

# HO-FEL SOLAR FARM



November 15,  
2018

## Conditional Use Permit Application

Request for Conditional Use Permit approval to construct a 55 MW solar array on approximately 300 acres in Isle of Wight, Virginia



*AquaSan believes that being an entrepreneurial company we solve complex business problems that require thought and analysis. Our challenge as entrepreneurs is to take on re-thinking and re-making the way we use water and energy in a way that helps our clients achieve their goals and leaves a better place for future generations.*

*Cammine Iadarola*

# Ho-Fel Solar FARM

## CONDITIONAL USE PERMIT APPLICATION

### TABLE OF CONTENTS

<b>1. PROJECT STATEMENT .....</b>	<b>2</b>
A. Project Overview .....	2
B. Property Zoning .....	2
C. Site Design and Operations.....	3
D. Historic and/or Archeological Impact .....	4
E. Nearest Utility Scale Solar Project.....	4
F. Access and Traffic Impact .....	4
G. Decommissioning .....	4
<b>2. NARRATIVE LEGAL DESCRIPTION .....</b>	<b>5</b>
A. South Parcel Description .....	5
B. North Parcel Description .....	6
<b>3. MOST RECENT DEED TO THE PROPERTY .....</b>	<b>9</b>
A. Deed from Cutchin to Edward Felton, 1984 .....	9
B. Quit Claim Deed from Edward Felton to Ho-Fel, LLC, 2000.....	12
<b>4. CONCEPT PLAN.....</b>	<b>18</b>
<b>5. SUPPLEMENTAL MATERIAL .....</b>	<b>19</b>
A. Soils Information .....	19
B. Preliminary Natural Resources Analysis .....	19
C. Preliminary Wildlife Impact Analysis.....	22
D. Project Timeline.....	224
<b>6. PROOF OF PAYMENT OF REAL ESTATE TAXES – TAX YEAR 2017 .....</b>	<b>25</b>

## 1. PROJECT STATEMENT

SolarGen of Virginia, LLC (SolarGen), a subsidiary of Aquasan Network, Inc (Aquasan), is proposing to construct a 55 MW utility-scale solar generating facility on approximately 300 acres in Isle of Wight County. The property is located on the northeast side of Lees Mill Road, east of Hwy 258, near the town of Franklin. The property is owned by the Felton family, who are longtime residents of Isle of Wight and, in fact, are pioneers and original settlers in this area. The family has a very strong ethical commitment to the community and they believe that providing the community with clean, renewable energy that will provide taxes and jobs without burdening community resources (police, school or roads) was the best use for their land.

This project will be owned and operated by Aquasan, through its SolarGen of Virginia subsidiary. Aquasan was specifically selected by the property owners because of its particular attention to the ecological and economic impact of its projects on the communities in which it builds. Aquasan builds projects to the highest possible standards, as evidenced by the successful water and renewable energy projects it has built for, and in, communities around the world.

SolarGen is pursuing opportunities to sell the energy generated from this facility with businesses within the community, community institutions and those that do business within Isle of Wight. In addition, SolarGen is also pursuing large electric users regionally as well as Dominion Power, the regional utility provider.

### A. Project Overview

The solar generating facility will be approximately 55 MW in size, utilizing that portion of the property currently cleared and used for farming. SolarGen neither intends to clear any additional property, nor fill-in the lake (currently existing on the property) or the wetland area north of the railroad tracks. The solar project will generate electricity which will be sold to one or more commercial users and/or an existing utility provider, for a projected period of at least 25 years.

It is SolarGen's intent to develop the property in accordance with standard development practice for this type of project. The installation will consist of approximately 145,000 solar panels, on a single tracker system (the array will follow the movement of the sun from east to west each day). The arrays will be connected to each other, and 220, 2.5 MW inverters via both above ground and below ground utility lines. The project is also proposed to include battery storage; the size of which will be negotiated with the local utility. A utility line will be constructed to connect the project, and deliver its electricity, to the appropriate substation for connection to the PJM electrical transmission grid.

