wireless telecommunications services within Amherst County using a combination of four (4) separate bands on the frequency spectrum. These consist of the 850 MHz band for Cellular (CDMA), the 1900 MHz frequency band for Personal Communications Services (PCS), the 4G Long Term Evolution (LTE) on 700 MHz band and Advance Wireless Services (AWS) on the 2100 MHz band. The current network offers data upload and download transmission speeds that are much faster than the previous generations of wireless technologies and Verizon has also recently added high-definition calling capabilities in the form of its Voice Over LTE (VOLTE) service.

The proposed facility will provide expanded in-building coverage and additional capacity for residents, small businesses, and other nearby establishments in this area of Louisa County. The site will also provide service improvements at the street level and people traveling in cars on Jefferson Hwy (U.S. 33), Gardners Road, and other nearby local roads.

In addition to serving coverage needs in the immediate area, this facility will also provide improvements to overall network performance by adding more network capacity to transfer data throughout a much greater area. This objective is important for network stability, because it reduces the total number of customers that are relying on the marginal Verizon Wireless

levels of coverage currently being provided by existing, neighbor facilities at farther distances away from this site. If the proposed facility is constructed, then the users that currently receive marginal coverage will have access to stronger signals that are in concentrated in closer proximity, while those closer to other existing facility sites will also experience improvements, because they will now be competing with fewer overall users for access to the services provided by the facilities in their own areas.

**Louisa County’s Provisions for Wireless Communication Facilities:**

The Louisa County Land Development Regulations provide the following requirements for Wireless Communication Facilities in Sections 86-663 - 86-675. The applicant’s responses to the code requirements follow in bold italics:

**DIVISION 5. TELECOMMUNICATIONS REGULATIONS**

Sec. 86-663. In general.

This division may be cited and referred to as the "Louisa County Telecommunications Ordinance." In any case in which this article conflicts with any other requirement of Chapter 86 of this Code, the more specific provision shall control, notwithstanding the provisions of section 1-6 or sec 86-23 of this Code, unless expressly so stated. Nothing herein shall be construed to relieve any person of any other requirement of local, state, or federal law.

(1) Nothing in this division shall impair any vested right.

Sec. 86-664. Applicability

(a) This division shall apply to the development activities including installation, construction, or modification of all wireless communications facilities.

(b) Wireless communication facilities (WCFs) are utility facilities subject to the provisions of article I, division VIII of this Code, and must be in substantial accord with the relevant provisions of the county comprehensive plan or applicable element thereof. Notwithstanding this provision, facilities that are by-right uses or approved by a special use permit process shall be deemed substantially in accord with the comprehensive plan.

State law reference(s)—Code of Virginia, §§ 15.2-2232, 15.2-2281.

Sec. 86-665. Permitted uses table.

| WCF   | Agricultural (A-1, A-2)   | Residential (R-1, R-2)    | Commercial (C-1, C-2)     | Industrial (IND, I-1, I-2) | Resort Development        | Planned Unit Development 1 |
|---|---------------------------|---------------------------|---------------------------|----------------------------|---------------------------|----------------------------|
| Freestanding WCF's Less than Maximum Height in District                       | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance  | Certificate of Compliance | Master Plan                |
| Freestanding WCFs Between Maximum District Height and 100' (Parcel <25 Acres) | Special Use Permit        | Special Use Permit        | Special Use Permit        | Certificate of Compliance  | Special Use Permit        | Master Plan                |
| Freestanding WCFs Between Maximum District Height and 100' (Parcel >25 Acres) | Certificate of Compliance | Special Use Permit        | Special Use Permit        | Certificate of Compliance  | Special Use Permit        | Master Plan                |

|   |                           |                           |                           |                           |                           |                           |
|---|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Freestanding WCFs >100' in Height                                       | Conditional Use Permit    | Master Plan               |
| Attached, Collocated, Combined and Mitigated Un-Licensed Frequency WCFs | Certificate of Compliance |
| Attached, Collocated, Combined and Mitigated Licensed Frequency WCFs    | Consultant Review         |

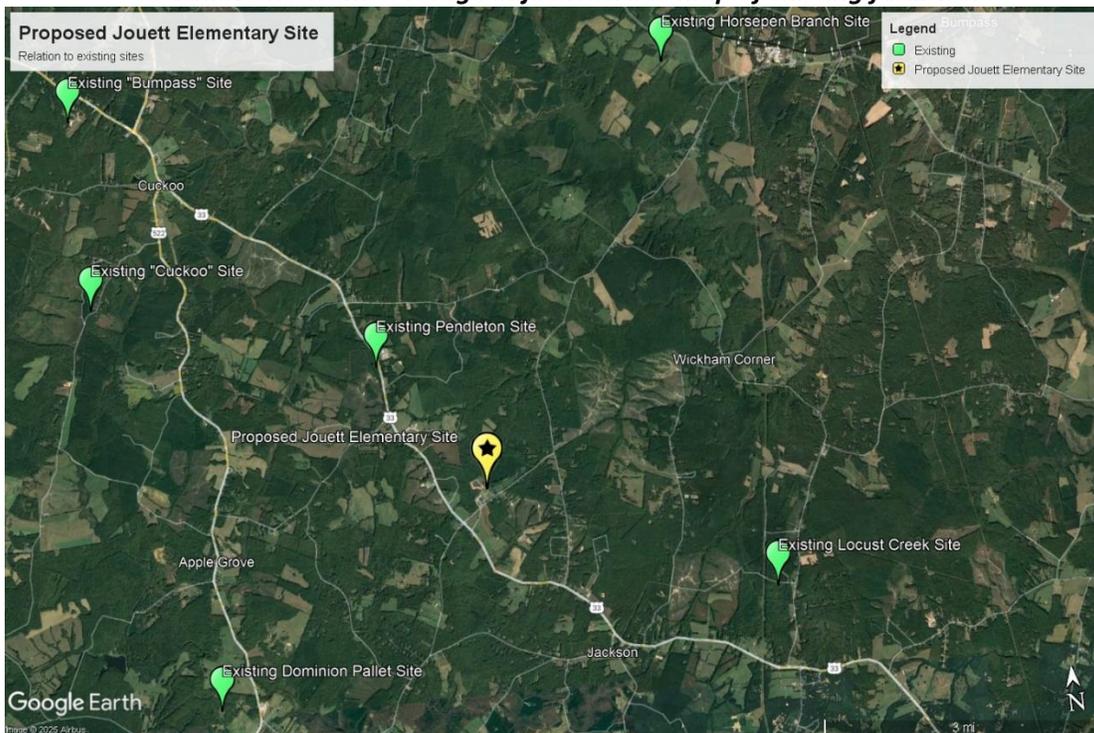
**The applicant proposes a 199-foot overall height WCF in an A-2 Agricultural district. Per the table in 86-665 this request is subject to the approval of a Conditional Use Permit.**

Sec. 86-666. Application requirements for WCF's for which a conditional use permit is required.

Where a use requires a conditional use permit or master plan approval pursuant to section 86-665, in addition to meeting any application requirements contained in section 86-43 of this Code, such application must include:

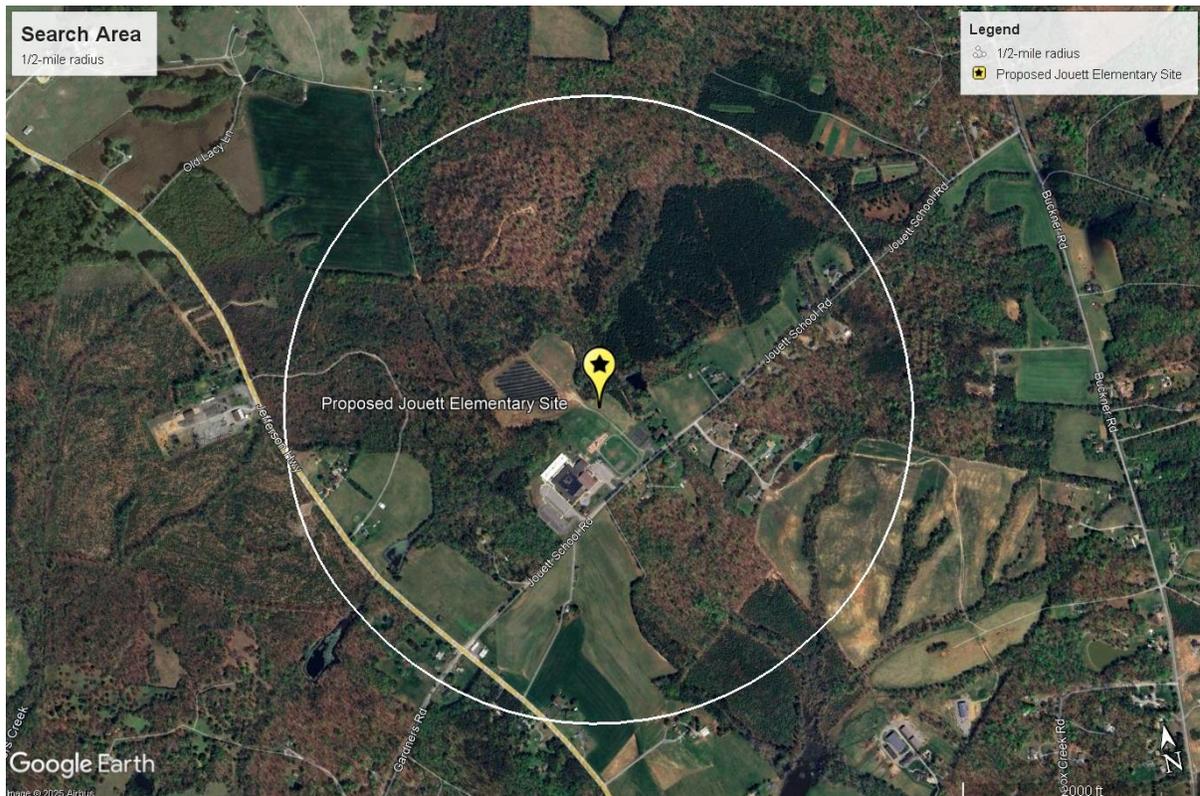
- (1) Statement of justification. No new freestanding WCF shall be permitted unless the applicant submits a statement of justification addressing the following considerations:
  - a. A justification of the geographic search area chosen.

**The search area was identified by Verizon radio engineers as an area of Louisa County with low to marginal service located midway between two existing facilities. The search area is located between the "Pendleton" facility 1.75 miles to the northwest, and the "Locust Creek" facility 3.3 miles to the east. RF engineers determined a new facility at this location is required to achieve network coverage objectives. See map of existing facilities:**



- b. A report and supporting technical data demonstrating that all antenna attachments and collocations, including all potentially useable electric utility distribution towers and other elevated structures within the proposed service area and alternative antenna configurations have been examined and found unacceptable. The report should include reasons existing facilities such as utility distribution systems and other elevated structures are not acceptable alternatives to a new freestanding WCF. The report regarding the adequacy of alternative existing facilities or the mitigation of existing facilities to meet the applicant's need or the needs of service providers indicating that no existing wireless communications facility could accommodate the applicant's proposed facility.

***The character of the search area is rural residential and vacant/forested land. There are no electric utility distribution towers or other elevated structures in the search area. The proposed new support structure is necessary due to the lack of existing support structures in the area. See map showing ½-mile radius search area:***



- c. Why no existing wireless communications facilities located within the geographic search area meet the applicant's engineering requirements.  
***There are no existing wireless communications facilities located within the geographic search area.***
- d. Technical data included in the report shall include certification by a registered professional engineer licensed in the Commonwealth of Virginia or other qualified professional, which qualifications shall be included, regarding service gaps or service expansions that are addressed by the proposed WCF, and accompanying maps and calculations demonstrating the need for the proposed WCF.

**The proposed facility will provide coverage in the vicinity of Jouett School Rd, which currently has low to marginal wireless coverage. The applicant notes the following regarding maps, calculations, and other proprietary business information:**

**Va. Code § 15.2-2316.4:2 provides as follows:**

**“A. In its receiving, consideration, and processing of a complete application submitted under subsection A of § 15.2-2316.4:1 or for any zoning approval required for a standard process project, a locality shall not:**

**2. Require an applicant to provide proprietary, confidential, or other business information to justify the need for the project, including propagation maps and telecommunications traffic studies...”**

- e. At least one letter of commitment from a wireless communications provider committing to locate on the new freestanding WCF.

**The applicant for the proposed WCF is Verizon Wireless and they will occupy the highest level of the structure.**

- (2) Location and geographic search area. A vicinity map delineating the location and classification of all major public or private streets and rights-of-way, driveways, public parking areas, pedestrian ways, trails and bikeways within 500 feet of the subject property's boundary, including zoning district boundaries and the geographic search area overlaid on the map, together with a list of property owners within 1,000 feet in agriculturally zoned (A-1 and A-2 districts) and 500 feet in all other districts of the subject property and keyed to the map. The map shall be prepared at a scale sufficient to clearly identify the required features. A list compiled from Louisa County tax assessment records shall be sufficient compliance with this requirement.

**The applicant has provided a vicinity map on Sheet Z-1 of the plans and a list of property owners within 1,000 feet of the subject property, which is an A-2 zoned district.**

- (3) Visual impact. The applicant shall provide simulated photographic evidence of the proposed WCF's appearance from any and all residential dwellings or lots within 1,000 feet or vantage points approved by the community development department including the facility types the applicant has considered and the impact on adjacent properties including:

- a. Overall height.
- b. Configuration.
- c. Physical location.
- d. Mass and scale.
- e. Materials and color.
- f. Illumination.
- g. Architectural design.

**The applicant conducted a balloon test on April 2, 2025. A blue balloon, five feet in diameter, was raised to a height of 199 feet from the proposed monopole location. The balloon was then photographed from the public right of way in front of the surrounding residential lots. The applicant has provided a photo simulation package developed from the balloon test depicting the visual impact of the proposed facility on the surrounding area.**

The applicant shall provide a statement as to the potential visual and aesthetic impacts of the proposed WCF on all adjacent residential zoning districts. Concealed and monopole-type structures are preferred.

**The proposed facility will be 199 feet tall and therefore will be visible from some parts of the surrounding area. However, the facility will be of a monopole design that presents a slim profile; it**

***will be finished in a neutral, matte galvanized steel color; the FAA will not require illumination; and the equipment compound will be screened by an opaque fence. These design features along with the wooded character of the surrounding area will minimize the visual impact on the area. The visual study conducted during the balloon test on April 2, 2025 demonstrated the tower will generally not be visible from the surrounding area except from the closest area along Jouett School Road.***

(4) Height. It is intended that all new WCFs be 199 feet or less in height. Under no circumstance shall any WCF exceed 300 feet. All new WCFs in excess of 199 feet shall be subject to the following additional requirements:

a. Evidence that the WCF service area will be so substantially compromised that there would be a requirement of additional WCFs within a distance of two miles.

b. The WCF shall be designed to allow for a future reduction of elevation to no more than 199 feet, or the replacement of the WCF with a monopole- type structure at such time as the wireless network had developed to the point that such heights can be justified.

***The proposed WCF is 199 feet tall and is in compliance with this section.***

(5) Design for collocation. All freestanding WCFs should be engineered and constructed to accommodate collocation.

***The proposed WCF will be designed with structural capacity to accommodate collocation at four (4) levels of the monopole.***

(6) Certificate of conformance with FAA regulations. Proof of compliance and documentation of the manner of compliance with 14 C.F.R. Part 77, subpart C, "Standards for Determining Obstructions to Air Navigation or Navigational Aids or Facilities."

***The applicant has provided a report from the FAA Notice Criteria Tool showing the structure does not exceed notice requirements of the FAA. The applicant has also provided an FCC TOWAIR report showing notice is not required and there are no airports within five (5) miles of the structure.***

(7) Conformance with comprehensive plan. All applications must show conformance with the Louisa County Comprehensive Plan.

***The Louisa County Comprehensive Plan lays out strategies for growth in Chapter 3: Land Use. The Land Use Plan identifies guiding principle 1. to preserve and protect the County's rural heritage. The proposed WCF is located in an area designated as Rural on the County's Future Land Use Map. The Plan denotes Rural Values and Character in 3.1.1 to include the importance of agriculture, forestry, hunting, and fishing, as well as having jobs that residents can work close to home.***

***The approval of this Conditional Use request would allow the expansion of high-quality wireless communications that would support existing and future residents, agriculture, and rural activities, all of which increasingly rely on communications infrastructure for everyday life. Wireless communications enable remote work, support advanced agricultural applications, improve processes for commercial business. In addition, the proposed WCF would provide effective access to 911 first responders: fire; EMS; police.***

***Current and future rural residents in the area would benefit from enhanced wireless communications, while experiencing little impact from the facility. The proposed wireless communications facility would therefore support, and not conflict with Louisa County's Comprehensive Plan.***

(8) Site plan required. WCFs greater than 100 feet in height must comply with article IV, division II of this chapter.

***The applicant acknowledges compliance with this section.***

Sec. 86-667. Conditional use permit requirements.

Where a conditional use permit is required under the provisions of section 86-665, the following provisions shall apply. To the extent necessary to comply with the policies of the county comprehensive plan, an application pursuant to chapter 86 of this Code may be processed and acted upon simultaneously with the process set forth below. The conditional use permit approval process shall generally follow the process set forth in section 86-43 of this Code, with the following additional procedures:

(1) Pre-application meeting. Prior to submitting a conditional use permit application, the applicant shall meet with county staff to discuss the process and requirements of the County Code and the comprehensive plan. At the time of the pre-application meeting, the applicant shall demonstrate that the following notice was mailed via certified U.S. Mail, postage prepaid, to all other wireless service providers licensed to provide service within the county:

"Pursuant to the Louisa County Zoning Ordinance, article I, division V, we are hereby providing you with notice of our intent to meet with county staff in a pre-application meeting to discuss the location of a freestanding wireless communications facility that would be located at \_\_\_\_\_ (physical address, latitude and longitude, Louisa County tax map number). In general, we plan to construct a support structure \_\_\_\_\_ feet in height for the purpose of providing \_\_\_\_\_ (type of service). Please inform county staff if you have any desire to place additional wireless facilities or equipment within a two-mile radius of the proposed facility. Please provide both us and county staff with such information within 20 business days of receipt of this letter. Your cooperation is sincerely appreciated. Sincerely, \_\_\_\_\_ (name of applicant)."

***The applicant met with county staff for a pre-application meeting on February 28, 2025 to discuss the proposed WCF. The applicant provided U.S. Postal Service registered mail receipts as evidence that the above statement was mailed to other wireless providers prior to the meeting. Those receipts are included in this application.***

(2) Balloon test. For WCF's proposed to be greater than 100 feet in height; the applicant shall carry out a balloon test prior to submittal of a conditional use permit application. The applicant shall arrange to raise a colored balloon no less than three feet in diameter to the maximum height of the proposed WCF and within 50 horizontal feet of the proposed antenna support structure.

The applicant shall inform county staff and abutting property owners of the date and time of balloon test in writing at least 14 days in advance. The applicant shall cause the date, time, and location of the balloon test to be advertised in a newspaper of general circulation at least seven but no more than 14 days prior to the test date. The balloon shall be flown for at least four consecutive hours during daylight hours on the date chosen. The applicant shall record the weather during the balloon test.

***The applicant conducted a balloon test on April 2, 2025 from 8 a.m. until 11 a.m. The test was scheduled to run until 12 p.m. to satisfy the requirement for a four-hour test, but the balloon was entangled by wind in a nearby obstruction and had to be cut free, ending the test one hour earlier than planned. The applicant is requesting approval a Special Exception to permit a reduction of the test time from four to three hours, pursuant to Sec. 86-667.(2).***

***Written notice of the date and time of the balloon test was mailed to adjacent property owners and sent by electronic mail to county staff and officials on March 14, 2025. A legal notice of the balloon test was published in the March 20, 2025 edition of the Central Virginian newspaper. Copies of the notice letters and affidavit of legal notice are included in this application.***

(3) Planning commission. The planning commission shall hold a public hearing following notice and advertisement as set forth in Code of Virginia, § 15.2-2204 and make a recommendation to the board of supervisors within 90 days of the date of application, unless the applicant agrees in writing to an extension of the time for a recommendation. Failure to make a recommendation will be construed to be a recommendation of approval to the board of supervisors.

(4) Board of supervisors. Following recommendation of the planning commission, the board of supervisors shall hold a public hearing following notice and advertisement as set forth in Code of Virginia, § 15.2-2204 and approve or disapprove the application.

(5) Final site plan approval.

State law reference(s)— Code of Virginia, §§ 15.2-2204, 15.2-2285(B); 47 U.S.C. § 332(c)(7)(B)(ii).

***The applicant notes compliance with subsections (3), (4), and (5) above.***

Sec. 86-668. Certificate of compliance or special use permit requirements.

***This section is not applicable to this application.***

Sec. 86-669. Uses for which no conditional use permit or special use permit is required.

***This section is not applicable to this application.***

Sec. 86-670. Exempt installations.

***This section is not applicable to this application.***

Sec. 86-671. Mitigation and replacements.

***This section is not applicable to this application.***

Sec. 86-672. Development standards for attached, collocated, and combined licensed frequency WCF's.

***This section is not applicable to this application.***

Sec. 86-673. Setbacks.

New freestanding WCFs and equipment compounds shall be subject to the setbacks prescribed in this section.

- (1) WCFs are subject to the accessory structure setbacks for side and rear yards applicable to the zoning district in which they are located, subject to the provisions contained in this section.

***The proposed WCF is located in an A-2 Agricultural district. The side yard setback in this district is 20 feet and the rear yard setback is 35 feet. The closest parcel line to the proposed equipment compound is a side parcel line, 240 feet to the east. The rear parcel line is 970 feet from the proposed compound. The facility is in compliance with the district setbacks.***

- (2) For freestanding antenna support structures, if the antenna support structure is to be constructed using breakpoint design technology, the minimum distance from the nearest occupied residential structure, whether or not it is located on the same parcel, must be equal to or greater than 100 percent of the distance from the top of the structure to the breakpoint level of the structure.

***The proposed WCF will not be constructed using breakpoint design technology. This subsection is not applicable to this application.***

- (3) Certification by a registered professional engineer licensed by the commonwealth of the breakpoint design and the design's fall radius must be provided together with the other information required herein from an applicant. The property owner may request a waiver to this requirement as a part of the conditional use permit or special use permit process.

***The proposed WCF will not be constructed using breakpoint design technology. This subsection is not applicable to this application.***

- (4) For freestanding antenna support structures, if the antenna support structure has not been constructed using breakpoint design technology, the minimum distance from the nearest occupied residential structure must be equal to or greater than 110 percent of the height of the proposed antenna support structure.

***The nearest occupied residential structure is 530' to the southeast. The proposed WCF will be 199' overall height. 110% of this height is 219', which is the minimum required setback to a residential structure. The proposed facility is in compliance with this subsection.***

- (5) Notwithstanding the provisions of section 86-18 of this Code, the road setback for pole-mounted wireless communication facilities in all districts shall be 25 feet from the edge of the easement or right-of-way line. All roads shall be deemed to have a minimum right-of-way width of 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.  
***The proposed monopole will be set back 615 feet from the Jouett School Road right-of-way edge and is in compliance with this subsection.***
- (6) The setback provisions of section 86-18.1 of this Code are not affected by this subsection.  
***Section 86-18 of the Code is Reserved***
- (7) An attached, collocated, or combined WCF is subject to the setbacks of the structure to which it is attached. If the structure has a lawfully nonconforming setback, then such lawfully nonconforming setback prevails.  
***This subsection is not applicable to this application.***

Sec. 86-674. Development standards for freestanding antenna support structures greater than one hundred feet in height.

- (a) Setbacks. New freestanding WCFs and equipment compounds shall be subject to the setbacks prescribed below:
  - (1) If the antenna support structure has been constructed using breakpoint design technology (section 86-13, definitions), the minimum setback distance shall be equal to 100 percent of the distance from the top of the structure to the highest breakpoint level of the structure.

***This subsection is not applicable to this application because the proposed structure will not be designed with breakpoint technology.***

- (2) Certification by a registered professional engineer licensed by the State of Virginia of the breakpoint design and the design's fall radius must be provided together with the other information required herein from an applicant.

***This subsection is not applicable to this application because the proposed structure will not be designed with breakpoint technology.***

- (3) If the antenna support structure has not been constructed using breakpoint design technology, the minimum setback distance shall be equal to 110 percent of the height of the proposed antenna support structure.

***The proposed WCF will be 199' overall height. 110% of this height is 219', which is the minimum required setback. The nearest parcel line is the side parcel line, 270' to the east. The proposed WCF is in compliance with the setback requirements.***

- (4) However, in all instances, the minimum setback distance from the setback line of any residentially zoned property, with an inhabited residence or proposed residences, shall be at least 200 percent of the height of the entire proposed structure.

***All nearby parcels are similarly zoned A-2 and A-1 Agriculture districts including those with inhabited residences. Therefore, the proposed WCF is in compliance with this subsection.***

- (b) Equipment cabinets. Cabinets shall not be visible from the path of travel on the nearest public or private road. Cabinets may be provided within the principal building, behind a screen on a rooftop, or on the ground within the fenced-in and screened equipment compound.

***All equipment cabinets will be concealed behind opaque fencing on the ground within the equipment compound and will not be visible from outside the equipment compound.***

- (c) Fencing. All equipment compounds shall be enclosed with a fence, or wall, and gate, at least six feet in height.
- The applicant is proposing a six (6)-foot fence, topped with an additional one (1)-foot of barbed wire strand as an anti-climbing device.***

(d) Screening buffers. A screening buffer, with a minimum buffer width of ten feet, shall be provided around all antenna support structures and equipment compounds. Screening shall meet the following standards:

(1) Landscaping consisting of one evergreen tree every ten linear feet on average, or an eight-foot tall opaque fence and gate(s), subject to the following standards:

- a. No invasive plant species may be planted.
- b. Required evergreen trees shall be planted at a minimum height of six feet.
- c. More than one species of tree shall be used when planting a landscape screen.
- d. Fences shall be constructed of wood, wrought iron, or masonry materials.
- e. Fences used to meet the screening requirements of this subsection may be counted towards meeting the requirement of subsection (b).

(2) An evergreen hedge row planted adjacent to any road, street, or private lane, subject to the following criteria:

- a. No invasive species may be planted.
- b. Required shrubs shall be planted at a minimum height of 24 inches tall or minimum container size of three gallons.
- c. More than one species of shrub shall be used.

(3) When existing site conditions restrict or significantly limit the implementation of the above design standards or substantially comply with the above standards, an alternative design may be accepted by the zoning administrator, provided that it substantially complies with this subsection.

***On the advice of the Commissioner and Supervisor in the pre-application meeting on February 28, 2025, the applicant is requesting a waiver from the landscape screening requirement and is proposing an opaque, slatted, six (6)-foot tall fence in lieu of landscaping.***

(e) Signage. Commercial messages shall not be displayed on any WCF. In addition to the provisions of article VI of chapter 86 of this Code, noncommercial signage shall be subject to the following:

(1) The only signage that is permitted upon an antenna support structure, equipment cabinets, or fence shall be informational, and for the purpose of identifying the antenna support structure (such as ASR registration number), as well as the party responsible for the operation and maintenance of the facility; i.e., the address and telephone number, security or safety signs, and property manager signs (if applicable).

***The applicant affirms compliance with these requirements and has provided sign details with emergency contact information on Sheet Z-6 of the Plans.***

(2) If more than 220 voltage is necessary for the operation of the facility and is present in a ground grid or in the antenna support structure, signs located every 20 feet and attached to the fence or wall shall display in large, bold, high contract letters (minimum height of each letter four inches) the following: "HIGH VOLTAGE - DANGER."

***The applicant affirms compliance with this subsection.***

(f) Lighting. Lighting on WCFs shall not exceed the Federal Aviation Administration (FAA) minimum standards. All other lighting shall be subject to the following requirements:

(1) Any lighting required by the FAA must be of the minimum intensity and number of flashes per minute (i.e., the longest duration between flashes) allowable by the FAA. Dual lighting standards are required and strobe light standards are prohibited unless required by the FAA. The lights shall be oriented so as not to project directly onto surrounding property, consistent with FAA requirements.

(2) Any security lighting for on-ground facilities and equipment shall be in compliance with dark sky lighting standards as approved by the County.

***Due to the 199-foot overall height of the support structure no lighting is required by the FAA, and the applicant affirms no lighting will be placed on the support structure. The applicant affirms any lighting within the equipment compound will comply with this subsection.***

(g) Equipment compound. An equipment compound shall not be used for the storage of any excess equipment or hazardous materials. No outdoor storage yards shall be allowed in a WCF equipment compound, nor shall compound be used as habitation.

***The applicant affirms compliance with this subsection.***

(h) Compliance with federal standards. All WCFs must at all times comply with all state and federal standards for interference protection and emissions of electromagnetic radiation.

***The applicant affirms compliance with this subsection.***

(i) Sounds. No unusual sound emissions such as alarms, bells, buzzers, or the like are permitted. Generators shall not be stored or operated at WCFs except during power outages.

***The applicant affirms compliance that no unusual sounds will be emitted from the compound. Verizon Wireless, and possibly future collocators, will install a sound-attenuated 30kW diesel emergency backup power generator that will operate in the case of electrical power failure. The generator will also cycle periodically to test functionality, generally twice per month for a period of 30 minutes. This equipment testing is necessary to ensure communications availability in emergency situations such as storms when citizens and emergency responders must have access to wireless networks.***

(j) Parking. One parking space is required for each antenna support structure or equipment compound. The space must be provided within the leased area, the equipment compound, or the development area shown on the site plan.

***The applicant has made provision for a flexible turnaround area that may be used for parking, shown on Sheet Z-3 of the Plans.***

Sec. 86-675. Abandoned and nuisance structures.

(a) Owner's responsibility. It is the responsibility of the owner of a wireless communication facility to maintain it in safe and usable condition and remove it once its useful life has ended. The board of supervisors finds and declares that wireless communication facilities that fall into disrepair and become unsafe are a danger to the public health, safety, and general welfare.

(b) Notice to repair. If the county determines that a wireless communication facility is in unsafe condition, the county administrator may issue a written notice to the owner of the wireless communication facility or the property on which it is located, or both, demanding that the nuisance be abated within 30 days or such period of time as the county building official may determine is reasonable.

(c) Abatement of nuisance by judicial action. If a wireless communication facility is in unsafe condition and the owner does not abate the nuisance in accordance with subsection (b) above, the county attorney may institute action in the appropriate court to enjoin the nuisance. This subsection does not in any way limit other remedies that the county may pursue.

(d) Immediate nuisance. Notwithstanding the provisions of subsections (b) and (c) above, if the county building official determines that a wireless communication facility presents an imminent and immediate threat to life or property, then the county administrator may cause such facility to be abated, razed, or removed, and the county attorney may institute action in the appropriate court to recover necessary costs incurred for the removal and for any public emergency services reasonably required to abate the nuisance.

State law reference(s)—Code of Virginia, § 15.2-900.

***The applicant affirms compliance with this section.***

Secs. 86-676—86-681. Reserved

**Conclusion:**

Verizon Wireless is confident that the proposed Wireless Communication Facility meets the Land Development Regulations' criteria for approval of Conditional Use Permits and is in accord with the goals and objectives set forth in Louisa County's Comprehensive Plan. Approval of this application will support the provision of Verizon's full range of wireless communications and data services within an area of the County that currently needs greater access to high quality voice, data and broadband services. While this facility will directly benefit customers in close proximity to this site, it will also facilitate greater improvements to Verizon's overall network in Louisa County by offloading strains on other existing facilities in nearby areas. This is because the total number of users who are relying on services currently provided by neighboring on-air sites will be reduced, which means those sites will then have fewer users that are competing for access to the network.

The tower serving this facility will meet the County's design preferences of a galvanized finish and it will also employ a monopole structural design, which has a smaller profile than self-supporting lattice structures. The base station cabinet, generator and H-frame stand will be screened from off-site views by the opaque, slatted fencing. Therefore, it will not impose any unexpected, adverse impacts upon the neighboring properties or the adjacent roadways.

Sincerely,

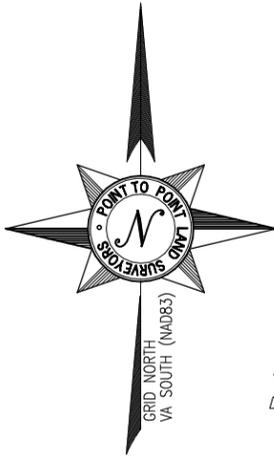
A handwritten signature in black ink, appearing to read "Stuart P. Squier". The signature is fluid and cursive, with a large initial "S" and "P".

Stuart P. Squier, AICP

GDNsites

Site Development Consultant to Verizon Wireless





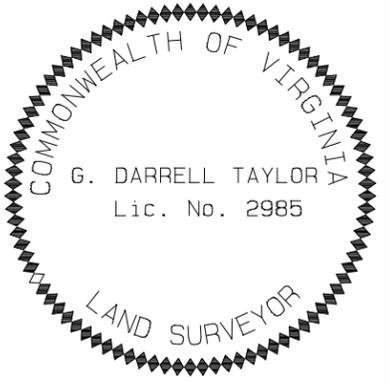
**GNSS NOTES**

THE FOLLOWING GNSS STATISTICS UPON WHICH THIS SURVEY IS BASED HAVE BEEN PRODUCED AT THE 95% CONFIDENCE LEVEL:

POSITIONAL ACCURACY: 0.06 FEET (HORZ) 0.26 FEET (VERT)  
 TYPE OF EQUIPMENT: CARLSON BRX7 BASE AND ROVER, DUAL FREQUENCY  
 TYPE OF GNSS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE  
 DATE OF SURVEY: 01/08/2024  
 DATUM / EPOCH: NAD\_83(2011)(EPOCH:2010.0000)  
 PUBLISHED / FIXED CONTROL USE: N/A  
 GEOID MODEL: 18  
 COMBINED GRID FACTOR(S): 0.99997593 CENTERED ON THE BASE POINT AS SHOWN HEREON.  
 CONVERGENCE ANGLE: 0.39896111"  
 BENCHMARKS USED: AJ2122, DL2310, AJ4870



**VICINITY MAP**  
NOT TO SCALE



| NO. | DATE | REVISION |
|-----|------|----------|
|     |      |          |
|     |      |          |

**PARENT PARCEL**

OWNER: THE LOUISA COUNTY SCHOOLBOARD, A BODY POLITIC AND CORPORATION  
 SITE ADDRESS: 315 JOUETT SCHOOL ROAD, MINERAL, VA 23117  
 PARCEL ID: 83 68  
 AREA: 64.826 ACRES (PER TAX ASSESSOR)  
 ZONED: A2  
 ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS  
 REFERENCE: DEED BOOK 260 PAGE 452

**SURVEYOR NOTES**

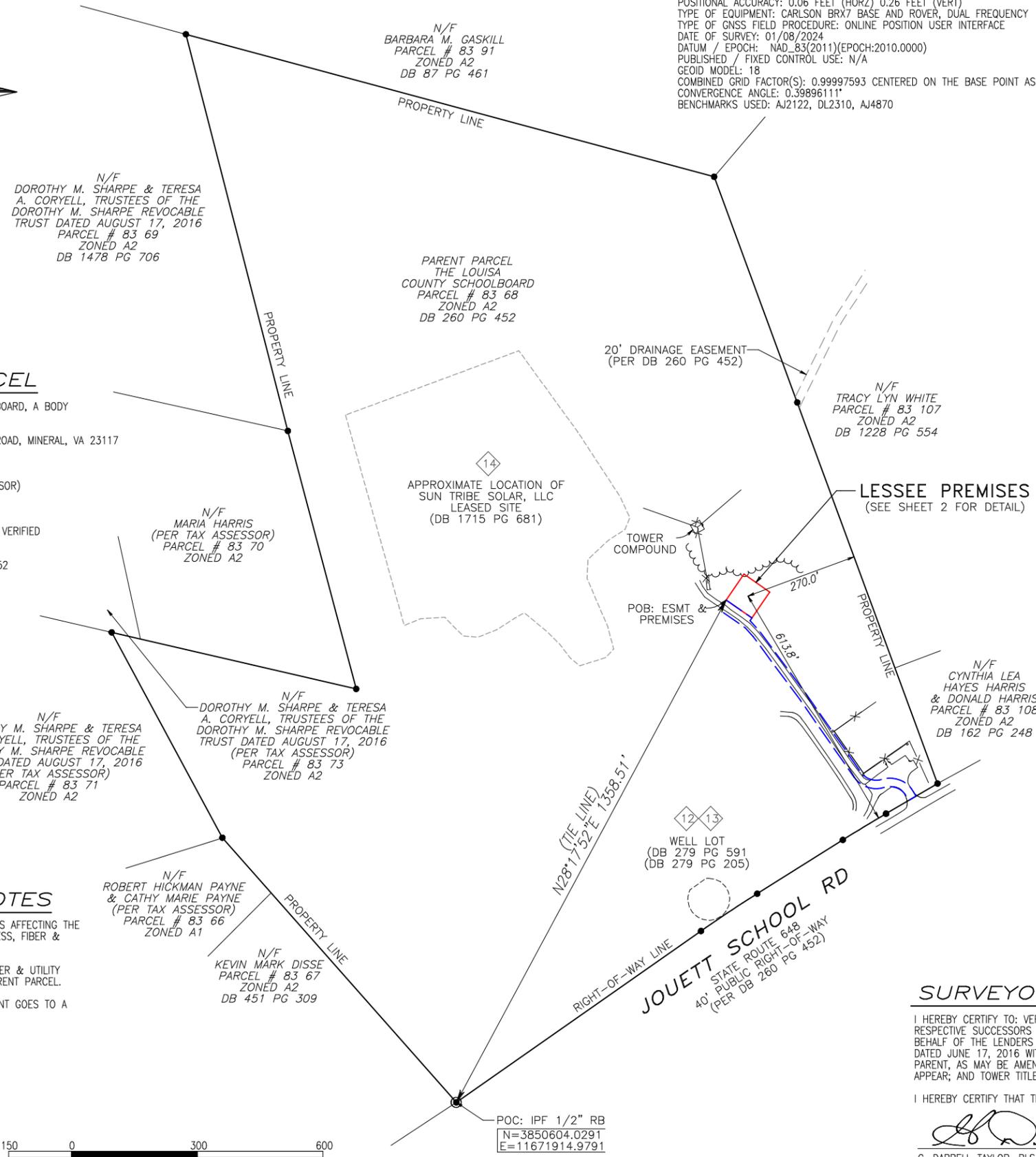
THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE LESSEE PREMISES OR ANY OR THE ACCESS, FIBER & UTILITY EASEMENT.  
 THE LESSEE PREMISES AND ACCESS, FIBER & UTILITY EASEMENT ARE ENTIRELY WITHIN THE PARENT PARCEL.  
 THE ACCESS, FIBER AND UTILITY EASEMENT GOES TO A CONFIRMED PUBLIC RIGHT-OF-WAY.

**LEGEND**

|     |                          |
|-----|--------------------------|
| POB | POINT OF BEGINNING       |
| POC | POINT OF COMMENCEMENT    |
| IPF | IRON PIN FOUND           |
| RB  | REBAR                    |
| N/F | NOW OR FORMERLY          |
| C/L | CENTERLINE               |
| TYP | TYPICAL                  |
| OU  | OVERHEAD UTILITY         |
| CMP | CORRUGATED METAL PIPE    |
| RCP | REINFORCED CONCRETE PIPE |
| IE  | INVERT ELEVATION         |
| EP  | EDGE OF PAVEMENT         |
| CLF | CHAIN LINK FENCE         |
| HH  | HANDHOLE                 |
| TR  | TRANSFORMER              |
| LP  | LIGHT POLE               |



SURVEY NOT VALID WITHOUT SHEETS 2 & 3



**GENERAL NOTES**

\* THIS SPECIFIC PURPOSE SURVEY IS FOR THE LESSEE PREMISES AND EASEMENTS ONLY. THIS SPECIFIC PURPOSE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE TOWERS, LLC AND EXCLUSIVELY FOR THE TRANSFERRAL OF THE LESSEE PREMISES AND THE RIGHTS OF EASEMENT SHOWN HEREON AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE IN THE FEE SIMPLE TRANSFERRAL OF THE PARENT PARCEL NOR ANY PORTION OR PORTIONS THEREOF. BOUNDARY INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM TAX MAPS AND DEED DESCRIPTIONS ONLY. NO BOUNDARY SURVEY OF THE PARENT PARCEL WAS PERFORMED.

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY.

EQUIPMENT USED FOR ANGULAR & LINEAR MEASUREMENTS: GEOMAX ZOOM ROBOTIC AND/OR LEICA TS12 [DATE OF LAST FIELD VISIT: 01/08/2024]. SEE GNSS NOTES FOR GNSS EQUIPMENT.

THE 1' CONTOURS AND SPOT ELEVATIONS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE ADJUSTED TO NAVD 88 DATUM (COMPUTED USING GEOID18) AND HAVE A VERTICAL ACCURACY OF ± 0.5'. CONTOURS OUTSIDE THE IMMEDIATE SITE AREA ARE APPROXIMATE.

BEARINGS SHOWN ON THIS SPECIFIC PURPOSE SURVEY ARE BASED ON VIRGINIA GRID NORTH (NAD 83) SOUTH ZONE.

PER THE FEMA FLOODPLAIN MAPS, THE SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE X (AREA OF MINIMAL FLOOD HAZARD). COMMUNITY PANEL NO. : 51109C0350C DATED: 07/22/2020.

NO WETLAND AREAS HAVE BEEN INVESTIGATED BY THIS SPECIFIC PURPOSE SURVEY.

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS.

ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEES THAT ANY UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT ANY UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ANY UNDERGROUND UTILITIES.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LENDERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BE AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND TOWER TITLE, LLC.

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT ANY VISIBLE ENCROACHMENTS ARE SHOWN HEREON.

*G. Darrell Taylor*  
 G. DARRELL TAYLOR, PLS DATE 08/22/2024

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS. THIS MAP IS ONLY INTENDED FOR THE PARTIES AND PURPOSES SHOWN. THIS MAP IS NOT FOR RECORDATION.

\* SPECIFIC PURPOSE SURVEY PREPARED BY:

**POINT TO POINT LAND SURVEYORS**  
 100 Governors Trace, Ste. 103  
 Peachtree City, GA 30269  
 (p) 678.565.4440  
 (f) 678.565.4497  
 (w) pointpointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:



THE TOWERS, LLC  
 750 PARK OF COMMERCE DRIVE, SUITE 200  
 BOCA RATON, FL 33487

JOUETT ELEMENTARY

CUCKOO MAGISTERIAL DISTRICT  
 LOUISA COUNTY, VIRGINIA

|                       |        |
|-----------------------|--------|
| DRAWN BY: NRW         | SHEET: |
| CHECKED BY: JKL       | 1      |
| APPROVED: D. MILLER   | OF 3   |
| DATE: AUGUST 22, 2024 |        |
| P2P JOB #: 241186VA   |        |

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# LESSEE'S 20' ACCESS, FIBER & UTILITY EASEMENT

TOGETHER WITH A 20-FOOT WIDE ACCESS, FIBER AND UTILITY EASEMENT LYING AND BEING IN CUCKOO MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF THE LOUISA COUNTY SCHOOLBOARD, AS RECORDED IN DEED BOOK 260, PAGE 452, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND AT THE SOUTHERNMOST CORNER OF SAID LANDS, LYING ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF JOUETT SCHOOL ROAD (A.K.A. STATE ROUTE NO. 648, HAVING A 40-FOOT PUBLIC RIGHT-OF-WAY), AND HAVING A VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE VALUE OF N: 3850604.0291 E: 11671914.9791; THENCE RUNNING ALONG A TIE LINE, NORTH 28°17'52" EAST, 1358.51 FEET TO A POINT ON THE LESSEE PREMISES AND THE TRUE POINT OF BEGINNING; THENCE RUNNING ALONG SAID LESSEE PREMISES, SOUTH 55°18'15" EAST, 75.00 FEET TO A POINT; THENCE LEAVING SAID LESSEE PREMISES AND RUNNING, SOUTH 34°41'45" WEST, 7.99 FEET TO A POINT; THENCE, SOUTH 42°29'43" EAST, 33.62 FEET TO A POINT; THENCE, SOUTH 36°38'37" EAST, 189.87 FEET TO A POINT; THENCE, SOUTH 34°56'52" EAST, 223.94 FEET TO A POINT; THENCE, 56.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 71°08'22" EAST, 53.14 FEET TO A POINT; THENCE, 87.44 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET AND BEING SCRIBED BY A CHORD BEARING, SOUTH 68°47'41" EAST, 80.99 FEET TO A POINT; THENCE, SOUTH 30°15'30" EAST, 12.19 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE RUNNING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 59°44'30" WEST, 20.00 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING, NORTH 30°15'30" WEST, 12.19 FEET TO A POINT; THENCE, 60.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 68°47'41" WEST, 56.07 FEET TO A POINT; THENCE, 82.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET AND BEING SCRIBED BY A CHORD BEARING, NORTH 71°08'22" WEST, 76.76 FEET TO A POINT; THENCE, NORTH 34°56'52" WEST, 223.64 FEET TO A POINT; THENCE, NORTH 36°38'37" WEST, 188.55 FEET TO A POINT; THENCE, NORTH 42°29'43" WEST, 28.05 FEET TO A POINT; THENCE, NORTH 55°18'15" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 34°41'45" EAST, 28.50 FEET TO A POINT ON THE LESSEE PREMISES AND THE POINT OF BEGINNING.

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE.

SAID EASEMENT CONTAINS 0.3243 ACRES (14,127 SQUARE FEET), MORE OR LESS.



| NO. | DATE | REVISION |
|-----|------|----------|
|     |      |          |
|     |      |          |
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## SITE INFORMATION

LESSEE PREMISES = 5,625 SQUARE FEET (0.1291 ACRES)  
 LATITUDE = 37°53'58.92" (NAD 83) (37.899700°)  
 LONGITUDE = -77°50'33.34" (NAD 83) (-77.842594°)  
 AT CENTER OF LESSEE PREMISES  
 ELEVATION AT CENTER OF LESSEE PREMISES = 364.1' A.M.S.L.

\* SPECIFIC PURPOSE SURVEY PREPARED BY:  
**POINT TO POINT LAND SURVEYORS**  
 100 Governors Trace, Ste. 103  
 Peachtree City, GA 30269  
 (p) 678.565.4440  
 (f) 678.565.4497  
 (w) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:



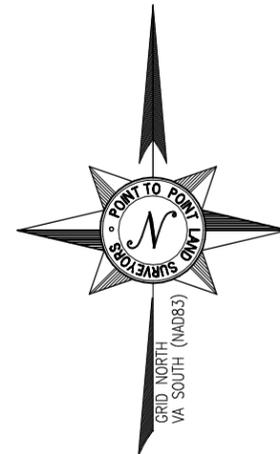
THE TOWERS, LLC  
 750 PARK OF COMMERCE DRIVE, SUITE 200  
 BOCA RATON, FL 33487

JOUETT ELEMENTARY

CUCKOO MAGISTERIAL DISTRICT  
 LOUISA COUNTY, VIRGINIA

DRAWN BY: NRW  
 CHECKED BY: JKL  
 APPROVED: D. MILLER  
 DATE: AUGUST 22, 2024  
 P2P JOB #: 241186VA

SHEET:  
**2**  
 OF 3



## LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N55°18'15"W | 75.00'   |
| L2   | S55°18'15"E | 75.00'   |
| L3   | S30°15'30"E | 12.19'   |
| L4   | S59°44'30"W | 20.00'   |
| L5   | N30°15'30"W | 12.19'   |

## CURVE TABLE

| CURVE | ARC    | RADIUS | CHD. BRG.   | CHD.   |
|-------|--------|--------|-------------|--------|
| C1    | 56.85' | 45.00' | S71°08'22"E | 53.14' |
| C2    | 87.44' | 65.00' | S68°47'41"E | 80.99' |
| C3    | 60.53' | 45.00' | N68°47'41"W | 56.07' |
| C4    | 82.12' | 65.00' | N71°08'22"W | 76.76' |

## LESSEE PREMISES

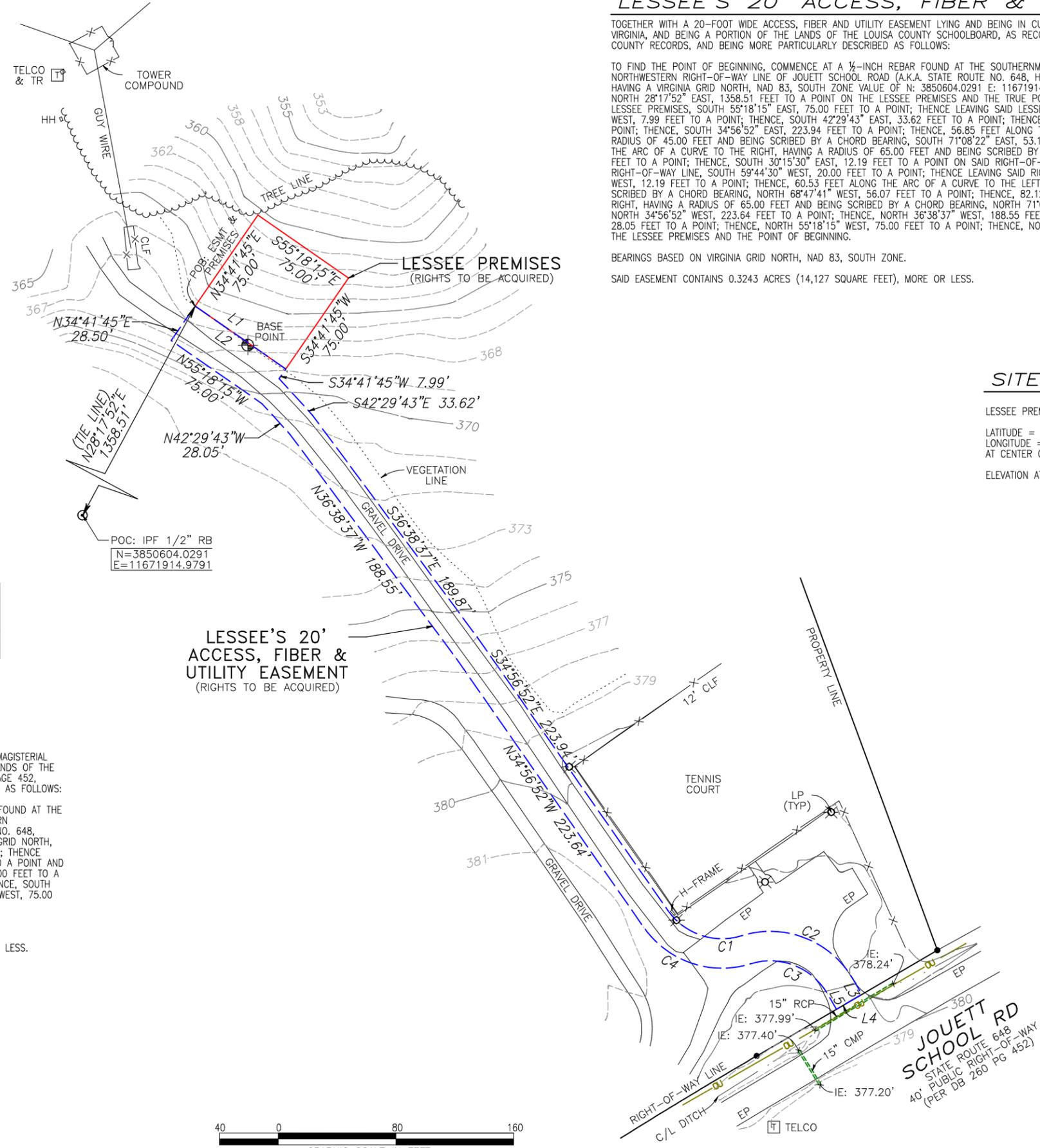
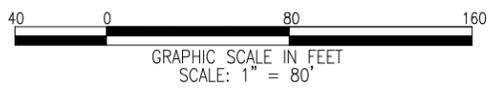
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN CUCKOO MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, AND BEING A PORTION OF THE LANDS OF THE LOUISA COUNTY SCHOOLBOARD, AS RECORDED IN DEED BOOK 260, PAGE 452, LOUISA COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE POINT OF BEGINNING, COMMENCE AT A 1/2-INCH REBAR FOUND AT THE SOUTHERNMOST CORNER OF SAID LANDS, LYING ON THE NORTHWESTERN RIGHT-OF-WAY LINE OF JOUETT SCHOOL ROAD (A.K.A. STATE ROUTE NO. 648, HAVING A 40-FOOT PUBLIC RIGHT-OF-WAY), AND HAVING A VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE VALUE OF N: 3850604.0291 E: 11671914.9791; THENCE RUNNING ALONG A TIE LINE, NORTH 28°17'52" EAST, 1358.51 FEET TO A POINT AND THE TRUE POINT OF BEGINNING; THENCE, NORTH 34°41'45" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 55°18'15" EAST, 75.00 FEET TO A POINT; THENCE, SOUTH 34°41'45" WEST, 75.00 FEET TO A POINT; THENCE, NORTH 55°18'15" WEST, 75.00 FEET TO A POINT AND THE POINT OF BEGINNING.

BEARINGS BASED ON VIRGINIA GRID NORTH, NAD 83, SOUTH ZONE.  
 SAID TRACT CONTAINS 0.1291 ACRES (5,625 SQUARE FEET), MORE OR LESS.

**LEGEND**

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPF IRON PIN FOUND
- RB REBAR
- N/F NOW OR FORMERLY
- C/L CENTERLINE
- TYP TYPICAL
- OU OVERHEAD UTILITY
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- IE INVERT ELEVATION
- EP EDGE OF PAVEMENT
- CLF CHAIN LINK FENCE
- HH HANDHOLE
- TR TRANSFORMER
- LP LIGHT POLE



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# LEGAL DESCRIPTION SHEET



| NO. | DATE | REVISION |
|-----|------|----------|
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|     |      |          |
|     |      |          |

## PARENT PARCEL

(AS PROVIDED IN COMMITMENT NO. VTB-185192-C)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING IN THE CUCKOO MAGISTERIAL DISTRICT, LOUISA COUNTY, VIRGINIA, CONTAINING 64.826, MORE OR LESS, ACCORDING TO A PLAT OF SURVEY BY JAMES H. BELL, JR., C.L.S., DATED FEBRUARY 18, 1983, SAID PLAT IS ATTACHED HERETO AND RECORDED AS A PART HEREOF. SAID PROPERTY FRONTS ON STATE ROUTE 648; AND,

BEING THE IDENTICAL TRACT OR PARCEL OF LAND CONVEYED TO THE GRANTORS BY DEED FROM FRANCES B. PIERCE, WIDOW, DATED OCTOBER 30, 1981, AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF LOUISA COUNTY, VIRGINIA IN DEED BOOK 247, PAGE 495.

ALSO CONVEYED BY THE GRANTORS TO THE GRANTEE IS A 20 FOOT WIDE DRAINAGE EASEMENT FROM THE EASTERN BOUNDARY OF THE PIERCE TRACT CONVEYED HERewith OVER AND ACROSS THE ADJACENT TRACT WHICH THE GRANTORS OWN AS DEPICTED ON THE FEBRUARY 18, 1983, PLAT OF SURVEY BY JAMES H. BELL, JR., P.C., C.L.S., ATTACHED HERETO AND RECORDED HERewith. SAID DRAINAGE EASEMENT IS GRANTED FOR THE SOLE PURPOSE OF ESTABLISHING, SHOULD FUTURE NEED REQUIRE THE SAME, SEWER RUN-OFF LINE(S) WHICH SAID DRAINAGE EASEMENT MAY BE UTILIZED BY THE GRANTEE ONLY FOR THE PURPOSES OF CARRYING UNDERGROUND SEWER PIPE BURIED A MINIMUM OF 3 FEET BELOW THE LAND SURFACE FOR THE PURPOSE OF CONVEYANCE EFFLUENTS FROM THE ELEMENTARY SCHOOL SEWAGE TREATMENT SYSTEM WITH THE SEWAGE LINE(S) AND ALL SEWAGE TREATMENT FACILITIES TO CONFORM IN EVERY RESPECT TO FEDERAL STATE AND LOCAL REQUIREMENTS. ALL CONSTRUCTION, MAINTENANCE AND REPAIRS TO SAID SEWAGE LINE(S) SHALL BE ACCOMPLISHED WITH ALL PRACTICABLE SPEED AND IN THE MANNER WHICH WILL LEAST INTERFERE WITH THE SERVIENT LANDOWNERS ENJOYMENT OF THEIR LAND. GRANTEES SHALL HOLD THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY AND ALL LIABILITY ARISING OUT OF THE CONSTRUCTION, MAINTENANCE AND REPAIR TO AND/OR OPERATION OF THE SEWAGE LINE(S) AFORESAID AND THE GRANTEE HEREIN SHALL BE SOLELY RESPONSIBLE FOR CAUSING ANY AND ALL AREAS DISTURBED WITHIN THE EASEMENT AFORESAID TO BE ADEQUATELY RESEEDED AND TO FOSTER A GOOD GRASS COVER ON THE SAME WHICH IS ACCEPTABLE TO THE GRANTORS, THEIR SUCCESSORS AND ASSIGNS.

PARCEL ID: 83 68

THIS BEING THE SAME PROPERTY CONVEYED TO THE LOUISA COUNTY SCHOOLBOARD, A BODY POLITIC AND CORPORATION, IN A DEED FROM THOMAS A. GARRETT AND LOIS T. GARRETT, HUSBAND AND WIFE, DATED 2/25/1983 AND RECORDED 2/28/1983, IN BOOK 260 PAGE 452AS INSTRUMENT NO. 425.

## TITLE EXCEPTIONS

THIS SURVEY WAS COMPLETED WITH THE AID OF TITLE WORK PREPARED BY TOWER TITLE, LLC, COMMITMENT DATE OF THE 18TH DAY OF JULY, 2024, BEING COMMITMENT NO. VTB-185192-C, FOR THE PARENT PARCEL, TO DETERMINE THE IMPACTS OF EXISTING TITLE EXCEPTIONS.

TITLE EXCEPTIONS 1-9 ARE STANDARD EXCEPTIONS AND NOT THE TYPE TO BE DEPICTED.

10. EASEMENT BETWEEN MRS. FRANCIS B. PIERCE; AND THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED MARCH 21, 1969 AND RECORDED JUNE 27, 1969 IN (BOOK) 146 (PAGE) 8, IN LOUISA COUNTY, VIRGINIA.

[BECAUSE THE DESCRIPTION OF THIS ITEM IS VAGUE, WE ARE UNABLE TO ASCERTAIN IF THIS ITEM IS APPLICABLE TO THE PARENT PARCEL].

11. WELL DEDICATION BETWEEN THE LOUISA COUNTY SCHOOL BOARD AND THE DEPARTMENT OF HEALTH OF THE COMMONWEALTH OF VIRGINIA, DATED JUNE 20, 1985 AND RECORDED JUNE 27, 1985 IN (BOOK) 290 (PAGE) 525 (INSTRUMENT) 1623, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS NOT APPLICABLE TO THE PARENT PARCEL, LESSEE PREMISES, NOR THE ACCESS, FIBER & UTILITY EASEMENT].

12. WELL DEDICATION BETWEEN THE LOUISA COUNTY SCHOOL BOARD AND DEPARTMENT OF HEALTH OF THE COMMONWEALTH OF VIRGINIA, DATED JULY 27, 1984 AND RECORDED AUGUST 15, 1984 IN (BOOK) 279 (PAGE) 591 (INSTRUMENT) 1943, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BUT NOT THE LESSEE PREMISES NOR THE ACCESS, FIBER & UTILITY EASEMENT. THIS ITEM IS PLOTTED HEREON].

13. ANY AND ALL MATTERS DISCLOSED ON THE MAP ENTITLED "PLAT OF WELL LOT FOR EAST END ELEMENTARY SCHOOL" DATED JULY 11, 1984 AND RECORDED JULY 26, 1984 IN (BOOK) 279 (PAGE) 205, (INSTRUMENT) 1809 IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL, BUT NOT THE LESSEE PREMISES NOR THE ACCESS, FIBER & UTILITY EASEMENT. THIS ITEM IS PLOTTED HEREON].

14. TERMS AND CONDITIONS OF AN UNRECORDED LEASE, AS EVIDENCED BY A(N) MEMORANDUM OF SITE LEASE AGREEMENT BETWEEN LOUISA COUNTY SCHOOL BOARD AND SUN TRIBE SOLAR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED JUNE 4, 2019 AND RECORDED NOVEMBER 25, 2019 IN (BOOK) 1644 (PAGE) 928 (INSTRUMENT) 2019-00010461, IN LOUISA COUNTY, VIRGINIA.

AFFECTED BY A(N) FIRST AMENDMENT TO MEMORANDUM OF SITE LEASE AGREEMENT BETWEEN LOUISA COUNTY SCHOOL BOARD AND SUN TRIBE SOLAR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED NOVEMBER 4, 2020 AND RECORDED NOVEMBER 13, 2020 IN (BOOK) 1715 (PAGE) 681 (INSTRUMENT) 2020-00008029, IN LOUISA COUNTY, VIRGINIA.

AFFECTED BY A(N) REAL PROPERTY AGREEMENT ASSIGNMENT BETWEEN SUN TRIBE SOLAR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND DE LOUISA SOLAR, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED DECEMBER 28, 2020 AND RECORDED DECEMBER 30, 2020 IN (BOOK) 1726 (PAGE) 469 (INSTRUMENT) 2020-00009246, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL. THE APPROXIMATE LOCATION OF THE LEASED SITE IS SHOWN HEREON. THE DESCRIPTION OF THE 10' WIDE EASEMENT IS VAGUE AND WE ARE UNABLE TO ASCERTAIN THE EXACT LOCATION THEREOF].

15. RIGHT OF WAY EASEMENT AGREEMENT BETWEEN LOUISA COUNTY SCHOOL BOARD; AND RAPPAHANNOCK ELECTRIC COOPERATIVE, A VIRGINIA PUBLIC SERVICE CORPORATION, DATED JULY 26, 2018 AND RECORDED OCTOBER 5, 2018 IN (BOOK) 1584 (PAGE) 249 (INSTRUMENT) 2018-00005807, IN LOUISA COUNTY, VIRGINIA.

[THIS ITEM IS APPLICABLE TO THE PARENT PARCEL. THIS EASEMENT APPEARS TO IMPACT THE ACCESS, FIBER & UTILITY EASEMENT AND POSSIBLY THE LESSEE PREMISES. HOWEVER, BECAUSE THE DESCRIPTION OF THE EASEMENT IS VAGUE, WE ARE UNABLE TO PLOT THE EXACT LOCATION THEREOF].

\* SPECIFIC PURPOSE SURVEY PREPARED BY:

**POINT TO POINT LAND SURVEYORS**  
 100 Governors Trace, Ste. 103  
 Peachtree City, GA 30269  
 (p) 678.565.4440  
 (f) 678.565.4497  
 (w) pointtopointsurvey.com



SPECIFIC PURPOSE SURVEY PREPARED FOR:



THE TOWERS, LLC  
 750 PARK OF COMMERCE DRIVE, SUITE 200  
 BOCA RATON, FL 33487

JOUETT ELEMENTARY

CUCKOO MAGISTERIAL DISTRICT  
 LOUISA COUNTY, VIRGINIA

|                       |          |
|-----------------------|----------|
| DRAWN BY: NRW         | SHEET:   |
| CHECKED BY: JKL       | <b>3</b> |
| APPROVED: D. MILLER   | OF 3     |
| DATE: AUGUST 22, 2024 |          |
| P2P JOB #: 241186VA   |          |

[SURVEY NOT VALID WITHOUT SHEETS 1 & 2]

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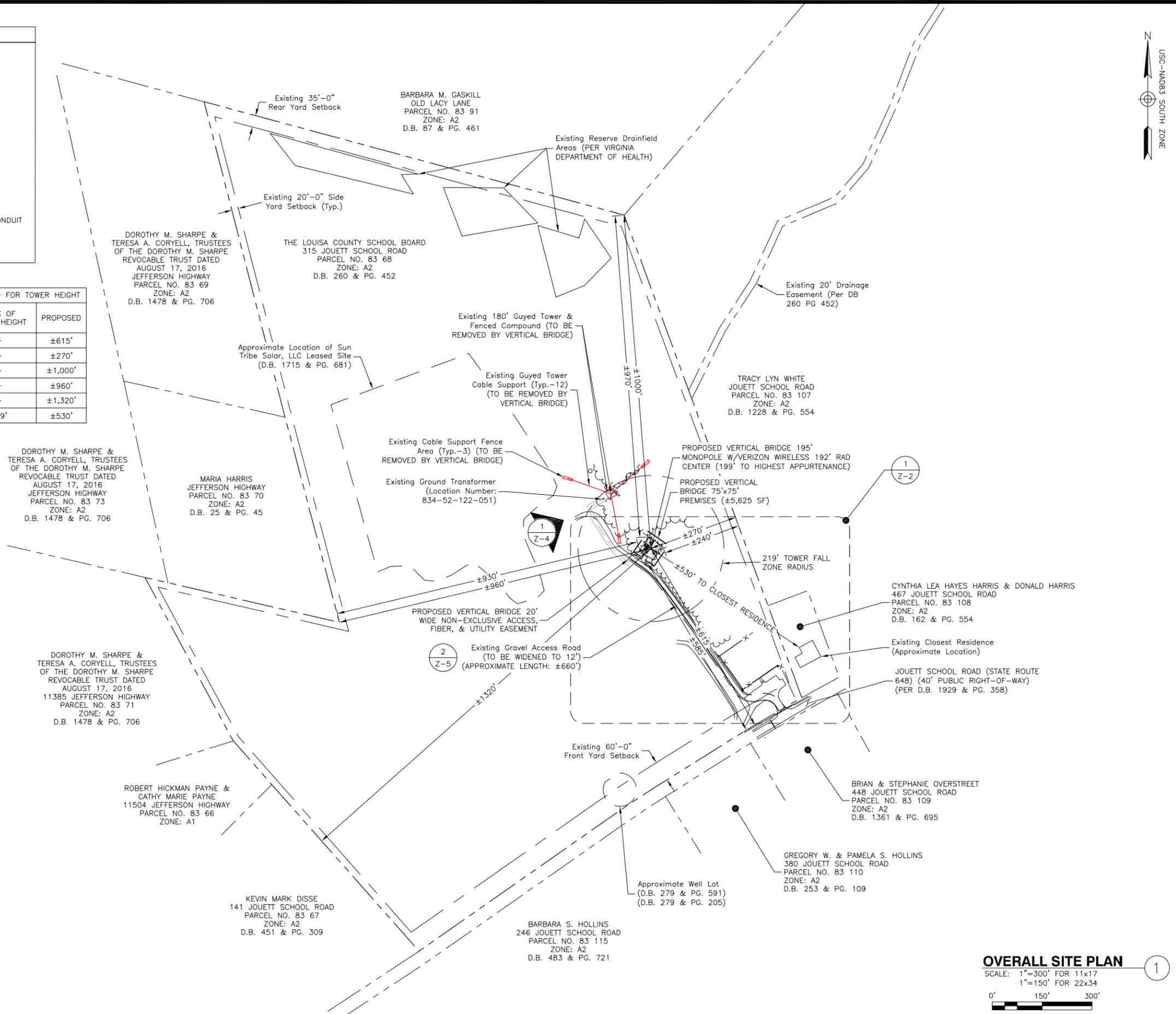
| LEGEND |                              |
|--------|------------------------------|
|        | Existing Property Line       |
|        | Existing Roadway             |
|        | Existing Tree Line           |
|        | Existing Brush Line          |
|        | Existing Fence               |
|        | LOCUS PROPERTY LINE          |
|        | PROPOSED ROAD                |
|        | PROPOSED BRUSH LINE          |
|        | PROPOSED FENCE               |
|        | PROPOSED EASEMENT            |
|        | PROPOSED PREMISES            |
|        | PROPOSED UNDERGROUND CONDUIT |
|        | Future Easement              |
|        | Future Premises              |

| MONOPOLE SETBACKS USING 199' (TOP OF LIGHTNING ROD) FOR TOWER HEIGHT |                      |                      |          |
|--|----------------------|----------------------|----------|
|  | 100% OF TOWER HEIGHT | 110% OF TOWER HEIGHT | PROPOSED |
| FRONT YARD (SOUTHEAST)   | 199'                 | -                    | ±615'    |
| SIDE YARD (NORTHEAST)  | 199'                 | -                    | ±270'    |
| REAR YARD (NORTH)  | 199'                 | -                    | ±1,000'  |
| SIDE YARD (SOUTHWEST)  | 199'                 | -                    | ±960'    |
| SIDE YARD (SOUTHWEST)  | 199'                 | -                    | ±1,320'  |
| CLOSEST RESIDENCE  | -                    | 219'                 | ±530'    |

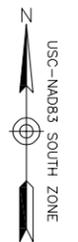
| COMPOUND SETBACKS      |          |          |
|------------------------|----------|----------|
|                        | REQUIRED | PROPOSED |
| FRONT YARD (SOUTHEAST) | 60'      | ±585'    |
| SIDE YARD (NORTHEAST)  | 20'      | ±240'    |
| REAR YARD (NORTH)      | 35'      | ±970'    |
| SIDE YARD (SOUTHWEST)  | 20'      | ±930'    |

NOTE: OPAQUE FENCE SLATS TO BE INSTALLED IN CHAIN-LINK FENCE IN LIEU OF SURROUNDING LANDSCAPING FOR SCREENING PURPOSES.

- NOTES:
- SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
  - FIELD VISIT WAS CONDUCTED ON 10/26/23.
  - EXISTING CONDITIONS BASED ON SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS, INC. DATED 08/22/24 & LOUISA COUNTY GIS.
  - TOWER AND FOUNDATION DESIGN BY OTHERS.
  - A.G.L. - ABOVE GROUND LEVEL  
C.L. - CENTER LINE  
A.M.S.L. - ABOVE MEAN SEA LEVEL



**OVERALL SITE PLAN**  
 SCALE: 1"=300' FOR 11x17  
 1"=150' FOR 22x34



**vertical bridge**  
 THE TOWERS, LLC  
 750 PARK OF COMMERCE DRIVE, SUITE 200  
 BOCA RATON, FLORIDA 33487

**Dewberry**  
 Dewberry Engineers Inc.  
 4810 Julie Drive, Suite 200  
 Boca Raton, FL 33433  
 Phone: 804.290.7957  
 Fax: 804.290.7928  
 www.dewberry.com

| NO. | SUBMITTAL       | DATE     |
|-----|-----------------|----------|
| 3   | COUNTY COMMENTS | 04/21/25 |
| 2   | RAD CENTER      | 12/13/24 |
| 1   | COUNTY COMMENTS | 12/10/24 |
| 0   | FOR ZONING      | 09/11/24 |

DRAWN BY: MKW DATE: 04/21/25  
 REVIEWED BY: BAR DATE: 04/21/25  
 CHECKED BY: HGS DATE: 04/21/25

PROJECT NUMBER: 50181925  
 PROJECT TITLE:  
 US-VA-5200  
 JOUETT ELEMENTARY

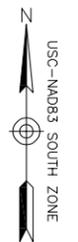
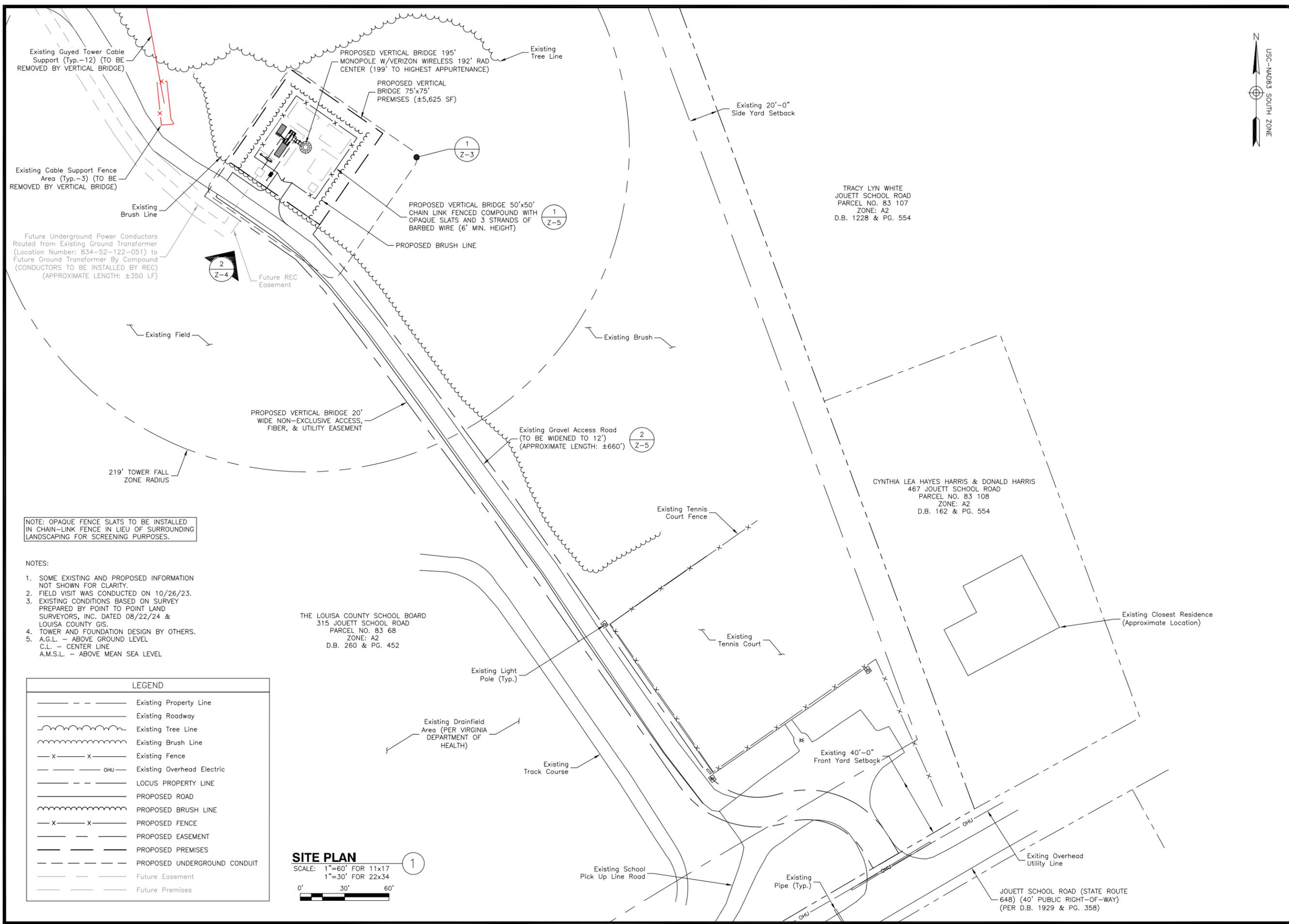
ENGINEER STAMP:  
  
 HILLARY G. SIEGALL  
 Lic No. 0402061023  
 04/21/25  
 PROFESSIONAL ENGINEER

DRAWING TITLE:  
 OVERALL SITE PLAN

DRAWING SCALE:  
 AS NOTED  
 DATE:  
 04/21/25

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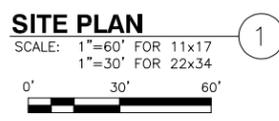
DRAWING NUMBER:  
 Z-1



NOTE: OPAQUE FENCE SLATS TO BE INSTALLED IN CHAIN-LINK FENCE IN LIEU OF SURROUNDING LANDSCAPING FOR SCREENING PURPOSES.

- NOTES:
1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
  2. FIELD VISIT WAS CONDUCTED ON 10/26/23.
  3. EXISTING CONDITIONS BASED ON SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS, INC. DATED 08/22/24 & LOUISA COUNTY GIS.
  4. TOWER AND FOUNDATION DESIGN BY OTHERS.
  5. A.G.L. - ABOVE GROUND LEVEL  
C.L. - CENTER LINE  
A.M.S.L. - ABOVE MEAN SEA LEVEL

| LEGEND |                              |
|--------|------------------------------|
|        | Existing Property Line       |
|        | Existing Roadway             |
|        | Existing Tree Line           |
|        | Existing Brush Line          |
|        | Existing Fence               |
|        | Existing Overhead Electric   |
|        | LOCUS PROPERTY LINE          |
|        | PROPOSED ROAD                |
|        | PROPOSED BRUSH LINE          |
|        | PROPOSED FENCE               |
|        | PROPOSED EASEMENT            |
|        | PROPOSED PREMISES            |
|        | PROPOSED UNDERGROUND CONDUIT |
|        | Future Easement              |
|        | Future Premises              |



vertical bridge

THE TOWERS, LLC  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FLORIDA 33487

**Dewberry**

Dewberry Engineers Inc.  
4610 Julie Drive, Suite 200  
Boca Raton, FL 33497  
Phone: 561.290.7957  
Fax: 561.290.7928  
www.dewberry.com

| NO. | SUBMITTAL       | DATE     |
|-----|-----------------|----------|
| 3   | COUNTY COMMENTS | 04/21/25 |
| 2   | RAD CENTER      | 12/13/24 |
| 1   | COUNTY COMMENTS | 12/10/24 |
| 0   | FOR ZONING      | 09/11/24 |

DRAWN BY: MKW DATE: 04/21/25  
 REVIEWED BY: BAR DATE: 04/21/25  
 CHECKED BY: HGS DATE: 04/21/25

PROJECT NUMBER: 50181925

PROJECT TITLE:  
US-VA-5200  
JOUETT ELEMENTARY

ENGINEER STAMP:

DRAWING TITLE:  
SITE PLAN

DRAWING SCALE:  
AS NOTED  
 DATE:  
04/21/25

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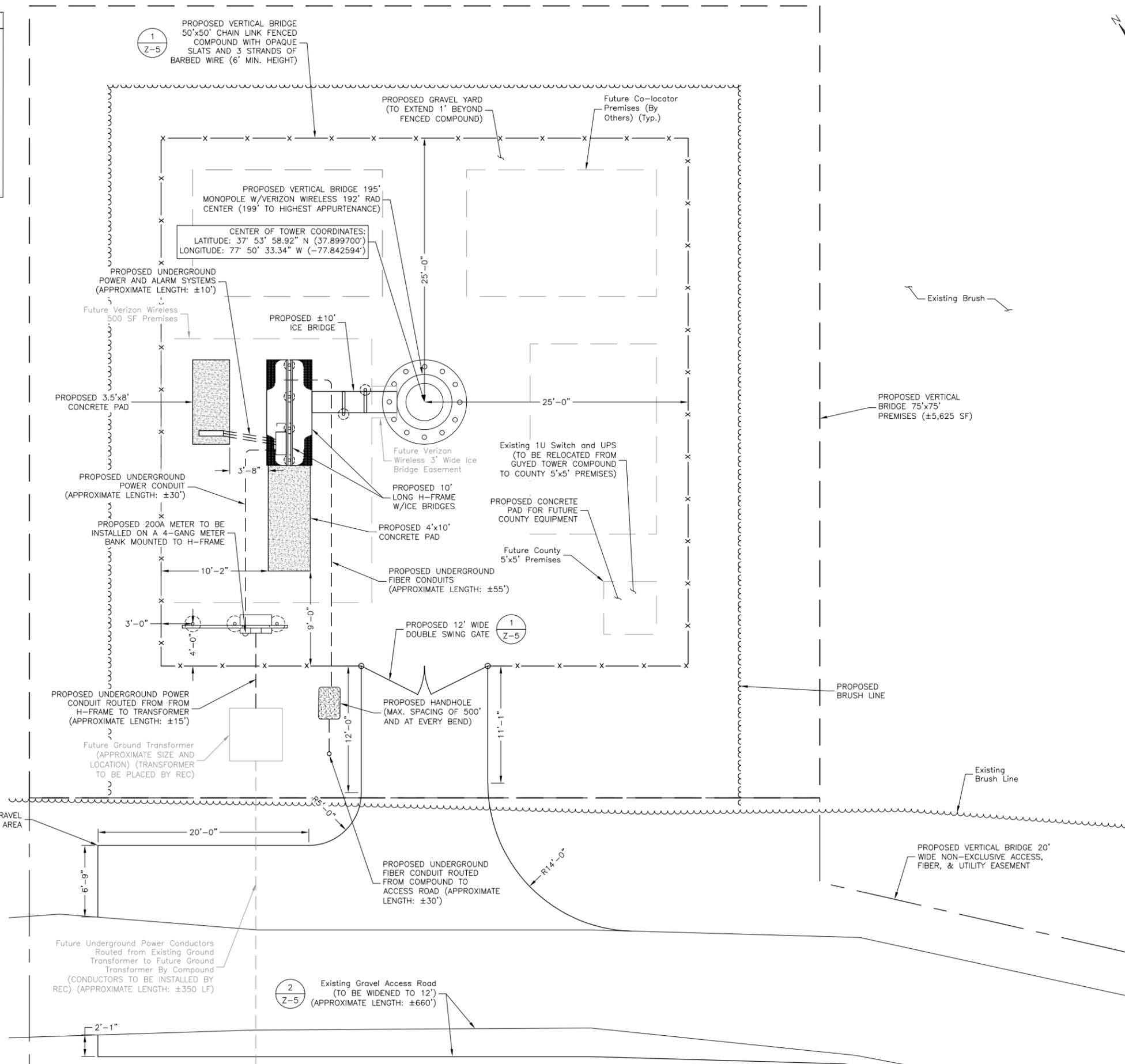
DRAWING NUMBER:  
Z-2

| LEGEND |                              |
|--------|------------------------------|
|        | Existing Roadway             |
|        | Existing Brush Line          |
|        | PROPOSED ROAD                |
|        | PROPOSED BRUSH LINE          |
|        | PROPOSED FENCE               |
|        | PROPOSED EASEMENT            |
|        | PROPOSED PREMISES            |
|        | PROPOSED UNDERGROUND CONDUIT |
|        | Future Easement              |
|        | Future Premises              |

NOTES:

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- EXISTING CONDITIONS BASED ON SURVEY PREPARED BY POINT TO POINT LAND SURVEYORS, INC. DATED 08/22/24 & LOUISA COUNTY GIS.
- TOWER AND FOUNDATION DESIGN BY OTHERS.
- A.G.L. - ABOVE GROUND LEVEL  
C.L. - CENTER LINE  
A.M.S.L. - ABOVE MEAN SEA LEVEL

NOTE: OPAQUE FENCE SLATS TO BE INSTALLED IN CHAIN-LINK FENCE IN LIEU OF SURROUNDING LANDSCAPING FOR SCREENING PURPOSES.



**ENLARGED SITE PLAN**

SCALE: 1"=10' FOR 11x17  
1"=5' FOR 22x34



THE TOWERS, LLC  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FLORIDA 33487



Dewberry Engineers Inc.  
4810 Alton Road, Suite 200  
Boca Raton, FL 33433  
Phone: 561.294.7957  
Fax: 561.294.7928  
www.dewberry.com

| NO. | SUBMITTAL       | DATE     |
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PROJECT TITLE:  
US-VA-5200  
JOUETT ELEMENTARY



DRAWING TITLE:  
ENLARGED  
SITE PLAN

DRAWING SCALE:  
AS NOTED  
DATE:  
04/21/25

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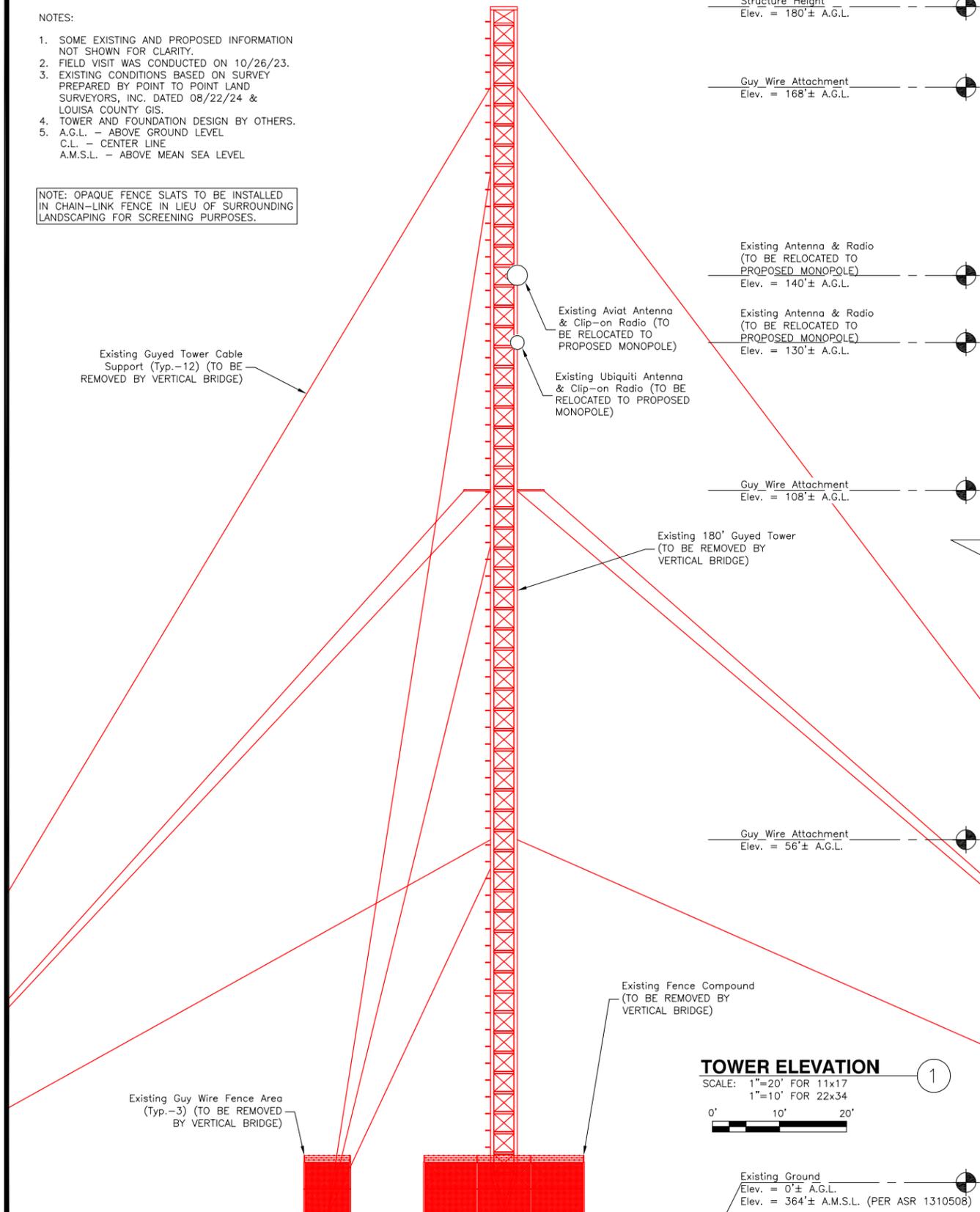
DRAWING NUMBER:  
Z-3

| LEGEND |                      |
|--------|----------------------|
| A.G.L. | - ABOVE GROUND LEVEL |
| C.L.   | - CENTER LINE        |

NOTES:

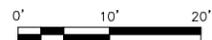
- SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
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C.L. - CENTER LINE  
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NOTE: OPAQUE FENCE SLATS TO BE INSTALLED IN CHAIN-LINK FENCE IN LIEU OF SURROUNDING LANDSCAPING FOR SCREENING PURPOSES.



**TOWER ELEVATION**

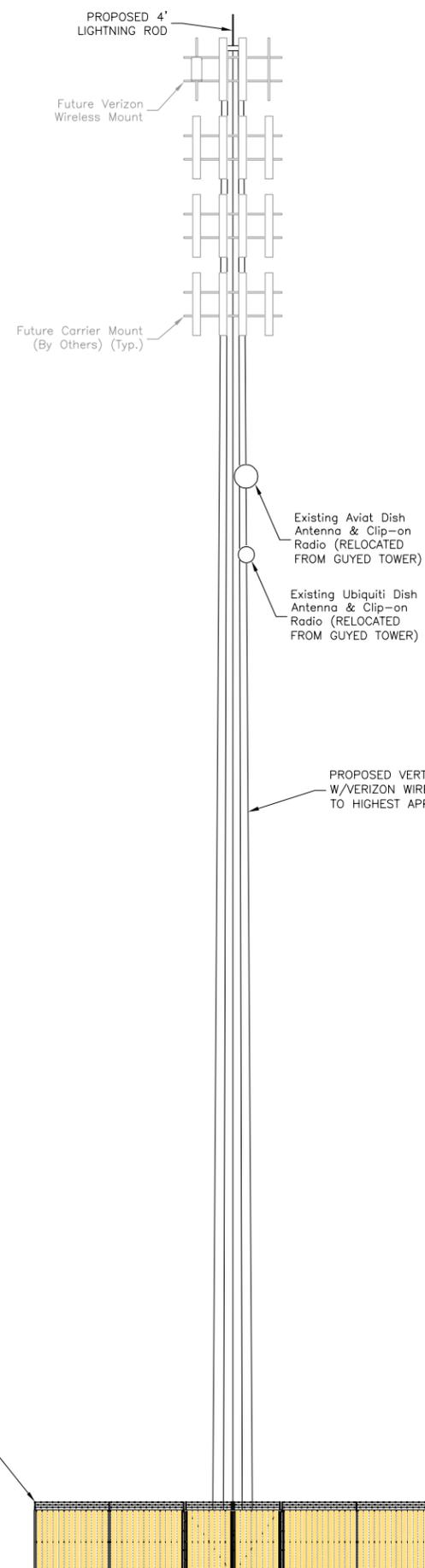
SCALE: 1"=20' FOR 11x17  
1"=10' FOR 22x34



Existing Ground  
Elev. = 0'± A.G.L.  
Elev. = 364'± A.M.S.L. (PER ASR 1310508)

1  
Z-5

PROPOSED VERTICAL BRIDGE  
50'x50' CHAIN LINK FENCED  
COMPOUND WITH OPAQUE  
SLATS AND 3 STRANDS OF  
BARBED WIRE (6' MIN. HEIGHT)



**TOWER ELEVATION**

SCALE: 1"=20' FOR 11x17  
1"=10' FOR 22x34



Existing Ground  
Elev. = 0'± A.G.L.  
Elev. = 364.1'± A.M.S.L.  
PROPOSED GROUND ELEVATION  
ELEV. = 0'± A.G.L.  
ELEV. = 364.53'± A.M.S.L.

- OVERALL HEIGHT  
ELEV. = 199'± A.G.L.
- STRUCTURE HEIGHT  
ELEV. = 195'± A.G.L.
- C.L. Of Future Verizon Wireless Antennas  
Elev. = 192'± A.G.L.
- C.L. Of Future Antennas (By Others)  
Elev. = 182'± A.G.L.
- C.L. Of Future Antennas (By Others)  
Elev. = 172'± A.G.L.
- C.L. Of Future Antennas (By Others)  
Elev. = 162'± A.G.L.

verticalbridge

THE TOWERS, LLC  
750 PARK OF COMMERCE DRIVE, SUITE 200  
BOCA RATON, FLORIDA 33487

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PROJECT NUMBER: 50181925

PROJECT TITLE:  
US-VA-5200  
JOUETT ELEMENTARY

ENGINEER STAMP:

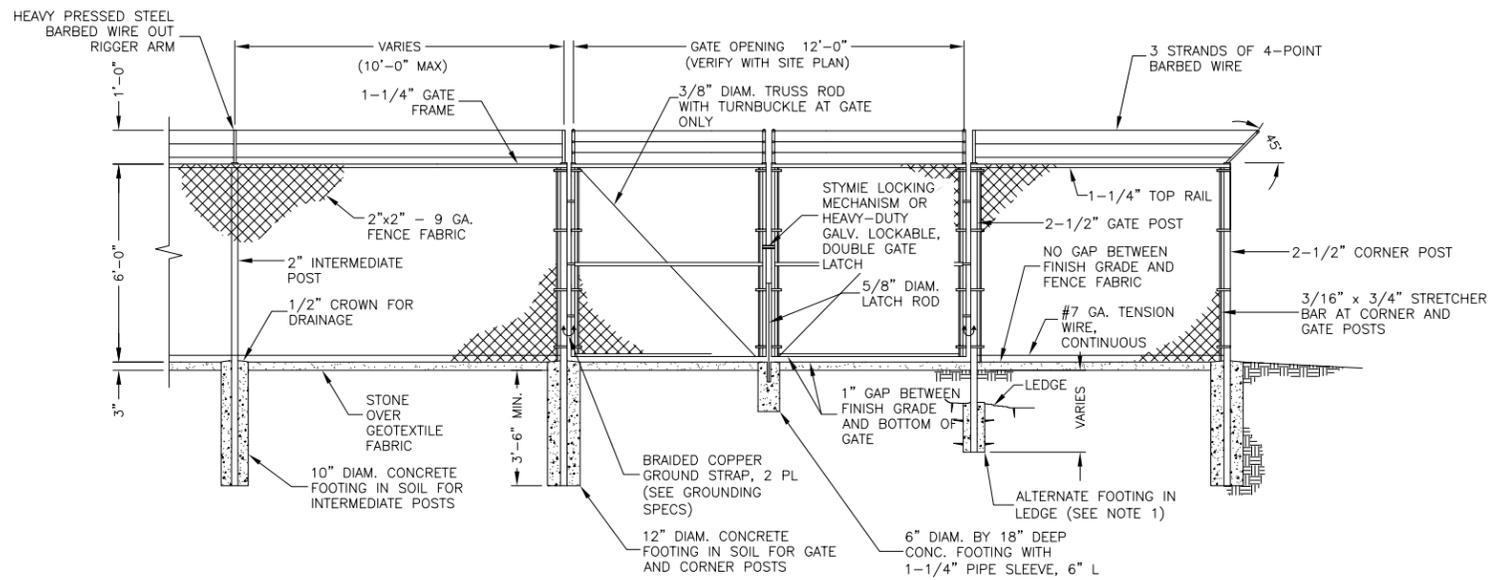
DRAWING TITLE:  
TOWER ELEVATION

DRAWING SCALE:  
AS NOTED  
DATE:  
04/21/25

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DRAWING NUMBER:  
Z-4



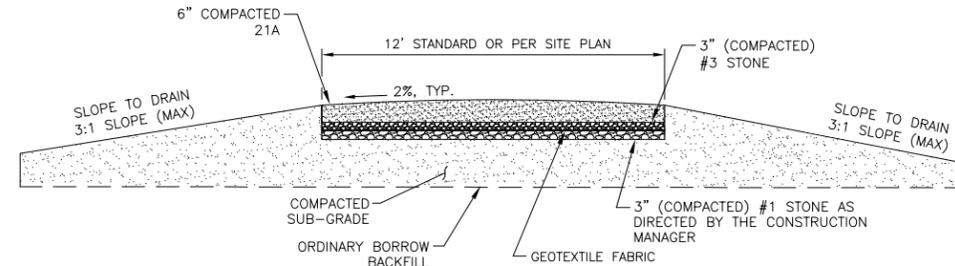
**FENCE AND ACCESS GATE**

SCALE: N.T.S.

1

**FENCE NOTES:**

1. ALTERNATE FOOTINGS FOR ALL FENCE POSTS IN LEDGE: IF LEDGE IS ENCOUNTERED AT GRADE, OR AT A DEPTH SHALLOWER THAN 3'-6", CORE DRILL AN 8" DIA HOLE 18" INTO THE LEDGE. CENTER POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEDGE IS BELOW FINISH GRADE, COAT BACKFILLED SECTION OF POST WITH COAL TAR, AND BACKFILL WITH WELL-DRAINING GRAVEL.
2. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL.
3. OPAQUE SLATS TO BE INSTALLED ON CHAIN-LINK FENCE (NOT SHOWN ON DETAIL FOR CLARITY).



**NOTES:**

1. SUBGRADE AND FILL SHALL CONSIST OF CLEAN SOIL. NO DELETERIOUS MATERIALS OR ORGANICS TO BE USED.
2. REMOVE MINIMUM OF 12" OF TOP SOIL AND ORGANICS BEFORE COMMENCING ACCESS ROAD.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING.
4. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT WHEN NECESSARY PREPARED FOR THIS SITE.
5. ALL GRANULAR FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR WITHIN 3% OF OPTIMUM MOISTURE CONTENT OR AS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
6. ALL STONE SHALL BE IN ACCORDANCE W/VDOT STANDARD SPECIFICATION.

**ROAD CROSS SECTION**

SCALE: N.T.S.

2

| NO. | SUBMITTAL       | DATE     |
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CHECKED BY: HGS DATE: 04/21/25

PROJECT NUMBER: 50181925

PROJECT TITLE:  
US-VA-5200  
JOUETT ELEMENTARY

ENGINEER STAMP:



DRAWING TITLE:

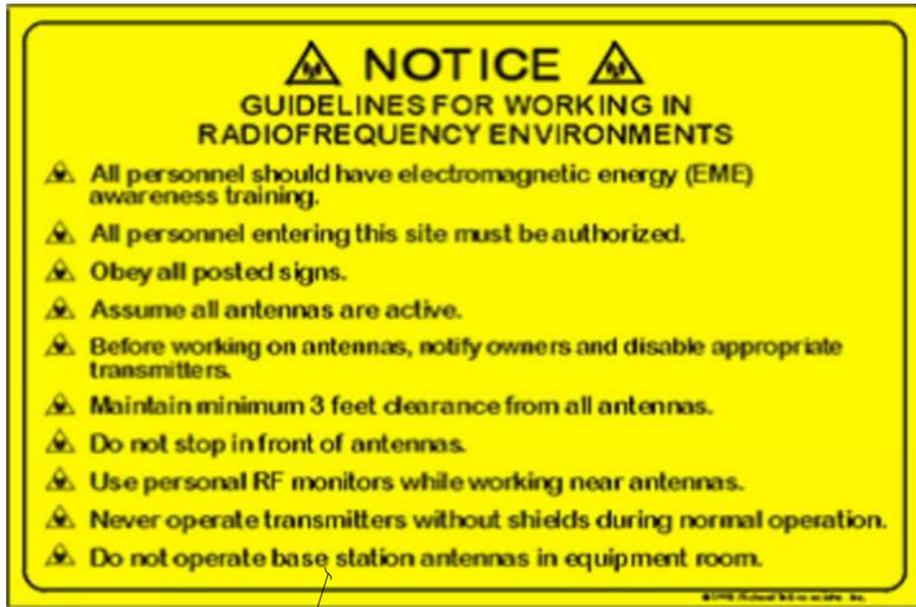
DETAILS

DRAWING SCALE:  
AS NOTED  
DATE:  
04/21/25

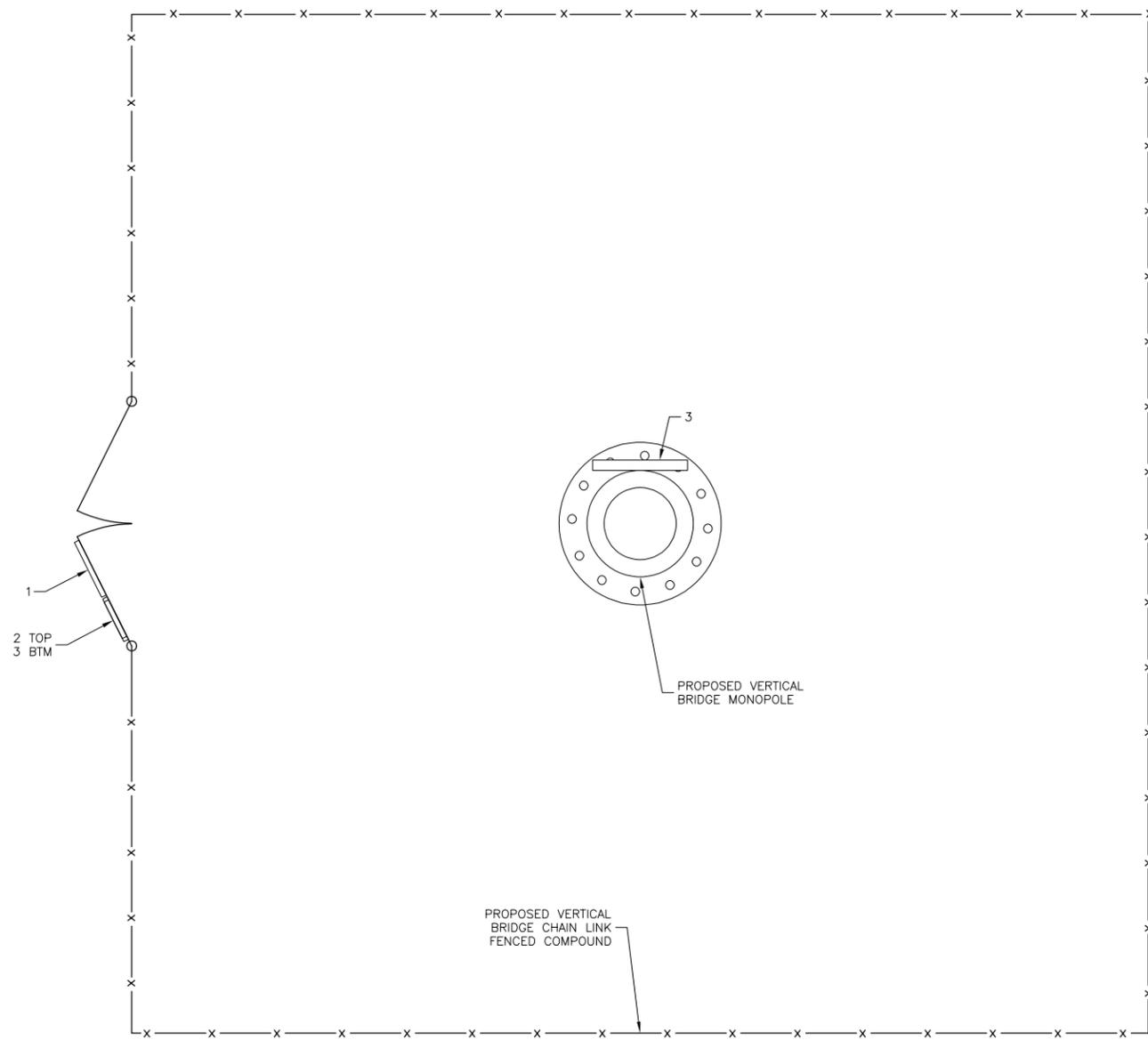
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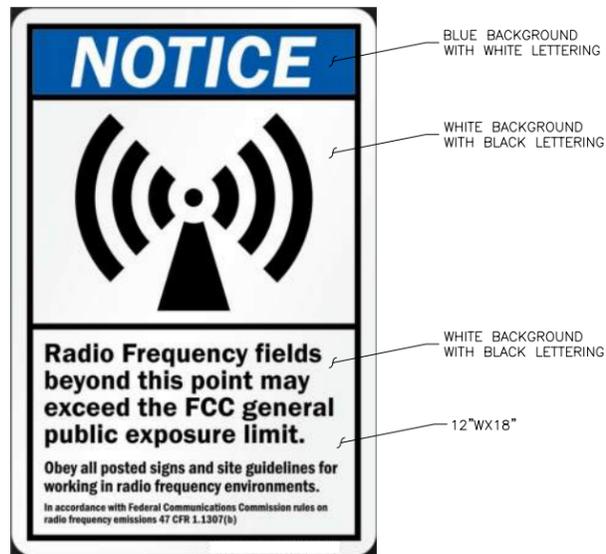
DRAWING NUMBER:  
Z-5



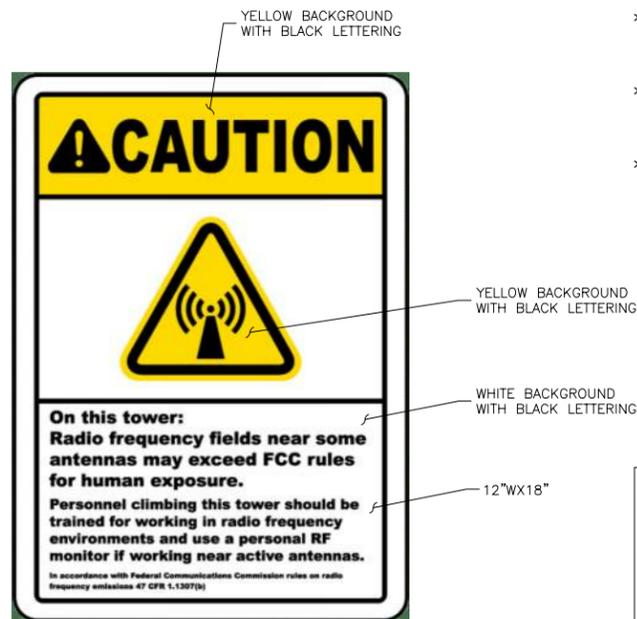
YELLOW BACKGROUND WITH BLACK LETTERING  
12"Wx18"H  
**RF NOTICE SIGN**  
N.T.S. ①



**SIGN PLACEMENT**  
SCALE: N.T.S. ④



**RF NOTICE SIGN**  
N.T.S. ②



**RF CAUTION SIGN**  
N.T.S. ③

- SIGNAGE NOTES:**
- SIGNS SHALL BE FABRICATED FROM CORROSION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
  - SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS), OR BRACKETS WHERE NECESSARY. BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.
  - EXACT SIGN PLACEMENT SHALL BE AS DIRECTED BY THE CONSTRUCTION MANAGER.

| SIGN INFORMATION |         |          |              |
|------------------|---------|----------|--------------|
| SIGN             | SIZE    | MATERIAL | LOCATION     |
| 1                | 18"x24" | ALUMINUM | GATE         |
| 2                | 12"x18" | ALUMINUM | GATE         |
| 3                | 14"x10" | ALUMINUM | GATE & TOWER |

NOTE: ALL SIGNS ARE PROVIDED BY VERTICAL BRIDGE.

| NO. | SUBMITTAL       | DATE     |
|-----|-----------------|----------|
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| 1   | COUNTY COMMENTS | 12/10/24 |
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PROJECT NUMBER: 50181925

PROJECT TITLE:  
US-VA-5200  
JOUETT ELEMENTARY



DRAWING TITLE:  
SITE SIGNAGE

DRAWING SCALE:  
AS NOTED  
DATE: 04/21/25  
NSB

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DRAWING NUMBER:  
Z-6

Prepared for:  
Vertical Bridge  
Site Name:  
US-VA-5200 - Jouett Elementary  
315 Jouett School Road  
Mineral, Virginia 23117

**Balloon Information:**

Balloon: 5'+/- diameter

Bottom of balloon = 195' A.G.L.

Tower height and location are consistent with  
Rev-3 construction drawings, by Dewberry, dated 01/10/25.

The accuracy of simulations is entirely dependent  
upon weather conditions (such as wind, barometric  
pressure and temperature) which cannot be  
controlled or managed. Tower location is approximate.

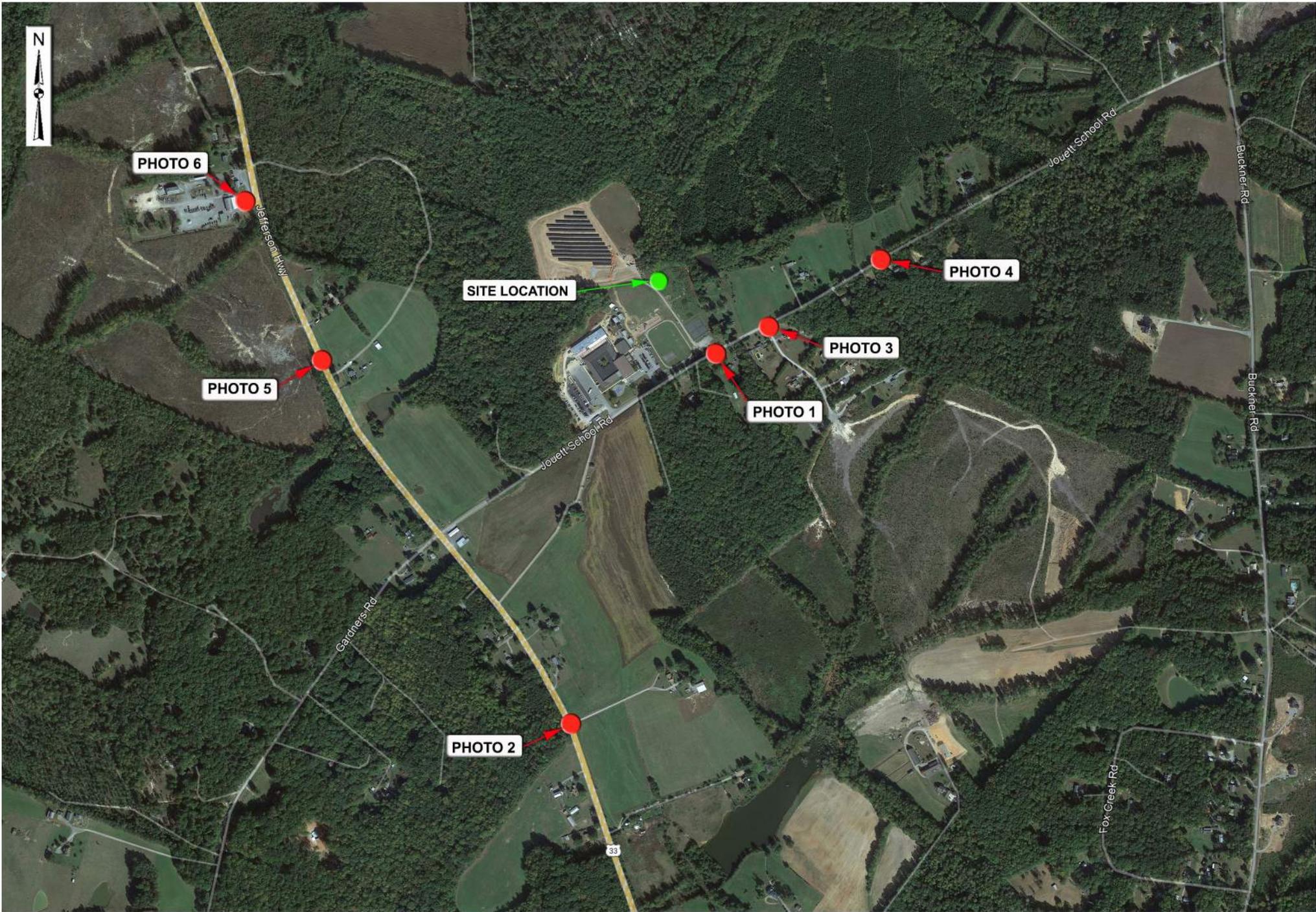


**US-VA-5200 - Jouett Elementary**

315 Jouett School Road  
Mineral, Virginia 23117

(Page 1 of 12)





**US-VA-5200 - Jouett Elementary**

315 Jouett School Road  
Mineral, Virginia 23117  
(Page 2 of 12)



**Existing View**



**US-VA-5200 - Jouett Elementary**  
View Facing Northwest From Jouett School Road  
PHOTO 1A  
(Page 3 of 12)



**Proposed View**

Proposed 195' Tall Monopole



**US-VA-5200 - Jouett Elementary**  
View Facing Northwest From Jouett School Road  
PHOTO 1B  
(Page 4 of 12)



**Existing View**



**US-VA-5200 - Jouett Elementary**  
View Facing Northeast From Jefferson Hwy  
**PHOTO 2A**  
(Page 5 of 12)



**Proposed View**

**Proposed 195' Tall Monopole**



**US-VA-5200 - Jouett Elementary**  
View Facing Northeast From Jefferson Hwy  
**PHOTO 2B**  
(Page 6 of 12)



**Existing View**



**US-VA-5200 - Jouett Elementary**  
View Facing Northwest From Jouett School Road  
PHOTO 3A  
(Page 7 of 12)



**Proposed View**

Proposed 195' Tall Monopole



**US-VA-5200 - Jouett Elementary**  
View Facing Northwest From Jouett School Road  
PHOTO 3B  
(Page 8 of 12)



**Existing View**



**US-VA-5200 - Jouett Elementary**  
View Facing West From Jouett School Road  
**PHOTO 4A**  
(Page 9 of 12)



**Proposed View**

**Proposed 195' Tall Monopole**



**US-VA-5200 - Jouett Elementary**

View Facing West From Jouett School Road

PHOTO 4B

(Page 10 of 12)



**Existing View**

Proposed Tower Is Not  
Visible From This Location



**US-VA-5200 - Jouett Elementary**

View Facing East From Jefferson Hwy

PHOTO 5

(Page 11 of 12)



**Existing View**

Proposed Tower Is Not  
Visible From This Location



**US-VA-5200 - Jouett Elementary**

View Facing Southeast From Jefferson Hwy

PHOTO 6

(Page 12 of 12)





March 13, 2025

RE: **Balloon Test for Proposed 199' Wireless Communications Facility**

Project Location: 315 Jouett School Rd, Mineral, VA 23117; Tax Map No: 83-68

Property Owner: Louisa County School Board

Latitude/Longitude (of proposed site): 37° 53' 58.92" N, 77° 50' 33.34" W

Dear Neighbor:

Verizon Wireless intends to submit a Conditional Use Permit (CUP) application to Louisa County for a proposed wireless communications facility, including 199' monopole, to be located on the above referenced parcel ("subject parcel") in Louisa County.

Prior to submitting our CUP application, we will perform a **balloon test** (raising a balloon to the height of the proposed cell tower) to produce photo simulations of the proposed monopole from neighboring roadways and property boundaries.

Please be advised of the following days and times for the balloon test, the balloon test rain dates:

- **BALLOON TEST** – **Monday, March 31<sup>st</sup>, 2025 – 8:00 AM to 12:00 PM** at the subject parcel.
- **BALLOON TEST (RAIN DATE)** – If there is inclement weather on the 7<sup>th</sup> (i.e. rain, high winds, etc.), the rain/make-up date will be **Wednesday, April 2<sup>nd</sup>, 2025 – 8:00 AM to 12:00 PM** at the subject parcel.
- **BALLOON TEST (2<sup>nd</sup> RAIN DATE)** – If there is further inclement weather on April 2<sup>nd</sup> (i.e. rain, high winds, etc.), the 2<sup>nd</sup> rain/make-up date will be **Thursday, April 3<sup>rd</sup>, 2025 – 8:00 AM to 12:00 PM** at the subject parcel.

An engineer will be photographing the balloon from various locations on the public right of way to develop photo simulations of the proposed monopole. If you would like the balloon photographed from a particular location or if you have any questions, please do not hesitate to contact me at 804-901-7433 or [stuart.squier@gdnsites.com](mailto:stuart.squier@gdnsites.com).

Sincerely,

Stuart P. Squier, AICP  
Zoning Consultant to Verizon Wireless

**AFFIDAVIT OF PUBLICATION**

**The Central Virginian**  
**304 West Main Street, Louisa, VA 23093**  
**(540) 967-0368**

State of New Jersey, County of Burlington, ss:

I, Deidre Stevens-DiGiovanni, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Central Virginian. I have examined a copy of The Central Virginian, a newspaper published in city of Louisa and having a general circulation in the County of Louisa, State of Virginia, and do hereby certify that this Legal Notice was published on the following dates:

**Publication Dates:**

- Mar 20, 2025

**Notice ID:** opJHKxHfrSqkvYp7TZiX

**Notice Name:** Jouett Elementary balloon test notice

**Publication Fee:** \$131.64

*Deidre Stevens-DiGiovanni*

Agent

**VERIFICATION**

State of New Jersey  
County of Burlington

LIZA ORTIZ  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires November 27, 2028

Signed or attested before me on this: 03/26/2025



Notary Public

Notarized remotely online using communication technology via Proof.

## **Balloon Test for Zoning Application**

Verizon Wireless will conduct a balloon test pursuant to Section 86-667(2) of the Louisa County Zoning Ordinance on Monday, March 31, 2025, beginning at 8:00 A.M. and continuing for four (4) hours, at 315 Jouett School Rd, Mineral, VA 23117 also known as Parcel Number 83-68. This is in connection with an application for a Conditional Use Permit to be filed with the Louisa County Planning and Zoning office to construct a 199-foot wireless communication facility at the aforementioned location. In the event of inclement weather the balloon test will be conducted on Wednesday, April 2, 2025, at 8:00 AM or in the event of further inclement weather Thursday, April 3, 2025, at 8:00 AM.



Consultants to Verizon Wireless  
3126 West Cary Street PMB #604  
Richmond, Virginia 23221

February 28, 2025

T-Mobile  
12920 SE 38<sup>th</sup> St.  
Bellevue, WA  
98006

**Subject:** Notification of Verizon Wireless Special Use Permit Application for "Jouett Elementary"  
199' monopole tower in Louisa County, VA

To whom it may concern,

Pursuant to the Louisa County Zoning Ordinance, Article IX we are hereby providing you with notice of our intent to meet with the county staff in a pre-application meeting to discuss the location of a free-standing wireless communications facility that would be located at 315 Jouett School Rd, Mineral, VA 23117 (coordinates: 37.899700, -77.842594). In general, we plan to construct a support structure of 195' feet in height for the purpose of providing LTE wireless service. Please inform county staff if you have any desire for placing additional wireless facilities or equipment within a two-mile radius of the proposed facility. Please provide both us and county staff with this information within twenty (20) business days of receipt of this letter. Your cooperation is sincerely appreciated.

Sincerely,

Stuart P. Squier, AICP for Arcola Towers  
p: (804) 901-7433 | f: (888) 844-1702  
stuart.squier@redacities.com

9589 0710 5270 1398 2846 11

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| Extra Services & Fees (check box, add fee as appropriate)    | \$0.00        |
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| <input type="checkbox"/> Adult Signature Required            | \$0.00        |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00        |
| Postage  | \$0.73        |
| <b>Total Postage and Fees</b>                                | <b>\$5.58</b> |

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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| <input type="checkbox"/> Adult Signature Required            | \$0.00        |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00        |
| Postage  | \$0.73        |
| <b>Total Postage and Fees</b>                                | <b>\$5.58</b> |

Sent To AT+T  
Street and Apt. No., or PO Box No. 208 S. Akard St  
City, State, ZIP+4® Dallas, TX 75202

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



Federal Aviation Administration

The OE/AAA system will be going offline at 7pm ET on Friday, 16 May 2025 until Sunday night 18 May 2025 for scheduled modernization upgrades and launch of the new and improved Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) Public Website.

<< OE/AAA

### Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V\_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

\* **Structure Type:**  ▼  
 Please select structure type and complete location point information.

**Latitude:**  Deg  M  S  ▼

**Longitude:**  Deg  M  S  ▼

**Horizontal Datum:**  ▼

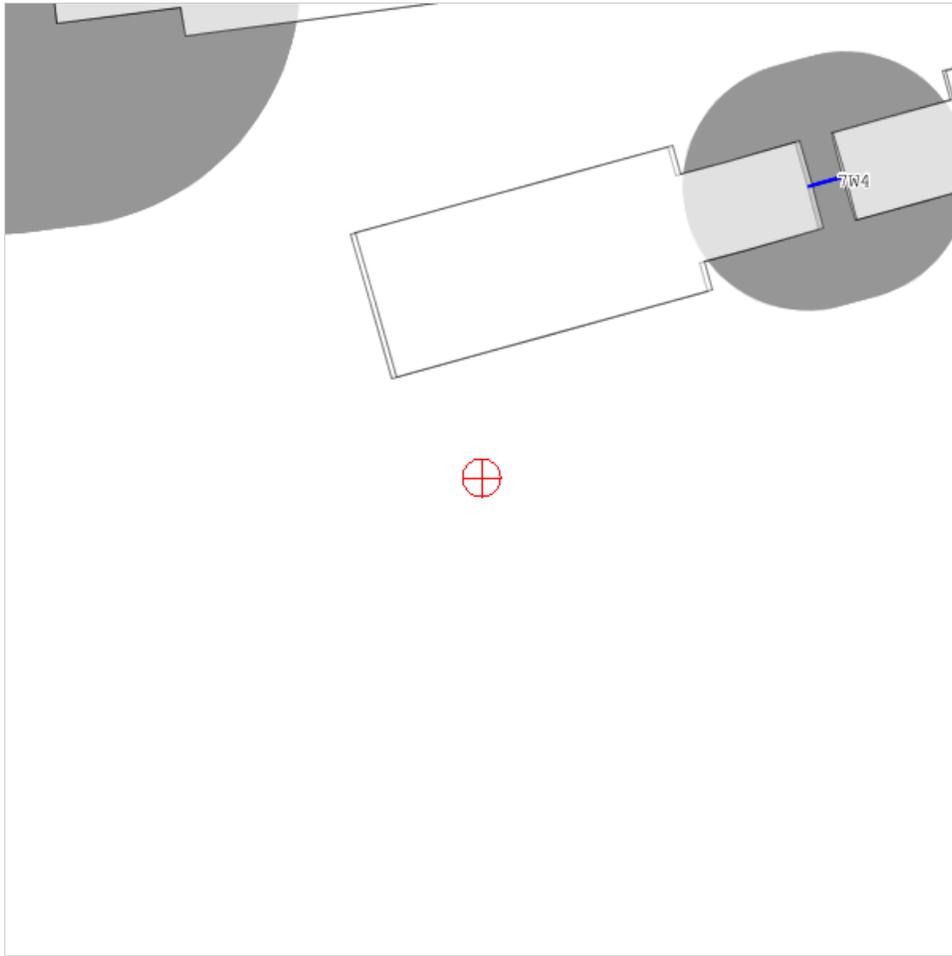
**Site Elevation (SE):**  (nearest foot)

**Structure Height :**  (nearest foot)

**Is structure on airport:**  No  Yes

### Results

You do not exceed Notice Criteria.





# Antenna Structure Registration

[FCC](#) > [WTB](#) > [ASR](#) > [Online Systems](#) > TOWAIR

[FCC Site Map](#)

## TOWAIR Determination Results

[? HELP](#)

[New Search](#) [Printable Page](#)

### \*\*\* NOTICE \*\*\*

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

#### DETERMINATION Results

**Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.**

#### Your Specifications

##### NAD83 Coordinates

|           |                  |
|-----------|------------------|
| Latitude  | 37-53-58.9 north |
| Longitude | 077-50-33.3 west |

##### Measurements (Meters)

|                                |       |
|--------------------------------|-------|
| Overall Structure Height (AGL) | 60.7  |
| Support Structure Height (AGL) | 59.4  |
| Site Elevation (AMSL)          | 110.9 |

##### Structure Type

MTOWER - Monopole

#### Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

- ASR Help**                    [FAQ](#) - [Online Help](#) - [Documentation](#) - [Technical Support](#)
- ASR Online Systems**   [TOWAIR](#)- [CORES](#) - [ASR Online Filing](#) - [Application Search](#) - [Registration Search](#)
- About ASR**                [Privacy Statement](#) - [About ASR](#) - [ASR Home](#)

[FCC](#) | [Wireless](#) | [ULS](#) | [CORES](#)

[Help](#) | [Tech Support](#)

Federal Communications Commission  
45 L Street NE  
Washington, DC 20554

Phone: 1-877-480-3201  
ASL Videophone: 1-844-432-2275  
[Submit Help Request](#)



July 1, 2025

Mr. Tom Egeland  
Deputy Director of Community Development  
Deputy Zoning Administrator  
1 Woolfolk Avenue, Suite 201  
Louisa, VA 23093

RE: Conditional Use Permit Application; New Wireless Communications Facility (WCF); Cellco Partnership d/b/a Verizon Wireless; 315 Jouette School Road, Mineral, VA 23227; Permit No. LC2025-017.

Dear Tom:

Altairis completed the review of Verizon Wireless application for a Conditional Use Permit (CUP) to construct a Wireless Communications Facility which includes a 195-ft (overall height 199-ft) monopole structure. Below are Altairis' findings and recommendations.

1. Section 86-663. In General:
  - a. National Environmental Policy Act (NEPA) and State Historic Preservation Office (SHPO) compliance/impact assessments: Altairis recommends Verizon Wireless complete a NEPA/SHPO assessment and provide a copy of the report/s to the County.  
**Non-Comply**
  - b. FAA: Verizon Wireless provided a copy of the screening results from the FAA website "Notice Criteria Tool" (dated 5/9/2025). The results of the screening show that the proposed monopole tower does not meet the minimum requirements for filing a Notice of Obstruction or registration with the FAA. **Comply**
2. Section 86-664. Applicability: Altairis finds that Verizon's proposed WCF which includes construction of a 195-ft monopole tower (199-ft overall height), complies with the relevant provisions of the County comprehensive plan. **Comply**
3. Section 86-665 Permitted Use Table: Altairis finds that Verizon's application for a CUP complies with the Permitted Use Table for Freestanding WCFs exceeding 100-ft in height within the Agricultural (A-2) zoned district. **Comply**
4. Section 86-666: Application Requirements for WCF's
  - (1) Statement of Justification. No new freestanding WCF shall be permitted unless the applicant submits a statement of justification addressing the following considerations:

- a. *Geographic Search Area:* Verizon provided a statement to justify the need to improve and extend cellular radio frequency (RF) coverage in the geographic area and included a satellite photo of the area depicting existing WCF's. **Comply**
  
  - b. *Use of existing antenna attachments and colocations, electric utility distribution towers and elevated structures within the service area:* Verizon Wireless references the "search area" in their response in lieu of the broader geographic "service area" as required in this section. Verizon provided a satellite image of the one-half-mile search area showing that no existing electric utility distribution towers or WCF's are available to provide the desired cellular coverage objectives. **Non-Comply** (due to not addressing the "service area")
  
  - c. *Existing WCF's within the geographic search area.* Verizon found no existing WCF's within the half-mile search area. The existing 180-ft guyed tower located approximately 190-ft NW of the proposed WCF is scheduled to be demolished/removed. Verizon evaluated this tower as a potential candidate site and found that the existing equipment on the tower, as well as guy wire attachments would allow a maximum available height of 160-ft, which would not meet the RF coverage objectives of the project (see supplemental email from GDN Sites dated 6/27/2025). **Comply**
  
  - d. *Technical data pertaining to service gaps or service expansions that are addressed by the WCF:* Verizon provided a general description of the service area for the proposed WCF, but did not include technical data such as coverage maps or calculations to demonstrate the need for the WCF. Verizon cited *Va. Code § 15.2-2316.4:2* as grounds for not disclosing proprietary or confidential information for justification of the proposed WCF. **Non-Comply**
  
  - e. *Commitment Letter from Wireless Communications Provider:* Verizon Wireless will occupy the proposed WCF. **Comply**
- (2) Location and geographic area: Sheet Z-1 of the site plan drawings contain a vicinity map depicting all properties within 1000-ft of the subject property. A list of the property owners is provided on Sheet Z-2 of the site plans. **Comply**
- (3) *Visual Impact:* Verizon Wireless conducted a balloon test on 4/2/2025. The test balloon was elevated to 199-ft at the proposed WCF monopole tower location. Simulated photos depicting the visual impact of the proposed WCF as viewed from surrounding



public right of ways and residential properties were provided. Verizon also provided a description of the visual impact which the monopole tower and WCF will have on the surrounding area. **Comply**

- (4) *Structure Height*: The height of the proposed monopole structure will be 195-ft (199-ft overall height including the 4-ft lightning rod at top of the tower). The tower will not exceed the 300-ft maximum. **Comply**
  - (5) *Design for Colocation*: The site plan drawings show the proposed site will be capable of accommodating future cellular carrier co-locations, including relocating antennas from the existing guyed tower. Sheet C-1 (Compound Plan) shows the placement of Verizon's proposed ground equipment plus three (3) additional spaces designated for future carrier ground equipment. Sheet C-2 (Tower elevation) shows capacity in the monopole structure for Verizon plus (3) future carrier antennas and the existing County antennas (to be relocated to the new monopole structure). **Comply**
  - (6) *Certificate of conformance with FAA regulations*: Verizon Wireless provided a copy of the screening results from the FAA website "Notice Criteria Tool" (dated 5/9/2025). The show that the proposed monopole tower does not meet the minimum requirements for filing a Notice of Obstruction or registration with the FAA. Verizon also provided the results from the FCC "TOWAIR" search tool showing notice is not required. **Comply**
  - (7) *Conformance with comprehensive plan*: Altairis finds that Verizon complies with the County's Comprehensive Plan. **Comply**
  - (8) *Site Plan Required*: Verizon Wireless provided the site plan drawings which include a compound layout plan (Sheet Z-1) and tower elevation drawing (Sheet Z-2) along with details for site components, fencing, and landscaping. **Comply**
5. Section 86-667: Altairis finds that Verizon Wireless complies with all requirements of this section. **Comply**
  6. Section 86-668: **N/A**
  7. Section 86-669: **N/A**
  8. Section 86-670: **N/A**

9. Section 86-671: **N/A**

10. Section 86-672: **N/A**

11. Section 86-673: *Setbacks*: Altairis finds that Verizon’s proposed WCF complies with the County setbacks and clearances from all adjacent properties, right of ways, and roads. The monopole structure will not be designed with breakpoint technology. **Comply**

12. Section 86-674: *Development standards for freestanding antenna support structures greater than one hundred feet in height*: Verizon Wireless meets all requirements of the development standards except the “screening buffers” (paragraph d. below). **Non-Comply**

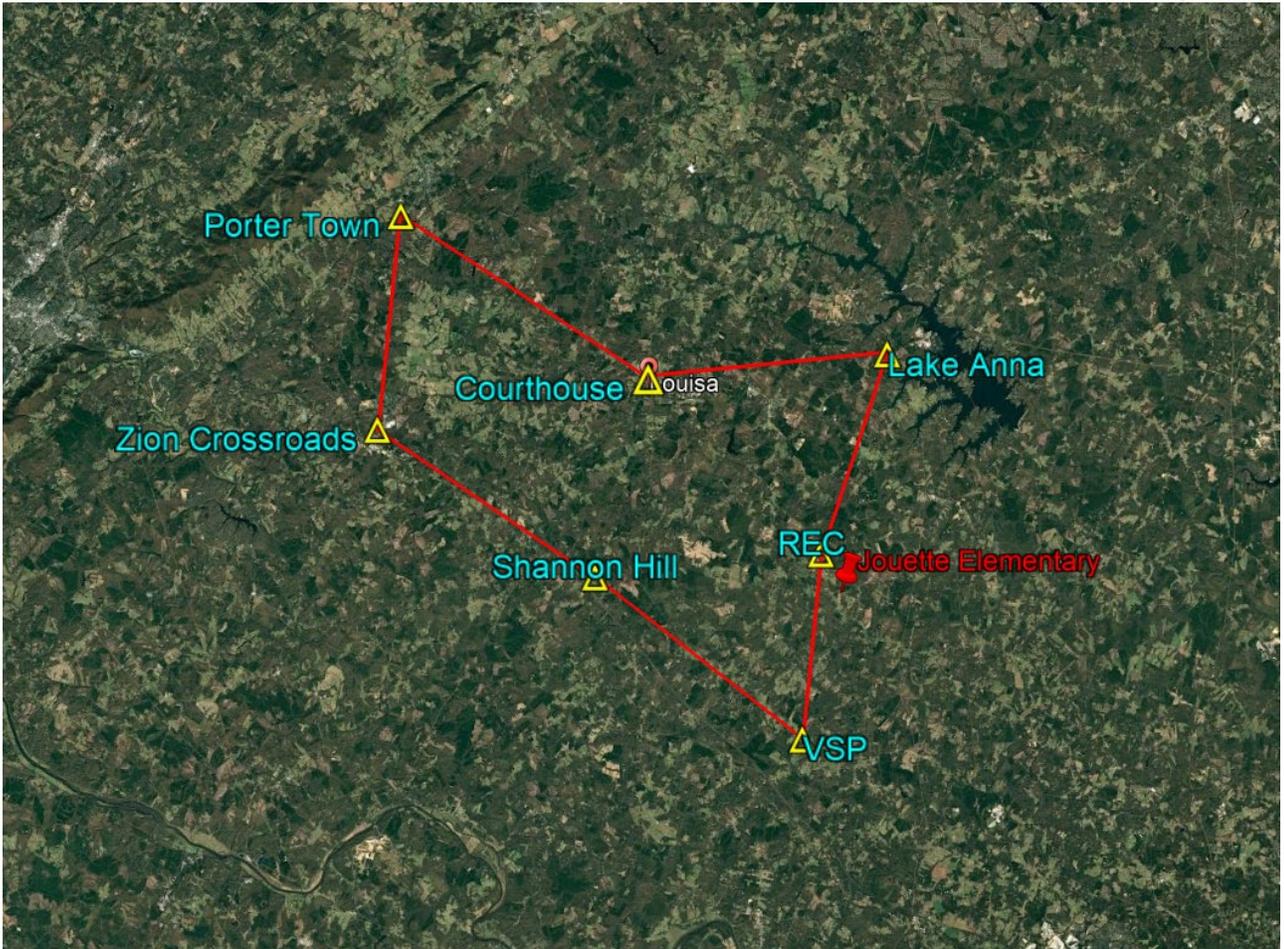
- a. Setbacks: Verizon complies with all property setback regulations.
- b. Equipment Cabinets: Verizon will provide opaque slats around the perimeter chain link fence to conceal ground equipment.
- c. Fencing: Verizon complies with the fence requirements to enclose the WCF compound.
- d. Screening Buffers: Verizon a meeting with the County Commissioner and Supervisor held on 2/28/2025. Verizon requested a waiver from the landscape requirement as advised.
- e. Signage: Verizon complies with the signage requirements. RF Warning and Information signs will be placed at the proposed WCF as depicted on Sheet Z-6 of the Site Plan drawings.
- f. Lighting: The applicant acknowledges compliance with dark-sky lighting requirements. The monopole tower is not required to have aircraft warning lights per the FAA Notice Criteria (copy submitted with the application).
- g. Site Compound Storage: Verizon confirms that the proposed WCF will not be utilized for storage.
- h. Compliance with federal standards: Verizon affirms compliance with federal standards for interference and electromagnetic emissions.



- i. Sounds: Verizon acknowledges compliance with the requirement that no unusual sounds are permitted. Verizon will operate a 30kW diesel generator during power outages. Altairis recommends the generator be equipped with sound attenuation as proposed.
  - j. Parking: The site plan (Sheet Z-3) incorporates a vehicle turn-around area to be used for parking.
13. Section 86-675 *Abandoned and nuisance structures*: Verizon affirms compliance with this section. **Comply**
14. Sections 86-676 – 86-681 *Reserved*: **N/A**

**Additional Comments and Recommendations**

- 1. The proposed Verizon WCF at Joulette Elementary School presents no threat for obstruction of the existing Louisa County microwave network which provides connectivity for the Public Safety Communications system.



**LOUISA COUNTY PUBLIC SAFETY COMMUNICATIONS SITES  
PROPOSED VERIZON "JOUETTE ELEMENTARY SCHOOL" STRUCTURE SHOWN IN RED**

2. Prior to issuance of a building permit, Altairis recommends the County require Verizon to provide the following:
  - a. Include as part of the Construction Drawings, the Grounding Plan of the proposed WCF.
  - b. Monopole structural design and structural analysis per ANSI/TIA-222-H/I to demonstrate that the design of the proposed monopole tower will have the structural integrity to support the proposed and future antenna and appurtenance loads.
  - c. Include as part of the Construction Drawings, the monopole foundation design drawings.
  - d. Provide a copy of the geotechnical report for the monopole tower foundation.
  - e. Mount Analysis per TIA-222-I to demonstrate that the proposed antenna support mount will have the structural capacity to support the proposed Verizon antenna loads.

- f. Provide the antenna and antenna mount details in the final Construction Drawings, along with an inventory list of all antenna and line loads.
- g. Verizon Wireless perform a Post Installation Inspection (PII) of the monopole structure in accordance with ANSI/TIA-222. The inspection to be performed by a qualified third-party entity to confirm the monopole tower, antennas, and appurtenances were constructed and installed in accordance with the engineering drawings and documents. It is recommended that the inspection report be signed and sealed by a Professional Engineer licensed in the Commonwealth of Virginia, and a copy of the report provided to the County.

Altairis recommends the approval of this Conditional Use Permit once the NEPA/SHPO assessments are complete. Should you have any questions or require further information, please feel free to contact me at (757) 642-7839.

Sincerely,



Gary M. Whitley

**Submittal Documents reviewed:**

-  1- Jouett Application cover
-  2- Jouett Elementary -Signed CUP App- 20250422
-  3- Jouett Elementary -Zoning Narrative - Final
-  4- Jouett Elementary - Raw Land - FZD - 20250421
-  5- Jouett Elementary - Raw Land - Photosims - 20250425
-  6- LS Balloon Test Notice Email 20250314
-  7- Balloon Test Notice Letter\_Jouett Elem
-  8- Jouett -Affidavit of Notice Balloon Test- 20250320
-  9- Notice to Carriers
-  10- Jouett Elementary -FAA NNR- 20250509
-  11- Jouett Elementary -TOWAIR NNR- 20250508
-  12- Jouett -1000ft adjacents



Phone (540) 967-3430 **COUNTY OF LOUISA** Fax (540) 967-3486  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
www.louisacounty.com

**TO:** Members, Louisa County Planning Commission

**FROM:** Staff, Community Development Department

**SUBJECT:** CUP2025-07, SA2025-03 - Conditional Use Permit Request, and 15.2-2232 Review- Conformance with the Comprehensive Plan

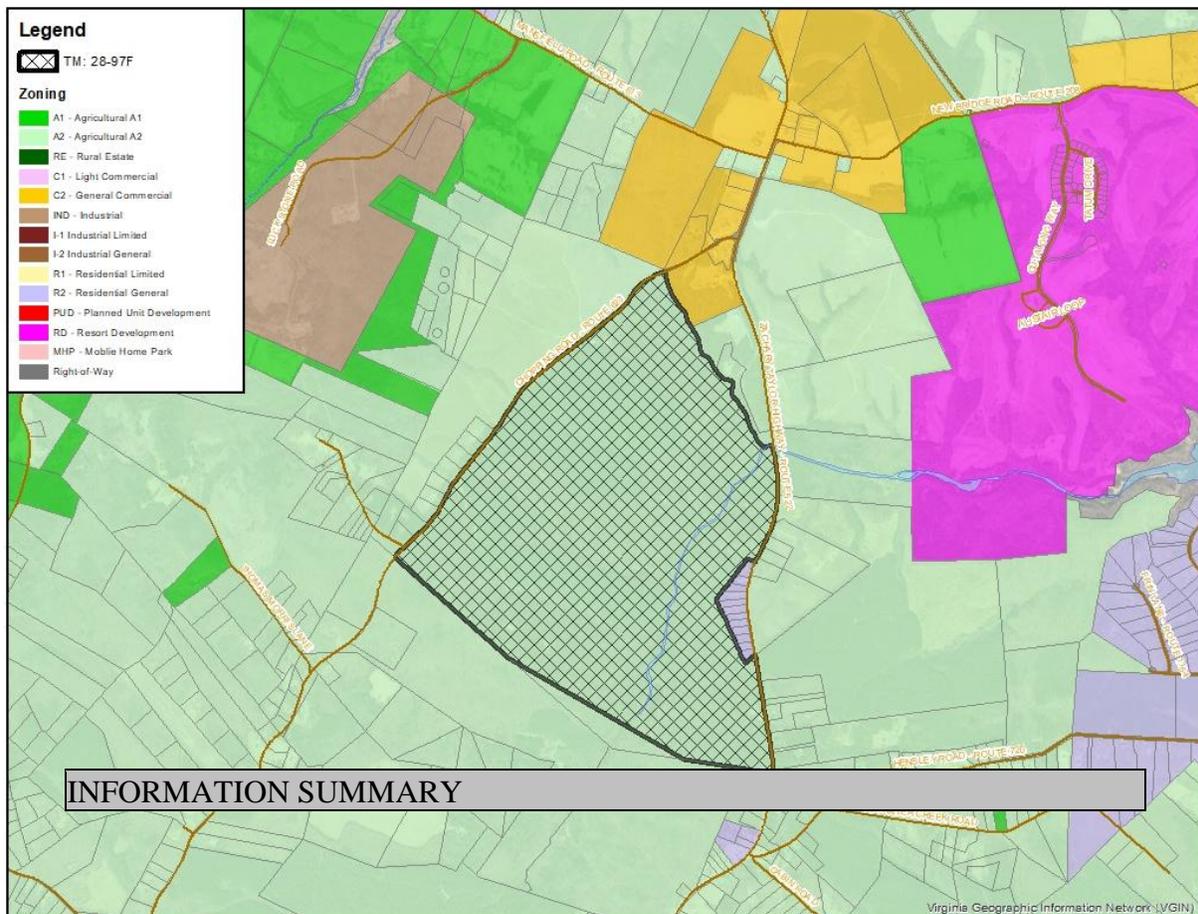
**APPLICANT:** Cellco Partnership DBA Verizon Wireless

**OWNER:** William H Gilman & Michelle Gilman

**DATE:** June 30, 2025

The Planning Commission will meet to review this application on Thursday, July 10, 2025, at 7:00 P.M. in the Louisa County Public Meeting Room.

### Project Parcel



|                              |   |
|------------------------------|---|
| TAX MAP AND PARCEL #:        | 28-97F  |
| TOTAL ACREAGE:               | 772.32  |
| ELECTION DISTRICT:           | Mineral   |
| CURRENT ZONING:              | Agricultural (A-2)  |
| SURROUNDING ZONING:          | Agricultural (A-2)  |
| EXISTING USE(S):             | Vacant  |
| REQUESTED USE(S):            | <b>Substantial Accordance</b> 15.2-2232<br>Review for Conformance with the<br>Comprehensive Plan.<br><br><b>Conditional Use Permit</b> for a 195-foot<br>telecommunications tower with a four-<br>foot lightning rod for a total height of<br>199 feet. |
| FUTURE LAND USE              | Rural   |
| EXISTING LAND USE PERMIT(S): | N/A   |

**APPLICANT:**

Cellco Partnership DBA Verizon Wireless  
513 Stewart ST, Suite E  
Charlottesville, VA 22902

**OWNERS**

William H Gilman & Michelle Gilman  
13280 Fern Road  
Montpelier, VA 23192

**AGENT**

Stuart P Squier, AICP  
513 Steward ST, STE E  
Charlottesville, Virginia 22902

**PROPERTY LOCATION:**

The property is located approximately .28 miles from the intersection of Zachary Taylor Highway (Route 522) and Chopping Road (Route 623) and is fronting on both State Routes with the proposed tower site accessing from Route 522 (Zachary Taylor Highway), and is further identified as tax map parcel 28-97F, in the Mineral Election District.

**CONFORMANCE REVIEW:**

### **1. 2040 Louisa County Comprehensive Plan**

The primary goal of the Louisa County 2040 Comprehensive Plan (the “2040 Plan”), *“protects Louisa’s rural character and provides for efficient delivery of public services, and for accommodating economic growth in designated growth areas.”*

The 2040 Plan contains many ideas for protecting and preserving the County’s rural character, including a thorough review (and update where necessary) of designated growth areas, based on detailed future needs analyses, trends and projections. *Simultaneously, the Plan provides the means for planning the delivery of capable public services to ensure a healthy future economy.* The proposed tower is located between two growth areas (Lake Anna & Mineral), on Zachary Taylor Highway (Route 522) which has an annual average daily trips of 4900 & Chopping Road (Route 623) which has an annual average daily trips of 4100.

### **2. 2007 Louisa County Wireless Telecommunication Master Plan**

This Plan establishes guidelines for the rational growth and development of wireless facilities thus minimizing tower proliferation throughout the County. The Telecommunications Master Plan combines land use strategies with industry accepted radio frequency (RF) engineering standards and propagation or wireless coverage maps to create an illustrative planning tool complimenting related zoning regulations. The Master Plan also provides an engineering analysis, an inventory of existing towers, and an assessment of future wireless needs.

The 2007 Telecommunications Master Plan’ *Projected Theoretical Coverage for 2020 Including County-Owner Land Map* page 52 does not propose a tower in this area of the County (Exhibit K). However, since the creation of the 2020 Map, technology and the demand for wireless services has increased over the past 17 years. Therefore, staff finds the proposed wireless tower at this location complies with the Master Plan as it may provide improved wireless coverage for the County.

### **3. 2024 Public Facilities Impacts Review**

The Board of Supervisors adopted a Public Facilities plan on February 20, 2024, as an amendment to the 2040 Comprehensive Plan adopted August 5, 2019. Implementation of the Public Facilities plan allows the County to deliver the planned quality of life and service standards at current and future levels by identifying the impacts of proposed development and offering the means to consider proposed mitigation(s). The Plan aims to ensure that development impacts are adequately assessed and mitigated, to promote sustainable growth and to preserve the community's well-being. As Louisa County grows, the pressure on public facilities and services intensifies. The county expects proposed developments to consider the impacts on Public Facilities and to mitigate the impacts of the development. This mitigation can take various forms, such as impact fees, infrastructure improvements, land dedication, and other items, ensuring that the burden of growth does not disproportionately fall on existing residents and businesses in the County.

This application has therefore been evaluated to determine if it impacts the following areas:

#### **Administration**

Staff believes there would be a minimum level of impact to Administration. Community Development Department staff is currently involved in the Conditional Use Permitting Process. Community Development Department staff would also be involved in future site plan reviews, and development permit reviews and inspections.

### **Fire & EMS**

Staff believes the proposed tower would have a positive impact on Fire & EMS service resulting in increased wireless service for communication during an emergency event.

### **Law Enforcement**

Staff believes a positive impact on Law Enforcement service will result in the approval of a new tower as communication is crucial during an emergency event.

### **Parks and Recreation**

Staff believes this project would have no impact on Parks and Recreation.

### **Schools**

Staff believes this project would have a positive impact on Schools as it would increase coverage allowing more parents the option of teleworking and students access to the internet for homework.

### **Solid Waste**

Community Development staff believe there would be a minimum level of impact. Construction debris and refuse is also anticipated from the development to cause impacts as a user of the landfill. Standard charges would apply.

## **4. Louisa County Land Development Regulations**

**Sec. 86-151. – General Agricultural (A-2) district—Statement of intent; policy guidance, states the following:**

*“The agricultural (A-2) district is provided to allow for the compatible mixture of agricultural uses and limited residential development in rural areas and protect and retain the rural open character of the countryside. Very low-density residential uses are allowed along with agricultural uses that are compatible with residential activity to provide for community cohesion in the rural areas and encourage land use interdependence. Zoning standards are also included to ensure the co-existence of these uses with each other. The creation of lots fronting on existing state roads or federal highways is strongly discouraged. Agricultural (A-2) district uses range from agricultural to neighborhood oriented commercial and community services. The use of development setbacks, shared access, reverse-front lots and roadside buffers are encouraged to retain the rural character of the county along-side the open farm activities prevalent in the county”.*

The General Agricultural (A-2) zoning district allows for a Broadcasting or Communication Tower with a conditional use permit:

*“**Broadcasting or communication tower.** Any unstaffed facility for the transceiving of radio, television, radar, cellular telephone, personal paging device, specialized mobile radio (SMR), and similar services. A broadcasting or communication tower usually consists of an equipment shelter or cabinet, a support tower or other structure used to achieve the necessary elevation, and the transceiving devices or antenna. Excluded are "amateur radio towers," which are described separately. Also excluded are wireless communication antennas which fit the definition of "utility services, minor."*

**5. Louisa County Telecommunications Regulations**

Section 86-665. Permitted uses of the Louisa County Telecommunications regulations require the issuance of a conditional use permit for freestanding Wireless Communication Facilities (WCFs) >100' in height. A conditional use permit application has been submitted for processing and review.

**CURRENT ZONING VIABILITY ANALYSIS:**

Parcel 83-68 is currently zoned General Agricultural (A-2). There is no evidence that the current zoning and land use is not economically viable. If Conditional Use Permit is not approved the property could be used as is by-right.

**6. Section 86-43 Intent, requirements, conditions, and procedures for Conditional Use Permit:**

In determining the conditions imposed, the governing body shall take into consideration the intent of this chapter and may impose reasonable conditions that:

**(1) Abate or restrict noise, smoke, dust, or other elements that may affect surrounding property.**

Staff Analysis: The Louisa County Land Development Regulations and proposed conditions set standards for these items.

**(2) Establish setback, side, and front yard requirements necessary for orderly development and to prevent traffic congestion.**

Staff Analysis: The Louisa County Land Development Regulations set standards for these items. The Virginia Department of Transportation (VDOT) is responsible for reviewing and approving entrances. The applicant will be required to submit a site plan for review by agencies such as VDOT.

**(3) Provide for adequate parking and ingress and egress to public streets or roads.**

Staff Analysis: The Louisa County Land Development Regulations set standards for these items.

**(4) Provide adjoining property with a buffer or shield from view of the proposed use if such use is considered detrimental to adjoining property.**

Staff Analysis: The Louisa County Land Development Regulations and proposed condition set standards for these items.

**(5) Tend to prevent such use from changing the character and established pattern of development of the community.**

Staff Analysis: The proposed use would not hinder agricultural development pattern of the parcels in this area.

**NEIGHBORHOOD MEETING RESULTS:**

A Neighborhood Meeting was held in the Louisa County Public Meeting Room on June 11, 2025, at 4:00PM, at which no individuals attended.

**STAFF RECOMMENDATION:**

15.2-2232 Review for Conformance with the Comprehensive Plan:

The requested application appears to be in substantial conformance with the 2040 Louisa County Comprehensive Plan and Public Facilities Plan, adopted February 2024, based on the following:

- The project would support The 2040 Plan in providing the means for planning the delivery of capable public services to ensure a healthy future economy.
- The applicant has a letter of intent from Verizon Wireless.
- Tower consultant (Altairis) recommends approval of the proposed conditional use permit once the NEPA study is complete. Staff has provided highlights from the Altairis report below and the full report can be found as Exhibit K;
  - The applicant either complies or is working towards compliance with Federal and State regulations.
  - The applicant's proposed Wireless Communication Facility (WCF) complies with the relevant provisions of the County's Telecommunications Master Plan.

**Conditional Use Permit CUP2025-06 (Cellco Partnership)**

The following twenty-one (21) conditions are recommended for consideration for the Conditional Use Permit to allow for the establishment of Broadcasting or communication tower:

1. Construction of the 195-foot-tall monopole tower with a 4 foot tall antenna or its facility shall only take place Monday through Saturday 7:00 AM to 7:00 PM.
2. All ground equipment shall be properly shielded from pedestrian view.
3. The Board of Supervisors or their designated representative shall have the right to inspect the site at any reasonable time without prior notice.
4. All exterior lighting at the wireless communication facility shall be designed and installed to mitigate light pollution to the surrounding areas and skies and shall comply with the specifications of the International Dark-Sky Association ([www.darksky.org](http://www.darksky.org)).
5. The construction of the approved new tower facility at this location must commence within two (2) years from the approval date and be diligently pursued to completion. The applicant is allowed one administrative extension of one year from the Zoning Administrator.
6. The overall tower height shall not exceed 199 feet in height above ground level, which shall include any antennas and a lightning rod.
7. The facility shall be developed in accordance with an approved site plan and erosion and sediment control plan to be approved by the appropriate government agency. The applicant shall post the phone number to call 24 hours for noise complaints.
8. The applicant shall secure all necessary permits from the Louisa County Community Development Department.
9. Prior to issuance of a building permit for the facility, the applicant shall supply to the Community Development Department a copy of a FAA determination letter and completed NEPA study for the tower.
10. The FCC Licensee and affected carriers or service providers shall be responsible for immediately correcting any interference.
11. The color and lighting system for the tower facility shall be as follows:

- a. The tower shall be gray or another neutral color, acceptable to the Director of Community Development.
  - b. The tower shall not be lit, unless lighting is required by the Federal Aviation Administration (FAA).
12. The cellular carriers shall route all emergency “911” calls directly to the Public Safety Access Point charged with taking emergency “911” calls. At the time of application, the Public Safety Access Point is the Louisa County Emergency Services.
  13. The tower shall be structurally designed and built to permit the colocation of a minimum of four (4) wireless carriers’ antenna arrays and related equipment.
  14. The applicant or its assigns or successors in interest shall agree to remove the tower, at their own expense, from the above referenced site not more than six months from the date that the tower is no longer being used to provide space for telecommunications operations and/or providers.
  15. The facility shall not be accessible to any unauthorized persons.
  16. The monopole tower shall have all antenna feed lines installed inside the monopole.
  17. All access ports for the tower shall be sealed in a manner that prevents access by birds or other wildlife.
  18. The applicant shall provide the County with an “as built” sealed report by a Registered Virginia Professional Engineer that the tower will support the designed loading to permit the colocation of a minimum of four (4) wireless carriers’ antenna arrays and related equipment and be in compliance with ANSI/EIA/TIA 222-F (as amended).
  19. The applicant is responsible for notifying the Louisa County Community Development Department of the date that the primary lease tenant has become operational and is providing telecommunications services to its customers from the tower.
  20. Entrance permit and/or an approval letter shall be issued by the Virginia Department of Transportation prior to issuance of any building permits.
  21. Violation of any conditions contained herein shall be grounds for revocation of the Conditional Use Permit.

**Enclosures:**

- Exhibit A: Conditional Use Permit Application
- Exhibit B: Zoning Narrative
- Exhibit C: Tower Plans
- Exhibit D: Photo Simulations
- Exhibit E: Balloon test letter & affidavit
- Exhibit F: Notice to carriers
- Exhibit G: Fall Zone Letter
- Exhibit H: FFA Letter
- Exhibit I: Towair results
- Exhibit J: Altairis Response
- Exhibit K: Maps

# Exhibit A

Reviewer: \_\_\_\_\_ Case # \_\_\_\_\_  
Fee Rcv'd: \_\_\_\_\_ Rept # \_\_\_\_\_  
Date & Time Rcv'd: \_\_\_\_\_  
Pre-App Meeting: \_\_\_\_\_

## LAND USE AMENDMENT APPLICATION

Board of Supervisors of Louisa County, Virginia

The following information shall be typed or printed and completed in full. Attach additional pages where necessary.

### 1. IDENTIFICATION OF REQUEST:

- A: REZONING: From \_\_\_\_\_ ( ) to \_\_\_\_\_ ( )
- B: CONDITIONAL USE: 199-foot Wireless Communication Facility (WCF) in \_\_\_\_\_  
an A-2 Agricultural district
- C: TEMPORARY CONDITIONAL USE: \_\_\_\_\_
- D: VARIANCE: \_\_\_\_\_
- E: PROFFER AMENDMENT: \_\_\_\_\_
- F: COMP PLAN AMENDMENT: \_\_\_\_\_
- G: COMP PLAN REVIEW FOR CONFORMANCE: \_\_\_\_\_
- H: SPECIAL EXCEPTION: \_\_\_\_\_

### 2. APPLICANT, PROPERTY OWNER, AGENT

- A. NAME OF APPLICANT: Cellco Partnership d/b/a Verizon Wireless  
If a corporation, name of agent: Katherine Carlson
- B: MAILING ADDRESS: 513 Stewart St. Suite E  
Charlottesville, VA 22902 Telephone # 804-901-7433
- C: NAME OF PRESENT OWNER OF PROPERTY ON WHICH THIS REQUEST WILL OCCUR:  
William H. and Michelle Gilman
- D. MAILING ADDRESS: 13280 Fern Rd., Montpelier, VA 23192  
Telephone # \_\_\_\_\_

If the applicant is not the owner of the property in question, explain: Verizon is the leaseholder of the leased area that will contain the wireless communication facility

A copy of pending contract or option agreement shall be attached hereto and made a part of this application.

E. NAME OF PERSON TO BE NOTIFIED IN ADDITION TO THE APPLICANT AND/OR PROPERTY OWNER: J. Lori H. Schweller, Attorney

F. ADDRESS: 323 2nd Street SE, Suite 900, Charlottesville, VA 22902-3200

Telephone #: 434.951.5728

**3. LOCATION OF PROPERTY** (Assistance will be given in obtaining the following information upon request).

A. VOTING DISTRICT Mineral B. TAX MAP # 28  
C. SUBDIVISION NAME \_\_\_\_\_ D. LOT/PARCEL# 97F  
E. PROPERTY LOCATION Unaddressed parcel on US-522 Zachary Taylor Hwy

F. IS PARCEL UNDER LAND USE TAXATION PROGRAM?  YES  NO

**4. EXPLAIN FULLY THE PROPOSED USE, TYPE OF DEVELOPMENT, OPERATION PROGRAM, ETC., AND THE REASON OF THIS REQUEST:**

Verizon is proposing a 199-foot overall height WCF including antennas and base station transmitting equipment enclosed within a 50'x50' fenced equipment compound. The facility will improve communications coverage and capacity in the area.

(Attach applicable plans, renderings, elevations, photographs.)

**5. STATE HOW THIS REQUEST WILL NOT BE MATERIALLY DETRIMENTAL TO ADJACENT PROPERTY, THE SURROUNDING NEIGHBORHOOD OR THE COUNTY IN GENERAL. INCLUDE, WHERE APPLICABLE, INFORMATION CONCERNING: USE OF PUBLIC UTILITIES; EFFECT OF REQUEST ON PUBLIC SCHOOLS; EFFECT ON TRAFFIC--INCLUDE MEANS OF ACCESS TO THE NEAREST PUBLIC ROAD; EFFECT ON EXISTING AND FUTURE AREA DEVELOPMENT, ETC.**

The proposed facility is unmanned and, once constructed, will not generate any traffic except periodic visits by a technician. The WCF will not be lighted. It will not produce any sounds except for a sound-attenuated emergency backup power generator that runs in the case of power loss. It will be accessed by way of a new gravel drive on the west side of US-522.

The facility will improve communications in the area south of Wares Crossroads.

**6. EXPLAIN ANY EXISTING USE PERMIT, SPECIAL EXCEPTION, (Prior) CONDITIONAL USE PERMIT, TEMPORARY CONDITIONAL USE PERMIT OR VARIANCE PREVIOUSLY GRANTED ON THE PARCEL IN QUESTION:**

N/A

**7. INDICATE THE FOLLOWING WITH RESPECT TO THE SUBJECT PARCEL:**

- A. EXISTING LAND USE(S): Wooded / vacant
- B. EXISTING STRUCTURE(S): None
- C. EXISTING ZONING: A2
- D. ACREAGE OF REQUEST: 0.1291ac
- E. UTILITIES: N/A  
(Intended use, example: public water and/or sewer; individual well and/or septic tank; other source.)
- F. IS THIS PROJECT IN OR NEAR A PINE PLANTATION? Yes
- G. IS THIS PROJECT IN AN AG/FORESTAL DISTRICT? Yes

**8. IF REQUESTING A VARIANCE, EXPLAIN THE UNIQUE PHYSICAL HARDSHIP OR EXTRAORDINARY SITUATION THAT IS THE JUSTIFICATION FOR THE VARIANCE:**

The applicant is not requesting a variance.

**9. GIVE COMPLETE NAMES AND ADDRESSES (INCLUDING ZIP CODES) OF ALL OWNERS ADJACENT, ACROSS THE ROAD OR HIGHWAY FACING THE PROPERTY AND ACROSS ANY RAILROAD RIGHT-OF-WAY, CREEK, OR RIVER FROM SUCH PROPERTY, EVEN IF SUCH PROPERTY LIES IN ANOTHER COUNTY OR TOWN. (THIS INFORMATION MUST BE OBTAINED BY THE APPLICANT).**

\* PROPERTY OWNER'S NAME: See attached sheets for adjacent property owners  
MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_  
SUBDIVISIONNAME \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_  
ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

\* PROPERTY OWNER'S NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_  
SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_  
ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

\* PROPERTY OWNER'S NAME: \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_

\_\_\_\_\_ TAX MAP # \_\_\_\_\_

| Property Owner Name  | Owner 2                                      | Owner Address               | Owner Address 2           | Tax Map # | Lot # | Acres    | Zoning |
|--|--|-----------------------------|---------------------------|-----------|-------|----------|--------|
| AGUILERA-ORELLANA, JOSE OMAR & ROSA  | N/A  | 3391 ZACHARY TAYLOR HWY     | MINERAL, VA 23117         | 28        | 7     | 1.15     | R2     |
| BENNETT, JOSEPH & CAREY, TISHA M   | BENNETT, MELISSA                             | 4275 ZACHARY TAYLOR HWY     | MINERAL, VA 23117         | 28        | 97    | 8.858    | A2     |
| CARRIER, THOMAS C & VICKIE A   | N/A  | 3323 ZACHARY TAYLOR HWY     | MINERAL, VA 23117         | 28        | 4     | 0.88     | R2     |
| CHUNGA, MARIA & COLVIN, TOYA D   | PLAZA, JOSE                                  | 3337 ZACHARY TAYLOR HWY     | MINERAL, VA 23117         | 28        | 5     | 0.98     | R2     |
| COWARD, LISA R   | N/A  | 3477 ZACHARY TAYLOR HWY     | MINERAL, VA 23117         | 28        | 11    | 0.86     | R2     |
| CUTRIGHT, JERRY L & CUTRIGHT, JERRY L & DANAY, ELIZABETH C                             | N/A  | 3501 ZACHARY TAYLOR HWY     | MINERAL, VA 23117         | 28        | 12    | 1        | R2     |
| DE LEOS, DENISSA BIANCA & DICK PURCELL LAND CATTLE AND TIMBER                          | N/A  | 3363 ZACHARY TAYLOR HWY     | MINERAL, VA 23117         | 28        | 6     | 1.04     | R2     |
| DICK PURCELL LAND CATTLE AND TIMBER  | MCDONALD, TAMARA CUTRIGHT TRUSTEE            | 2992 ZACHARY TAYLOR HWY     | MINERAL, VA 23117         | 28        | 115   | 1        | A2     |
| DICK PURCELL LAND CATTLE AND TIMBER  | MCDONALD, TAMARA CUTRIGHT TRUSTEE            | 2992 ZACHARY TAYLOR HWY     | MINERAL, VA 23117         | 28        | 116   | 6.023    | A2     |
| DICK PURCELL LAND CATTLE AND TIMBER  | N/A  | 3221 CHOPPING RD            | MINERAL, VA 23117         | 28        | 5     | 2.42     | A2     |
| DICKINSON LAND & PROPERTIES LC   | N/A  | 3289 CHOPPING RD            | MINERAL, VA 23117         | 28        | 6     | 2.36     | A2     |
| DODSON, STEPHEN L JR   | OWENS, CONNER CHASE CORPORATION & PG ONE LLC | P O BOX 308                 | LOUISA, VA 23093          | 28        | 97    | 259.37   | A2     |
| DOWNEY, LEE CHRISTOPHER & FLORANCE, ANDREW EDWARD & FLUVANNA/LOUISA HOUSING FOUNDATION | N/A  | P O BOX 308                 | LOUISA, VA 23093          | 28        | 4     | 2.49     | A2     |
| FLORANCE, ANDREW EDWARD & FLUVANNA/LOUISA HOUSING FOUNDATION                           | N/A  | P O BOX 308                 | LOUISA, VA 23093          | 28        | 5     | 25.34    | A2     |
| FLUVANNA/LOUISA HOUSING FOUNDATION   | N/A  | P O BOX 308                 | LOUISA, VA 23093          | 28        | 3     | 1.959    | A2     |
| FRANKLIN, GEORGE A   | N/A  | P O BOX 126                 | LOUISA, VA 23093          | 28        | 97    | 168.3    | A2     |
| GUINN, JOE J & ANA KARINA  | N/A  | 619 HENSLEY RD              | MINERAL, VA 23117         | 29        | 10    | 55.332   | A2     |
| HARRIS, THOMAS & GEORGIA   | N/A  | 3690 ZACHARY TAYLOR HWY     | MINERAL, VA 23117         | 28        | 1     | 24.89    | A2     |
| JDP ENTERPRISES LLC  | DOWNNEY, JENNIFER MARIE                      | 45 SMITH RD                 | MINERAL, VA 23117         | 28        | 97    | 1.55     | A2     |
| LAM, LORA & MALLORY, CYNTHIA ET ALS  | FLORANCE, DEBRA ANN                          | 144 A RESOURCE LN           | LOUISA, VA 23093          | 28        | 3     | 3.41     | A2     |
| MALLORY, CYNTHIA ET ALS  | N/A  | 144 A RESOURCE LN           | LOUISA, VA 23093          | 28        | 2     | 2.8      | A2     |
| MALLORY, CYNTHIA ET ALS  | N/A  | 3431 ZACHARY TAYLOR HWY     | MINERAL, VA 23117         | 28        | 9     | 1.38     | R2     |
| MCDERMOTT, JOHN & JULIE  | N/A  | 436 JOHNNY HALL RD          | MINERAL, VA 23117         | 28 A      | 5     | 5        | A2     |
| MKG ENTERPRISES LLC  | N/A  | 6235 PINEY BRANCH RD NW     | WASHINGTON, DC 20011      | 28        | 117   | 37.43    | A2     |
| MULLINS, DAPHNE A & MULLINS, DAPHNE A & MULLINS, JERRY W SR                            | C/O PATRICIA HARRIS                          | 115 RENFREW CIRCLE          | MINERAL, VA 23117         | 28        | 97    | 26.472   | A2     |
| NELSON, TIMOTHY K & HEATHER S  | SMALLWOOD, GLADYS M                          | 3287 ZACHARY TAYLOR HWY     | MINERAL, VA 23117         | 28        | 3     | 0.85     | R2     |
| PHILLIPS, VIRGNIA & PORTER, GEORGE M JR  | N/A  | 12771 MOUNT HERMON RD       | ASHLAND, VA 23005         | 28        | 42    | 22.817   | A2     |
| RP20 CUTALONG CONSOLIDATED LLC   | N/A  | 12771 MOUNT HERMON RD       | ASHLAND, VA 23005         | 28        | 95    | 379.22   | A2     |
| SMITH, GARLAND PRESTON III & STONEMAN, DAWN COOK                                       | N/A  | 12771 MOUNT HERMON RD       | ASHLAND, VA 23005         | 28        | 94    | 17.37    | A2     |
| THOMAS, GILDA B  | N/A  | 3485 CHOPPING RD            | MINERAL, VA 23117         | 28        | 10    | 2.65     | A2     |
|  | N/A  | 133 RENFREW CIRCLE          | MINERAL, VA 23117         | 28        | 97    | 24.966   | C2     |
|  | N/A  | 3237 ZACHARY TAYLOR HWY     | MINERAL, VA 23117         | 28        | 1     | 0.85     | R2     |
|  | N/A  | 3237 ZACHARY TAYLOR HWY     | MINERAL, VA 23117         | 28        | 2     | 0.84     | R2     |
|  | N/A  | 2833 ZACHARY TAYLOR HWY     | MINERAL, VA 23117         | 28        | 93    | 0.97     | A2     |
|  | N/A  | PO BOX 278                  | MINERAL, VA 23117         | 28 B      | 5     | 5        | A2     |
|  | WALTER, VIRGINIA LEE TRUSTEE                 | 3409 ZACHARY TAYLOR HIGHWAY | MINERAL, VA 23117         | 28        | 8     | 1.28     | R2     |
|  | N/A  | 6036 WILDCAT MOUNTAIN RD    | WARRENTON, VA 20186       | 28        | 10    | 1.05     | R2     |
|  | N/A  | 160 WEST CANYON CREST RD    | ALPINE, UT 84004          | 29        | 35    | 950.9682 | RD     |
|  | CHICAS-NEITO, ANA MARIA                      | 3161 CHOPPING RD            | MINERAL, VA 23117         | 28        | 4     | 2.9      | A2     |
|  | N/A  | 3445 CHOPPING RD            | MINERAL, VA 23117         | 28        | 9     | 2.76     | A2     |
|  | N/A  | 513 CAROLINE AVE            | CHARLOTTESVILLE, VA 22902 | 28        | 114   | 2.01     | A2     |

| Property Owner Name                                      | Owner 2                                       | Owner Address                   | Owner Address 2                       | Tax Map # | Lot # | Acres | Zoning |
|--|---|---------------------------------|---------------------------------------|-----------|-------|-------|--------|
| THOMAS, ROBERT ALLEN & GILDA B                           | N/A   | 513 CAROLINE AVE                | CHARLOTTESVILLE, VA 22902             | 28        | 113   | 8.05  | A2     |
| THORNE, ROBERT L III                                     | N/A   | 3347 CHOPPING RD                | MINERAL, VA 23117                     | 28        | 8     | 2.79  | A2     |
| TRUSTEES OF THE LOUISA UNITED<br>VILLEGAS, CAROLLINA J & | METHODIST CHURCH<br>NAVARRETE, VICTOR A.ARIAS | P O BOX 217<br>3339 CHOPPING RD | LOUISA, VA 23093<br>MINERAL, VA 23117 | 28        | 2     | 1.947 | A2     |
|  |   |                                 |                                       | 28        | 7     | 3     | A2     |

MAILING ADDRESS: \_\_\_\_\_  
\_\_\_\_\_ TAX MAP # \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_

ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

\* PROPERTY OWNER'S NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_  
\_\_\_\_\_ TAX MAP # \_\_\_\_\_

SUBDIVISION NAME: \_\_\_\_\_ LOT/PARCEL# \_\_\_\_\_

ACREAGE \_\_\_\_\_ ZONING \_\_\_\_\_

**10. HERewith IS DEPOSITED THE FEE REQUIRED. CHECKS OR MONEY ORDERS  
MADE PAYABLE TO TREASURER, COUNTY OF LOUISA.**

|                                     |               |
|-------------------------------------|---------------|
| A. REZONING                         | Tiered System |
| B. CONDITIONAL USE PERMIT           | Tiered System |
| C. TEMPORARY CONDITIONAL USE PERMIT | \$325.00*     |
| Temporary Housing*                  |               |
| Extension or Amendment*             |               |
| Other*                              |               |
| D. VARIANCE                         | \$1,250.00*   |
| E. PROFFER AMENDMENT                | \$1,500.00*   |
| F. COMP PLAN AMENDMENT              | \$650.00*     |

\*IN ADDITION TO THE STANDARD FEE, AN ADDITIONAL \$75.00 WILL BE CHARGED FOR EACH REQUEST AS A DEPOSIT ON A ZONING SIGN AND WILL BE REFUNDED UPON THE RETURN OF THE SIGN BY THE APPLICANT ONCE THE REQUEST HAS BEEN ACTED UPON.

\*THERE WILL BE A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR NOTIFICATION AND ADVERTISEMENT. THERE WILL ALSO BE A RE-ADVERTISEMENT FEE EACH TIME AN APPLICATION IS DELAYED OR POSTPONED AT THE REQUEST OF THE APPLICANT OR NECESSARY DUE TO SOME FAILURE TO ACT ON THE PART OF THE APPLICANT, PLUS A \$25.00 FEE CHARGED PER ADJACENT/ADJOINING PROPERTY OWNER FOR RENOTIFICATION.

\*THERE IS AN ADDITIONAL CHARGE FOR PUBLIC NOTICE ADVERTISEMENT.

**11. ENCLOSED WITH THIS APPLICATION IS A SITE PLAN OR TENTATIVE PLAN.**

**12. ENCLOSED WITH THIS APPLICATION IS THE APPROPRIATE COUNTY TAX MAP WITH THE PROPERTY MARKED AND A SURVEYED PLAT OF THE ENTIRE PARCEL.**

\*\*\*\*\*

**13. I/WE HEREBY CERTIFY THAT TO THE BEST OF MY/OUR KNOWLEDGE ALL OF THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE AND THAT THE ADJACENT PROPERTY OWNERS LIST HEREWITH ARE THE OWNERS OF RECORD AS OF THE DATE OF APPLICATION.**

**NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. ANY REQUEST WHICH REQUIRES PLANS MUST BE ACCOMPANIED BY THOSE PLANS AT THE TIME OF SUBMISSION OF THE APPLICATION.**

DATE: May 8, 2025.

Katherine Carlson

SIGNATURE OF APPLICANT  
(Same Name as Used in Item 2-A, Page 1)

William H. & Michelle Gilman

SIGNATURE OF OWNER  
(Same Name as Used in Item 2-C, Page 1)

Stuart P. Squier

SIGNATURE OF AGENT  
(Name of Person Other Than, but Acting for the Applicant, Responsible for this Application)

Katherine Carlson  
Cellco Partnership d/b/a Verizon Wireless

APPLICANT'S NAME  
(Typed or Printed)

William H. & Michelle Gilman

OWNER'S NAME  
(Typed or Printed)

Stuart P. Squier, AICP, GDN Sites

AGENT'S NAME  
(Typed or Printed)

**NOTICE TO TEMPORARY CONDITIONAL USE PERMIT APPLICANTS**

In accordance with Section 86-91, of the Louisa County Zoning Ordinance, any Temporary Conditional Use Permit granted shall be considered canceled if the applicant does not avail himself/herself of the privilege within ninety (90) days from the date of issuance of the Temporary Conditional Use Permit.

## Exhibit B

### CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS - "FRESHWATER CREEK" SITE WIRELESS COMMUNICATION FACILITY (WCF)

#### **Project Description:**

Cellco Partnership d/b/a Verizon Wireless respectfully requests approval of a Conditional Use Permit pursuant to Section 86-663 et.seq. of the Louisa County Zoning Ordinance in order to allow the installation of a Wireless Communication Facility (WCF) in an A-2 Agriculture District. The proposed facility would include a steel monopole that is 195-foot tall, with an additional four feet of height for the lightning rod, for a total maximum height of 199 feet. The monopole will initially be equipped with panel antennas, radios, and associated components for Verizon Wireless's use. This project is intended to expand Verizon's network of services into an area of Louisa County that currently has low to marginal levels of wireless coverage, while also meeting the needs for increased network capacity in the surrounding areas that are being served by existing, neighboring facilities that are currently overstressed.

The proposed facility will initially include a sectored mounting array allowing space for up to twelve (12) antennas with remote radio heads and fiber optics junction boxes connected behind the antennas. Verizon's base station cabinets housing transmit / receive radios and an emergency back-up generator with other boxes for electrical and communications utilities such as power meters, fiber optic and telephone service circuits would be attached on an H-frame stand. The monopole and all base station equipment will be installed within a 50' x 50' fenced compound and 75' x 75' (5,625 square-foot) leased area that Verizon leases from the property's owners, William H. & Michelle Gilman. In addition to allowing the deployment of the different technologies for which Verizon is licensed to provide throughout Louisa County, the monopole serving this facility will also be engineered and constructed with additional structural capacity to support the co-location of antennas and components of additional providers of wireless services.

#### **Description of the Property and Character of the Area:**

The subject property, containing 772.32 acres, is identified as Tax Map Number 28-97F, which is accessed from an existing gravel entrance on the west side of Zachary Taylor Hwy (VA Route 522), and approximately 2,500 feet north of the intersection with Hensley Rd. Access to the facility will then be provided by an improved, 12-foot wide gravel drive approximately 200 feet long into a cleared area. The proposed facility will be located approximately 334 feet west of the nearest off-site dwelling, which is located on the property identified as Tax Map Number 83-108, owned by Jerry L. & Tamara McDonald Cutright, Trustees.

The subject property is zoned A-2 Agricultural. The adjacent properties are zoned A-2 Agricultural and R-2 Residential, with the surrounding properties being rural in character with single family dwellings dispersed among forested areas.

#### **Network Objectives:**

Verizon Wireless is licensed, by the Federal Communications Commission (FCC), to provide state-of-the-art wireless telecommunications services within Amherst County using a combination of four (4) separate bands on the frequency spectrum. These consist of the 850 MHz band for Cellular (CDMA), the 1900 MHz frequency band for Personal Communications Services (PCS), the 4G Long Term Evolution (LTE) on 700 MHz band and Advance Wireless Services (AWS) on the 2100 MHz band. The current network offers data upload and download transmission speeds that are much faster than the previous generations of wireless technologies and Verizon has also recently added high-definition calling capabilities in the form of its Voice Over LTE (VOLTE) service.

The proposed facility will provide expanded in-building coverage and additional capacity for residents, small businesses, and other nearby establishments in this area of Louisa County between Mineral and Wares Crossroads. The site will also provide service improvements at the street level and people traveling in cars on VA-522, Chopping Rd, New Bridge Rd, and other nearby local roads.

In addition to serving coverage needs in the immediate area, this facility will also provide improvements to overall network performance by adding more network capacity to transfer data throughout a much greater area. This objective is important for network stability, because it reduces the total number of customers that are relying on the marginal levels of coverage currently being provided by existing, neighbor facilities at farther distances away from this site. If the proposed facility is constructed, then the users that currently receive marginal coverage will have access to stronger signals that are in concentrated in closer proximity, while those closer to other existing facility sites will also experience improvements, because they will now be competing with fewer overall users for access to the services provided by the facilities in their own areas.

**Louisa County’s Provisions for Wireless Communication Facilities:**

The Louisa County Land Development Regulations provide the following requirements for Wireless Communication Facilities in Sections 86-663 - 86-675. The applicant’s responses to the code requirements follow in bold italics:

**DIVISION 5. TELECOMMUNICATIONS REGULATIONS**

Sec. 86-663. In general.

This division may be cited and referred to as the "Louisa County Telecommunications Ordinance." In any case in which this article conflicts with any other requirement of Chapter 86 of this Code, the more specific provision shall control, notwithstanding the provisions of section 1-6 or sec 86-23 of this Code, unless expressly so stated. Nothing herein shall be construed to relieve any person of any other requirement of local, state, or federal law.

(1) Nothing in this division shall impair any vested right.

Sec. 86-664. Applicability

(a) This division shall apply to the development activities including installation, construction, or modification of all wireless communications facilities.

(b) Wireless communication facilities (WCFs) are utility facilities subject to the provisions of article I, division VIII of this Code, and must be in substantial accord with the relevant provisions of the county comprehensive plan or applicable element thereof. Notwithstanding this provision, facilities that are by-right uses or approved by a special use permit process shall be deemed substantially in accord with the comprehensive plan.

State law reference(s)—Code of Virginia, §§ 15.2-2232, 15.2-2281.

Sec. 86-665. Permitted uses table.

| WCF   | Agricultural (A-1, A-2)   | Residential (R-1, R-2)    | Commercial (C-1, C-2)     | Industrial (IND, I-1, I-2) | Resort Development        | Planned Unit Development 1 |
|---|---------------------------|---------------------------|---------------------------|----------------------------|---------------------------|----------------------------|
| Freestanding WCF's Less than Maximum Height in District                       | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance | Certificate of Compliance  | Certificate of Compliance | Master Plan                |
| Freestanding WCFs Between Maximum District Height and 100' (Parcel <25 Acres) | Special Use Permit        | Special Use Permit        | Special Use Permit        | Certificate of Compliance  | Special Use Permit        | Master Plan                |
| Freestanding WCFs Between Maximum District Height and                         | Certificate of Compliance | Special Use Permit        | Special Use Permit        | Certificate of Compliance  | Special Use Permit        | Master Plan                |

|   |                           |                           |                           |                           |                           |                           |
|---|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| 100' (Parcel >25 Acres)   |                           |                           |                           |                           |                           |                           |
| Freestanding WCFs >100' in Height                                       | Conditional Use Permit    | Master Plan               |
| Attached, Collocated, Combined and Mitigated Un-Licensed Frequency WCFs | Certificate of Compliance |
| Attached, Collocated, Combined and Mitigated Licensed Frequency WCFs    | Consultant Review         |

***The applicant proposes a 199-foot overall height WCF in an A-2 Agricultural district. Per the table in 86-665 this request is subject to the approval of a Conditional Use Permit.***

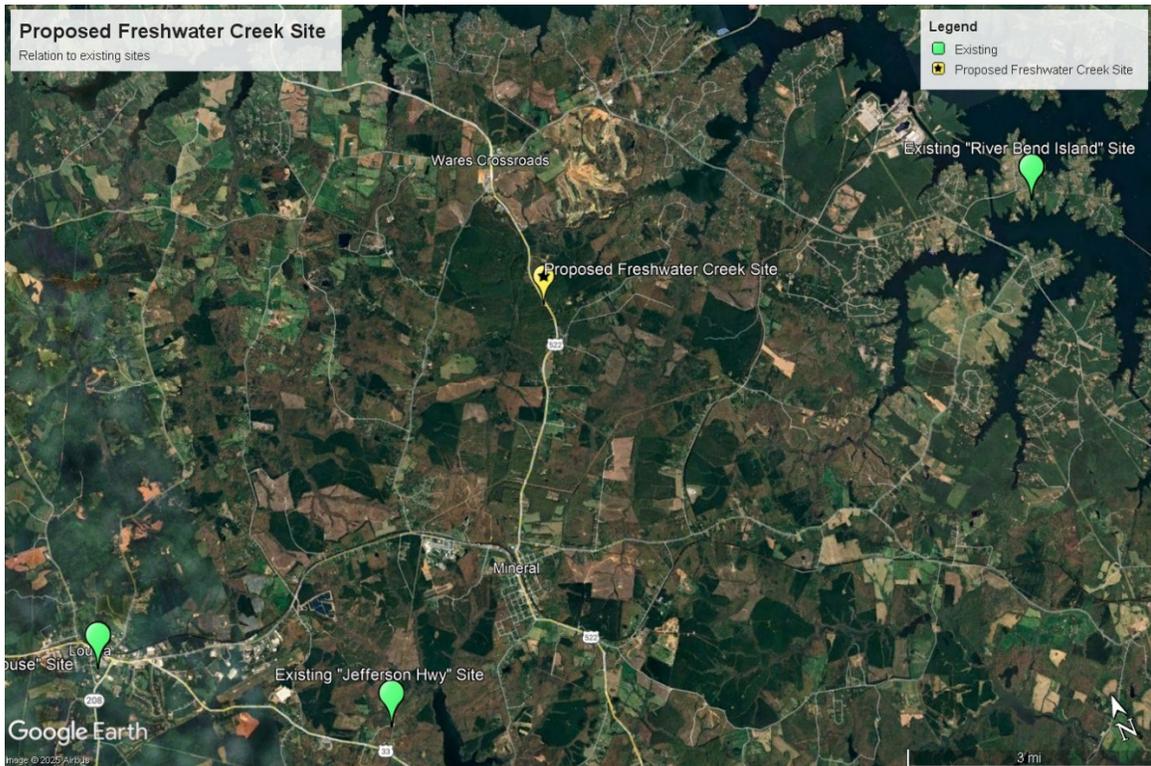
Sec. 86-666. Application requirements for WCF's for which a conditional use permit is required.

Where a use requires a conditional use permit or master plan approval pursuant to section 86-665, in addition to meeting any application requirements contained in section 86-43 of this Code, such application must include:

(1) Statement of justification. No new freestanding WCF shall be permitted unless the applicant submits a statement of justification addressing the following considerations:

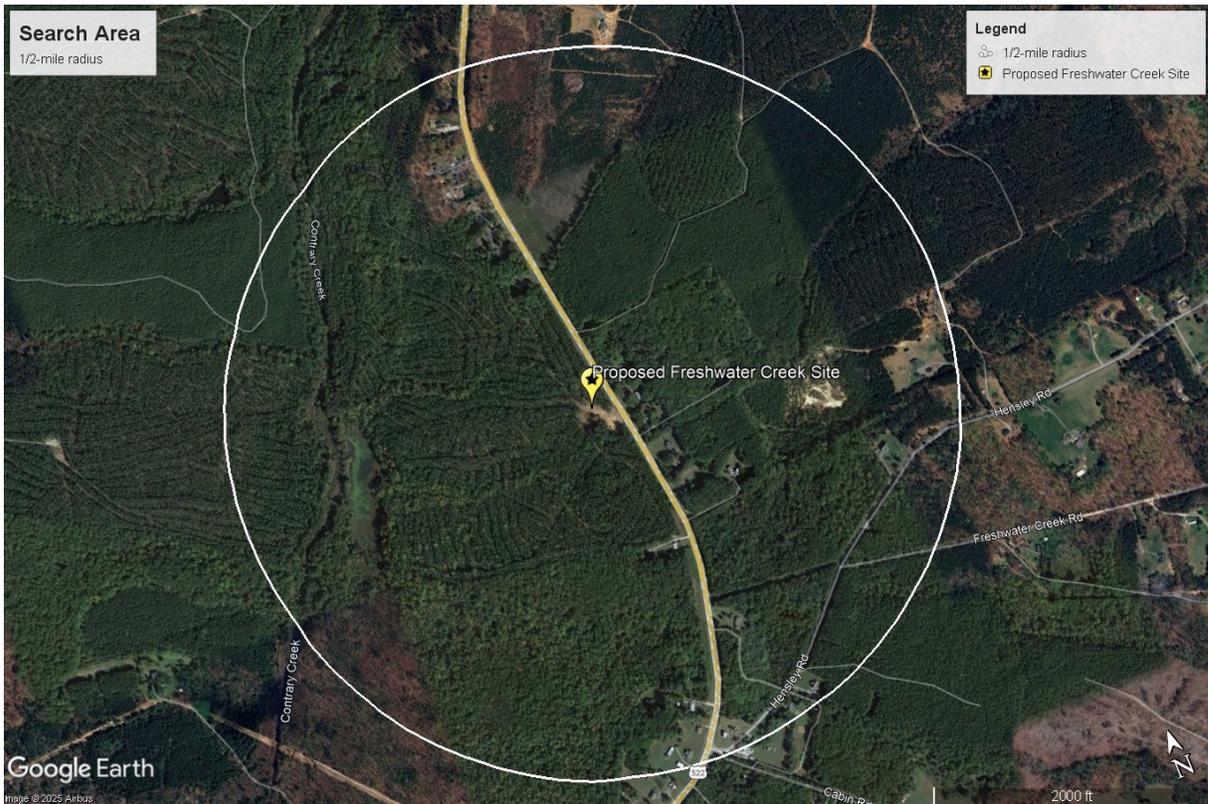
a. A justification of the geographic search area chosen.

***The search area was identified by Verizon radio engineers as an area of Louisa County with low to marginal service located midway between two existing facilities. The search area is located between the "River Bend Island" facility 6 miles to the east, and the "Jefferson Hwy" facility 5.4 miles to the south. RF engineers determined a new facility at this location is required to achieve network coverage objectives. See map of existing facilities:***



- b. A report and supporting technical data demonstrating that all antenna attachments and collocations, including all potentially useable electric utility distribution towers and other elevated structures within the proposed service area and alternative antenna configurations have been examined and found unacceptable. The report should include reasons existing facilities such as utility distribution systems and other elevated structures are not acceptable alternatives to a new freestanding WCF. The report regarding the adequacy of alternative existing facilities or the mitigation of existing facilities to meet the applicant's need or the needs of service providers indicating that no existing wireless communications facility could accommodate the applicant's proposed facility.

***The character of the search area is rural residential and vacant/forested land. There are no electric utility distribution towers or other elevated structures in the search area. The proposed new support structure is necessary due to the lack of existing support structures in the area. See map showing ½-mile radius search area:***



c. Why no existing wireless communications facilities located within the geographic search area meet the applicant's engineering requirements.  
***There are no existing wireless communications facilities located within the geographic search area.***

d. Technical data included in the report shall include certification by a registered professional engineer licensed in the Commonwealth of Virginia or other qualified professional, which qualifications shall be included, regarding service gaps or service expansions that are addressed by the proposed WCF, and accompanying maps and calculations demonstrating the need for the proposed WCF.  
***The proposed facility will provide coverage in the vicinity of VA-522 between Mineral and Wares Crossroads, which currently has low to marginal wireless coverage. The applicant notes the following regarding maps, calculations, and other proprietary business information:***

***Va. Code § 15.2-2316.4:2 provides as follows:***

***"A. In its receiving, consideration, and processing of a complete application submitted under subsection A of § 15.2-2316.4:1 or for any zoning approval required for a standard process project, a locality shall not:***

***2. Require an applicant to provide proprietary, confidential, or other business information to justify the need for the project, including propagation maps and telecommunications traffic studies..."***

e. At least one letter of commitment from a wireless communications provider committing to locate on the new freestanding WCF.  
***The applicant for the proposed WCF is Verizon Wireless and they will occupy the highest level of the structure.***

- (2) Location and geographic search area. A vicinity map delineating the location and classification of all major public or private streets and rights-of-way, driveways, public parking areas, pedestrian ways, trails and bikeways within 500 feet of the subject property's boundary, including zoning district boundaries and the geographic search area overlaid on the map, together with a list of property owners within 1,000 feet in agriculturally zoned (A-1 and A-2 districts) and 500 feet in all other districts of the subject property and keyed to the map. The map shall be prepared at a scale sufficient to clearly identify the required features. A list compiled from Louisa County tax assessment records shall be sufficient compliance with this requirement.

***The applicant has provided a vicinity map on Sheet Z-1 of the plans and a list of property owners within 1,000 feet of the subject property, which is an A-2 zoned district.***

- (3) Visual impact. The applicant shall provide simulated photographic evidence of the proposed WCF's appearance from any and all residential dwellings or lots within 1,000 feet or vantage points approved by the community development department including the facility types the applicant has considered and the impact on adjacent properties including:

- a. Overall height.
- b. Configuration.
- c. Physical location.
- d. Mass and scale.
- e. Materials and color.
- f. Illumination.
- g. Architectural design.

***The applicant conducted a balloon test on April 30, 2025. A red balloon, three feet in diameter, was raised to a height of 199 feet from the proposed monopole location. The balloon was then photographed from the public right of way in front of the surrounding residential lots. The applicant has provided a photo simulation package developed from the balloon test depicting the visual impact of the proposed facility on the surrounding area.***

The applicant shall provide a statement as to the potential visual and aesthetic impacts of the proposed WCF on all adjacent residential zoning districts. Concealed and monopole-type structures are preferred.

***The proposed facility will be 199 feet tall and therefore will be visible from some parts of the surrounding area. However, the facility will be of a monopole design that presents a slim profile; it will be finished in a neutral, matte galvanized steel color; the FAA will not require illumination; and the equipment compound will be screened by an opaque fence. These design features along with the wooded character of the surrounding area will minimize the visual impact on the area. The visual study conducted during the balloon test on April 30, 2025 demonstrated the tower will generally not be visible from the surrounding area except from the closest area along Zachary Taylor Hwy.***

- (4) Height. It is intended that all new WCFs be 199 feet or less in height. Under no circumstance shall any WCF exceed 300 feet. All new WCFs in excess of 199 feet shall be subject to the following additional requirements:

- a. Evidence that the WCF service area will be so substantially compromised that there would be a requirement of additional WCFs within a distance of two miles.
- b. The WCF shall be designed to allow for a future reduction of elevation to no more than 199 feet, or the replacement of the WCF with a monopole-type structure at such time as the wireless network had developed to the point that such heights can be justified.

***The proposed WCF is 199 feet tall and is in compliance with this section.***

- (5) Design for collocation. All freestanding WCFs should be engineered and constructed to accommodate collocation.

***The proposed WCF will be designed with structural capacity to accommodate collocation at five (5) levels of the monopole.***

(6) Certificate of conformance with FAA regulations. Proof of compliance and documentation of the manner of compliance with 14 C.F.R. Part 77, subpart C, "Standards for Determining Obstructions to Air Navigation or Navigational Aids or Facilities."

***The applicant has provided a report from the FAA Notice Criteria Tool showing the structure does not exceed notice requirements of the FAA. The applicant has also provided an FCC TOWAIR report showing notice is not required and there are no airports within five (5) miles of the structure.***

(7) Conformance with comprehensive plan. All applications must show conformance with the Louisa County Comprehensive Plan.

***The Louisa County Comprehensive Plan lays out strategies for growth in Chapter 3: Land Use. The Land Use Plan identifies guiding principle 1. to preserve and protect the County's rural heritage. The proposed WCF is located in an area designated as Rural on the County's Future Land Use Map. The Plan denotes Rural Values and Character in 3.1.1 to include the importance of agriculture, forestry, hunting, and fishing, as well as having jobs that residents can work close to home.***

***The approval of this Conditional Use request would allow the expansion of high-quality wireless communications that would support existing and future residents, agriculture, and rural activities, all of which increasingly rely on communications infrastructure for everyday life. Wireless communications enable remote work, support advanced agricultural applications, improve processes for commercial business. In addition, the proposed WCF would provide effective access to 911 first responders: fire; EMS; police.***

***Current and future rural residents in the area would benefit from enhanced wireless communications, while experiencing little impact from the facility. The proposed wireless communications facility would therefore support, and not conflict with Louisa County's Comprehensive Plan.***

(8) Site plan required. WCFs greater than 100 feet in height must comply with article IV, division II of this chapter. ***The applicant acknowledges compliance with this section.***

Sec. 86-667. Conditional use permit requirements.

Where a conditional use permit is required under the provisions of section 86-665, the following provisions shall apply. To the extent necessary to comply with the policies of the county comprehensive plan, an application pursuant to chapter 86 of this Code may be processed and acted upon simultaneously with the process set forth below. The conditional use permit approval process shall generally follow the process set forth in section 86-43 of this Code, with the following additional procedures:

(1) Pre-application meeting. Prior to submitting a conditional use permit application, the applicant shall meet with county staff to discuss the process and requirements of the County Code and the comprehensive plan. At the time of the pre-application meeting, the applicant shall demonstrate that the following notice was mailed via certified U.S. Mail, postage prepaid, to all other wireless service providers licensed to provide service within the county:

"Pursuant to the Louisa County Zoning Ordinance, article I, division V, we are hereby providing you with notice of our intent to meet with county staff in a pre-application meeting to discuss the location of a freestanding wireless communications facility that would be located at \_\_\_\_\_ (physical address, latitude and longitude, Louisa County tax map number). In general, we plan to construct a support structure \_\_\_\_\_ feet in height for the purpose of providing \_\_\_\_\_ (type of service). Please inform county staff if you have any desire to place additional wireless facilities or equipment within a two-mile radius of the proposed facility. Please provide both us and county staff with such

information within 20 business days of receipt of this letter. Your cooperation is sincerely appreciated. Sincerely,  
\_\_\_\_\_ (name of applicant)."

***The applicant met with county staff for a pre-application meeting on April 1, 2025 to discuss the proposed WCF. The applicant provided U.S. Postal Service registered mail receipts as evidence that the above statement was mailed to other wireless providers prior to the meeting. Those receipts are included in this application.***

(2) Balloon test. For WCF's proposed to be greater than 100 feet in height; the applicant shall carry out a balloon test prior to submittal of a conditional use permit application. The applicant shall arrange to raise a colored balloon no less than three feet in diameter to the maximum height of the proposed WCF and within 50 horizontal feet of the proposed antenna support structure.

The applicant shall inform county staff and abutting property owners of the date and time of balloon test in writing at least 14 days in advance. The applicant shall cause the date, time, and location of the balloon test to be advertised in a newspaper of general circulation at least seven but no more than 14 days prior to the test date. The balloon shall be flown for at least four consecutive hours during daylight hours on the date chosen. The applicant shall record the weather during the balloon test.

***The applicant conducted a balloon test on April 30, 2025 from 8 a.m. until 12 p.m. Written notice of the date and time of the balloon test was mailed to adjacent property owners and sent by electronic mail to county staff and officials on April 11, 2025. A legal notice of the balloon test was published in the April 17, 2025 edition of the Central Virginian newspaper. Copies of the notice letters and affidavit of legal notice are included in this application. The applicant satisfied the criteria for public notice in this subsection.***

(3) Planning commission. The planning commission shall hold a public hearing following notice and advertisement as set forth in Code of Virginia, § 15.2-2204 and make a recommendation to the board of supervisors within 90 days of the date of application, unless the applicant agrees in writing to an extension of the time for a recommendation. Failure to make a recommendation will be construed to be a recommendation of approval to the board of supervisors.

(4) Board of supervisors. Following recommendation of the planning commission, the board of supervisors shall hold a public hearing following notice and advertisement as set forth in Code of Virginia, § 15.2-2204 and approve or disapprove the application.

(5) Final site plan approval.

State law reference(s)— Code of Virginia, §§ 15.2-2204, 15.2-2285(B); 47 U.S.C. § 332(c)(7)(B)(ii).

***The applicant notes compliance with subsections (3), (4), and (5) above.***

Sec. 86-668. Certificate of compliance or special use permit requirements.

***This section is not applicable to this application.***

Sec. 86-669. Uses for which no conditional use permit or special use permit is required.

***This section is not applicable to this application.***

Sec. 86-670. Exempt installations.

***This section is not applicable to this application.***

Sec. 86-671. Mitigation and replacements.

***This section is not applicable to this application.***

Sec. 86-672. Development standards for attached, collocated, and combined licensed frequency WCF's.

***This section is not applicable to this application.***

Sec. 86-673. Setbacks.

New freestanding WCFs and equipment compounds shall be subject to the setbacks prescribed in this section.

- (1) WCFs are subject to the accessory structure setbacks for side and rear yards applicable to the zoning district in which they are located, subject to the provisions contained in this section.  
***The proposed WCF is located in an A-2 Agricultural district. The side yard setback in this district is 20 feet and the rear yard setback is 35 feet. The closest side parcel line to the proposed equipment compound is the front parcel line, 1,031 feet to the south. The rear parcel line is 6,790 feet from the proposed compound. The facility is in compliance with the district setbacks.***
- (2) For freestanding antenna support structures, if the antenna support structure is to be constructed using breakpoint design technology, the minimum distance from the nearest occupied residential structure, whether or not it is located on the same parcel, must be equal to or greater than 100 percent of the distance from the top of the structure to the breakpoint level of the structure.  
***The proposed 199' WCF will be constructed using breakpoint design technology with an engineered breakpoint at the 49' level of the monopole. The distance from the top of the structure to the breakpoint is 150'. The nearest occupied residential structure is 334'-10" to the east. The proposed facility is in compliance with the required minimum setback to a dwelling.***
- (3) Certification by a registered professional engineer licensed by the commonwealth of the breakpoint design and the design's fall radius must be provided together with the other information required herein from an applicant. The property owner may request a waiver to this requirement as a part of the conditional use permit or special use permit process.  
***The applicant has provided a letter from NB+C Engineers, stamped by Professional Engineer Erik Bowers and dated May 8, 2025 certifying the breakpoint design and fall radius of the proposed support structure.***
- (4) For freestanding antenna support structures, if the antenna support structure has not been constructed using breakpoint design technology, the minimum distance from the nearest occupied residential structure must be equal to or greater than 110 percent of the height of the proposed antenna support structure.  
***This subsection is not applicable to this application due to the structure being designed with breakpoint technology.***
- (5) Notwithstanding the provisions of section 86-18 of this Code, the road setback for pole-mounted wireless communication facilities in all districts shall be 25 feet from the edge of the easement or right-of-way line. All roads shall be deemed to have a minimum right-of-way width of 50 feet and setbacks should be measured accordingly from the edge of the right-of-way.  
***The proposed monopole will be set back 162 feet from the Zachary Taylor Hwy right-of-way edge and is in compliance with this subsection.***
- (6) The setback provisions of section 86-18.1 of this Code are not affected by this subsection.  
***Section 86-18 of the Code is Reserved***
- (7) An attached, collocated, or combined WCF is subject to the setbacks of the structure to which it is attached. If the structure has a lawfully nonconforming setback, then such lawfully nonconforming setback prevails.  
***This subsection is not applicable to this application.***

Sec. 86-674. Development standards for freestanding antenna support structures greater than one hundred feet in height.

- (a) Setbacks. New freestanding WCFs and equipment compounds shall be subject to the setbacks prescribed below:

(1) If the antenna support structure has been constructed using breakpoint design technology (section 86-13, definitions), the minimum setback distance shall be equal to 100 percent of the distance from the top of the structure to the highest breakpoint level of the structure.

***The proposed 199-foot facility will have an engineered breakpoint at the 49-foot level of the structure. The distance from the top of the structure to the breakpoint is 150 feet, which establishes the setback distance. The monopole will be located 162'-3" from the front parcel line, and is in compliance with the minimum setback requirement of this subsection.***

(2) Certification by a registered professional engineer licensed by the State of Virginia of the breakpoint design and the design's fall radius must be provided together with the other information required herein from an applicant.

***The applicant has provided a letter from NB+C Engineers, stamped by Professional Engineer Erik Bowers and dated May 8, 2025 certifying the breakpoint design and fall radius of the proposed support structure.***

(3) If the antenna support structure has not been constructed using breakpoint design technology, the minimum setback distance shall be equal to 110 percent of the height of the proposed antenna support structure.

***This subsection is Not Applicable to this application because the proposed antenna support structure will use breakpoint design technology.***

(4) However, in all instances, the minimum setback distance from the setback line of any residentially zoned property, with an inhabited residence or proposed residences, shall be at least 200 percent of the height of the entire proposed structure.

***The 200 percent setback distance of the 199' structure is 398'. The nearest residentially zoned property is approximately 850 feet to the north and is zoned R-2 and identified as Parcel ID 28 7 1 owned by Daphne A Mullins. The proposed WCF is in compliance with this subsection.***

(b) Equipment cabinets. Cabinets shall not be visible from the path of travel on the nearest public or private road. Cabinets may be provided within the principal building, behind a screen on a rooftop, or on the ground within the fenced-in and screened equipment compound.

***All equipment cabinets will be concealed behind planted landscape screening and will not be visible from outside the equipment compound.***

(c) Fencing. All equipment compounds shall be enclosed with a fence, or wall, and gate, at least six feet in height.

***The applicant is proposing a six (6)-foot fence, topped with an additional one (1)-foot of barbed wire strand as an anti-climbing device.***

(d) Screening buffers. A screening buffer, with a minimum buffer width of ten feet, shall be provided around all antenna support structures and equipment compounds. Screening shall meet the following standards:

(1) Landscaping consisting of one evergreen tree every ten linear feet on average, or an eight-foot tall opaque fence and gate(s), subject to the following standards:

- a. No invasive plant species may be planted.
- b. Required evergreen trees shall be planted at a minimum height of six feet.
- c. More than one species of tree shall be used when planting a landscape screen.
- d. Fences shall be constructed of wood, wrought iron, or masonry materials.
- e. Fences used to meet the screening requirements of this subsection may be counted towards meeting the requirement of subsection (b).

(2) An evergreen hedge row planted adjacent to any road, street, or private lane, subject to the following criteria:

- a. No invasive species may be planted.
- b. Required shrubs shall be planted at a minimum height of 24 inches tall or minimum container size of three gallons.
- c. More than one species of shrub shall be used.

(3) When existing site conditions restrict or significantly limit the implementation of the above design standards or substantially comply with the above standards, an alternative design may be accepted by the zoning administrator, provided that it substantially complies with this subsection.

***The applicant is proposing planted landscape screening in compliance with this subsection and details are shown on Sheets L-1 and L-2 of the Plans.***

(e) Signage. Commercial messages shall not be displayed on any WCF. In addition to the provisions of article VI of chapter 86 of this Code, noncommercial signage shall be subject to the following:

(1) The only signage that is permitted upon an antenna support structure, equipment cabinets, or fence shall be informational, and for the purpose of identifying the antenna support structure (such as ASR registration number), as well as the party responsible for the operation and maintenance of the facility; i.e., the address and telephone number, security or safety signs, and property manager signs (if applicable).

***The applicant affirms compliance with this subsection.***

(2) If more than 220 voltage is necessary for the operation of the facility and is present in a ground grid or in the antenna support structure, signs located every 20 feet and attached to the fence or wall shall display in large, bold, high contract letters (minimum height of each letter four inches) the following: "HIGH VOLTAGE - DANGER."

***The applicant affirms compliance with this subsection.***

(f) Lighting. Lighting on WCFs shall not exceed the Federal Aviation Administration (FAA) minimum standards. All other lighting shall be subject to the following requirements:

(1) Any lighting required by the FAA must be of the minimum intensity and number of flashes per minute (i.e., the longest duration between flashes) allowable by the FAA. Dual lighting standards are required and strobe light standards are prohibited unless required by the FAA. The lights shall be oriented so as not to project directly onto surrounding property, consistent with FAA requirements.

(2) Any security lighting for on-ground facilities and equipment shall be in compliance with dark sky lighting standards as approved by the County.

***Due to the 199-foot overall height of the support structure no lighting is required by the FAA, and the applicant affirms no lighting will be placed on the support structure. The applicant affirms any lighting within the equipment compound will comply with this subsection.***

(g) Equipment compound. An equipment compound shall not be used for the storage of any excess equipment or hazardous materials. No outdoor storage yards shall be allowed in a WCF equipment compound, nor shall compound be used as habitation.

***The applicant affirms compliance with this subsection.***

(h) Compliance with federal standards. All WCFs must at all times comply with all state and federal standards for interference protection and emissions of electromagnetic radiation.

***The applicant affirms compliance with this subsection.***

(i) Sounds. No unusual sound emissions such as alarms, bells, buzzers, or the like are permitted. Generators shall not be stored or operated at WCFs except during power outages.

***The applicant affirms compliance that no unusual sounds will be emitted from the compound. Verizon Wireless, and possibly future collocators, will install a sound-attenuated 30kW diesel emergency backup power generator that will operate in the case of electrical power failure. The generator will also cycle periodically to test functionality, generally twice per month for a period of 30 minutes. This equipment testing is necessary to ensure communications availability in emergency situations such as storms when citizens and emergency responders must have access to wireless networks.***

(j) Parking. One parking space is required for each antenna support structure or equipment compound. The space must be provided within the leased area, the equipment compound, or the development area shown on the site plan.

***The applicant has made provision for a flexible turnaround area that may be used for parking, shown on Sheet C-1 of the Plans.***

Sec. 86-675. Abandoned and nuisance structures.

(a) Owner's responsibility. It is the responsibility of the owner of a wireless communication facility to maintain it in safe and usable condition and remove it once its useful life has ended. The board of supervisors finds and declares that wireless communication facilities that fall into disrepair and become unsafe are a danger to the public health, safety, and general welfare.

(b) Notice to repair. If the county determines that a wireless communication facility is in unsafe condition, the county administrator may issue a written notice to the owner of the wireless communication facility or the property on which it is located, or both, demanding that the nuisance be abated within 30 days or such period of time as the county building official may determine is reasonable.

(c) Abatement of nuisance by judicial action. If a wireless communication facility is in unsafe condition and the owner does not abate the nuisance in accordance with subsection (b) above, the county attorney may institute action in the appropriate court to enjoin the nuisance. This subsection does not in any way limit other remedies that the county may pursue.

(d) Immediate nuisance. Notwithstanding the provisions of subsections (b) and (c) above, if the county building official determines that a wireless communication facility presents an imminent and immediate threat to life or property, then the county administrator may cause such facility to be abated, razed, or removed, and the county attorney may institute action in the appropriate court to recover necessary costs incurred for the removal and for any public emergency services reasonably required to abate the nuisance.

State law reference(s)—Code of Virginia, § 15.2-900.

***The applicant affirms compliance with this section.***

Secs. 86-676—86-681. Reserved

**Conclusion:**

Verizon Wireless is confident that the proposed Wireless Communication Facility meets the Land Development Regulations' criteria for approval of Conditional Use Permits and is in accord with the goals and objectives set forth in Louisa County's Comprehensive Plan. Approval of this application will support the provision of Verizon's full range of wireless communications and data services within an area of the County that currently needs greater access to high quality voice, data and broadband services. While this facility will directly benefit customers in close proximity to this site, it will also facilitate greater improvements to Verizon's overall network in Louisa County by offloading strains on other existing facilities in nearby areas. This is because the total number of users who are relying on services currently provided by neighboring on-air sites will be reduced, which means those sites will then have fewer users that are competing for access to the network.

The tower serving this facility will meet the County's design preferences of a galvanized finish and it will also employ a monopole structural design, which has a smaller profile than self-supporting lattice structures. The base station cabinet, generator and H-frame stand will be screened from off-site views by the planted landscape screening. Therefore, it will not impose any unexpected, adverse impacts upon the neighboring properties or the adjacent roadways.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart P. Squier". The signature is fluid and cursive, with a large initial "S" and "P".

Stuart P. Squier, AICP  
GDNsites  
Site Development Consultant to Verizon Wireless



Know what's below.  
Call before you dig.

# Exhibit C



## SITE NAME: FRESHWATER CREEK SITE NUMBER: US-VA-5149

VA ROUTE 522  
LOUISA, VA 23093  
LOUISA COUNTY

### SITE INFORMATION

|   |   |
|---|---|
| PROJECT DESCRIPTION:                      | RAWLAND: PROPOSED INSTALLATION OF TELECOMMUNICATIONS TOWER AND RELATED EQUIPMENT WITHIN SECURED COMPOUND. |
| SITE ADDRESS:                             | VA ROUTE 522<br>LOUISA, VA 23093  |
| LATITUDE (NAD 83):<br>LONGITUDE (NAD 83): | 38° 03' 8.0844" (38.0522457°)<br>77° 52' 51.3437" (-77.8809288°)  |
| GROUND ELEVATION:                         | 400.0± AMSL   |
| JURISDICTION:                             | LOUISA COUNTY   |
| ZONING:                                   | A2 (AGRICULTURAL)   |
| PARCEL ID:                                | 28 97F  |
| PARCEL AREA:                              | 772.32± ACRES   |
| PARCEL OWNER:                             | GILMAN, WILLIAM H & MICHELLE<br>13280 FERN RUN RD<br>MONTPELIER, VA 23192                                 |
| TOWER OWNER:                              | VERIZON WIRELESS<br>1831 RADY COURT<br>RICHMOND, VA 23222   |
| MAGISTERIAL DISTRICT:                     | DISTRICT 16   |
| VOTING DISTRICT:                          | 400 - MINERAL   |
| STRUCTURE TYPE:                           | MONOPOLE  |
| HEIGHT OF STRUCTURE:                      | 195.0± AGL  |
| OVERALL HEIGHT OF STRUCTURE:              | 199.0± AGL  |
| TOWER FALL ZONE:                          | 150'  |
| TOTAL LEASE AREA:                         | 5,625± SQ. FT.  |
| TOTAL AREA OF DISTURBANCE:                | 6,750± SQ. FT.  |
| POWER PROVIDER:                           | RAPPAHANNOCK ELECTRIC (540) 898-8500  |
| TELCO PROVIDER:                           | CENTURY LINK (866) 642-0444   |

### EMERGENCY INFORMATION:

|                           |                |
|---------------------------|----------------|
| FIRE & RESCUE DEPARTMENT: | (540) 894-5660 |
| POLICE OFFICE:            | (540) 967-1234 |

### PROJECT TEAM

|                          |   |
|--------------------------|---|
| PROJECT MANAGEMENT FIRM: | GDN<br>NATHAN HOLLAND<br>(757) 305-8420   |
| ENGINEERING FIRM:        | NB+C ENGINEERING SERVICES, LLC.<br>120 EASTSHORE DRIVE, SUITE 300<br>GLEN ALLEN, VA 23059<br>(804) 548-4079 |

### VICINITY MAP



### DIRECTIONS

FROM RICHMOND INTERNATIONAL AIRPORT:  
START EAST AND USE THE RIGHT LANE TO MERGE ONTO S AIRPORT DRIVE; USE THE RIGHT LANE TO MERGE ONTO I-64 W VIA THE RAMP TO I-95 / RICHMOND; MERGE ONTO I-64 W AND IN 10.3 MILES USE THE RIGHT 2 LANES TO TURN SLIGHTLY RIGHT TO STAY ON I-64 W; IN 27.4 MILES TAKE EXIT 159 FOR US-522 TOWARD GUM SPRING / MINERAL; IN 0.3 MILES TURN RIGHT ONTO U-522 N; IN 14.6 MILES TURN LEFT ONTO US-33 W / US-522 N; IN 0.6 MILES TURN RIGHT ONTO US-522 N / PENDLETON RD; IN 3.2 MILES CONTINUE STRAIGHT ONTO MINERAL AVE; IN 0.7 MILES TURN RIGHT ONTO E 1ST ST AND THEN LEFT ONTO U-522 N / LOUISA AVE; IN 3.4 MILES THE DESTINATION WILL BE ON THE LEFT.

### CODE COMPLIANCE

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.
- 2021 VIRGINIA CONSTRUCTION CODE
  - 2020 NATIONAL ELECTRICAL CODE
  - 2021 NFPA 101, LIFE SAFETY CODE
  - 2021 VIRGINIA STATEWIDE FIRE PREVENTION CODE
  - AMERICAN CONCRETE INSTITUTE
  - AISC MANUAL OF STEEL CONSTRUCTION 15TH EDITION
  - ANSI/TIA-222-H
  - TIA 607
  - INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
  - IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
  - TELCORDIA GR-1275
  - ANSI/T 311

### APPROVAL BLOCK

|                      |      | APPROVED                 | APPROVED AS NOTED        | DISAPPROVED /REVISE      |
|----------------------|------|--------------------------|--------------------------|--------------------------|
| VERTICAL BRIDGE      | DATE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| SITE ACQUISITION     | DATE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| CONSTRUCTION MANAGER | DATE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ZONING               | DATE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| RF ENGINEERING       | DATE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### DRAWING INDEX

|      |                                 |
|------|---------------------------------|
| T-1  | TITLE SHEET                     |
| T-2  | GENERAL NOTES                   |
| EE-1 | EASEMENT EXHIBIT                |
| EE-2 | EASEMENT EXHIBIT                |
| Z-1  | SITE PLAN                       |
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| Z-3  | ENLARGED SITE PLAN              |
| C-1  | COMPOUND PLAN                   |
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| S-1  | CONSTRUCTION DETAILS            |
| S-2  | FENCE DETAILS I                 |
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### DO NOT SCALE DRAWINGS

THESE DRAWINGS ARE FORMATTED TO BE SCALED AT FULL SIZE (22"X34") AND MAY NOT SCALE WHEN PRINTED AT OTHER SIZES. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER / ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

ENGINEERING FIRM

**TOTALLY COMMITTED.**  
NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
(804) 548-4079

APPLICANT

1831 RADY COURT  
RICHMOND, VA 23222

SITE INFORMATION

FRESHWATER CREEK  
VERIZON RAWLAND  
SITE #: US-VA-5149  
NB+C PROJECT #: 100912  
VA ROUTE 522  
LOUISA, VA 23093  
LOUISA COUNTY

DESIGN RECORD

| REV | DATE     | DESCRIPTION     | BY  |
|-----|----------|-----------------|-----|
| 2   | 05/08/25 | REVISED         | KLB |
| 1   | 03/24/25 | REVISED         | KLB |
| 0   | 03/12/25 | FINAL ZDS       | AA  |
| A   | 02/24/25 | PRELIMINARY ZDS | AA  |

PROFESSIONAL STAMP



ENGINEER

JOHN A. DAUGHTREY III, P.E.  
VIRGINIA PROFESSIONAL ENGINEER  
LICENSE #0402052122

SHEET TITLE

**TITLE SHEET**

SHEET NUMBER

**T-1**

**SITE ACTIVITY REQUIREMENTS:**

- PRIOR TO THE START OF CONSTRUCTION, ALL REQUIRED JURISDICTIONAL PERMITS SHALL BE OBTAINED. THIS INCLUDES, BUT IS NOT LIMITED TO, BUILDING, ELECTRICAL, MECHANICAL, FIRE, FLOOD ZONE, ENVIRONMENTAL AND ZONING. AFTER ONSITE ACTIVITIES AND CONSTRUCTION ARE COMPLETED, ALL REQUIRED PERMITS SHALL BE SATISFIED AS CLOSED OUT ACCORDING TO LOCAL JURISDICTIONAL REQUIREMENTS.
- ALL CONSTRUCTION MEANS AND METHODS, INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREON, AND SHALL MEET ANIS/ASSE A10.48 (LATEST EDITION); FEDERAL, STATE, AND LOCAL REGULATIONS; AND ANY APPLICABLE INDUSTRY CONSENSUS STANDARDS RELATED TO THE CONSTRUCTION ACTIVITIES BEING PERFORMED. ALL RIGGING PLANS SHALL ADHERE TO ANIS/ASSE A10.48 (LATEST EDITION) AND THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION, TO CERTIFY THE SUPPORTING STRUCTURE(S) IN ACCORDANCE WITH ANSI/TIA-322 (LATEST EDITION).
- ALL SITE WORK TO COMPLY WITH OAS-STD-10068 "INSTALLATION STANDARDS FOR CONSTRUCTION ACTIVITIES" STANDARD FOR INSTALLATION OF MOUNTS AND APPURTENANCES, AND LATEST VERSION OF ANSI/TIA-1019-A-2012 "STANDARD FOR INSTALLATION, ALTERATION, AND MAINTENANCE OF ANTENNA SUPPORTING STRUCTURES AND ANTENNAS."
- IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION B) CONFINED SPACE C) ELECTRICAL SAFETY D) TRENCHING AND EXCAVATION E) CONSTRUCTION SAFETY PROCEDURES.
- ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS, LATEST APPROVED REVISION.
- CONTRACTOR SHALL KEEP THE SITE FREE FROM ACCUMULATING WASTE MATERIAL, DEBRIS, AND TRASH AT THE COMPLETION OF THE WORK. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, TOWER OWNER AND/OR LOCAL UTILITIES.
- THE CONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE REQUIRED BY LOCAL JURISDICTION AND SIGNAGE REQUIRED ON INDIVIDUAL PIECES OF EQUIPMENT, ROOMS, AND SHELTERS.
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE CARRIER'S EQUIPMENT AND TOWER AREAS.
- THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE CONSTRUCTION DRAWINGS AND/OR PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

**GROUNDING NOTES:**

- ALL GROUND ELECTRODE SYSTEMS (INCLUDING TELECOMMUNICATIONS, RADIO, LIGHTNING PROTECTION AND AC POWER GES'S) SHALL BE BONDED TOGETHER AT OR BELOW GRADE, BY TWO OR MORE COPPER BONDING CONDUCTORS IN ACCORDANCE WITH THE NEC.
- THE CONTRACTOR SHALL PERFORM IEEE FALL-OF-POTENTIAL RESISTANCE TO EARTH TESTING (PER IEEE 1100 AND 81 STANDARDS) FOR GROUND ELECTRODE SYSTEMS, THE CONTRACTOR SHALL FURNISH AND INSTALL SUPPLEMENTAL GROUND ELECTRODES AS NEEDED TO ACHIEVE A TEST RESULT OF 5 OHMS OR LESS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY SEQUENCING GROUNDING AND UNDERGROUND CONDUIT INSTALLATION AS TO PREVENT ANY LOSS OF CONTINUITY IN THE GROUNDING SYSTEM OR DAMAGE TO THE CONDUIT AND PROVIDE TESTING RESULTS.
- METAL CONDUIT AND TRAY SHALL BE GROUND AND MADE ELECTRICALLY CONTINUOUS WITH LISTED BONDING FITTINGS OR BY BONDING ACROSS THE DISCONTINUITY WITH #6 AWG COPPER WIRE UL APPROVED GROUNDING TYPE CONDUIT CLAMPS.
- METAL RACEWAY SHALL NOT BE USED AS THE NEC REQUIRED EQUIPMENT GROUND CONDUCTOR. STRANDED COPPER CONDUCTORS WITH GREEN INSULATION, SIZED IN ACCORDANCE WITH THE NEC, SHALL BE FURNISHED AND INSTALLED WITH THE POWER CIRCUITS TO BTS EQUIPMENT.
- EACH CABINET FRAME SHALL BE DIRECTLY CONNECTED TO THE MASTER GROUND BAR WITH GREEN INSULATED SUPPLEMENTAL EQUIPMENT GROUND WIRES, #6 AWG STRANDED COPPER OR LARGER FOR INDOOR BTS; #2 AWG BARE SOLID TINNED COPPER FOR OUTDOOR BTS.
- CONNECTIONS TO THE GROUND BUS SHALL NOT BE DOUBLED UP OR STACKED BACK TO BACK. CONNECTIONS ON OPPOSITE SIDE OF THE GROUND BUS ARE PERMITTED.
- ALL EXTERIOR GROUND CONDUCTORS BETWEEN EQUIPMENT/GROUND BARS AND THE GROUND RING SHALL BE #2 AWG SOLID TINNED COPPER UNLESS OTHERWISE INDICATED.
- ALUMINUM CONDUCTOR OR COPPER CLAD STEEL CONDUCTOR SHALL NOT BE USED FOR GROUNDING CONNECTIONS.
- USE OF 90° BENDS IN THE PROTECTION GROUNDING CONDUCTORS SHALL BE AVOIDED WHEN 45° BENDS CAN BE ADEQUATELY SUPPORTED.
- EXOTHERMIC WELDS SHALL BE USED FOR ALL GROUNDING CONNECTIONS BELOW GRADE.
- ALL GROUND CONNECTIONS ABOVE GRADE (INTERIOR AND EXTERIOR) SHALL BE FORMED USING HIGH PRESS CRIMPS.
- COMPRESSION GROUND CONNECTIONS MAY BE REPLACED BY EXOTHERMIC WELD CONNECTIONS.
- ICE BRIDGE BONDING CONDUCTORS SHALL BE EXOTHERMICALLY BONDED OR BOLTED TO THE BRIDGE AND THE TOWER GROUND BAR.
- APPROVED ANTIOXIDANT COATINGS (I.E. CONDUCTIVE GEL OR PASTE) SHALL BE USED ON ALL COMPRESSION AND BOLTED GROUND CONNECTIONS.
- ALL EXTERIOR GROUND CONNECTIONS SHALL BE COATED WITH A CORROSION RESISTANT MATERIAL.
- MISCELLANEOUS ELECTRICAL AND NON-ELECTRICAL METAL BOXES, FRAMES AND SUPPORTS SHALL BE BONDED TO THE GROUND RING, IN ACCORDANCE WITH THE NEC.
- BOND ALL METALLIC OBJECTS WITHIN 6FT OF MAIN GROUND RING WITH (1) #2 AWG BARE SOLID TINNED COPPER GROUND CONDUCTOR.
- GROUND CONDUCTORS USED FOR THE FACILITY GROUNDING AND LIGHTNING PROTECTION SYSTEMS SHALL NOT BE ROUTED THROUGH METALLIC OBJECTS THAT FORM A RING AROUND THE CONDUCTOR, SUCH AS METALLIC CONDUITS, METAL SUPPORT CUPS OR SLEEVES THROUGH WALLS OR FLOORS. WHEN IT IS REQUIRED TO BE HOUSED IN CONDUIT TO MEET CODE REQUIREMENTS OR LOCAL CONDITIONS, NON-METALLIC MATERIAL SUCH AS PVC CONDUIT SHALL BE USED. WHERE USE OF METAL CONDUIT IS UNAVOIDABLE (I.E., NONMETALLIC CONDUIT PROHIBITED BY LOCAL CODE) THE GROUND CONDUCTOR SHALL BE BONDED TO EACH END OF THE METAL CONDUIT.
- ALL GROUNDS THAT TRANSITION FROM BELOW GRADE TO ABOVE GRADE MUST BE #2 AWG BARE SOLID TINNED COPPER N 3/4" NON-METALLIC, FLEXIBLE CONDUIT FROM 24" BELOW GRADE TO WITHIN 3" TO 6" OF CAD-WELD TERMINATION POINT. THE EXPOSED END OF THE CONDUIT MUST BE SEALED WITH SILICONE CAULK. (ADD TRANSITIONING GROUND STANDARD DETAIL AS WELL).
- BUILDINGS WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE, THE CONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM, THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN #2/0 AWG COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM, THE BUILDING STEEL COLUMNS, LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATER LINE (FERROUS OR NONFERROUS METAL PIPING ONLY).

**CONCRETE, FOUNDATIONS, AND REINFORCING STEEL:**

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AC 301, AC 318, ACI 336, ASTM A184, ASTM A185 AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- UNLESS NOTED OTHERWISE, SOIL BEARING PRESSURE USED FOR DESIGN OF SLABS AND FOUNDATIONS IS ASSUMED TO BE 1000 PSF.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. NO MORE THAN 90 MINUTES SHALL PASS FROM BATCH TIME TO TIME OF PLACEMENT UNLESS APPROVED BY THE ENGINEER OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT EXCEED 90 DEGREE FAHRENHEIT AT TIME OF PLACEMENT.
- CONCRETE EXPOSED TO FREEZE-THAW CYCLES SHALL CONTAIN AIR ENTRAINING ADMIXTURES. AMOUNT OF AIR ENTRAINMENT TO BE BASED ON SIZE OF AGGREGATE AND F3 CLASS EXPOSURE (VERY SEVERE). CEMENT USED TO BE TYPE II PORTLAND CEMENT WITH A MAXIMUM WATER-TO-CEMENT RATIO (W/C) OF 0.45.
- ALL STEEL REINFORCING SHALL CONFORM TO ASTM A615, ALL WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A185. ALL SPLICES SHALL BE CLASS "B" TENSION SPLICES, UNLESS NOTED OTHERWISE. ALL HOOKS SHALL BE STANDARD 90° HOOKS, UNLESS NOTED OTHERWISE. YIELD STRENGTH (FY) OF STANDARD DEFORMED BARS ARE AS FOLLOW:  
#4 BARS AND SMALLER.....40 KSI  
#5 BARS AND LARGER.....60 KSI
- THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS:  
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH..... 3"  
CONCRETE EXPOSED TO EARTH OR WEATHER:  
#6 BARS AND LARGER.....2"  
#5 BARS AND SMALLER.....1-1/2"  
7. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:  
SLAB AND WALLS.....3/4"  
BEAMS AND COLUMNS.....1-1/2"
- A TOOLED EDGE OR A 3/4 CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4.

**GENERAL NOTES:**

- THESE DRAWINGS HAVE BEEN PREPARED USING STANDARDS OF PROFESSIONAL CARE AND COMPLETENESS NORMALLY EXERCISED UNDER SIMILAR CIRCUMSTANCES BY REPUTABLE ENGINEERS IN THIS OR SIMILAR LOCALITIES. ITS ASSUMED THAT THE WORK DEPICTED WILL BE PERFORMED BY AN EXPERIENCED CONTRACTOR AND/OR WORKPEOPLE WHO HAVE A WORKING KNOWLEDGE OF THE APPLICABLE CODE STANDARDS AND REQUIREMENTS AND OF INDUSTRY ACCEPTED STANDARD GOOD PRACTICE. AS NOT EVERY CONDITION OR ELEMENT IS (OR CAN BE) EXPLICITLY SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL USE INDUSTRY ACCEPTED STANDARD GOOD PRACTICE FOR MISCELLANEOUS WORK NOT EXPLICITLY SHOWN.
- THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE MEANS OR METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY FOR PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, BRACING, FRAMEWORK, SHORING, ETC. SITE VISITS BY THE ENGINEER OR HIS REPRESENTATIVE WILL NOT INCLUDE INSPECTION OF THESE ITEMS AND IS FOR STRUCTURAL OBSERVATION OF THE FINISHED STRUCTURE ONLY.
- NOTES AND DETAILS IN THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT, AND/OR AS PROVIDED FOR IN THE CONTRACT DOCUMENTS. WHERE DISCREPANCIES OCCUR BETWEEN PLANS, DETAILS, GENERAL NOTES, AND SPECIFICATIONS, THE GREATER, MORE STRICT REQUIREMENTS, SHALL GOVERN. IF FURTHER CLARIFICATION IS REQUIRED CONTACT THE ENGINEER OF RECORD.
- SUBSTANTIAL EFFORT HAS BEEN MADE TO PROVIDE ACCURATE DIMENSIONS AND MEASUREMENTS ON THE DRAWINGS TO ASSIST IN THE FABRICATION AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE DIMENSIONS, MEASUREMENTS, AND/OR CLEARANCES SHOWN IN THE CONSTRUCTION DRAWINGS PRIOR TO FABRICATION OR CUTTING OF ANY NEW OR EXISTING CONSTRUCTION ELEMENTS.
- IF IT IS DETERMINED THAT THERE ARE DISCREPANCIES AND/OR CONFLICTS WITH THE CONSTRUCTION DRAWINGS THE ENGINEER OF RECORD IS TO BE NOTIFIED AS SOON AS POSSIBLE
- PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE TOWER OWNER.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CARRIER AND TOWER OWNER PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
- CONTRACTOR IS TO PERFORM A SITE INVESTIGATION AND IS TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, TELCO AND FOR GROUNDING CABLES AS SHOWN IN THE POWER, TELCO, AND GROUNDING PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE TOWER OWNER.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
- CONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

ENGINEERING FIRM

**NB+C™**  
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
(804) 548-4079

APPLICANT

**verizon**

1831 RADY COURT  
RICHMOND, VA 23222

SITE INFORMATION

FRESHWATER CREEK  
VERIZON RAWLAND  
SITE #: US-VA-5149  
NB+C PROJECT #: 100912  
VA ROUTE 522  
LOUISA, VA 23093  
LOUISA COUNTY

DESIGN RECORD

| REV | DATE     | DESCRIPTION     | BY  |
|-----|----------|-----------------|-----|
| 2   | 05/08/25 | REVISED         | KLB |
| 1   | 03/24/25 | REVISED         | KLB |
| 0   | 03/12/25 | FINAL ZDS       | AA  |
| A   | 02/24/25 | PRELIMINARY ZDS | AA  |

PROFESSIONAL STAMP

ENGINEER

JOHN A. DAUGHTREY III, P.E.  
VIRGINIA PROFESSIONAL ENGINEER  
LICENSE #0402052122

SHEET TITLE

**GENERAL NOTES**

SHEET NUMBER

**T-2**

THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS FOR THE EXPRESS PURPOSE OF SHOWING PROPOSED LEASE AREAS.

**LEGAL DESCRIPTION OF A 30' ACCESS & UTILITIES EASEMENT**

A 30' ACCESS AND UTILITIES EASEMENT OVER AND ACROSS PARCEL A1, AS SHOWN IN PLAT BOOK 8 AT PAGE 2784, OF RECORD IN THE CLERK OF THE CIRCUIT COURTS OFFICE, LOUISA COUNTY, VIRGINIA; LYING ALONG THE WESTERLY RIGHT OF WAY OF US ROUTE 522, LOCALLY KNOWN AS ZACHARY TAYLOR HIGHWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHEASTERLY MOST CORNER OF LOT 1, RAVEN WOODS SUBDIVISION AS SHOWN ON SAID PLAT; SAID IRON PIN LIES ALONG THE WESTERLY RIGHT OF WAY OF SAID US ROUTE 522; THENCE ALONG SAID RIGHT OF WAY S 09°38'54" E A DISTANCE OF 1058.43' TO A POINT BEING THE TRUE POINT AND PLACE OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT OF WAY S 09°38'54" E A DISTANCE OF 30.00' TO A POINT; THENCE OVER AND ACROSS PARCEL A1 S 80°21'06" W A DISTANCE OF 70.12' TO A POINT; THENCE N 47°05'30" W A DISTANCE OF 77.93' TO A POINT; THENCE N 09°38'54" W A DISTANCE OF 85.17' TO A POINT; THENCE N 80°21'06" E A DISTANCE OF 30.00' TO A POINT; THENCE S 09°38'54" E A DISTANCE OF 75.00' TO A POINT; THENCE S 47°05'30" E A DISTANCE OF 52.95' TO A POINT; THENCE N 80°21'06" E A DISTANCE OF 55.31' TO A POINT WHICH IS THE TRUE POINT AND PLACE OF BEGINNING, HAVING AN AREA OF 6,247 SQUARE FEET OR 0.143 ACRES.

**LEGAL DESCRIPTION OF A 75' x 75' LESSEE LAND SPACE**

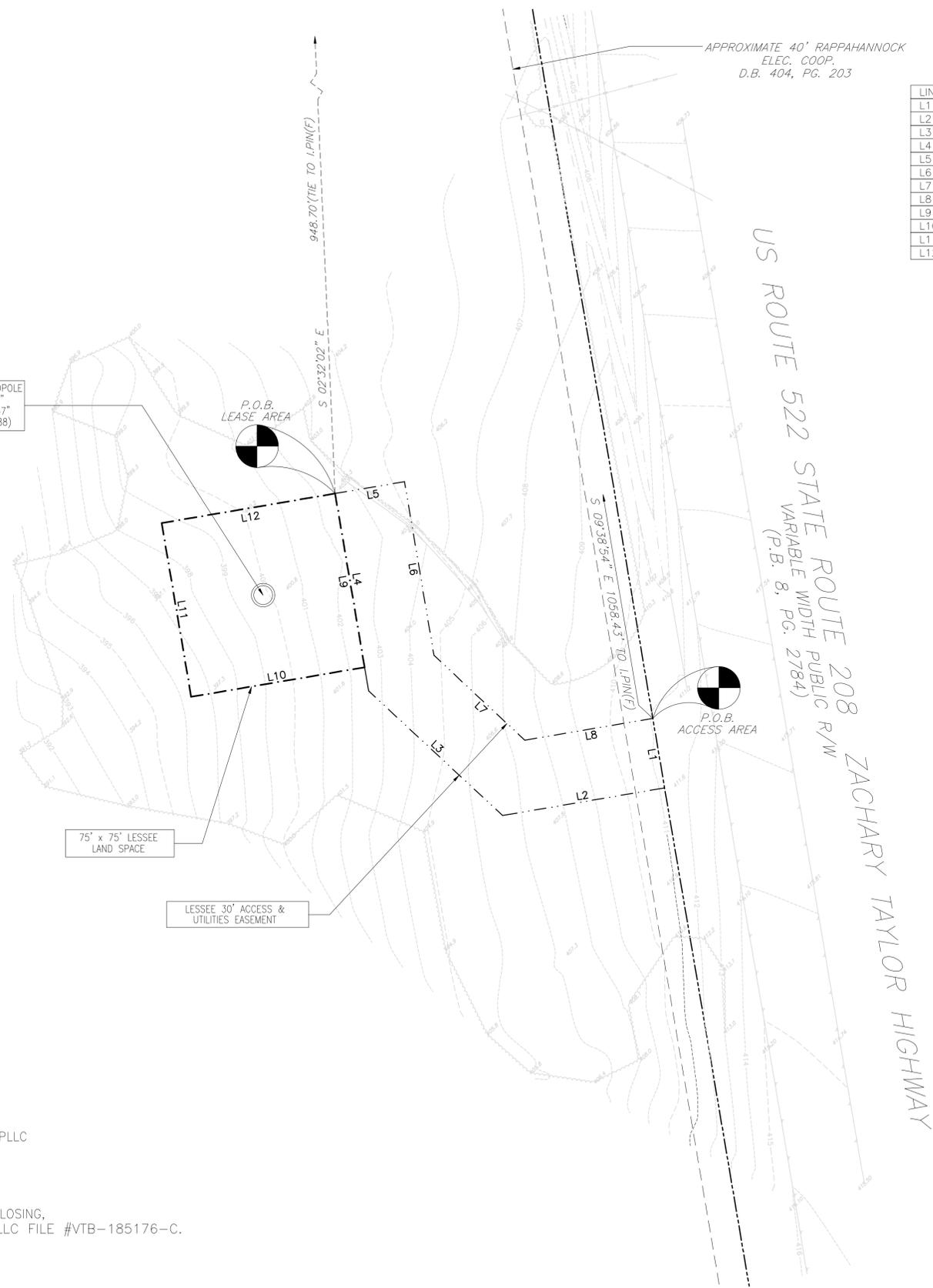
A 75' x 75' LESSEE LAND SPACE ON PARCEL A1, AS SHOWN IN PLAT BOOK 8 AT PAGE 2784, OF RECORD IN THE CLERK OF THE CIRCUIT COURTS OFFICE, LOUISA COUNTY, VIRGINIA; LYING ALONG THE WESTERLY RIGHT OF WAY OF US ROUTE 522, LOCALLY KNOWN AS ZACHARY TAYLOR HIGHWAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE SOUTHEASTERLY MOST CORNER OF LOT 1, RAVEN WOODS SUBDIVISION AS SHOWN ON SAID PLAT; SAID IRON PIN LIES ALONG THE WESTERLY RIGHT OF WAY OF SAID US ROUTE 522; THENCE ALONG A TIE LINE S 02°32'02" E A DISTANCE OF 948.70' TO A POINT BEING THE TRUE POINT AND PLACE OF BEGINNING;

THENCE S 09°38'54" E A DISTANCE OF 75.00' TO A POINT; THENCE S 80°21'06" W A DISTANCE OF 75.00' TO A POINT; THENCE N 09°38'54" W A DISTANCE OF 75.00' TO A POINT; THENCE N 80°21'06" E A DISTANCE OF 75.00' TO A POINT BEING THE TRUE POINT AND PLACE OF BEGINNING, HAVING AN AREA OF 5,625 SQUARE FEET OR 0.129 ACRES.

PROPOSED 195' MONOPOLE  
LAT: 38°03'08.0844"  
LONG: 77°52'51.3437"  
ELEV. 400.0(NAVD 88)

N/F  
WILLIAM H. & MICHELLE GILMAN  
D.B. 1247, PG. 133  
TAX PARCEL 28-97  
PARCEL A1



**LINE TABLE**

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 09°38'54" E | 30.00'   |
| L2   | S 80°21'06" W | 70.12'   |
| L3   | N 47°05'30" W | 77.93'   |
| L4   | N 09°38'54" W | 85.17'   |
| L5   | N 80°21'06" E | 30.00'   |
| L6   | S 09°38'54" E | 75.00'   |
| L7   | S 47°05'30" E | 52.95'   |
| L8   | N 80°21'06" E | 55.31'   |
| L9   | S 09°38'54" E | 75.00'   |
| L10  | S 80°21'06" W | 75.00'   |
| L11  | N 09°38'54" W | 75.00'   |
| L12  | N 80°21'06" E | 75.00'   |



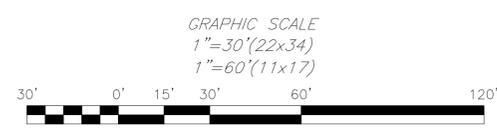
**EXHIBIT NOTES**

- TOPOGRAPHIC SURVEY PERFORMED BY TIM FALLON LAND SURVEYING, PLLC 15139 CARROLLTON, VIRGINIA, 23314. 757-837-2919. SURVEY DATE: AUGUST 5, 2024.
- COORDINATES AND ELEVATIONS SHOWN WERE ESTABLISHED USING KINEMATIC GPS OBSERVATIONS, PROVIDED THROUGH THE TOPNET LIVE GEODETIC CONTROL NETWORK. VERTICAL DATUM - NAVD 88. HORIZONTAL REFERENCE FRAME - NAD 83(2011). DISTANCES SHOWN ARE ON THE U.S. SURVEY FOOT.
- NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY TIM FALLON LAND SURVEYING, PLLC. THIS EXHIBIT DOES NOT GUARANTEE THE "EXISTENCE OR NONEXISTENCE" OF UNDERGROUND UTILITIES. PRIOR TO ANY CONSTRUCTION OR EXCAVATION, CONTACT MISS UTILITY AT 1-800-552-7001 TO CONFIRM THE LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES.
- THIS EXHIBIT WAS DONE WITH THE BENEFIT OF A TITLE REPORT BY TOWER TITLE & CLOSING, DATED JULY 17, 2024, VERTICAL BRIDGE FILE #US-VA-5194 TOWER AGENCY, LLC FILE #VTB-185176-C.
- PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- THIS EXHIBIT DOES NOT REPRESENT A BOUNDARY SURVEY. THE RIGHT-OF-WAY, PROPERTY LINE AND/OR EASEMENTS SHOWN HEREON REPRESENT A COMPILATION OF RECORDED DEEDS, PLATS, G.I.S. RECORDS AND TAX MAPS.
- THE AREA OF THE PROPOSED CELL TOWER APPEARS TO LIE WITHIN FLOOD ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE COMMUNITY NUMBER 51109C-0175 C, DATED JULY 22, 2020.
- THE EXISTENCE OF HAZARDOUS WASTE, VEGETATED WETLANDS, OR TIDAL WETLANDS, WAS NEITHER INVESTIGATED, NOR CONFIRMED DURING THE PERFORMANCE OF THIS EXHIBIT.
- ACCESS AND UTILITY EASEMENTS TERMINATE AT A CONFIRMED PUBLIC ROW.
- MARKED UTILITIES SHOWN BASED ON FIELD EVIDENCE AND UTILITY RECORDS AND ARE FOR PLANNING PURPOSES ONLY.

AT THE TIME OF THE TOPOGRAPHIC SURVEY THERE WERE NO VISIBLE ENCROACHMENTS LOCATED ON THE LEASE AREA. THE LEASE AND EASEMENT AREAS LIE ENTIRELY WITHIN THE PARENT PARCEL.

**LEGEND**

|                     |     |
|---------------------|-----|
| LESSEE LAND SPACE   | --- |
| LESSEE ACCESS       | --- |
| R/W & PROPERTY LINE | --- |
| TIE LINE            | --- |
| Q PUBLIC ROAD       | --- |



APPLICANT

PREPARED FOR THE TOWERS, LLC

ENGINEER

TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
804-545-4078

SITE INFORMATION

VERTICAL BRIDGE  
EASEMENT EXHIBIT  
SITE NAME: FRESHWATER CREEK  
SITE # US-VA-5194  
VA ROUTE 522  
LOUISA, VA 23093  
LOUISA COUNTY

DESIGN RECORD

| REV | DATE    | DESCRIPTION  | BY  |
|-----|---------|--------------|-----|
| 1   | 3/10/25 | REV VB TITLE | RTW |
| 0   | 1/31/25 | EXHIBIT      | RTW |

SHEET TITLE

**EASEMENT EXHIBIT**

SHEET NUMBER

**EE-1**

CERTIFICATION

I, ROBERT T. WILLIAMS, JR., A LICENSED VIRGINIA LAND SURVEYOR  
 HEREBY CERTIFY TO THE FOLLOWING:  
 Vertical Bridge REIT, LLC, a Delaware limited liability company, its subsidiaries, and their respective successors and/or assigns;  
 and (ii) Toronto Dominion (Texas) LLC, as Administrative Agent, for itself and on behalf of the lenders parties from time to  
 time to that certain Second Amended and Restated Loan Agreement dated June 17, 2016 with Vertical Bridge Holdco, LLC,  
 as borrower, and Vertical Bridge Holdco Parent, LLC, as parent, as may be amended, restated, modified or renewed, their  
 successors and assigns as their interests may appear; and Tower Agency, LLC  
 THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE REPORT:  
 BY TOWER TITLE & CLOSING DATED JULY 17, 2024, VERTICAL BRIDGE FILE #US-VA-5194  
 FOR PARCEL A1, TAX PARCEL ID: 28-97, WHICH PROPOSES TO INSURE THE LANDS DESCRIBED IN SAID TITLE REPORT.  
 THE SAID TITLE REPORT DOES DESCRIBE THE LANDS AS DEPICTED ON THIS EXHIBIT.

SCHEDULE B--PART II EASEMENTS AND/OR RIGHTS OF WAY:

- ITEM 11. Deed of Easement between The Glatfelter Pulp Wood Company, a Maryland corporation;  
 and Commonwealth of Virginia, State Water Control Board, dated March 27, 1975 and  
 recorded August 15, 1975 in (book) 189 (page) 260 (instrument) 1119, in Louisa County,  
 Virginia. (Blanket easement covering entire parent parcel)
- ITEM 12. Buried Cable Easement between The Glatfelter Pulp Wood Company; and The Chesapeake  
 and Potomac Telephone Company of Virginia, dated July 31, 1978 and recorded October  
 3, 1980 in (book) 221 (page) 355 (instrument) 2557, in Louisa County, Virginia. (Does  
 not affect either the Lease area or access)
- ITEM 13. Deed between The Glatfelter Pulp Wood Company; and Commonwealth of Virginia, dated  
 May 21, 1986 and recorded June 22, 1986 in (book) 304 (page) 329 (instrument)  
 1848, in Louisa County, Virginia. (Does not affect either the Lease area or access)
- ITEM 14. Buried cable Easement between The Glatfelter Pulp Wood Company; and The Chesapeake  
 and Potomac Telephone Company of Virginia, dated March 18, 1991 and recorded June  
 13, 1991 in (book) 403 (page) 23 (instrument) 2981, in Louisa County, Virginia.  
 (Blanket easement covering entire parent parcel)
- ITEM 15. Easement Agreement between The Glatfelter Pulp Wood Company, a Maryland corporation;  
 and Rappahannock Electric Cooperative, a Virginia Corporation, dated June 21, 1991 and  
 recorded July 10, 1991 in (book) 404 (page) 293 (instrument) 3411, in Louisa County,  
 Virginia. (Does not affect the Lease area)(Does appear to cross the access)
- ITEM 16. Terms and conditions of an unrecorded lease, as evidenced by a(n) Memorandum of  
 Option between William H. Gilman and Michelle Gilman, husband and wife and Virginia  
 Electric and Power Company, a Virginia public service corporation, dated October 4, 2022  
 and recorded October 6, 2022 in (book) 1868 (page) 414 (instrument) 202200010133, in  
 Louisa County, Virginia.

ALL OTHER ITEMS ARE NOT SURVEY MATTERS.

TITLE REPORT PARCEL DESCRIPTION

Tract T-350 (Sulphur Mine) - Part- Tax Parcel 28-97: Lake Anna Main Tract:  
 All that certain tract or parcel of land situate, lying and being in Mineral Magisterial District,  
 Louisa County, Virginia, being shown and delineated as Parcel A1, containing 772.32 acres,  
 on that certain plat entitled, "Plat of Survey of Two Parcels Containing a Total of 830.32 Acres,  
 now or formerly, in the name of Glawson Holdings, LLC", dated January 11, 2010, made by  
 Tommy J. Barlow, Certified Land Surveyor No. 1669, last revised April 11, 2011, a copy of  
 which is recorded in Plat Book 8, Page 2784, in the Clerk's Office of the Circuit Court of  
 Louisa County, Virginia, which plat, by this reference thereto, is incorporated herein for a more  
 particular and accurate description of said property.

This is a portion of the same property described as Tract T-350 (Sulphur Mine) in that Special  
 Warranty Deed from Glatfelter Pulp Wood Company to Glawson Holdings, LLC, dated November 9, 2007,  
 and recorded in Deed Book 1103, Page 234, as Instrument No. 002226870007, in the Clerk's Office  
 of the Circuit Court of Louisa County, Virginia.

APPLICANT



ENGINEER

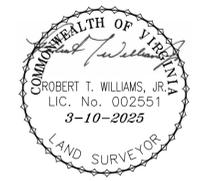


SITE INFORMATION

VERTICAL BRIDGE  
 EASEMENT EXHIBIT  
 SITE NAME: FRESHWATER CREEK  
 SITE # US-VA-5194  
 VA ROUTE 522  
 LOUISA, VA 23093  
 LOUISA COUNTY

DESIGN RECORD

| REVISIONS |         |              |     |
|-----------|---------|--------------|-----|
| REV       | DATE    | DESCRIPTION  | BY  |
| 1         | 3/10/25 | REV VB TITLE | RTW |
| 0         | 8/15/24 | EXHIBIT      | RTW |



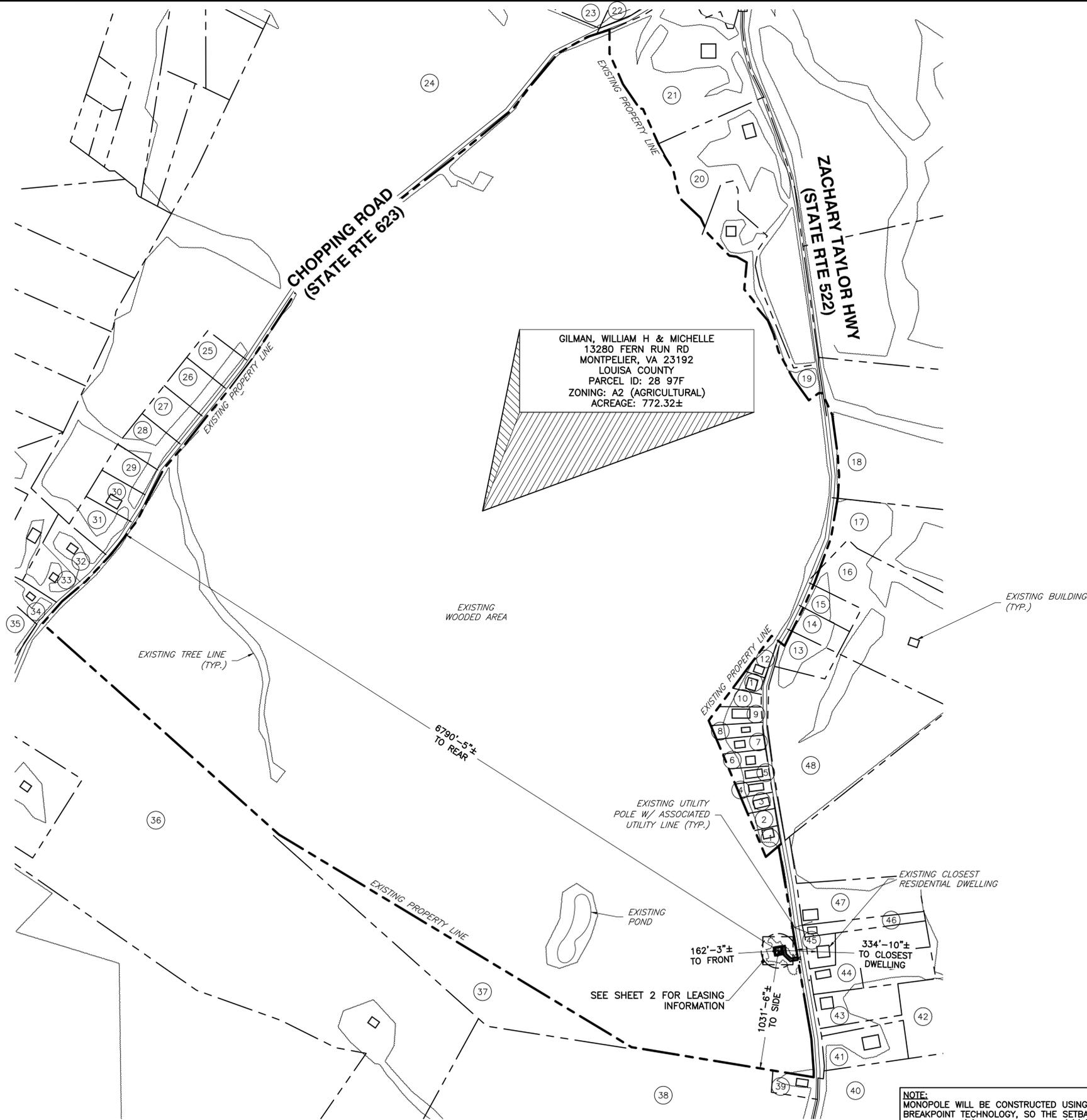
TIM FALLON LAND SURVEYING, PLLC  
 15139 CARROLLTON BLVD, SUITE C  
 SUITE C, P.O. BOX 189  
 CARROLLTON, VIRGINIA, 23314

SHEET TITLE

EASEMENT  
 EXHIBIT

SHEET NUMBER

EE-2



GILMAN, WILLIAM H & MICHELLE  
 13280 FERN RUN RD  
 MONTPELIER, VA 23192  
 LOUISA COUNTY  
 PARCEL ID: 28 97F  
 ZONING: A2 (AGRICULTURAL)  
 ACREAGE: 772.32±

### ZONING MAP

**ZONING COLOR CODE**

|              |                           |
|--------------|---------------------------|
| GREEN:       | A1 (AGRICULTURAL)         |
| LIGHT GREEN: | A2 (AGRICULTURAL)         |
| PURPLE:      | R2 (RESIDENTIAL GENERAL)  |
| MAGENTA:     | RD (RESOURCE DEVELOPMENT) |
| YELLOW:      | C2 (GENERAL COMMERCIAL)   |
| BROWN:       | IND (INDUSTRIAL)          |

- ### GENERAL NOTES
1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
  2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
  3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
  4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.

### LEGEND

|  |                                 |
|--|---------------------------------|
|  | PROPERTY LINE - SUBJECT PARCEL  |
|  | PROPERTY LINE - ABUTTERS        |
|  | EXISTING ROAD                   |
|  | EXISTING FENCE                  |
|  | PROPOSED EASEMENT               |
|  | PROPOSED LEASE AREA             |
|  | EXISTING EASEMENT               |
|  | PROPOSED FENCE                  |
|  | EXISTING OVERHEAD UTILITY LINES |
|  | EXISTING BUILDING               |

### ZONING INFORMATION

| JURISDICTION: LOUISA COUNTY                             |            |                           |
|---|------------|---------------------------|
| ZONING: A2 (AGRICULTURAL)                               |            |                           |
| DIMENSION   | PROPOSED ± | REQUIRED (100% FALL ZONE) |
| FRONT YARD SETBACK:                                     | 162'-3"±   | 150'-0"                   |
| SIDE YARD SETBACK:                                      | 1031'-6"±  | 150'-0"                   |
| REAR YARD SETBACK:                                      | 6790'-5"±  | 150'-0"                   |
| CLOSEST DWELLING:                                       | 334'-10"±  | -                         |
| LOT AREA: 772.32 ± ACRES                                |            |                           |
| (ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED) |            |                           |

**NOTE:**  
 MONOPOLE WILL BE CONSTRUCTED USING  
 BREAKPOINT TECHNOLOGY, SO THE SETBACKS OF  
 SEC. 86-673(2) AND SEC. 86-674(A)(1) APPLY

**1 SITE PLAN**  
 SCALE: 1" = 300' (22X34)  
 SCALE: 1" = 600' (11X17)

**GRAPHIC SCALE**

1 INCH = 300 FEET (22X34)  
 1 INCH = 600 FEET (11X17)

**NB+C**  
 TOTALLY COMMITTED.

**NB+C ENGINEERING SERVICES, LLC.**  
 120 EASTSHORE DRIVE, SUITE 300  
 GLEN ALLEN, VA 23059  
 (804) 548-4079

**verizon**

1831 RADY COURT  
 RICHMOND, VA 23222

FRESHWATER CREEK  
 VERIZON RAWLAND  
 SITE #: US-VA-5149  
 NB+C PROJECT #: 100912  
 VA ROUTE 522  
 LOUISA, VA 23093  
 LOUISA COUNTY

### REVISIONS

| REV | DATE     | DESCRIPTION     | BY  |
|-----|----------|-----------------|-----|
| 2   | 05/08/25 | REVISED         | KLB |
| 1   | 03/24/25 | REVISED         | KLB |
| 0   | 03/12/25 | FINAL ZDS       | AA  |
| A   | 02/24/25 | PRELIMINARY ZDS | AA  |

PROFESSIONAL STAMP

ENGINEER

JOHN A. DAUGHTREY III, P.E.  
 VIRGINIA PROFESSIONAL ENGINEER  
 LICENSE #0402052122

SHEET TITLE

**SITE PLAN**

SHEET NUMBER

**Z-1**

LAST PLOTTED: 05/08/2025 4:02 PM



- 1 MULLINW, DAPHNE A & BARBROW, LAERRY WARREN SR  
3237 ZACHARY TAYLOR HWY  
MINERAL, VA 23117  
PARCEL ID: 28 7 1  
ZONING: R2  
AREA: 0.85± ACRES
- 2 MULLINS DAPHNE A & BARBROW, LARRY WARREN SR  
3237 ZACHARY TAYLOR HWY  
MINERAL, VA 23117  
PARCEL ID: 28 7 2  
ZONING: R2  
AREA: 0.84± ACRES
- 3 LAM, LORA & SMALLWOOD, GLADYS M  
3287 ZACHARY TAYLOR HWY  
MINERAL, VA 23117  
PARCEL ID: 28 7 3  
ZONING: R2  
AREA: 0.85± ACRES
- 4 CAREY, TISHA M  
3323 ZACHARY TAYLOR HWY  
MINERAL, VA 23117  
PARCEL ID: 28 7 4  
ZONING: R2  
AREA: 0.88± ACRES
- 5 CARRIER, THOMAS C & VICKIE A  
3337 ZACHARY TAYLOR HWY  
MINERAL, VA 23117  
PARCEL ID: 28 7 5  
ZONING: R2  
AREA: 0.98± ACRES
- 6 COWARD, LISA R  
3363 ZACHARY TAYLOR HWY  
MINERAL, VA 23117  
PARCEL ID: 28 7 6  
ZONING: R2  
AREA: 1.04± ACRES
- 7 AGUILERA-ORELLANA, JOSE OMAR & ROSA  
3391 ZACHARY TAYLOR HWY  
MINERAL, VA 23117  
PARCEL ID: 28 7 7  
ZONING: R2  
AREA: 1.15± ACRES
- 8 PHILLIPS, VIRGINIA & WALTER, VIRGINIA LEE TRUSTEE  
3409 ZACHARY TAYLOR HWY  
MINERAL, VA 23117  
PARCEL ID: 28 7 8  
ZONING: R2  
AREA: 1.28± ACRES
- 9 FRANKLIN, GEORGE A  
3431 ZACHARY TAYLOR HWY  
MINERAL, VA 23117  
PARCEL ID: 28 7 9  
ZONING: R2  
AREA: 1.38± ACRES
- 10 PORTER, GEORGE M JR  
6036 WILDCAT MOUNTAIN RD  
WARRENTON, VA 20186  
PARCEL ID: 28 7 10  
ZONING: R2  
AREA: 1.05± ACRES
- 11 CHUNGA, MARIA & PLAZA, JOSE  
3477 ZACHARY TAYLOR HWY  
MINERAL, VA 23117  
PARCEL ID: 28 7 11  
ZONING: R2  
AREA: 0.86± ACRES
- 12 COLVIN, TOYA D  
3501 ZACHARY TAYLOR HWY  
MINERAL, VA 23117  
PARCEL ID: 28 7 12  
ZONING: R2  
AREA: 1.00± ACRES
- 13 DICK PURCELL LAND CATTLE AND TIMBER  
PO BOX 308  
LOUISA, VA 23093  
PARCEL ID: 28 13 4  
ZONING: A2  
AREA: 2.49± ACRES
- 14 DICK PURCELL LAND CATTLE AND TIMBER  
PO BOX 308  
LOUISA, VA 23093  
PARCEL ID: 28 13 3  
ZONING: A2  
AREA: 1.959± ACRES
- 15 TRUSTEES OF LOUISA UNITED METHODIST CHURCH  
PO BOX 217  
LOUISA, VA 23093  
PARCEL ID: 28 13 2  
ZONING: A2  
AREA: 1.947± ACRES
- 16 DOWNEY, LEE CHRISTOPHER & DOWNEY, JENNIFER MARIE  
3690 ZACHARY TAYLOR HWY  
MINERAL, VA 23117  
PARCEL ID: 28 13 1  
ZONING: A2  
AREA: 24.89± ACRES
- 17 DICK PURCELL LAND CATTLE AND TIMBER CORPORATION & PG ONE LLC  
PO BOX 308  
LOUISA, VA 23093  
PARCEL ID: 28 97A 1  
ZONING: A2  
AREA: 259.37± ACRES
- 18 RP20 COTALONG CONSOLIDATED LLC  
160 WEST CANYON CREST RD  
ALPINE, UT 84004  
PARCEL ID: 29 35  
ZONING: RD  
AREA: 950.9682± ACRES
- 19 BENNETT, JOSEPH & BENNETT, MELISSA  
4275 ZACHARY TAYLOR HWY  
MINERAL, VA 23117  
PARCEL ID: 28 97B1  
ZONING: A2  
AREA: 8.858± ACRES
- 20 JDP ENTERPRISES LLC  
115 RENFREW CIRCLE  
MINERAL, VA 23117  
PARCEL ID: 28 97  
ZONING: A2  
AREA: 26.472± ACRES
- 21 MGK ENTERPRISES LLC  
133 RENFREW CIRCLE  
LOUISA, VA 23093  
PARCEL ID: 28 97G  
ZONING: C2  
AREA: 24.966± ACRES
- 22 LAKE ANNA STORAGE LLC  
574 BURRUSS MILL RD  
BUMPASS, VA 23024  
PARCEL ID: 28 106  
ZONING: A2  
AREA: 7.714± ACRES
- 23 LUMSDEN, JESSE B JR & VADA H & LUMSDEN, EVERETT E & JANET  
PO BOX 344  
MINERAL, VA 23117  
PARCEL ID: 28 105  
ZONING: C2  
AREA: 125.496± ACRES
- 24 DICKINSON LAND & PROPERTIES LC  
PO BOX 126  
LOUISA, VA 23093  
PARCEL ID: 28 97B  
ZONING: A2  
AREA: 168.3± ACRES
- 25 MCDERMOTT, JOHN & JULIE  
3485 CHOPPING RD  
MINERAL, VA 23117  
PARCEL ID: 28 12 10  
ZONING: A2  
AREA: 2.65± ACRES
- 26 STONEMAN, DAWN COOK  
3445 CHOPPING RD  
MINERAL, VA 23117  
PARCEL ID: 28 12 9  
ZONING: A2  
AREA: 2.76± ACRES
- 27 THORNE, ROBERT L III  
3347 CHOPPING ROAD  
MINERAL, VA 23117  
PARCEL ID: 28 12 8  
ZONING: A2  
AREA: 2.79± ACRES
- 28 VILLEGAS, CAROLLINA J & NAVARRETE VICTOR A ARIAS  
3339 CHOPPING RD  
MINERAL, VA 23117  
PARCEL ID: 28 12 7  
ZONING: A2  
AREA: 3.00± ACRES
- 29 DE LEOS, DENISSA BIANCA & OWENS, CONNER CHASE  
3289 CHOPPING RD  
MINERAL, VA 23117  
PARCEL ID: 28 12 6  
ZONING: A2  
AREA: 2.36± ACRES
- 30 DANEY, ELIZABETH C  
3221 CHOPPING RD  
MINERAL, VA 23117  
PARCEL ID: 28 12 5  
ZONING: A2  
AREA: 2.42± ACRES
- 31 SMITH, GARLAND PRESTON III & CHICAS-NEITO, ANA MARIA  
3161 CHOPPING RD  
MINERAL, VA 23117  
PARCEL ID: 28 12 4  
ZONING: A2  
AREA: 2.90± ACRES
- 32 FLUVANNA/LOUISA HOUSING FOUNDATION  
144 A RESOURCE LN  
LOUISA, VA 23093  
PARCEL ID: 28 12 3  
ZONING: A2  
AREA: 3.41± ACRES
- 33 FLUVANNA/LOUISA HOUSING FOUNDATION  
144 A RESOURCE LN  
LOUISA, VA 23093  
PARCEL ID: 28 12 2  
ZONING: A2  
AREA: 2.8± ACRES
- 34 FLORANCE, ANDREW EDWARD & FLORANCE, DEBRA ANN  
45 SMITH RD  
MINERAL, VA 23117  
PARCEL ID: 28 97C  
ZONING: A2  
AREA: 1.55± ACRES
- 35 MALLORY, CYNTHIA ET ALS  
12771 MOUNT HERMON RD  
ASHLAND, VA 23005  
PARCEL ID: 28 42  
ZONING: A2  
AREA: 22.817± ACRES
- 36 MALLORY, CYNTHIA ET ALS  
12771 MOUNT HERMON RD  
ASHLAND, VA 23005  
PARCEL ID: 28 95  
ZONING: A2  
AREA: 379.22± ACRES
- 37 MALLORY, CYNTHIA ET ALS  
12771 MOUNT HERMON RD  
ASHLAND, VA 23005  
PARCEL ID: 28 94  
ZONING: A2  
AREA: 17.37± ACRES
- 38 MALLORY, CYNTHIA ET ALS  
12771 MOUNT HERMON RD  
ASHLAND, VA 23005  
PARCEL ID: 28 95  
ZONING: A2  
AREA: 379.22± ACRES
- 39 MULLINS, JERRY W SR  
2833 ZACHARY TAYLOR HWY  
MINERAL, VA 23117  
PARCEL ID: 28 93  
ZONING: A2  
AREA: 0.97± ACRES
- 40 HARRIS, THOMAS & GEORGIA C/O PATRICIA HARRIS  
6235 PINEY BRANCH RD NW  
WASHINGTON, DC 20011  
PARCEL ID: 28 117  
ZONING: A2  
AREA: 37.43± ACRES
- 41 NELSON, TIMOTHY K & HEATHER S  
PO BOX 278  
MINERAL, VA 23117  
PARCEL ID: 28 10 B  
ZONING: A2  
AREA: 5.00± ACRES
- 42 DODSON, STEPHEN L JR  
619 HENSLEY RD  
MINERAL, VA 23117  
PARCEL ID: 29 10  
ZONING: A2  
AREA: 55.332± ACRES
- 43 GUINN, JOEY J & ANA KARINA  
436 JOHNNY HALL RD  
MINERAL, VA 23117  
PARCEL ID: 28 10 A  
ZONING: A2  
AREA: 5.00± ACRES
- 44 CUTRIGHT, JERRY L & MCDONALD, TAMARA CUTRIGHT TRUSTEES  
3006 ZACHARY TAYLOR HWY  
MINERAL, VA 23117  
PARCEL ID: 28 116  
ZONING: A2  
AREA: 6.023± ACRES
- 45 CUTRIGHT, JERRY L & MCDONALD, TAMARA CUTRIGHT TRUSTEES  
2992 ZACHARY TAYLOR HWY  
MINERAL, VA 23117  
PARCEL ID: 28 115  
ZONING: A2  
AREA: 1.00± ACRES
- 46 THOMAS, GILDA B  
513 CAROLINE AVE  
CHARLOTTESVILLE, VA 22902  
PARCEL ID: 28 114  
ZONING: A2  
AREA: 2.01± ACRES
- 47 THOMAS, ROBERT ALLEN & GILDA B  
513 CAROLINE AVE  
CHARLOTTESVILLE, VA 22902  
PARCEL ID: 28 113  
ZONING: A2  
AREA: 8.05± ACRES
- 48 DICK PURCELL LAND CATTLE AND TIMBER  
PO BOX 308  
LOUISA, VA 23093  
PARCEL ID: 28 13 5  
ZONING: A2  
AREA: 25.34± ACRES

ENGINEERING FIRM

**NB+C™**  
TOTALLY COMMITTED.

**NB+C ENGINEERING SERVICES, LLC.**  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
(804) 548-4079

APPLICANT

**verizon**✓

1831 RADY COURT  
RICHMOND, VA 23222

SITE INFORMATION

FRESHWATER CREEK  
VERIZON RAWLAND  
SITE #: US-VA-5149  
NB+C PROJECT #: 100912  
VA ROUTE 522  
LOUISA, VA 23093  
LOUISA COUNTY

DESIGN RECORD

| REVISIONS |          |                 |     |
|-----------|----------|-----------------|-----|
| REV       | DATE     | DESCRIPTION     | BY  |
| 2         | 05/08/25 | REVISED         | KLB |
| 1         | 03/24/25 | REVISED         | KLB |
| 0         | 03/12/25 | FINAL ZDS       | AA  |
| A         | 02/24/25 | PRELIMINARY ZDS | AA  |

PROFESSIONAL STAMP



ENGINEER

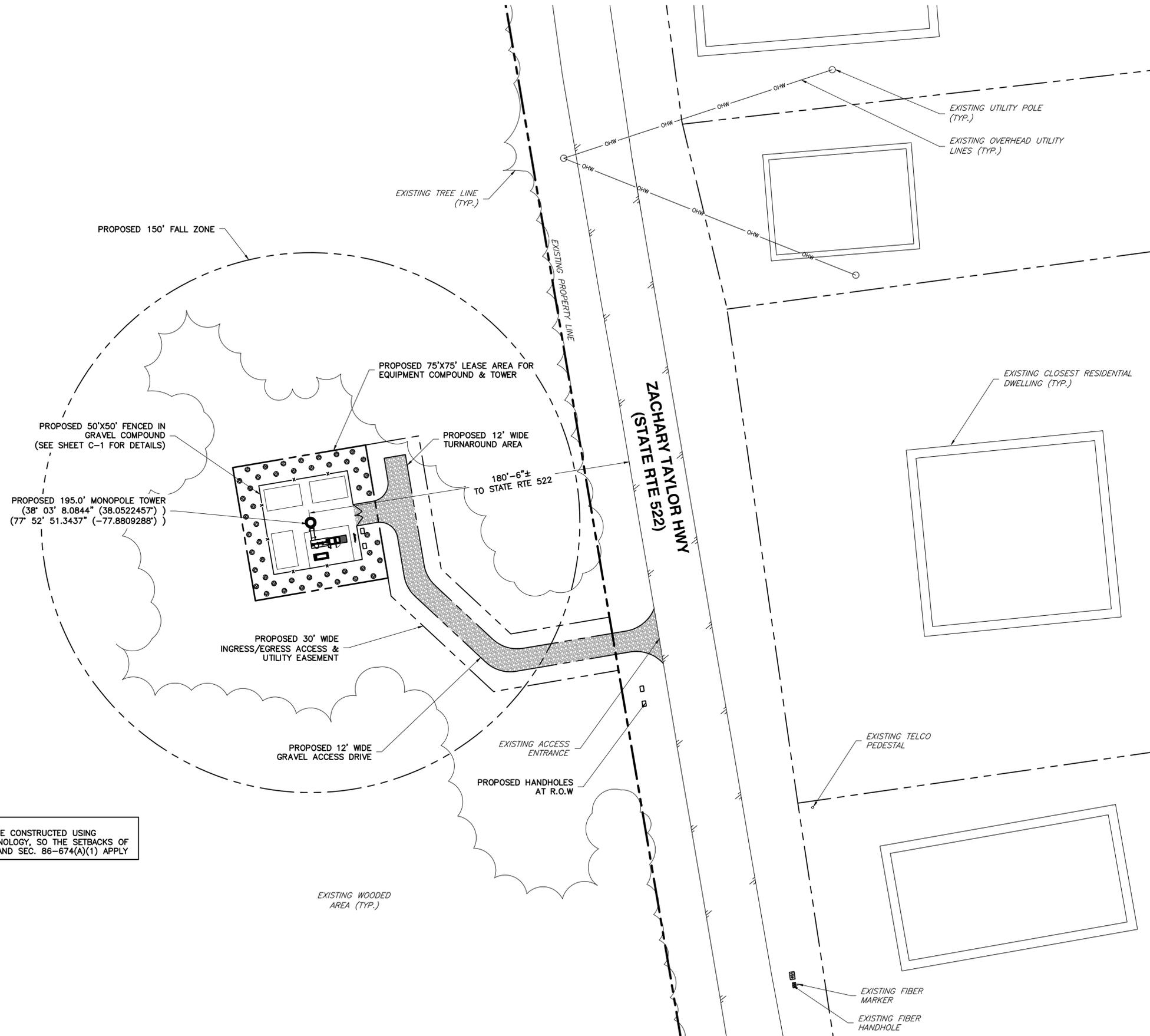
JOHN A. DAUGHTREY III, P.E.  
VIRGINIA PROFESSIONAL ENGINEER  
LICENSE #0402052122

SHEET TITLE

**ADJACENT  
PROPERTY  
INFO**

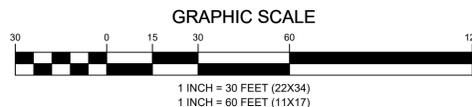
SHEET NUMBER

**Z-2**



**NOTE:**  
MONOPOLE WILL BE CONSTRUCTED USING  
BREAKPOINT TECHNOLOGY, SO THE SETBACKS OF  
SEC. 86-673(2) AND SEC. 86-674(A)(1) APPLY

1  
Z-3  
**ENLARGED SITE PLAN**  
SCALE: 1" = 30' (22X34)  
SCALE: 1" = 60' (11X17)



Know what's below.  
Call before you dig.

ENGINEERING FIRM

**NB+C**  
TOTALLY COMMITTED.  
NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
(804) 548-4079

APPLICANT

**verizon**  
1831 RADY COURT  
RICHMOND, VA 23222

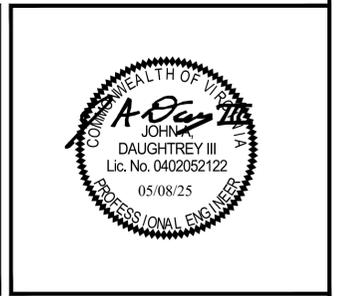
SITE INFORMATION

FRESHWATER CREEK  
VERIZON RAWLAND  
SITE #: US-VA-5149  
NB+C PROJECT #: 100912  
VA ROUTE 522  
LOUISA, VA 23093  
LOUISA COUNTY

DESIGN RECORD

| REV | DATE     | DESCRIPTION     | BY  |
|-----|----------|-----------------|-----|
| 2   | 05/08/25 | REVISED         | KLB |
| 1   | 03/24/25 | REVISED         | KLB |
| 0   | 03/12/25 | FINAL ZDS       | AA  |
| A   | 02/24/25 | PRELIMINARY ZDS | AA  |

PROFESSIONAL STAMP



ENGINEER

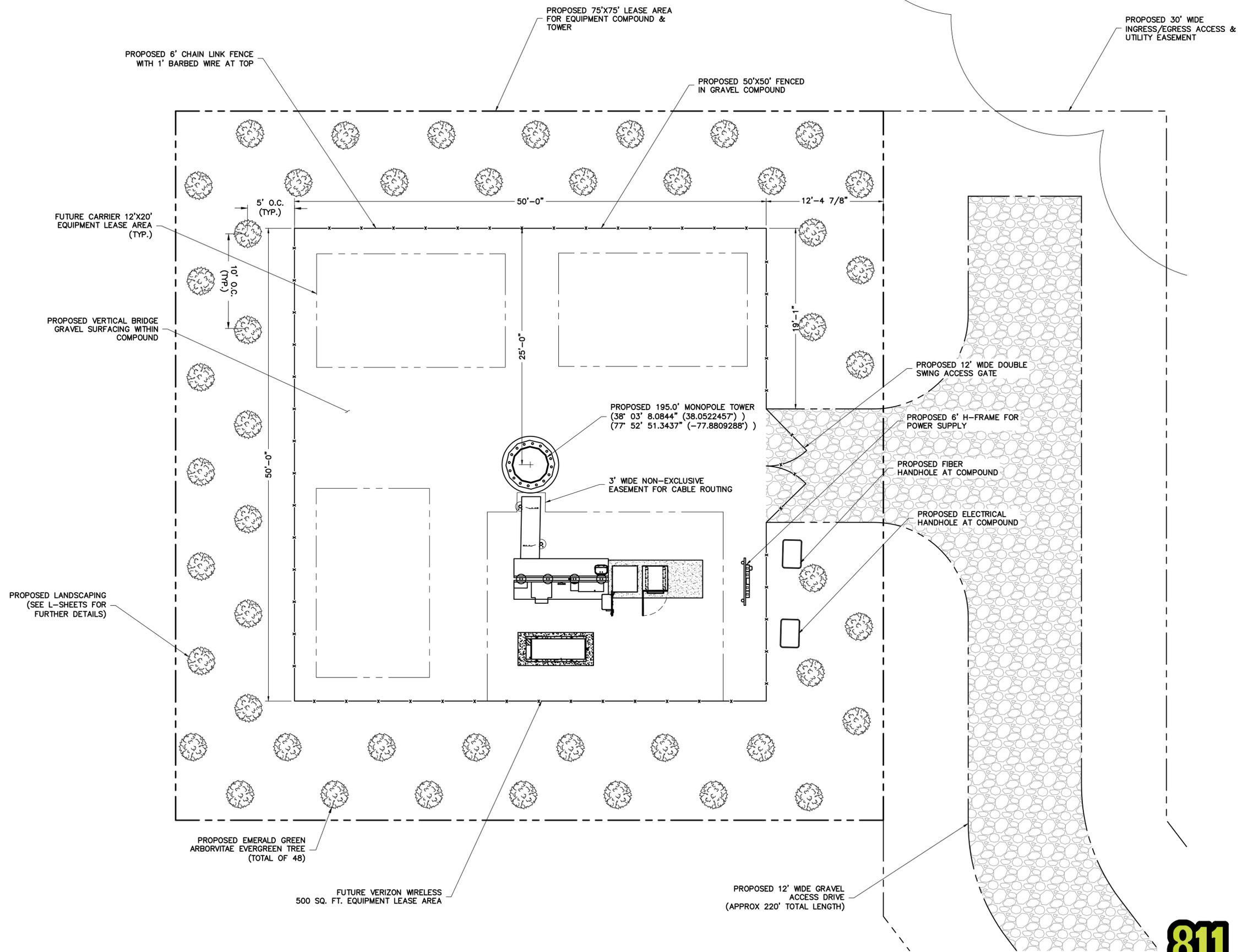
JOHN A. DAUGHTREY III, P.E.  
VIRGINIA PROFESSIONAL ENGINEER  
LICENSE #0402052122

SHEET TITLE

**ENLARGED  
SITE PLAN**

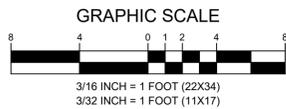
SHEET NUMBER

**Z-3**



LAST PLOTTED: 05/08/2025 4:02 PM

1 COMPOUND PLAN  
 SCALE: 3/16" = 1' (22X34)  
 SCALE: 3/32" = 1' (11X17)



Know what's below.  
Call before you dig.

ENGINEERING FIRM

**NB+C**  
**TOTALLY COMMITTED.**  
 NB+C ENGINEERING SERVICES, LLC.  
 120 EASTSHORE DRIVE, SUITE 300  
 GLEN ALLEN, VA 23059  
 (804) 548-4079

APPLICANT

**verizon**  
 1831 RADY COURT  
 RICHMOND, VA 23222

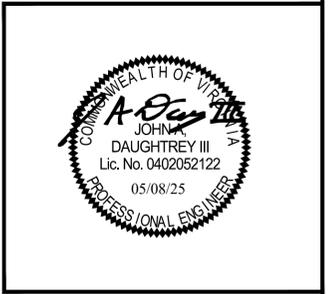
SITE INFORMATION

FRESHWATER CREEK  
 VERIZON RAWLAND  
 SITE #: US-VA-5149  
 NB+C PROJECT #: 100912  
 VA ROUTE 522  
 LOUISA, VA 23093  
 LOUISA COUNTY

DESIGN RECORD

| REV | DATE     | DESCRIPTION     | BY  |
|-----|----------|-----------------|-----|
| 2   | 05/08/25 | REVISED         | KLB |
| 1   | 03/24/25 | REVISED         | KLB |
| 0   | 03/12/25 | FINAL ZDS       | AA  |
| A   | 02/24/25 | PRELIMINARY ZDS | AA  |

PROFESSIONAL STAMP



ENGINEER

JOHN A. DAUGHTREY III, P.E.  
 VIRGINIA PROFESSIONAL ENGINEER  
 LICENSE #0402052122

SHEET TITLE

COMPOUND PLAN

SHEET NUMBER

C-1

NOTE:  
PER FAA DETERMINATION DATED XX/XX/XX,  
TOWER ILLUMINATION IS REQUIRED.

PROPOSED 195'  
MONOPOLE TOWER

- TOP OVERALL HEIGHT  
ELEV.=199.0' AGL
- TOP OF TOWER  
ELEV.=195.0' AGL
- PROPOSED CARRIER ANTENNA  
ELEV.=192.0' AGL
- FUTURE CARRIER ANTENNA  
ELEV.=182.0' AGL
- FUTURE CARRIER ANTENNA  
ELEV.=172.0' AGL
- FUTURE CARRIER ANTENNA  
ELEV.=162.0' AGL
- FUTURE CARRIER ANTENNA  
ELEV.=152.0' AGL

PROPOSED LANDSCAPING  
(SEE L-SHEETS FOR FURTHER DETAILS)

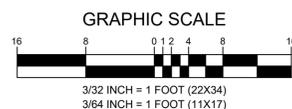
PROPOSED CARRIER ICE BRIDGE

PROPOSED CARRIER  
OUTDOOR EQUIPMENT

PROPOSED 6' CHAIN LINK FENCE  
WITH 1' BARBED WIRE AT TOP

EXISTING GRADE  
ELEV.=0.0' AGL

1 ELEVATION  
SCALE: 3/32" = 1' (22X34)  
SCALE: 3/64" = 1' (11X17)



GENERAL NOTES

- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
- THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
- THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
- TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/TIA 222-H REQUIREMENTS.
- ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
- CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
- IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
- OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
- PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
- PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSTRUED AS AN ACCURATE BOUNDARY SURVEY.
- THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
- NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
- THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
- THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
- POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.

NOTE:  
STRUCTURAL ANALYSIS OF STRUCTURE PERFORMED  
INDEPENDENT FROM THESE DRAWINGS.

ENGINEERING FIRM

**NB+C**  
TOTALLY COMMITTED.  
NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
(804) 548-4079

APPLICANT

**verizon**  
1831 RADY COURT  
RICHMOND, VA 23222

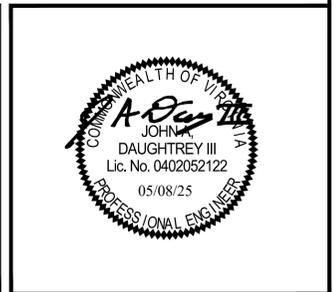
SITE INFORMATION

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NB+C PROJECT #: 100912  
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PROFESSIONAL STAMP



ENGINEER

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VIRGINIA PROFESSIONAL ENGINEER  
LICENSE #0402052122

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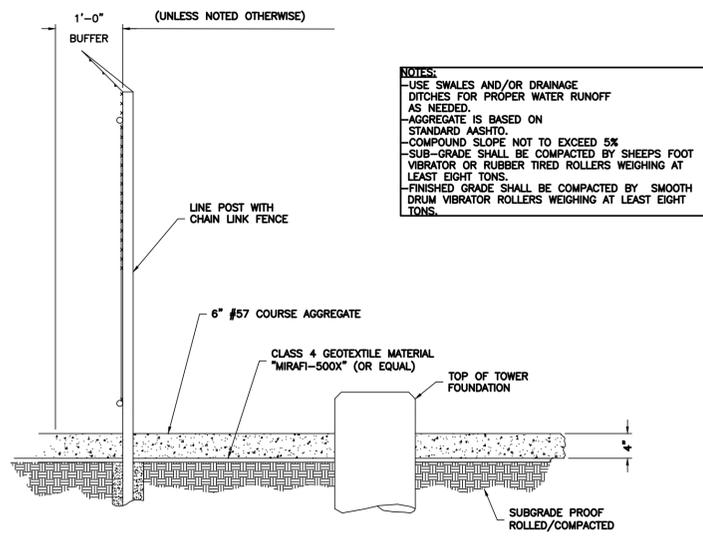
**TOWER ELEVATION  
& NOTES**

SHEET NUMBER

**C-2**

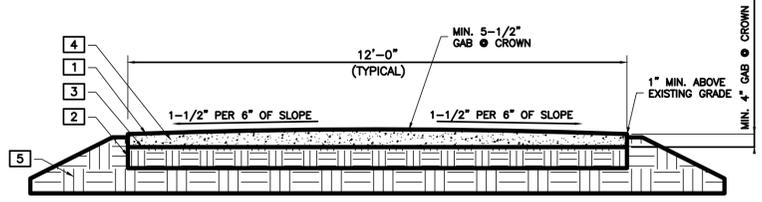


Know what's below.  
Call before you dig.



**NOTES:**  
 - USE SWALES AND/OR DRAINAGE DITCHES FOR PROPER WATER RUNOFF AS NEEDED.  
 - AGGREGATE IS BASED ON STANDARD AASHTO.  
 - COMPOUND SLOPE NOT TO EXCEED 5%.  
 - SUB-GRADE SHALL BE COMPACTED BY SHEEPS FOOT VIBRATOR OR RUBBER TIRE ROLLERS WEIGHING AT LEAST EIGHT TONS.  
 - FINISHED GRADE SHALL BE COMPACTED BY SMOOTH DRUM VIBRATOR ROLLERS WEIGHING AT LEAST EIGHT TONS.

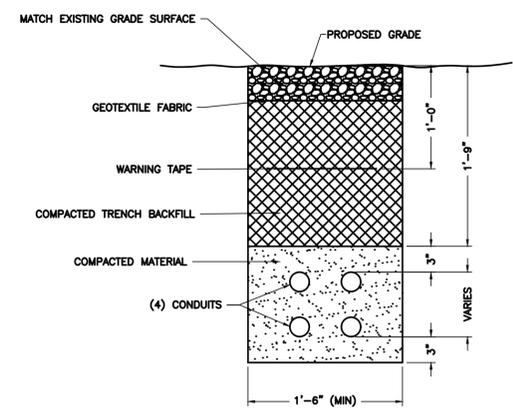
**1 SITE COMPOUND SURFACING DETAIL**  
S-1 NTS



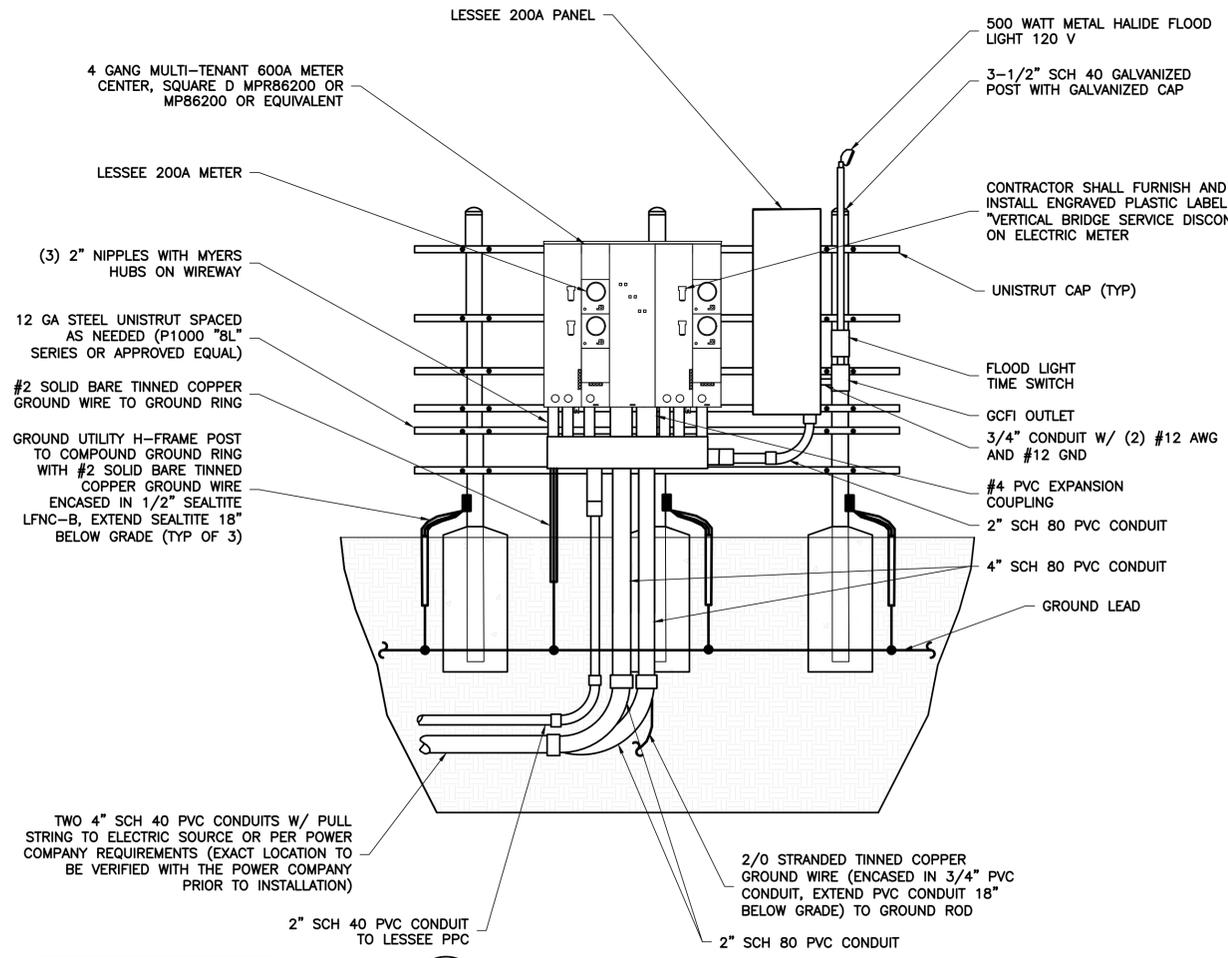
**TYPICAL GRAVEL ROAD CROSS SECTION:**  
 \*\*CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARS \* GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY, WHEN NECESSARY, WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE FOR SITE WORK PREPARATION & FOUNDATION WORK.\*\*

1. MINIMUM 4" CRUSHER RUN FINISHED DRIVING SURFACE
2. MIRAFI 500X (OR EQUIVALENT) GEOTEXTILE
3. 2" TO 3" MINIMUM CRUSHER RUN OVER THE SUB-BASE AND ROLLED
4. 3" #3 GRAVEL ROLLED SUB-BASE COURSE
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

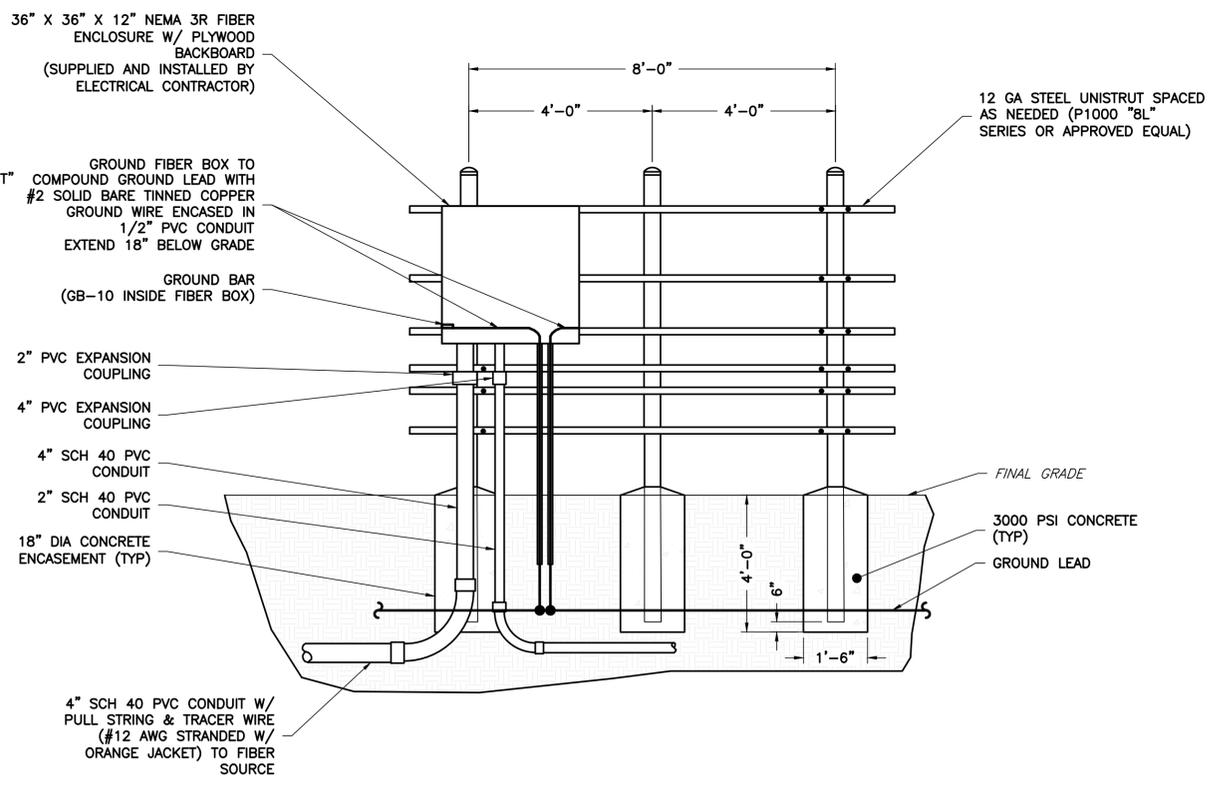
**2 DRIVEWAY SECTION (GRAVEL)**  
S-1 NTS



**3 FABRIC/BAR CONNECTIONS**  
S-1 NTS



**4 H-FRAME FRONT VIEW - ELECTRIC**  
S-1 NTS



**5 H-FRAME REAR VIEW - FIBER**  
S-1 NTS

**NOTE:**  
 METER CENTER SOCKETS TO BE NUMERICALLY LABELED.

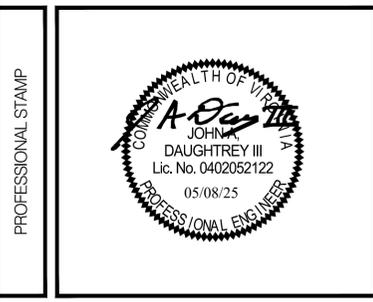
**NB+C**  
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**verizon**  
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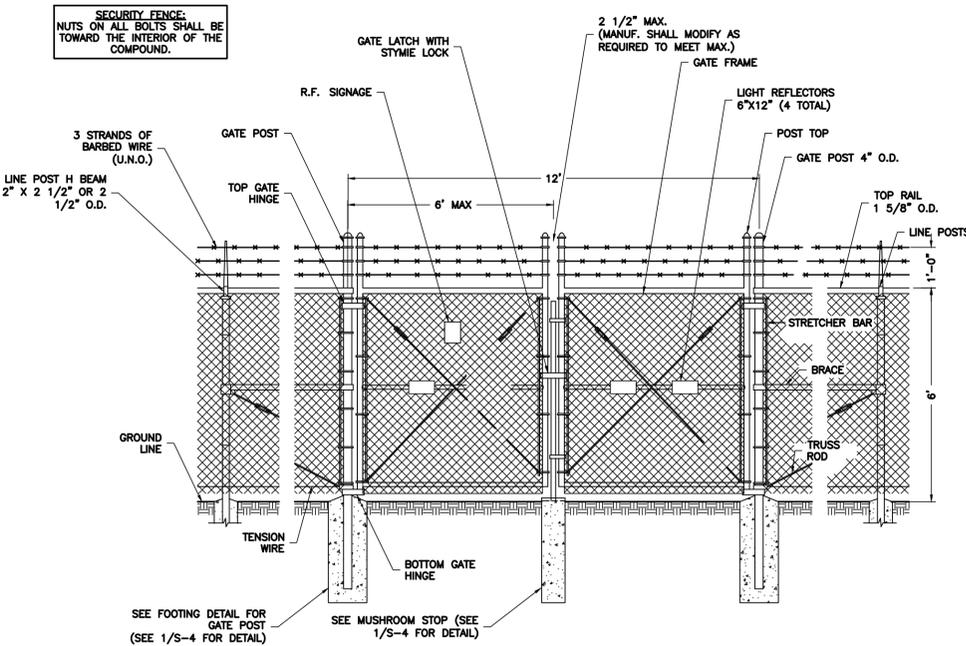


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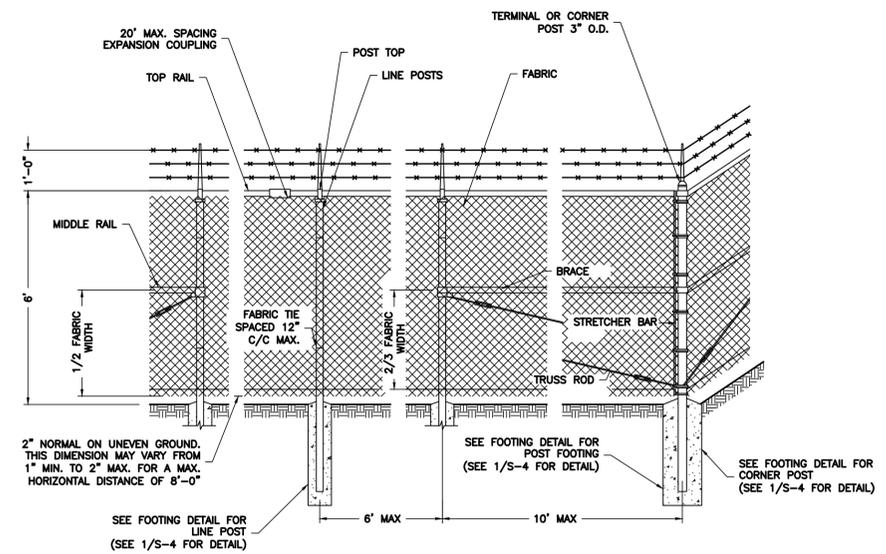
**CONSTRUCTION DETAILS**

**S-1**

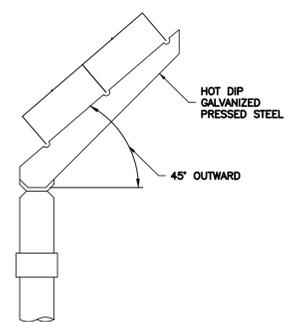




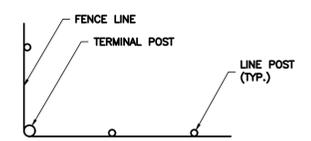
1 VEHICLE GATE ARRANGEMENT  
S-3 NTS



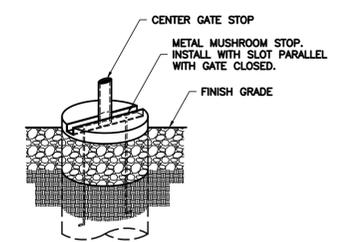
2 POST/CORNER POST ARRANGEMENT  
S-3 NTS



4 BARBED WIRE ARM OF LINE POST  
S-3 NTS



5 INSTALLATION AT CORNERS  
S-3 NTS



6 MUSHROOM STOP DETAIL  
S-3 NTS

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PROFESSIONAL STAMP  
COMMONWEALTH OF VIRGINIA  
JOHN A. DAUGHTREY III  
DAUGHTREY III  
Lic. No. 0402052122  
05/08/25  
PROFESSIONAL ENGINEER

ENGINEER  
JOHN A. DAUGHTREY III, P.E.  
VIRGINIA PROFESSIONAL ENGINEER  
LICENSE #0402052122

SHEET TITLE  
FENCING  
DETAILS I

SHEET NUMBER  
S-2



**NOTES:**

ZINC COATING - THE WEIGHT OF THE COATING SHALL NOT BE LESS THAN 1.2 OUNCES PER SQUARE FOOT OF ACTUAL SURFACE COVERED. ALL FERROUS METALS USED AS PART OF THE FENCE INSTALLATION SHALL BE HOT DIP GALVANIZED OR STAINLESS STEEL. ALL SCREWS, BOLTS, LOCK WASHERS, NUTS, ETC. SHALL BE HOT DIP GALVANIZED OR MADE OF STAINLESS STEEL.

FABRIC - STANDARD INDUSTRIAL GRADE #9 GAUGE WITH 2 INCH MESH ZINC COATED CHAIN LINK WITH A BREAKING STRENGTH OF NOT LESS THAN 1200 POUNDS SHALL BE USED. THE FABRIC SHALL BE ZINC COATED BY THE HOT DIP PROCESS AFTER FABRICATION.

METAL POSTS - METAL POSTS (LINE, CORNER, TERMINAL, GATE POSTS, MIDDLE RAILS, BRACES AND TOP RAIL) SHALL BE HOT DIP GALVANIZED SCHEDULE 40 TUBULAR STEEL WITH AN OUTSIDE DIAMETER AS INDICATED ON THIS DRAWING. A POST TOP FITTING OF GALVANIZED STEEL WILL BE INSTALLED TO EXCLUDE MOISTURE.

POST CAPS - ALL POST CAPS TO USE THE BARBED WIRE OUTRIGGER BRACKET AND SHALL BE ATTACHED TO THE POST WITH TAMPER RESISTANT SCREWS, BRADS, OR BOLTS.

TOP RAIL - A MINIMUM OF ONE COUPLING IN EACH STRAIGHT RUN OF TOP RAIL, SHALL HAVE A HEAVY SPRING INSERTED WITHIN THE COUPLING TO TAKE UP EXPANSION AND CONTRACTION OF THE TOP RAIL. THE TOP RAIL SHALL BE FASTENED TO TERMINAL POSTS WITH PRESSED STEEL CONNECTIONS.

MIDDLE RAIL - THE MIDDLE RAIL SHALL BE OF THE SAME MATERIAL AS THE TOP RAIL AND INSTALLED WITH HOT DIP GALVANIZED FITTINGS ATTACHED TO THE POSTS.

BRACE RAIL - BRACE RAIL MATERIAL SHALL BE OF THE MATERIAL AS THE TOP RAIL AND LOCATED 2/3 OF THE DISTANCE UP FROM THE BOTTOM OF THE FABRIC. BRACE RAILS SHALL BE SECURELY FASTENED TO POSTS BY SUITABLE PRESSED STEEL CONNECTIONS.

TRUSS RODS - SHALL BE 3/8" ROUND GALVANIZED STEEL RODS WITH GALVANIZED TURNBUCKLES. THE ZINC COATING SHALL BE NOT LESS THAN 1.2 OUNCES PER SQUARE FOOT OF SURFACE.

TENSION WIRE - THE TENSION WIRE SHALL BE OF #7 GAUGE HOT DIP GALVANIZED SPRING TENSION WIRE WITH A BREAKING STRENGTH OF NOT LESS THAN 1900 POUNDS. THIS WIRE SHALL BE KEPT TAUT WITH GALVANIZED TURNBUCKLES AND ATTACHED TO POSTS WITH GALVANIZED HARDWARE OR CABLE CLAMPS.

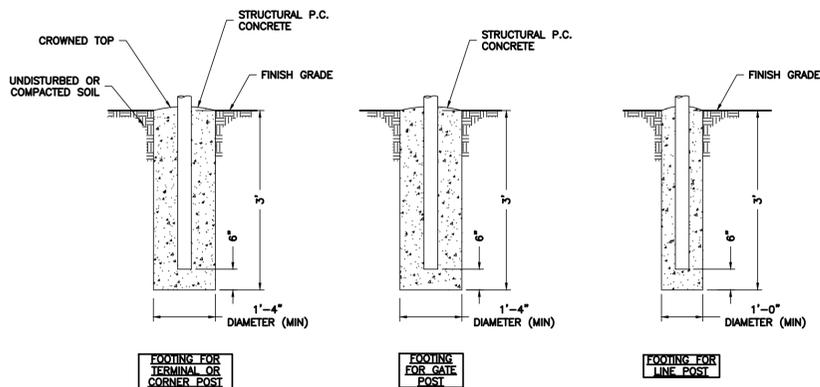
FABRIC TIES - THE FABRIC TIES SHALL BE ALUMINUM WIRE. NOT LESS THAN #9 GAGE.

STRETCHER BARS - THE STRETCHER BARS SHALL BE FLAT GALVANIZED STEEL BARS NOT LESS THAN 5/16" X 3/4" AND NOT LESS THAN 2" SHORTER THAN THE FABRIC. STRETCHER BAR BANDS SHALL BE FLAT GALVANIZED STEEL BARS NOT LESS THAN 5/16" X 1 1/2" WITH 5/16" DIAMETER GALVANIZED CARRIAGE BOLT.

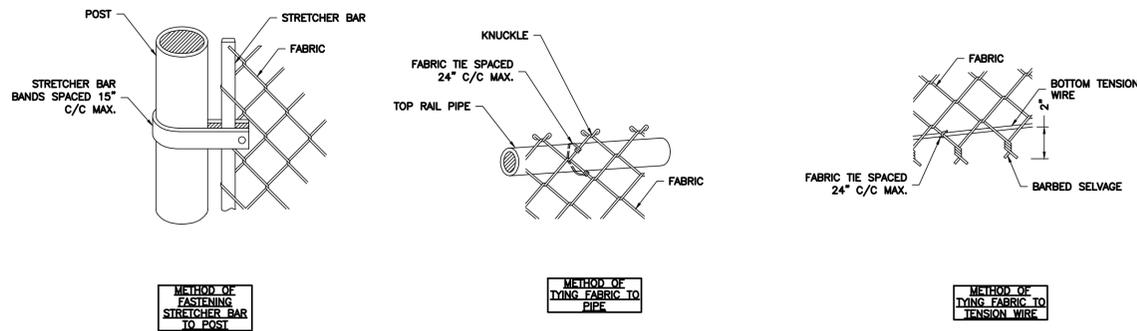
BARBED WIRE - BARBED WIRE OF GALVANIZED STEEL (OR ALUMINUM) CONSISTING OF 12 1/2 GAUGE WIRE WITH 4-POINT BARBS OF 14 GAUGE WIRE SPACED 5 INCHES APART.

GATE FRAMES SHALL BE CONSTRUCTED OF 2 1/2 INCH OUTSIDE DIAMETER HEAVY DUTY GALVANIZED STEEL PIPE. THE GATES SHALL BE ASSEMBLED USING CORNER FITTINGS OF HEAVY PRESSED STEEL OR MALLEABLE CASTINGS OR MAY BE WELDED IF THE ENTIRE GATE FRAME IS HOT DIP GALVANIZED AFTER THE WELDING. ALL GATES SHALL BE EQUIPPED WITH HEAVY DUTY GALVANIZED STEEL TYPE HINGES WITH LARGE BEARING SURFACES OF ADEQUATE STRENGTH TO SUPPORT THE GATE. THE HINGES SHALL NOT TWIST OR TURN UNDER THE ACTION OF THE GATE. GATES WILL PROVIDE A FULL RANGE OF MOTION AND BE EASILY OPENED AND CLOSED BY ONE PERSON. GATE LATCH SHALL BE CARGO PROTECTORS, INC. MODEL FL-100. LATCH SHALL BE EQUIPPED TO RECEIVE A PADLOCK.

PROVIDE R.F. WARNING SIGNAGE ON ALL GATES.



1 POST FOOTINGS  
S-4 NTS



2 FABRIC/BAR CONNECTIONS  
S-4 NTS



Know what's below.  
Call before you dig.

ENGINEERING FIRM



**TOTALLY COMMITTED.**  
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120 EASTSHORE DRIVE, SUITE 300  
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APPLICANT



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PROFESSIONAL STAMP



ENGINEER

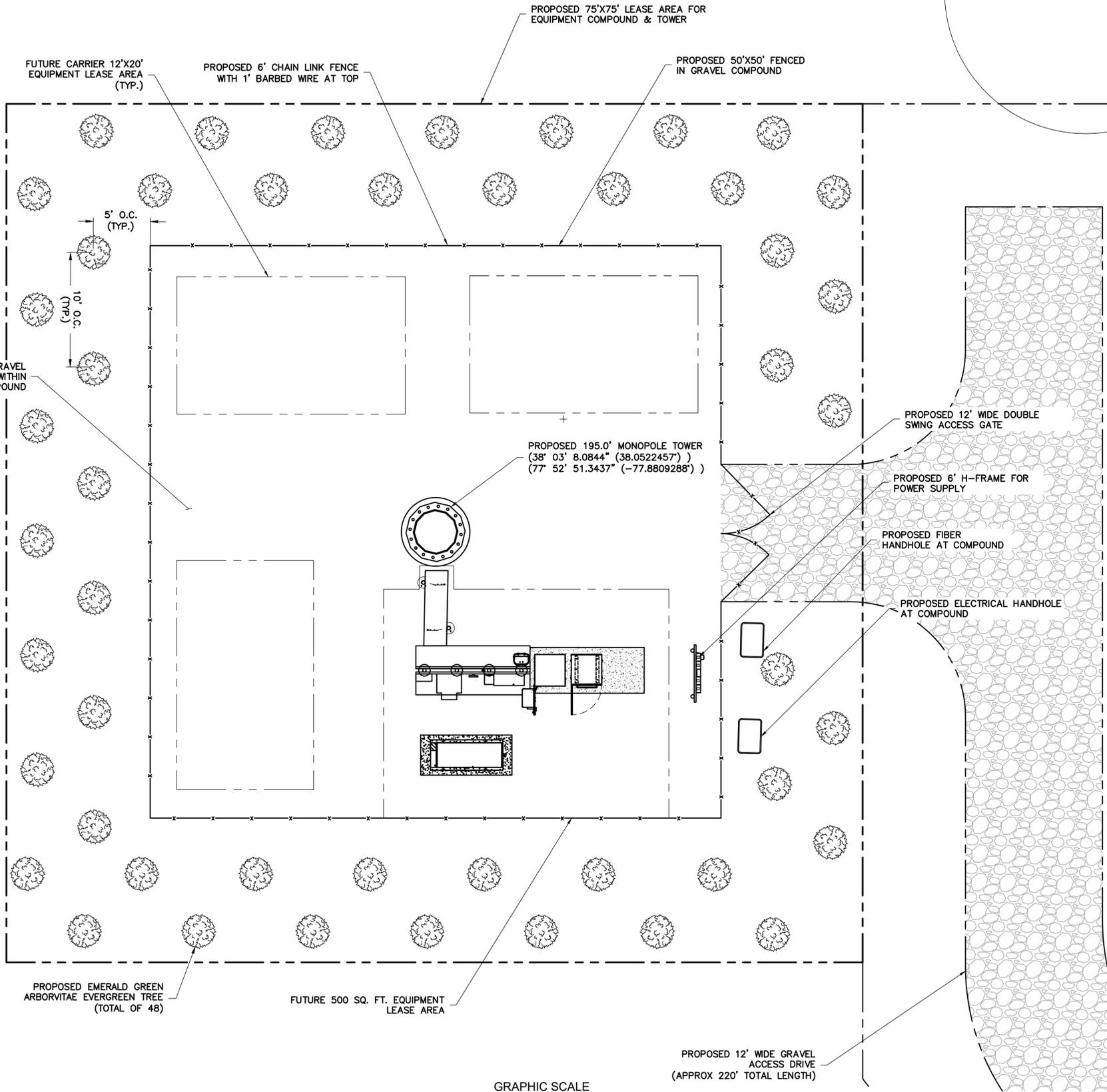
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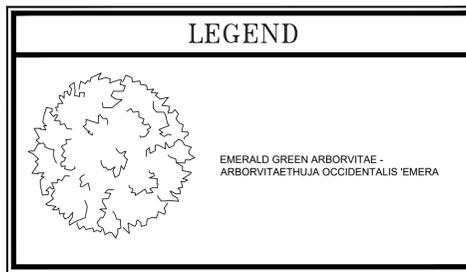
S-3



**LANDSCAPING NOTES:**

1. THE OPERATOR/RESPONSIBLE PERSON (O/RP) SHALL ASSURE THAT THE APPROVED EROSION AND SEDIMENT CONTROL PLAN IS PROPERLY AND COMPLETELY IMPLEMENTED.
2. THE EROSION AND SEDIMENT CONTROL PLAN IS TO BE USED FOR EROSION AND SEDIMENT CONTROL PURPOSES ONLY. IT SHALL NOT BE USED FOR ANY OTHER CONSTRUCTION RELATED ITEMS.
3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
4. UNTIL A SITE IS STABILIZED, ALL EROSION AND SEDIMENT BMPs MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL EROSION CONTROL BMPs AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEANOUT, REPAIR, REPLACEMENT, RE-GRADING, RE-SEEDING, RE-MULCHING AND RE-NETTING MUST BE PERFORMED IMMEDIATELY. IF EROSION AND SEDIMENT CONTROL BMPs FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMPs, OR MODIFICATIONS OF THOSE INSTALLED, WILL BE REQUIRED.
5. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
6. BEFORE INITIATING ANY REVISION TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN OR REVISIONS TO OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISIONS FROM THE CONSERVATION DISTRICT.
7. THE O/RP SHALL ASSURE THAT AN EROSION AND SEDIMENT CONTROL PLAN HAS BEEN PREPARED, APPROVED BY LUNENBURG COUNTY AND IS BEING IMPLEMENTED AND MAINTAINED FOR ALL SOIL AND/OR ROCK SPOIL AND BORROW AREAS, REGARDLESS OF THEIR LOCATIONS.
8. THE CONTRACTOR IS ADVISED TO BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS OF THE APPENDIX 64, EROSION CONTROL RULES AND REGULATIONS, TITLE 25, PART 1, DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBPART C, PROTECTION OF NATURAL RESOURCES, ARTICLE III, WATER RESOURCES, CHAPTER 102, EROSION CONTROL.
9. THE MUNICIPALITY OR ITS DESIGNEE MAY INSPECT ALL PHASES OF THE CONSTRUCTION, OPERATIONS, MAINTENANCE AND ANY OTHER IMPLEMENTATION OF STORMWATER BMPs.
10. DURING ANY STAGE OF THE REGULATED EARTH DISTURBANCE ACTIVITIES, IF THE MUNICIPALITY OR ITS DESIGNEE DETERMINES THAT ANY BMPs ARE NOT BEING IMPLEMENTED IN ACCORDANCE WITH THIS ORDINANCE, THE MUNICIPALITY MAY SUSPEND OR REVOKE ANY EXISTING PERMITS OR OTHER APPROVALS UNTIL THE DEFICIENCIES ARE CORRECTED.
11. WHEN REQUIRED, ADEQUATE PROVISIONS SHALL BE MADE FOR DUST CONTROL MEASURES AS ARE DEEMED ACCEPTABLE BY THE MUNICIPAL ENGINEER.
12. ALL PUMPING OF SEDIMENT-LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP SUCH AS A PUMPED WATER FILTER BAG DISCHARGING OVER UNDISTURBED AREAS. NO SEDIMENT OR SEDIMENT LADEN WATER IS ALLOWED TO LEAVE THE SITE WITHOUT FIRST BEING PROPERLY FILTERED.
13. DISTURBED AREAS ON WHICH EARTH MOVING ACTIVITIES HAVE CEASED AND WHICH WILL REMAIN EXPOSED SHALL BE STABILIZED IMMEDIATELY, EITHER TEMPORARILY OR PERMANENTLY, INCLUDING THE RESTORATION OF DRIVEWAYS, STOCKPILES, OFF-SITE UNDERGROUND UTILITY LINES AND GRADED PERIMETER AREAS. DISTURBED AREAS THAT ARE AT FINISHED GRADE OR WHICH WILL NOT BE RE-DISTURBED WITHIN ONE YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT VEGETATIVE STABILIZATION SPECIFICATIONS. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT RECOMMENDED RATES. CRUSHED STONE ON PAVEMENT SUBGRADES IS CONSIDERED ADEQUATE PROTECTION.
14. WHERE DISTURBED AREAS ARE DIFFICULT TO STABILIZE, NETTING SHOULD BE USED TO HOLD SEED AND MULCH IN PLACE; THIS IS ESPECIALLY IMPORTANT AROUND WATERCOURSES, IN SWALES AND AREAS OF CONCENTRATED FLOWS AND STEEP SLOPES.
15. CONTRACTOR SHALL NOTIFY LUNENBURG COUNTY OF DISPOSAL METHOD AND LOCATION OF MATERIALS (IF ANY) TO BE REMOVED FROM SITE.
16. ALL BUILDING MATERIAL AND WASTES MUST BE REMOVED FROM THE SITE AND RECYCLED IN ACCORDANCE WITH DEP'S SOLID WASTE REGULATIONS (25 PA CODE 260.1 ET SEQ., 271.1 ET SEQ., AND 287.1 ET SEQ.), AND/OR ANY ADDITIONAL LOCAL, STATE OR FEDERAL REGULATIONS. NO BUILDING MATERIALS (USED OR UNUSED) OR WASTE MATERIALS SHALL BE BURNED, BURIED, DUMPED OR DISCHARGED AT THE SITE.
17. THE SITE CURRENTLY DRAINS TO PLYMOUTH CREEK WHICH HAS A CHAPTER 93 CLASSIFICATION OF WARM WATER FISHERY (WWF) & MIGRATORY FISHES (MF).
18. SEDIMENT REMOVED FROM BMPs SHALL BE DISPOSED OF ON-SITE IN LANDSCAPED AREAS OUTSIDE OF STEEP SLOPES, WETLANDS, FLOODPLAINS OR DRAINAGE SWALES AND IMMEDIATELY STABILIZED OR PLACED IN SOIL STOCKPILES AND STABILIZED.
19. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET; STOCKPILE SLOPES MUST NOT EXCEED 2:1.
20. REFER TO THE SITE / RECORD PLAN FOR ADDITIONAL NOTES.

| PLANTING SCHEDULE |  |          |
|-------------------|--|----------|
| QUANTITY          | BOTANICAL - COMMON NAME  | SIZE     |
| 48                | EMERALD GREEN ARBORVITAE - ARBORVITAETHUJA OCCIDENTALIS 'EMERA | 6'-0" BB |



**ENGINEERING FIRM**

**NB+C**  
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
(804) 548-4079

**APPLICANT**

**verizon**

1831 RADY COURT  
RICHMOND, VA 23222

**SITE INFORMATION**

FRESHWATER CREEK  
VERIZON RAWLAND  
SITE #: US-VA-5149  
NB+C PROJECT #: 100912  
VA ROUTE 522  
LOUISA, VA 23093  
LOUISA COUNTY

**DESIGN RECORD**

| REV | DATE     | DESCRIPTION     | BY  |
|-----|----------|-----------------|-----|
| 2   | 05/08/25 | REVISED         | KLB |
| 1   | 03/24/25 | REVISED         | KLB |
| 0   | 03/12/25 | FINAL ZDS       | AA  |
| A   | 02/24/25 | PRELIMINARY ZDS | AA  |

**PROFESSIONAL STAMP**

**ENGINEER**

JOHN A. DAUGHTREY III, P.E.  
VIRGINIA PROFESSIONAL ENGINEER  
LICENSE #0402052122

**SHEET TITLE**

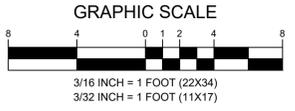
**LANDSCAPING PLAN**

**SHEET NUMBER**

**L-1**

**LANDSCAPING PLAN**

SCALE: 3/16" = 1' (22X34)  
SCALE: 3/32" = 1' (11X17)



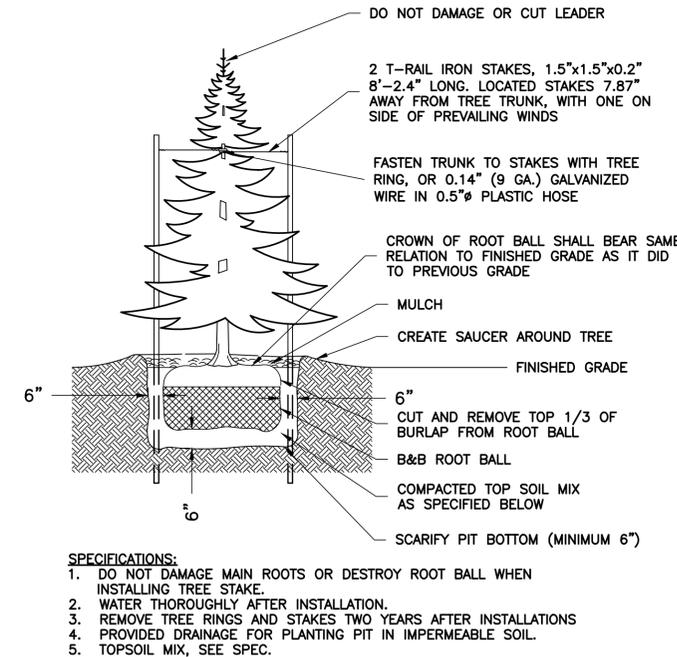
LAST PLOTTED: 05/08/2025 4:02 PM

**LANDSCAPING NOTES:**

- ALL PLANT MATERIALS AND PLANTING PROCEDURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- MULCH SHALL BE FINELY SHREDDED HARDWOOD BARK MULCH. DO NOT COVER THE ROOT CROWN OF TREES OR SHRUBS WITH MULCH. CUT TWINE AWAY FROM THE BASE OF THE TRUNK OR STEM AND PULL BURLAP DOWN AND OFF OF THE BALL TOP.
- PLANTING BACKFILL MIX SHALL BE ON PART LOOSE PEAT HUMUS, TO ONE PART SAND, TO ONE PART PARENT SOIL BY VOLUME.
- SOIL SHALL BE AMENDED WITH THE FOLLOWING: 0.25LBS ORGANIC GRANULAR FERTILIZER (5-10-5), 0.75LBS OF BONEMEAL, 1.0LBS OF ROTTED COW MANURE PER CUBIC FOOT OF MIX.
- THE CONTRACTOR SHALL WARRANTY ALL PLANTS AND MATERIALS FOR TWO YEARS FROM OWNERS ACCEPTANCE. ALL REPLACEMENTS SHALL BE AS ORIGINALLY SPECIFIED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION PROTECTION AND REPLACEMENT OF ANY UTILITIES DAMAGED ON SITE. FIELD ADJUST PLANT LOCATIONS TO AVOID UTILITIES, SWALES, OVERHEAD WIRES, EXISTING VEGETATION TO REMAIN ETC.
- LEASEE IS RESPONSIBLE FOR THE COST AND MAINTENANCE OF ALL LANDSCAPING.
- ALL PLANT MATERIALS MUST BE INSTALLED EQUAL TO OR GREATER THAN THE MINIMUM SIZES SPECIFIED. NO GENUS OR SPECIES SUBSTITUTIONS ALLOWED. CULTIVAR VARIATION ALLOWED WITH THE LANDSCAPE ARCHITECTS APPROVAL. ALL PLANTS WILL BE INSPECTED AND MEASURED FOR LUNENBURG COUNTY COMPLIANCE, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.
- EVERY POSSIBLE SAFEGUARD SHALL BE TAKEN TO PROTECT BUILDING SURFACES, EQUIPMENT, AND FURNISHINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY WHICH MAY OCCUR AS A RESULT OF HIS NEGLIGENCE IN THE EXECUTION OF THE WORK.
- IN THE EVENT OF VARIATIONS BETWEEN WRITTEN QUANTITIES SHOWN ON THE PLAN AND THE PLANT LIST, THE PLANS SHALL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO THE COMMENCEMENT OF WORK. SOD AND SEED QUANTITY TAKE-OFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING. THE CONTRACTOR SHALL FURNISH PLANT MATERIAL IN SIZES AS SPECIFIED IN PLANT LIST.
- PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS OR AS DESIGNATED IN THE FIELD. THE CONTRACTOR SHALL STAKE ALL MATERIAL LOCATED ON THE SITE FOR REVIEW. ALL LOCATIONS ARE TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE EXCAVATION.
- FIELD ADJUST PROPOSED PLANTING LOCATIONS WHERE NEEDED TO AVOID ANY DAMAGE TO EXISTING FACILITIES, AS WELL AS VEGETATION.
- PLANTS SHALL CONFORM TO THE CURRENT "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1-1996, APPROVED NOVEMBER 6, 1996, OR LATEST REVISION, PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION, (FORMERLY: AMERICAN ASSOCIATION OF NURSERYMEN-AAN), PARTICULARLY WITH REGARD TO SIZE, GROWTH, SIZE OF BALL, AND DENSITY OF BRANCH STRUCTURE. PLANT MATERIAL SHALL BE TAGGED AT THE SOURCE BY THE LANDSCAPE ARCHITECT UNLESS THIS REQUIREMENT IS SPECIFICALLY WAIVED. LOOSE, BROKEN, OR MANUFACTURED BALLS WILL BE REJECTED.
- ALL PLANT MATERIALS USED SHALL BE TRUE TO NAME AND SIZE IN CONFORMITY WITH THE AMERICAN STANDARD OF NURSERY STOCK (LATEST VERSION) AND SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. ALL PLANTS SHALL HAVE NORMAL, WELL-DEVELOPED BRANCHES & VIGOROUS ROOT SYSTEMS. THEY SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM DEFECTS, DISFIGURING KNOTS, ABRASIONS OF THE BARK, SUNSCALD INJURIES, PLANT DISEASES, INSECT EGG BORERS AND ALL OTHER FORMS OF INFESTATION. ALL PLANTS SHALL BE NURSERY GROWN. ALL PLANTS SHALL BE GRADE "A" NURSERY STOCK, WHICH HAVE BEEN NURSERY GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE PROJECT SITE.
- PLANT NAMES SHALL AGREE WITH THE NOMENCLATURE "STANDARD PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE.
- ALL PLANTING PROCEDURES SHALL CONFORM TO MUNICIPAL STANDARDS AND SPECIFICATIONS.
- ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHER-PROOF LABELS SECURELY ATTACHED THERETO BEFORE DELIVERY TO PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES, AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE LANDSCAPE ARCHITECT OR AGENT IN CHARGE.
- BALLED AND BURLAPPED, AND BALLED AND PLATFORM PLANTS, SHALL HAVE SOLID BALL OF EARTH SECURELY HELD IN PLACE BY BURLAP AND STOUT ROPE. MINIMUM BALL SIZES SHALL BE SPECIFIED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- THE LANDSCAPE ARCHITECT OR OWNER SHALL HAVE THE RIGHT, AT ANY STAGE OF THE OPERATIONS, TO REJECT ANY AND ALL WORK AND MATERIAL WHICH, IN HIS OPINION, DOES NOT MEET THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS. ALL REJECTED MATERIALS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND CONDITIONS OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY INSTABILITY OF ANY PLANT MATERIALS. STAKING OF ALL TREES SHALL BE DONE AS INDICATED ON THE DOCUMENTS OR BY UTILIZING A METHOD APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL DISTURBED AREAS OF THE SITE NOT PLANTED WITH SHRUBS OR GROUND COVER SHALL BE FINE GRADED AND SEEDED OR SODDED.
- ALL DISTURBED AREAS TO BE TOPSOILED SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 4", SHALL BE FERTILIZED, SEEDED AND MULCHED WITH SMALL GRAIN STRAW. TOPSOIL SHALL BE NATURAL FRIABLE, FERTILE SOIL CHARACTERISTIC OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF LUMPS OF CLAY, STONES, ROOTS AND OTHER FOREIGN MATTER.
- MULCH, 4" IN DEPTH, SHALL BE EITHER WOOD CHIPS, PINE BARK OR SHREDDED HARDWOOD BARK NOT EXCEEDING 2" IN GREATEST DIMENSION. A WEED RETARDANT BARRIER SHALL BE USED IN ALL NON-GRASSED AREAS.
- ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO EXISTING GRADE AT THE NURSERY. ADJUST AS NEEDED TO MEET GRADE AT ROOT COLLAR. THE ROOT COLLAR SHALL NOT BE COVERED BY SOIL OR MULCH.

- PLANTING SHALL BE CONDUCTED UNDER SEASONS WHICH ARE NORMAL FOR SUCH WORK. AT THE OPTION AND ON THE FULL RESPONSIBILITY OF THE CONTRACTOR, PLANTING OPERATIONS MAY BE CONDUCTED UNDER UNREASONABLE CONDITIONS. PLANTS SHALL ONLY BE INSTALLED WHEN THE SOIL IS FROST FREE. IN GENERAL, PLANT DURING THE FOLLOWING SEASONS UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT:  
 DECIDUOUS TREES AND SHRUBS:  
 WHEN PLANTS ARE DORMANT (FALL AND EARLY SPRING).  
 BROADLEAF EVERGREEN TREES AND SHRUBS:  
 WHEN THE FROST LEAVES THE GROUND UNTIL NEW GROWTH IS WELL DEVELOPED (SPRING).  
 GROUNDCOVER:  
 AFTER THE DANGER OF FROST HAS PAST (SPRING UNTIL EARLY SUMMER).
- PRUNE OUT ONLY DEAD, DECAYED, BROKEN, CROSSING, AND INWARD-GROWING BRANCHES AND BRANCH STUBS. DO NOT CUT LEADERS. MAINTAIN AND/OR IMPROVE THE ATTRACTIVENESS OF EACH PLANT'S FULL FORM, CONSISTENT WITH ITS NATURAL GROWTH HABITS. EXCESSIVELY PRUNED PLANTS WILL BE REJECTED.
- UNDER NO CIRCUMSTANCES SHOULD THE MAIN LEADER OF A DECIDUOUS OR EVERGREEN TREE BE TOPPED.
- SHADE TREES LOCATED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BRANCH BELOW 7'.
- TREES OVER SIX FEET IN HEIGHT ARE TO BE STAKED AT TIME OF INSTALLATION.
- ALL PLANTS WITHIN CLEAR SIGHT TRIANGLES SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE ELEVATION OF CURB UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SHRUB MASSES SHALL FORM PLANTING BEDS AND SHALL BE MULCHED ENTIRELY BETWEEN PLANTS.
- ALL PROPOSED TREES TO BE INSTALLED EITHER ENTIRELY WITHIN OR ENTIRELY OUT OF PLANTING BEDS. PLANTING BED LINES ARE NOT TO BE OBSTRUCTED. ALL SHRUBS AND GROUND COVER AREAS SHALL BE PLANTED IN CONTINUOUS PREPARED BED AND TOP DRESSED WITH 4 INCHES SHREDDED HARDWOOD OR BARK MULCH. MULCH SHALL HAVE BEEN AGED A MINIMUM OF SIX MONTHS.
- ALL PLANTING BEDS ADJACENT TO LAWN, SOD, OR SEEDED AREAS SHALL BE SPADE EDGED.
- PLANT MATERIAL SHOWN IN A MASS OR TOUCHING EACH OTHER SHALL BE ALLOWED TO GROW TOGETHER TO PERFORM AS A SCREEN OR A HEDGE. DO NOT PRUNE OR SHEER INTO INDIVIDUAL FREE-STANDING PLANTS.
- CUT AND REMOVE BURLAP FROM TOP ONE-THIRD OF BALL ONLY IF NON-JUTE ROPING IS USED.
- GUY WIRES SHALL BE LOCATED BETWEEN FIRST AND SECOND SETS OF BRANCHES. TREE STAKES AND GUY WIRES SHALL BE REMOVED BY THE CONTRACTOR AFTER ONE GROWING SEASON. GUY WIRES SHALL BE LOCATED SO THAT THEY WILL NOT PULL CROTCH APART.
- PLANTS PLANTED IN ROWS SHALL BE MATCHED SPECIMENS AND BE UNIFORM IN SIZE AND FORM.
- THE CONTRACTOR IS RESPONSIBLE FOR TESTING PROJECT SOILS. THE CONTRACTOR IS TO PROVIDE A CERTIFIED SOILS REPORT TO THE OWNER. THE CONTRACTOR SHALL VERIFY THAT THE SOILS ON THE SITE ARE ACCEPTABLE FOR THE PROPER GROWTH OF THE PROPOSED PLANT MATERIAL. SHOULD THE CONTRACTOR FIND POOR SOIL CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE SOIL AMENDMENTS AS NECESSARY. THESE AMENDMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, FERTILIZERS, LIME, AND TOPSOIL. PROPER PLANTING SOILS MUST BE VERIFIED PRIOR TO PLANTING OF MATERIALS.
- THE CONTRACTOR SHALL FERTILIZE ALL PLANT MATERIAL WITH 5-10-5 FERTILIZER, OR APPROVED EQUAL AT THE RATE SPECIFIED BY THE MANUFACTURER. ALL TURF AREAS SHALL BE LIMED AND FERTILIZED APPROPRIATELY FOR THE TYPES OF SOILS ON THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE THE SOIL ACIDITY AND A SOIL TEST CONDUCTED TO ESTABLISH THE SOIL'S LIME AND FERTILIZER RATES.
- ALL PRECAUTIONS SHALL BE TAKEN TO PREVENT SPILLS AND RUNOFF OF EXCESSIVE QUANTITIES OF FERTILIZER, NUTRIENTS AND OTHER CHEMICALS.
- ALL WATER APPLIED TO PLANTED OR TURF AREAS SHALL BE FREE FROM IMPURITIES HARMFUL TO VEGETATION AND APPLIED AT A RATE OF 5 GALLONS OF WATER PER SQUARE YARD OF PLANT PIT IMMEDIATELY AFTER PLANTING AND INSTALLATION. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE ADEQUATE IRRIGATION TO ALL PLANT MATERIALS AND LAWN AREAS INSTALLED AS PART OF THIS CONTRACT DURING THE CONSTRUCTION TIME PERIOD UP TO AND INCLUDING THE TIME PERIOD ESTABLISHED FOR PLANT MATERIAL SURVIVAL GUARANTEE. WATER APPLIED DURING THE GUARANTEE PERIOD SHALL BE AT THE RATE OF 1 INCH OF WATER PER WEEK, WITH AN ALLOWANCE FOR NATURAL PRECIPITATION AND RAINFALL.
- BACKFILL MATERIAL FOR RAISED PLANT BEDS SHALL CONSIST OF NATURAL LOAM TOPSOIL, FREE FROM SUBSOIL, AND SHALL BE OBTAINED FROM AN AREA WHICH HAS NEVER BEEN STRIPPED. TOPSOIL SHALL HAVE BEEN REMOVED FROM A DEPTH OF NO MORE THAN 1 FOOT, OR LESS IF SUBSOIL IS ENCOUNTERED. TOPSOIL SHALL BE OF UNIFORM QUALITY, FREE FROM HARD CLODS, STIFF CLAY HARD PAN, SODS, PARTIALLY DISINTEGRATED STONE, LIME CEMENT, TAR RESIDUES, CHIPS OR ANY OTHER UNDESIRABLE MATERIAL.
- ALL PLANTS ARE SHOWN SEMI-MATURE SIZE ON PLANS. SIZES INDICATED IN PLANT LIST ARE SIZES AT TIME OF INSTALLATION.
- MAINTENANCE SHALL BEGIN AFTER EACH PLANT HAS BEEN INSTALLED AND SHALL CONTINUE UNTIL 90 DAYS AFTER FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT. MAINTENANCE INCLUDES WATERING, PRUNING, WEEDING, FERTILIZING, MULCHING, REPLACEMENT OF SICK OR DEAD PLANTS, AND ANY OTHER CARE NECESSARY FOR THE PROPER GROWTH OF THE PLANT MATERIAL. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER.
- ALL TREES, SHRUBS AND GROUNDCOVERS SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM DATE OF ACCEPTANCE BY THE MUNICIPALITY. IF ANY PLANTS ARE DEAD OR IN AN UNHEALTHY CONDITION BEFORE FINAL ACCEPTANCE OF THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REPLACE THEM AT HIS EXPENSE. REPLACEMENT PLANTS USED SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS.
- ALL PLANTING DETAILS SHALL CONFORM TO ORDINANCE REQUIREMENTS OF THE MUNICIPALITY.
- ALL TREE PROTECTION AND REMOVAL ACTIVITIES SHALL COMPLY WITH STATE REGULATIONS AND LOCAL ORDINANCE REQUIREMENTS.
- THE CONTRACTOR SHALL INSURE THAT HIS WORK DOES NOT INTERRUPT ESTABLISHED OR PROJECTED DRAINAGE PATTERNS.
- MAINTAIN POSITIVE DRAINAGE OUT OF PLANTING BEDS AT A MINIMUM 2% SLOPE. ALL GRADES, DIMENSIONS, AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER.
- THE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS.

- PLANTING PITS SHALL BE MADE TO DRAIN, WHEREVER POOR DRAINAGE CONDITIONS OCCUR AND/OR WHERE DIRECTED BY THE LANDSCAPE ARCHITECT. WHEN APPROVED BY THE LANDSCAPE ARCHITECT, THE DEPTH OF PLANTING PITS MAY BE INCREASED BY 12" THROUGH THE ADDITION OF LOOSE AGGREGATE (3/4" TO 1 1/2" DIAMETER).
- DURING PLANTING OPERATIONS, EXCESS WASTE MATERIALS, NOT INCLUDING TOPSOIL SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THE SITE. DISPOSAL SHALL BE IN ACCORDANCE WITH NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION, REGULATIONS.
- THE CONTRACTOR SHALL DISPOSE OF STUMPS AND MAJOR ROOTS OF ALL PLANTS TO BE REMOVED. ANY DEPRESSIONS CAUSED BY REMOVAL OPERATIONS SHALL BE REFILLED WITH FERTILE, FRIABLE SOIL PLACED AND COMPACTED SO AS TO REESTABLISH PROPER GRADE FOR NEW PLANTING AND/OR LAWN AREAS.
- ALL SOD (IF AND WHERE REQUIRED) SHALL BE OBTAINED FROM AREAS HAVING GROWING CONDITIONS FAMILIAR TO AREAS TO BE COVERED. AREAS TO BE SODDED SHALL BE RAKED OF STONES AND DEBRIS. DEBRIS AND STONES OVER 1 INCH IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOD WILL BE REJECTED. ALL SOD MUST BE PLACED WITH STAGGERED JOINTS, TIGHTLY BUTTED, WITH NO INEQUALITIES IN GRADE. PLACE ALL SOD IN ROWS AT RIGHT ANGLES TO SLOPES (WHERE APPLICABLE).
- BULBS (IF AND WHERE REQUIRED) SHALL BE IN CONFORMANCE WITH SECTION 11 OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (FORMERLY AMERICAN ASSOCIATION OF NURSERYMEN) STANDARDS.
- PLANTER SOILS (IF AND WHERE REQUIRED) SHALL BE WELL-DRAINING AND FERTILE. SOILS SHALL BE SANDY-LOAM, FRIABLE MIX, FREE FROM DEBRIS, ROCKS, ETC. SOIL TO BE 20% SAND AND 20% PEAT MIXED WITH 50% SELECTED WELL-DRAINED SOILS FROM THE SITE. BACKFILL SOILS SHALL BE AS NOTED ON THE PLANTING DETAILS.
- UPON COMPLETION OF ALL LANDSCAPING, AN ACCEPTANCE OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER FOR SCHEDULING THE INSPECTION AT LEAST SEVEN (7) DAYS PRIOR TO THE ANTICIPATED INSPECTION DATE.



1  
L-2 NTS  
**PROPOSED EVERGREEN LANDSCAPING DETAIL**

**ENGINEERING FIRM**

**NB+C**  
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
(804) 548-4079

**APPLICANT**

**verizon**

1831 RADY COURT  
RICHMOND, VA 23222

**SITE INFORMATION**

FRESHWATER CREEK  
VERIZON RAWLAND  
SITE #: US-VA-5149  
NB+C PROJECT #: 100912  
VA ROUTE 522  
LOUISA, VA 23093  
LOUISA COUNTY

**DESIGN RECORD**

| REV | DATE     | DESCRIPTION     | BY  |
|-----|----------|-----------------|-----|
| 2   | 05/08/25 | REVISED         | KLB |
| 1   | 03/24/25 | REVISED         | KLB |
| 0   | 03/12/25 | FINAL ZDS       | AA  |
| A   | 02/24/25 | PRELIMINARY ZDS | AA  |

**PROFESSIONAL STAMP**

**ENGINEER**

JOHN A. DAUGHTREY III, P.E.  
VIRGINIA PROFESSIONAL ENGINEER  
LICENSE #0402052122

**SHEET TITLE**

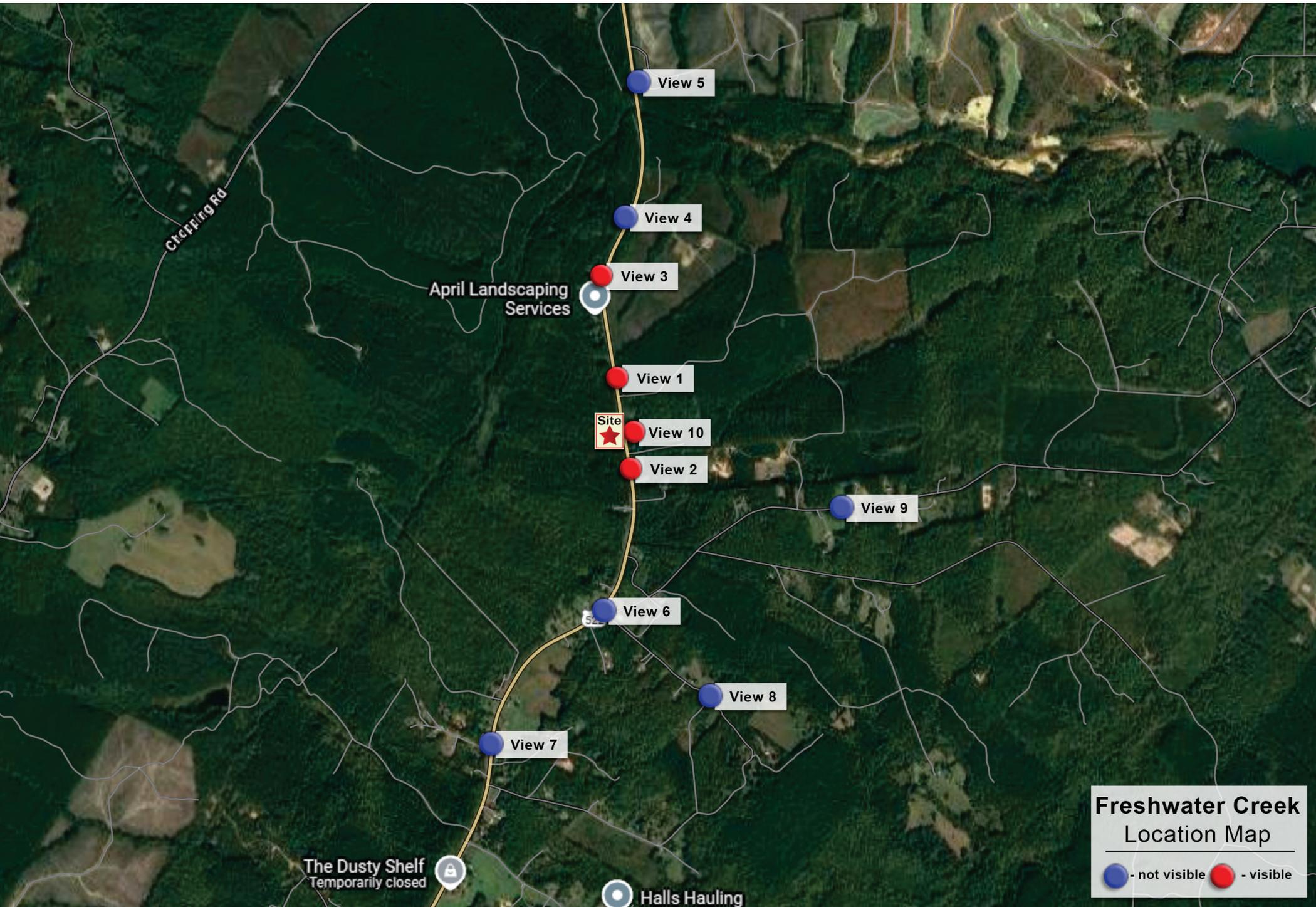
**LANDSCAPING  
DETAILS & NOTES**

**SHEET NUMBER**

**L-2**

LAST PLOTTED: 05/08/2025 4:02 PM

# Exhibit D





**Site Name: Freshwater Creek**  
Wireless Communication Facility  
38°03'08.1"N 77°52'51.3"W  
Louisa, VA 23093

*Photograph Information:*  
View 1-Zachary Taylor Highway  
View from the Northeast  
**Showing the Existing Site**





**Site Name: Freshwater Creek**  
Wireless Communication Facility  
38°03'08.1"N 77°52'51.3"W  
Louisa, VA 23093

*Photograph Information:*  
View 1-Zachary Taylor Highway  
View from the Northeast  
**Showing the Proposed Site**





**Site Name: Freshwater Creek**  
Wireless Communication Facility  
38°03'08.1"N 77°52'51.3"W  
Louisa, VA 23093

*Photograph Information:*  
View 2-Zachary Taylor Highway  
View from the Southeast  
**Showing the Existing Site**





**Site Name: Freshwater Creek**  
Wireless Communication Facility  
38°03'08.1"N 77°52'51.3"W  
Louisa, VA 23093

*Photograph Information:*  
View 2-Zachary Taylor Highway  
View from the Southeast  
**Showing the Proposed Site**





**Site Name: Freshwater Creek**  
Wireless Communication Facility  
38°03'08.1"N 77°52'51.3"W  
Louisa, VA 23093

*Photograph Information:*  
View 3-Zachary Taylor Highway  
View from the North  
**Showing the Existing Site**





**Site Name: Freshwater Creek**  
Wireless Communication Facility  
38°03'08.1"N 77°52'51.3"W  
Louisa, VA 23093

*Photograph Information:*  
View 3-Zachary Taylor Highway  
View from the North  
**Showing the Proposed Site**





**Site Name: Freshwater Creek**  
Wireless Communication Facility  
38°03'08.1"N 77°52'51.3"W  
Louisa, VA 23093

*Photograph Information:*  
View 4-Zachary Taylor Highway  
View from the Northeast  
**SITE NOT VISIBLE**





**Site Name: Freshwater Creek**  
Wireless Communication Facility  
38°03'08.1"N 77°52'51.3"W  
Louisa, VA 23093

*Photograph Information:*  
View 5-Zachary Taylor Highway  
View from the Northeast  
**SITE NOT VISIBLE**





**Site Name: Freshwater Creek**  
Wireless Communication Facility  
38°03'08.1"N 77°52'51.3"W  
Louisa, VA 23093

*Photograph Information:*  
View 6-Zachary Taylor Highway  
View from the South  
**SITE NOT VISIBLE**





**Site Name: Freshwater Creek**  
Wireless Communication Facility  
38°03'08.1"N 77°52'51.3"W  
Louisa, VA 23093

*Photograph Information:*  
View 6-Zachary Taylor Highway  
View from the Southwest  
**SITE NOT VISIBLE**





**Site Name: Freshwater Creek**  
Wireless Communication Facility  
38°03'08.1"N 77°52'51.3"W  
Louisa, VA 23093

*Photograph Information:*  
View 8-Cabin Road  
View from the Southeast  
**SITE NOT VISIBLE**





**Site Name: Freshwater Creek**  
Wireless Communication Facility  
38°03'08.1"N 77°52'51.3"W  
Louisa, VA 23093

*Photograph Information:*  
View 9-Hensley Road  
View from the Southeast  
**SITE NOT VISIBLE**

**NB-C**<sup>TM</sup>  
TOTALLY COMMITTED.



**Site Name: Freshwater Creek**  
Wireless Communication Facility  
38°03'08.1"N 77°52'51.3"W  
Louisia, VA 23093

*Photograph Information:*  
View 10-Zachary Taylor Highway  
View from the East  
**Showing the Existing Site**





**Site Name: Freshwater Creek**  
Wireless Communication Facility  
38°03'08.1"N 77°52'51.3"W  
Louisia, VA 23093

*Photograph Information:*  
View 10-Zachary Taylor Highway  
View from the East  
**Showing the Proposed Site**



**From:** Schweller, Lori <lschweller@williamsmullen.com>  
**Sent:** Friday, April 11, 2025 3:35 PM  
**To:** Tom Egeland; Renee Mawyer; LCBS\_MD@louisacounty.gov; jdisosway@louisacounty.org  
**Cc:** PlanningZoning; Planning Commission; stuart.squier gdn sites.com  
**Subject:** Verizon Wireless Balloon Test Notice [WMIMAN-IWOVRIC.FID2770985]  
**Attachments:** Verizon Wireless Balloon Test Notice Letter\_Freshwater Creek.pdf

Good afternoon, Supervisor Adams, Commissioner Disosway, and Planning and Zoning Officials and Staff,

Verizon Wireless is planning a new wireless facility to be located on the west side of State Route 522 (Zachary Taylor Highway) in the Mineral District. In accordance with Section 86-667(2) of the Zoning Ordinance, Verizon Wireless is planning a balloon test for the proposed monopole. Please see attached the public notice of the balloon test. This letter is being mailed today to all adjoining property owners.

Photo simulations produced from the balloon test will be included in the conditional use permit application package.

Please call any time with questions about this project.

Best regards,

Lori



**J. Lori H. Schweller**  
*Attorney*  
T 434.951.5728  
[email](#) | [website](#)

323 2nd Street SE | Suite 900 | Charlottesville, VA 22902-3200

NOTICE: Information contained in this transmission to the named addressee is proprietary and is subject to attorney-client privilege and work product confidentiality. If the recipient of this transmission is not the named addressee, the recipient should immediately notify the sender and destroy the information transmitted without making any copy or distribution thereof.

## Exhibit E



April 11, 2025

RE: **Balloon Test for Proposed 199' Wireless Communications Facility**

Project Location: Unaddressed parcel VA Route 522, Louisa, VA 23093

Tax Map No: 28 97F

Property Owner: William & Michelle Gilman

Latitude/Longitude (of proposed site): 38° 03' 8.08" N, 77° 52' 51.34" W

Dear Neighbor:

Verizon Wireless intends to submit a Conditional Use Permit (CUP) application to Louisa County for a proposed wireless communications facility, including 199' monopole, to be located on the above referenced parcel ("subject parcel") in Louisa County.

Prior to submitting our CUP application, we will perform a **balloon test** (raising a balloon to the height of the proposed cell tower) to produce photo simulations of the proposed monopole from neighboring roadways and property boundaries.

Please be advised of the following days and times for the balloon test, the balloon test rain dates:

- **BALLOON TEST – Wednesday, April 30<sup>th</sup>, 2025 – 8:00 AM to 12:00 PM** at the subject parcel.
- **BALLOON TEST (RAIN DATE)** – If there is inclement weather on April 30<sup>th</sup> (i.e. rain, high winds, etc.), the make-up date will be **Thursday, May 1<sup>st</sup>, 2025 – 8:00 AM to 12:00 PM** at the subject parcel.
- **BALLOON TEST (2<sup>nd</sup> RAIN DATE)** – If there is further inclement weather on May 1<sup>st</sup>, the 2<sup>nd</sup> make-up date will be **Friday, May 2<sup>nd</sup>, 2025 – 8:00 AM to 12:00 PM** at the subject parcel.

An engineer will be photographing the balloon from various locations on the public right of way to develop photo simulations of the proposed monopole. If you would like the balloon photographed from a particular location, or if you have any questions about the project, please do not hesitate to contact me at 804-901-7433 or [stuart.squier@gdnsites.com](mailto:stuart.squier@gdnsites.com).

Sincerely,

Stuart P. Squier, AICP  
Zoning Consultant to Verizon Wireless

**AFFIDAVIT OF PUBLICATION**

**The Central Virginian**  
**304 West Main Street, Louisa, VA 23093**  
**(540) 967-0368**

State of Florida, County of Broward, ss:

I, Rachel Cozart, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of The Central Virginian. I have examined a copy of The Central Virginian, a newspaper published in city of Louisa and having a general circulation in the County of Louisa, State of Virginia, and do hereby certify that this Legal Notice was published on the following dates:

**Publication Dates:**

- Apr 17, 2025

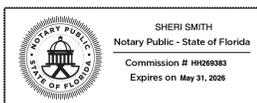
**Notice ID:** BGht1DqrhOanjOxMkmDv

**Notice Name:** Freshwater Creek balloon test

**Publication Fee:** \$138.59

*Rachel Cozart*

Agent



**VERIFICATION**

State of Florida  
County of Broward

Signed or attested before me on this: 04/23/2025

*S. Smith*

Notary Public

Notarized remotely online using communication technology via Proof.

## **Balloon Test for Zoning Application**

Cellco Partnership d/b/a Verizon Wireless will conduct a balloon test pursuant to Section 86-877.2 of the Louisa County Zoning Ordinance on Wednesday, April 30th, 2025, beginning at 8:00 A.M. and continuing for four (4) hours, at unaddressed Parcel Number 28 97F, VA Route 522, Louisa, VA 23093. This is in connection with an application for a Conditional Use Permit to be filed with the Louisa County Planning and Zoning office to construct a 199-foot wireless communication facility at the aforementioned location. In the event of inclement weather the balloon test will be conducted on Thursday, May 1, 2025, at 8:00 AM or in the event of further inclement weather Friday, May 2, 2025, at 8:00 AM.

9589 0710 5270 1398 2893 57

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| <input type="checkbox"/> Adult Signature Required            | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.73

Total Postage and Fees \$5.58

0125  
12

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03/31/2025

Sent To AT&T  
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 City, State, ZIP+4® Dallas, TX 75202

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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| <input type="checkbox"/> Return Receipt (hardcopy)           | \$0.00 |
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| <input type="checkbox"/> Certified Mail Restricted Delivery  | \$0.00 |
| <input type="checkbox"/> Adult Signature Required            | \$0.00 |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$0.00 |

Postage \$0.73

Total Postage and Fees \$5.58

0125  
12

Postmark  
Here

03/31/2025

Sent To T-Mobile  
 Street and Apt. No., or PO Box No. 12426 SE 38th St  
 City, State, ZIP+4® Bellevue, WA 98006

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



*Consultants to Verizon Wireless  
513 Stewart St. Suite E  
Charlottesville, Virginia 22902*

March 31, 2025

T-Mobile  
12920 SE 38<sup>th</sup> St.  
Bellevue, WA  
98006

**Subject:** Notification of Verizon Wireless Special Use Permit Application for “Freshwater Creek”  
199’ monopole tower in Louisa County, VA

To whom it may concern,

Pursuant to the Louisa County Zoning Ordinance, Article IX we are hereby providing you with notice of our intent to meet with the county staff in a pre-application meeting to discuss the location of a free-standing wireless communications facility that would be located at an unaddressed parcel on VA Route 522, Louisa, VA 23093 (coordinates: 38.0522457, - 77.8809288). In general, we plan to construct a support structure of 195’ feet in height for the purpose of providing LTE wireless service. Please inform county staff if you have any desire for placing additional wireless facilities or equipment within a two-mile radius of the proposed facility. Please provide both us and county staff with this information within twenty (20) business days of receipt of this letter. Your cooperation is sincerely appreciated.

Sincerely,

Stuart P. Squier, AICP for Verizon  
p: (804) 901-7433 | f: (888) 844-1702  
[stuart.squier@gdnsites.com](mailto:stuart.squier@gdnsites.com)



July 2, 2025

Steven Fanshaw  
Verizon Wireless  
1831 Rady Court  
Richmond, VA

**Subject: Certification of Code Compliance for Proposed Telecommunications Tower**  
NB+C Project No. 100374

Dear Mr. Fanshaw:

NB+C Engineering Services, LLC (NB+C) is pleased to submit this certification letter outlining the approximate design parameters for a proposed telecommunications structure. It is our understanding that Verizon Wireless intends to build a new wireless telecommunications facility at the below-mentioned site to include a new Monopole Tower as defined in the zoning drawings by NB+C dated May 8, 2025.

This letter certifies that the tower will be designed and manufactured to meet all structural requirements and safety specifications outlined in the codes and standards listed below as well as local code requirements. Please see below for tower site information, approximate geometry, design parameters, and design loading summary:

**Tower Site Information**

|              |  |
|--------------|--|
| Tower Owner: | Verizon Wireless                               |
| Site Name:   | “Freshwater Creek”                             |
| Latitude:    | 39° 03’ 8.0844” N                              |
| Longitude:   | 77° 52’ 51.3437” W                             |
| Address:     | VA Route 522, Louisa, VA 23093 (Louisa County) |

**Approximate Monopole Loading Summary**

|                               |   |
|-------------------------------|---|
| Tower Height:                 | 195 ft  |
| Minimum # of Design Carriers: | 1 Initial + 4 future (5 Total)  |
| Designed Tower Fall Radius:   | 150 ft – 49’ from base of tower<br>(To fall 100% within subject parcel lot lines) |

**Tower Site Design Parameters**

|                   |  |
|-------------------|--|
| Building Code:    | 2018 Virginia Construction Code (2018 IBC) |
| TIA-222 Revision: | TIA-222-H                                  |

Should you have any questions or require additional information, please feel free to contact us.

Respectfully submitted by:

**NB&C ENGINEERING SERVICES, LLC**

**Erik Bowers, PE**  
**Engineering Market Manager**  
**VA License No. 57974**





Federal Aviation Administration

The OE/AAA system will be going offline at 7pm ET on Friday, 16 May 2025 until Sunday night 18 May 2025 for scheduled modernization upgrades and launch of the new and improved Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) Public Website.

<< OE/AAA

## Notice Criteria Tool

[Notice Criteria Tool - Desk Reference Guide V\\_2018.2.0](#)

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

\* **Structure Type:**  ▼  
 Please select structure type and complete location point information.

**Latitude:**  Deg  M  S  ▼

**Longitude:**  Deg  M  S  ▼

**Horizontal Datum:**  ▼

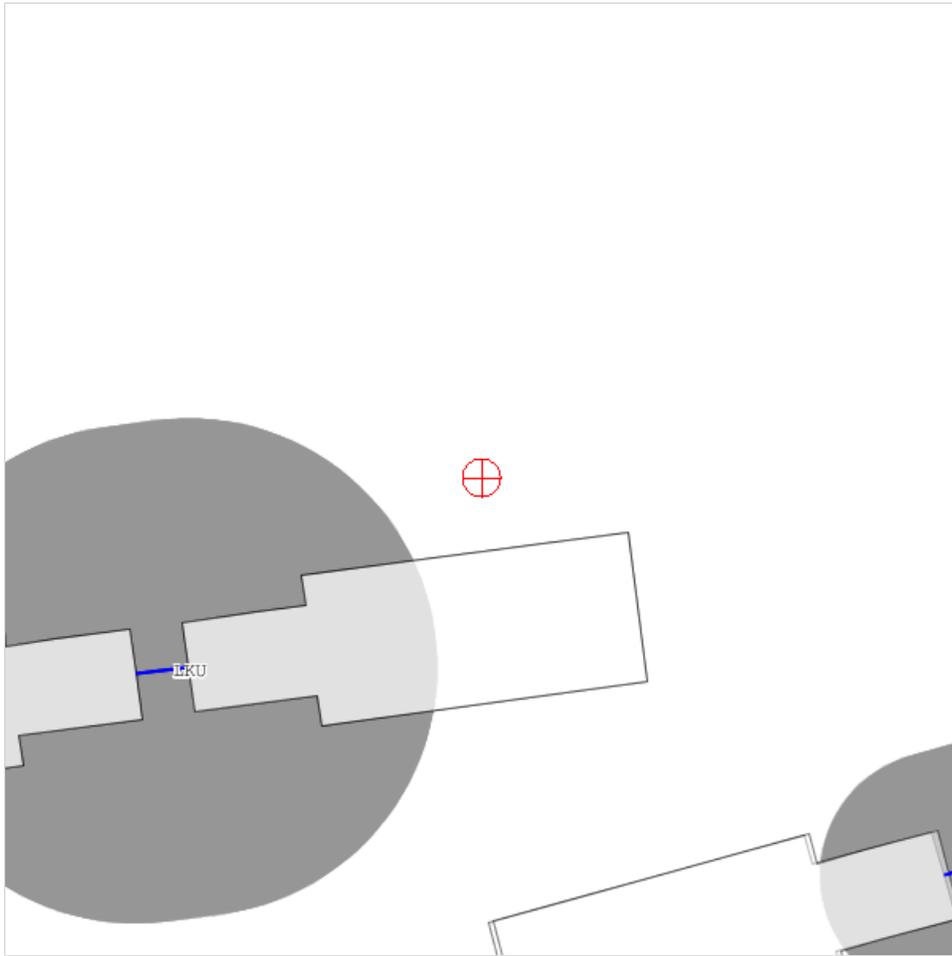
**Site Elevation (SE):**  (nearest foot)

**Structure Height :**  (nearest foot)

**Is structure on airport:**  No  Yes

### Results

You do not exceed Notice Criteria.



# TOWAIR Determination Results

## \*\*\* NOTICE \*\*\*

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

### DETERMINATION Results

**Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.**

### Your Specifications

#### NAD83 Coordinates

|           |                  |
|-----------|------------------|
| Latitude  | 38-03-08.1 north |
| Longitude | 077-52-51.3 west |

#### Measurements (Meters)

|                                |       |
|--------------------------------|-------|
| Overall Structure Height (AGL) | 60.7  |
| Support Structure Height (AGL) | 59.4  |
| Site Elevation (AMSL)          | 121.9 |

#### Structure Type

MTOWER - Monopole

### Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW



June 26, 2025

Mr. Tom Egeland  
Deputy Director of Community Development  
Deputy Zoning Administrator  
1 Woolfolk Avenue, Suite 201  
Louisa, VA 23093

RE: Conditional Use Permit Application; Wireless Communications Facility (WCF); Verizon Wireless, Freshwater Site; LC2025-016.

Dear Tom:

Altairis completed the review of Verizon Wireless' Conditional Use Permit (CUP) application to construct a Wireless Communications Facility "Freshwater" with a 199-ft monopole structure. The location of the proposed WCF has a Latitude/Longitude of 38°-03.8'-8.084" N / 077°-52.51'-51.344" W. Below are Altairis' findings and recommendations.

1. Section 86-663. In General:
  - a. National Environmental Policy Act (NEPA) and State Historic Preservation Office (SHPO) compliance/impact assessments: Altairis recommends Verizon Wireless complete a NEPA/SHPO assessment by a and provide a copy of the report.  
**Non-Comply**
  - b. FAA: Verizon Wireless provided a copy of the screening results from the FAA website "Notice Criteria Tool" (dated 5/9/2025). The results of the screening show that the proposed monopole tower does not meet the minimum requirements for filing a Notice of Obstruction or registration with the FAA. **Comply**
2. Section 86-664. Applicability: Altairis finds that Verizon Wireless' proposed WCF which includes construction of a 195-ft monopole tower (199-ft overall height), complies with the relevant provisions of the County comprehensive plan. **Comply**
3. Section 86-665 Permitted Use Table: Altairis finds that Verizon's application for a Conditional Use Permit complies with the Permitted Use Table for Freestanding WCFs exceeding 100-ft in height within the Agricultural (A-2) zoned district. **Comply**
4. Section 86-666: Application Requirements for WCF's
  - (1) Statement of Justification:
    - a. *Geographic Area*: Verizon provided a statement to justify the need for a new WCF for improved wireless cellular coverage within the service area. **Comply**

- b. *Use of existing antenna attachments and colocations, and electric utility distribution towers within the service area:* Verizon performed a search of the area and provided an aerial view (Google Earth) around the proposed WCF. There are no existing electric utility distribution towers or WCF's that could be used to provide the desired cellular coverage objectives. **Comply**
  - c. *Existing WCF's within the geographic search area.* Verizon performed a search of the area and found no existing WCF's or elevated structures within Verizon's search area. The nearest existing WCF is located approximately 5.25 miles outside of Verizon's desired search area. **Comply**
  - d. *Technical data pertaining to service gaps or service expansions that are addressed by the WCF:* Verizon provided a general description of the service area for the proposed WCF, but did not include technical data such as coverage maps or calculations to demonstrate the need for the WCF. Verizon cited *Va. Code § 15.2-2316.4:2* as grounds for not disclosing proprietary or confidential information for justification of the proposed WCF. **Non-Comply**
  - e. *Commitment Letter from Wireless Communications Provider:* Verizon Wireless will occupy the proposed WCF. **Comply**
- (2) *Location and geographic area:* Sheet Z-1 of the site plan drawings contains a vicinity map depicting all properties within 1000-ft of the subject property. A list of the property owners is provided on Sheet Z-2 of the site plans. **Comply**
- (3) *Visual Impact:* Verizon Wireless conducted a balloon test at 199-ft elevation at the proposed WCF monopole tower location. Simulated photos depicting the visual impact of the proposed WCF as viewed from surrounding public right of ways and residential properties were provided. Verizon also provided a description of the visual impact the monopole tower and WCF will have on the surrounding area. **Comply**
- (4) *Structure Height:* The height of the proposed monopole structure will be 195-ft (199-ft overall height including the lightning rod at top of the tower). The tower will not exceed the 300-ft maximum. **Comply**
- (5) *Design for Colocation:* The site plan drawings show the site will be capable of accommodating future cellular carrier colocations. Sheet C-1 (Compound Plan) shows the placement of Verizon's proposed ground equipment along with three (3)



designated spaces for future carrier ground equipment. Sheet C-2 (Tower elevation) shows capacity in the monopole structure for Verizon plus four (4) future carrier antennas. **Comply**

(6) *Certificate of conformance with FAA regulations:* Verizon Wireless provided a copy of the screening results from the FAA website "Notice Criteria Tool" (dated 5/9/2025). The results of the screening show that the proposed monopole tower does not meet the minimum requirements for filing a Notice of Obstruction or registration with the FAA. Verizon also provided the results from the FCC "TOWAIR" search tool showing notice is not required. **Comply**

(7) *Conformance with comprehensive plan:* Altairis finds that Verizon complies with the County's Comprehensive Plan. **Comply**

(8) *Site Plan Required:* Verizon Wireless provided the site plan drawings which include a compound layout plan (Sheet Z-1) and tower elevation drawing (Sheet Z-2) along with details for site components, fencing, and landscaping. **Comply**

5. Section 86-667: Altairis finds that Verizon Wireless complies with all requirements of this section. **Comply**

6. Section 86-668: **N/A**

7. Section 86-669: **N/A**

8. Section 86-670: **N/A**

9. Section 86-671: **N/A**

10. Section 86-672: **N/A**

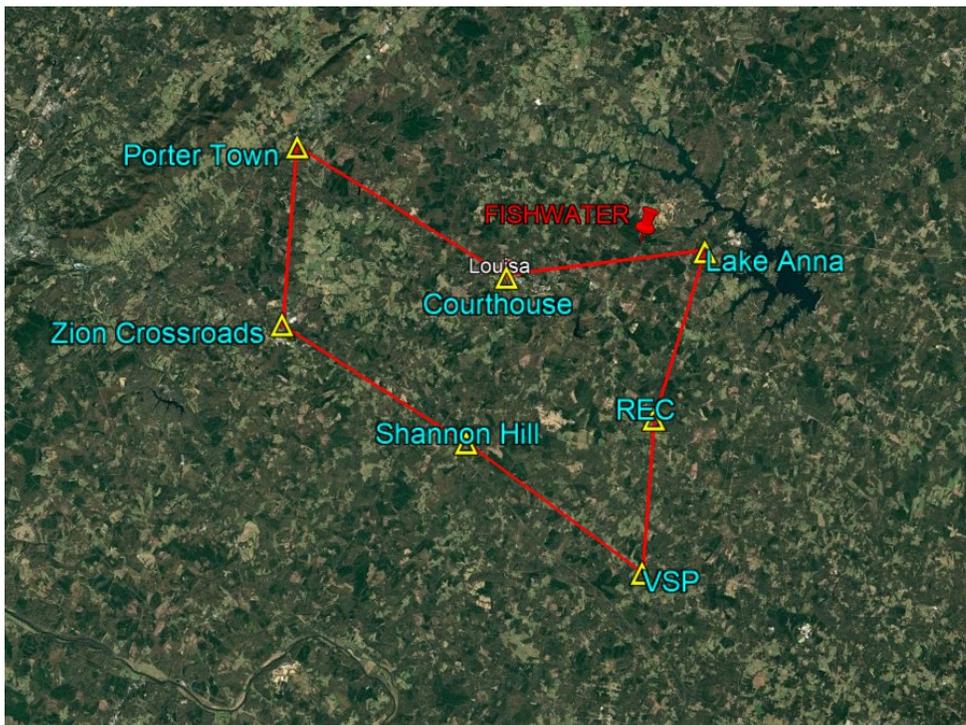
11. Section 86-673: *Setbacks:* Altairis finds that Verizon Wireless complies with the County setbacks for all adjacent properties, right of ways, and roads. The monopole structure will be constructed with breakpoint design technology. The breakpoint will occur at the 49' elevation of the tower. The breakpoint of the monopole structure was certified (signed and sealed) by licensed Professional Engineer in the Commonwealth of VA. **Comply**



12. Section 86-674: *Development standards for freestanding antenna support structures* greater than one hundred feet in height: Verizon Wireless complies with all elements of the development standards outlined in this section as outlined below: **Comply**
- a. Property setbacks: Verizon complies with all property setback regulations. The proposed monopole structure will employ breakpoint design technology as certified by a Professional Engineer licensed in the Commonwealth of Virginia.
  - b. Equipment Cabinets: Verizon complies with compound fencing and landscape screening requirements to conceal ground equipment from public or private roads or building rooftops.
  - c. Signage: Verizon acknowledges compliance with County regulations on placement of signage.
  - d. Lighting: The applicant acknowledges compliance with dark-sky lighting requirements. The monopole tower is not required to have aircraft warning lights per the FAA Notice Criteria (copy submitted with the application).
  - e. Site Compound Storage: Verizon confirms that the proposed WCF will not be utilized for storage.
  - f. Compliance with federal standards: Verizon affirms compliance with federal standards for interference and electromagnetic emissions.
  - g. Sounds: Verizon complies commits to allowing no unusual sounds to be operated at the proposed site.
  - h. Parking: The site plan incorporates a vehicle turn-around area to be used for parking.
13. Section 86-675 *Abandoned and nuisance structures*: Verizon affirms compliance with this section. **Comply**
14. Sections 86-676 – 86-681 *Reserved*: **N/A**

**Additional Comments and Recommendations**

1. The proposed Verizon “Freshwater” site presents no threat for obstruction of the existing Louisa County microwave network which provides connectivity for the Public Safety Communications system.



**LOUISA COUNTY PUBLIC SAFETY COMMUNICATIONS SITES  
PROPOSED VERIZON “FRESHWATER” STRUCTURE SHOWN IN RED**

2. Prior to issuance of a building permit, Altairis recommends the County require Verizon to provide the following:
  - a. Include as part of the Construction Drawings, the Grounding Plan of the proposed WCF.
  - b. Monopole structural design and structural analysis per ANSI/TIA-222-H/I to demonstrate that the design of the proposed monopole tower will have the structural integrity to support the proposed and future antenna and appurtenance loads.
  - c. Include as part of the Construction Drawings, the monopole foundation design drawings.
  - d. Provide a copy of the geotechnical report for the monopole tower foundation.



- e. Mount Analysis per TIA-222-I to demonstrate that the proposed antenna support mount will have the structural integrity to support the proposed Verizon antenna loads.
- f. Provide the antenna and antenna mount details in the final Construction Drawings, along with an inventory list of all antenna and line loads.
- g. Verizon Wireless perform a Post Installation Inspection of the monopole structure in accordance with ANSI/TIA-222. The inspection to be performed by a qualified third-party entity to confirm the monopole tower, antennas, and appurtenances were constructed and installed in accordance with the engineering drawings and documents. It is recommended that the inspection report be signed and sealed by a Professional Engineer licensed in the Commonwealth of Virginia, and a copy of the report provided to the County.

Altairis recommends the approval of this Conditional Use Permit once the NEPA/SHPO assessments are complete. Should you have any questions or require further information, please feel free to give me a call at (703) 255-3260.

Sincerely,

A handwritten signature in blue ink that reads "Gary M. Whitley". The signature is written in a cursive style.

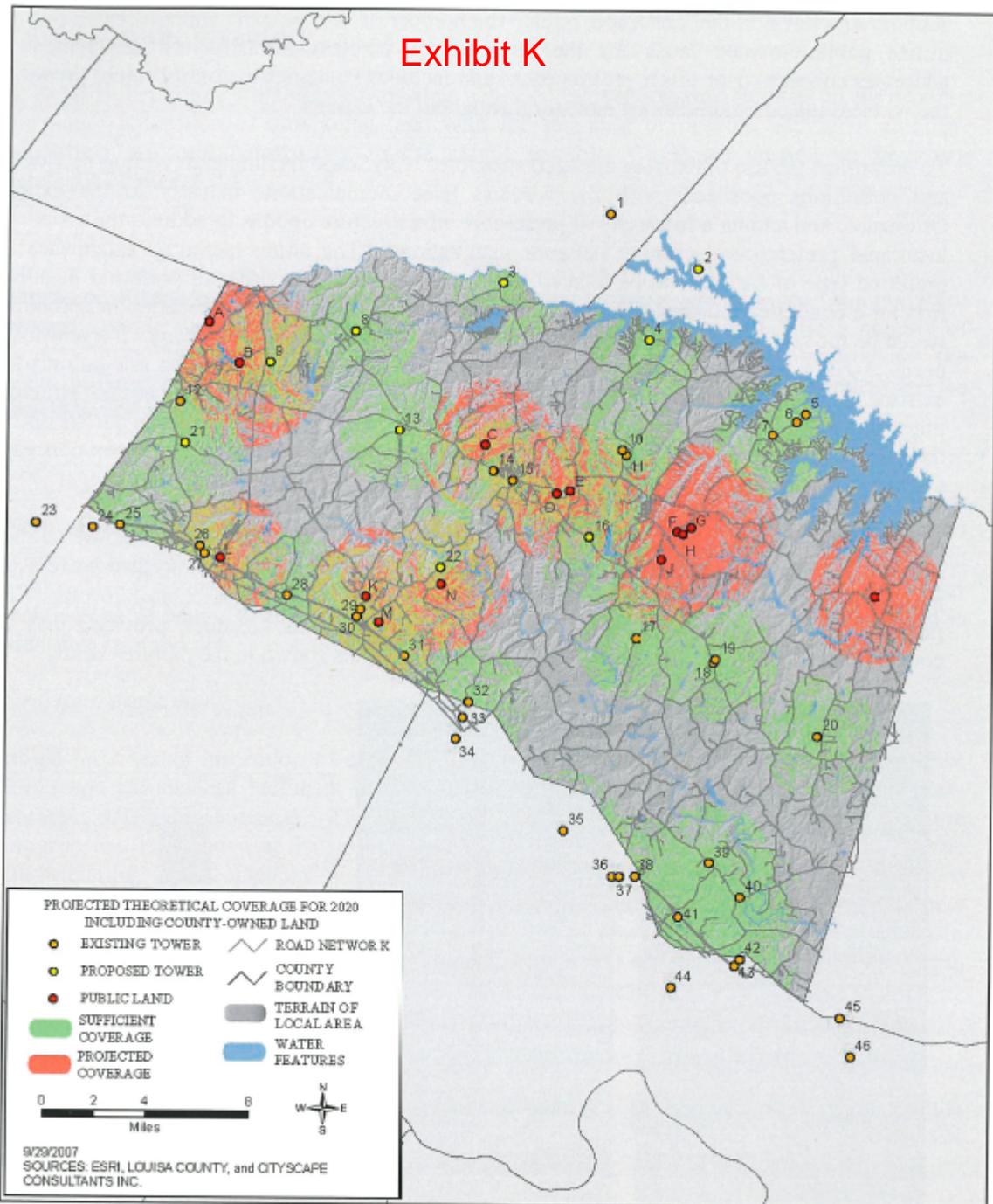
Gary M. Whitley

**Submittal Documents reviewed:**

-  1- Application cover
-  2- Freshwater Creek -CUP App\_SIGNED- 20250513
-  3- Freshwater Creek -Zoning Narrative - Final
-  4- FreshwaterCreek - FZD - Rev2 - 20250508
-  5- Freshwater Creek - Photo Sims - Rev1 - 05072025
-  6- Balloon Test Notice LS Email
-  7- Verizon Wireless Balloon Test Notice Letter\_Freshwater Creek
-  8- Freshwater -Affidavit of Public Notice Balloon Test
-  9- Freshwater Creek -Carrier Notice Receipts- 20250331
-  10- Freshwater Creek - Fall Zone Letter - 20250508
-  11- Freshwater Creek -FAA NNR- 20250509
-  12- Freshwater Creek -TOWAIR NNR- 20250508
-  13- Gilman - 1000ft adjacents

# PROJECTED THEORETICAL COVERAGE FOR 2020 INCLUDING COUNTY-OWNED LAND

## Exhibit K



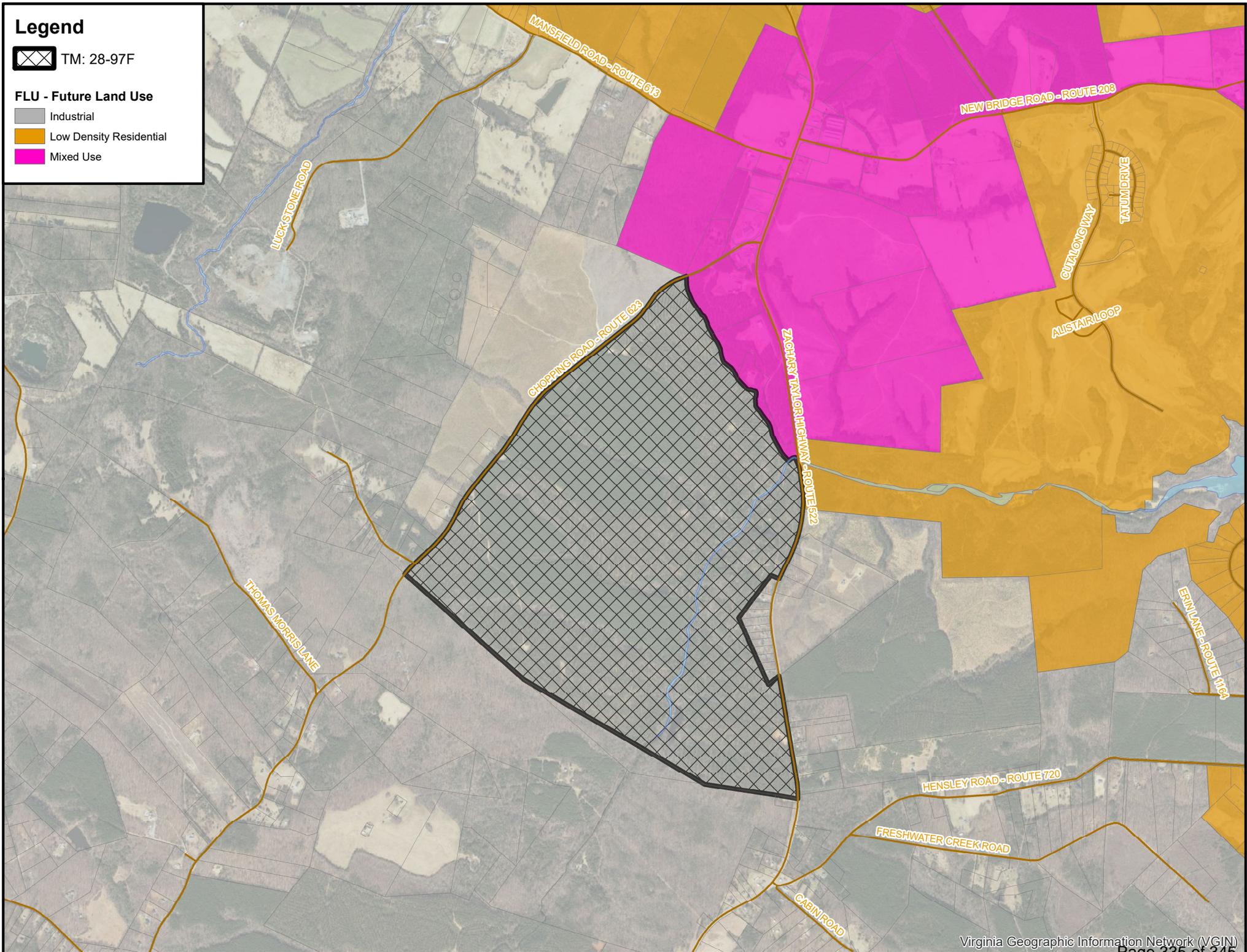
**Figure 20: Theoretical Coverage from County-owned Lands**

# Legend

 TM: 28-97F

## FLU - Future Land Use

-  Industrial
-  Low Density Residential
-  Mixed Use

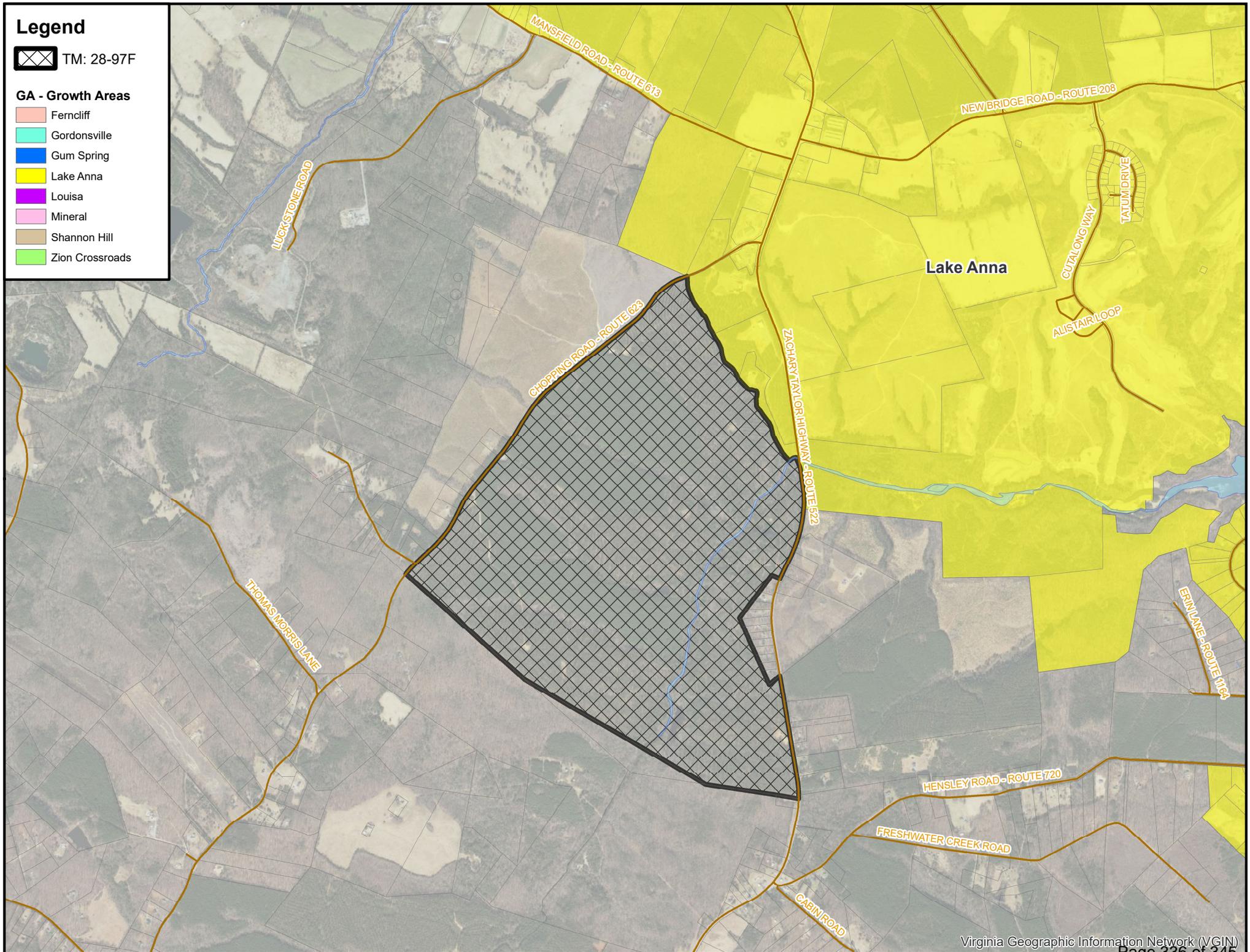


# Legend

 TM: 28-97F

## GA - Growth Areas

-  Ferncliff
-  Gordonsville
-  Gum Spring
-  Lake Anna
-  Louisa
-  Mineral
-  Shannon Hill
-  Zion Crossroads



**DRAFT AMENDMENT**

**CHAPTER 86 - LAND DEVELOPMENT REGULATIONS  
(Humanitarian Shelter)**

The purpose of the proposed amendment is to provide zoning and regulatory provisions that balance public health and safety, economic opportunity, and community well-being while ensuring compliance with state and federal laws. It is essential to evaluate zoning and regulatory tools to responsibly manage operation of shelters within the County. The draft amendment includes a proposed definition and zoning strategies for regulating “Humanitarian Shelters.” **THESE PROPOSED AMENDMENTS APPLY THROUGHOUT ALL OF LOUISA COUNTY;** and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

-----  
**ARTICLE I. – GENERAL PROVISIONS**

**86-13 Definitions.**

~~*Emergency shelter.* A facility providing temporary housing for one or more individuals who are temporarily or permanently homeless.~~

**Humanitarian Shelter: a facility that provides temporary shelter and basic services to individuals or families, without requiring leases or occupancy agreements.**

**86-44. Reserved Conditional Use Permits for Humanitarian Shelters**

**In order to protect the health, safety, and general welfare of both shelter occupants and the surrounding community, the following minimum standards shall be required as part of any Conditional Use Permit (CUP) application for a Humanitarian Shelter. These items must be submitted with the application prior to consideration by the Planning Commission or Board of Supervisors to demonstrate responsible operations, minimize impacts on adjacent properties, and avoid undue burdens on County services.**

- (a) Ancillary Use Consideration - Humanitarian shelters are generally expected to operate as an ancillary or accessory use to an otherwise approved principal use. Stand-alone shelters may raise additional considerations and should be discussed with staff during the application process.**
- (b) Continuous Supervision – Applicants are encouraged to identified an authorized representative responsible for onsite supervision during all hours of shelter operation to help ensure safety and accountability.**
- (c) Intake and Screening Requirements - Shelter operators are asked to outline their intake process, including :**
  - 1. Defined intake hours and protocols;**
  - 2. Identification verification methods for all clients;**
  - 3. Screening practices used to assess client suitability and ensure safe housing assignments;**

4. **A statement regarding the use of background checks, if applicable, including any criteria that may limit entry.**

**This policy must be submitted with the CUP application and updated upon any change in procedure.**

- (d) **On-Site Services and Partnerships – Provide information on any partnerships with qualified provider of supportive services (e.g., mental health, substance abuse, housing navigation). A brief written plan for service delivery and client referral assisting to demonstrate a supportive framework for clients.**
- (e) **Community Impact and Service Burden Statement - The CUP application shall include a narrative explaining how the shelter will:**
  1. **Avoid adverse impacts to surrounding properties and uses;**
  2. **Minimize or offset reliance on County or public services;**
  3. **Provide a responsible framework for managing shelter operations and resident behavior.**
- (f) **Good Neighbor Policy - The operator shall maintain a publicly available Good Neighbor Policy, including:**
  1. **A primary contact for community inquiries or complaints;**
  2. **Procedures for responding to concerns;**
  3. **Community outreach and education efforts.**
- (g) **Review and Enforcement - The Board of Supervisors may impose additional reasonable conditions to address site-specific impacts. Periodic reviews, compliance inspections, and reporting requirements may be included as CUP conditions.**
- (h) **Regulatory Compliance - All Humanitarian Shelters should demonstrate awareness of and intent to comply with applicable federal, state, and local laws, including but not limited to the Virginia Uniform Statewide Building Code (USBC), the Virginia State Fire Marshal, the Virginia Department of Health, the Americans with Disabilities Act (ADA), and any other relevant accessibility, life safety, or public health regulations.**

## ARTICLE II. ZONING ORDINANCE AND MAPS

86-109 Matrix table.

| Proposed Amendments to Section 86-109 Use Matrix to coordinate code sections based on the zoning district classification and whether the use is proposed as a permitted use, generally; or a permitted use with the issuance of a conditional use permit. |     |             |     |             |     |             |     |             |     |             |     |             |     |             |     |             |     |             |    |     |
|---|-----|-------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|-----|-------------|----|-----|
| Defined Use   | A-1 | A-1<br>GAOD | A-2 | A-2<br>GAOD | R-1 | R-1<br>GAOD | R-2 | R-2<br>GAOD | C-1 | C-1<br>GAOD | C-2 | C-2<br>GAOD | IND | IND<br>GAOD | I-1 | I-1<br>GAOD | I-2 | I-2<br>GAOD | RD | PUD |
| COMMERCIAL  |     |             |     |             |     |             |     |             |     |             |     |             |     |             |     |             |     |             |    |     |
| <i>Emergency Shelter</i>  | X   | X           | e   | e           | X   | X           | X   | X           | e   | e           | e   | B           | e   | B           | e   | B           | X   | X           | X  | -   |
| <i>Humanitarian Shelter</i>   | C   | C           | C   | C           | C   | C           | C   | C           | C   | C           | C   | C           | C   | C           | C   | C           | C   | C           | C  | C   |
| <b>**The proposed amendments affect only those uses listed above to be amended; and makes no changes to any other listed uses in Section 86-109**</b>   |     |             |     |             |     |             |     |             |     |             |     |             |     |             |     |             |     |             |    |     |
| B = Allowable by-right  |     |             |     |             |     |             |     |             |     |             |     |             |     |             |     |             |     |             |    |     |
| B(R) = Allowable by-right (with restrictions)   |     |             |     |             |     |             |     |             |     |             |     |             |     |             |     |             |     |             |    |     |
| C = Conditional use permit  |     |             |     |             |     |             |     |             |     |             |     |             |     |             |     |             |     |             |    |     |
| X = Not allowable   |     |             |     |             |     |             |     |             |     |             |     |             |     |             |     |             |     |             |    |     |

Sec. 86-136. - Permitted uses with a conditional use permit. (A-1)

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

Sec. 86-154. - Permitted uses with a conditional use permit. (A-2)

CIVIC

~~Emergency shelter~~

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

Sec. 86-171. - Permitted uses—With a conditional use permit. (R-1)

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

Sec. 86-189. - Permitted uses with a conditional use permit. (R-2)

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

86-206 Permitted uses with a conditional use permit (C-1)

CIVIC

~~Emergency shelter~~

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

86-224. Permitted uses with a conditional use permit (C-2)

CIVIC

~~Emergency shelter~~

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

Sec. 86-242. - Permitted uses with a conditional use permit. (IND)

CIVIC

~~Emergency shelter~~

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

Sec. 86-261. - Permitted uses with a conditional use permit. (I-1)

CIVIC

~~Emergency shelter~~

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

Sec. 86-279. - Permitted uses with a conditional use permit. (I-2)

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

86-296 Permitted uses with a conditional use permit (RD)

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

86-312 Permitted uses with a conditional use permit (PUD)

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

Sec. 86-339. - Permitted uses with a conditional use permit. (A-1 GAOD)

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

Sec. 86-359. - Permitted uses with a conditional use permit. (A-2 GAOD)

CIVIC

~~Emergency shelter~~

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

Sec. 86-378. - Permitted uses with a conditional use permit. (R-1 GAOD)

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

Sec. 86-394. - Permitted uses with a conditional use permit. (R-2 GAOD)

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

86-412 Permitted uses with a conditional use permit (C-1 GAOD)

CIVIC

~~Emergency shelter~~

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

Sec. 86-429. - Permitted uses—Generally. (C-2 GAOD)

CIVIC

~~Emergency shelter~~

86-431 Permitted uses with a conditional use permit (C-2 GAOD)

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

Sec. 86-447. - Permitted uses—Generally. (IND GAOD)

CIVIC

~~Emergency shelter~~

Sec. 86-449. - Permitted uses with a conditional use permit. (IND GAOD)

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

Sec. 86-465. - Permitted uses—Generally. (I-1 GAOD)

CIVIC

~~Emergency shelter~~

Sec. 86-467. - Permitted uses with a conditional use permit. (I-1 GAOD)

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

Sec. 86-484. - Permitted uses with a conditional use permit. (I-2 GAOD)

COMMERCIAL

**Humanitarian shelter (Subject to the requirements of Section 86-44.)**

TEXT LEGEND

**Bolded Text** = To Be Added

Regular Text = To Remain

~~Strikethrough~~ = To Be Removed



# COUNTY OF LOUISA

## MEMORANDUM

TO: Members, Louisa County Planning Commission

FROM: Staff, Community Development Department

DATE: June 26, 2025

RE: Proposed Amendment to Chapter 86. Land Development Regulations

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**Purpose:**

The purpose of this amendment is to clarify that right-of-way dedication shown on a subdivision plat may be to the County of Louisa for public use; or the Commonwealth of Virginia, as may be required by the Virginia Department of Transportation.

This matter was initiated during the Board of Supervisor's discussion of the Phase III amendments to the Land Development Regulations, adopted June 16, 2025. However, this section of the ordinance was not specifically identified as being amended and is being brought to the Planning Commission for public hearing and recommendation.

**DRAFT AMENDMENT**

Chapter 86 - LAND DEVELOPMENT REGULATIONS

The purpose of this amendment is to clarify that right-of-way dedication shown on a subdivision plat may be to the County of Louisa for public use; or the Commonwealth of Virginia, as may be required by the Virginia Department of Transportation. **THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY**; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

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*Sec. 86-587. - Location.*

Each lot shall abut on a street dedicated by the subdivision plat, or on an existing publicly dedicated street, or on a street which has become public by right of use. If the existing street rights-of-way are not 50 feet in width, the subdivider shall make such provisions on the subdivision plats ~~and~~ **or** in a deed of dedication to the **County of Louisa for public use, or to the Commonwealth of Virginia, as required by the Virginia Department of Transportation,** as to permit the widening by such dedication of said roads or streets to a width of 50 feet.

DRAFT

TEXT LEGEND

**Bolded Text** = To Be Added

Regular Text = To Remain

~~Strikethrough~~ = To Be Removed