### B. Property Zoning and Comprehensive Plan Designation

The property is currently zoned Rural Agricultural Conservation (RAC) and is actively being farmed by a tenant farmer. Within the RAC zone district, a major utility use is allowed only by Conditional Use Permit (CUP). The property is also located within the Camptown Development Service District and has been designated as Planned Industrial in the County Comprehensive Plan.

### **C. Site Design and Operations**

Following construction of the project, the entire site will be enclosed with an 8-foot tall security fence. The fence will be screened with a green screening material to blend in with the surrounding vegetation and a vegetative buffer will be created between the fence and the street frontages and adjacent to residential lots where there is no natural wooded buffer, for screening of the project from general view. The proposed solar project is considered a Civic Use under the Zoning Ordinance for the purpose of landscape buffering. This use designation requires a 10-foot minimum buffer depth along the perimeter of the project (not including street frontage) and a minimum of 45 points of vegetation per 500 square feet of buffer zone. It is the intent of the applicant to provide a minimum of 20 feet of buffer depth and 90 points of vegetation per 500 square feet of buffer zone adjacent to residential uses, where there is not currently existing woods or other vegetation. The property located at 34457 Lees Mill Road is surrounded by the project on three sides, being located along the frontage of Lees Mill Road (Rt 616). To reduce and minimize the impact this property owner may experience from this project, SolarGen proposes to increase the landscape buffer zone on those three sides to a minimum of 25 feet in depth and commits to a minimum of 120 points of landscaping per 500 square feet. The vegetation buffer will be designed in cooperation with each neighboring land owner, where possible, and in conformance with the County Landscape Regulations. SolarGen commits to working with affected neighbors to develop a robust landscape plan to screen the project and mitigate any inconveniences during construction.

Within the project, roads needed to access the panels will be constructed of an all-weather surface so as to minimize impact the natural drainage pattern, and will be located to avoid negatively impacting adjacent property owners. An all weather road will be constructed inside the fence around the perimeter of the project for fire protection purposes.

In consultation with staff and local natural resources experts, SolarGen will reseed the areas underneath the solar panels with native grasses, in order to minimize soil erosion and create a healthy natural environment for the term of the project. SolarGen is committed to work within the local agriculture community to incorporate agricultural uses on the property while also investigating the ability to plant a portion of the property with pollenating plants and leasing portions of the property to local beekeepers to support healthy hives. To keep the grasses to a minimum, without having to mow, SolarGen is investigating its ability to lease portions of the property to local sheep farmers for grazing. These programs are intended to ensure that the agricultural history and use of the property remains visible to the community and will provide a natural means for managing the undergrowth on the property year round.

SolarGen also has a commitment to education and hiring a qualified local workforce, whenever possible. To that end, SolarGen has had discussions with PDCCC staff and will work with the College to augment their existing solar curriculum to ensure a qualified local workforce is in place when this project is ready to build.

**Potential Future Opportunities**

The property owners have a long history within Isle of Wight county and are educators by training. Providing learning opportunities through the development of this property is important to them and we have been encouraged to consider ways to incorporate learning into the long-term operation of the project. Should ideas arise that we feel would be a good fit with the operation of the project, we will come back to the County for input and approval.

**D. Historic and/or Archeological Impact**

No buildings exist on the property and the property has historically been agriculturally farmed. There is no evidence of archeological artifacts existing on the property at this time.

**E. Nearest Utility Scale Solar Project**

The nearest approved utility scale solar facility is the Solidago Solar Farm, a 20 MW facility located approximately 18 miles northeast of the property. The Solidago CUP was approved by the Isle of Wight Board of Supervisors on August 16, 2018.

**F. Access and Traffic Impact**

During construction, the contractor will provide adequate off-street loading/staging space for large trucks and tractors to stack out of the normal drive lane on Rt 616. On the north side of the property there is an approximately 1,500 foot long paved road, shared with International Paper, that will be used by contractors accessing the north parcel during construction. An adequate staging area will be created on the south parcel in order to maintain normal traffic flow along Lees Mill Road.

Once constructed, access to the property will be limited to regular maintenance (approximately 3-6 times per year) and repairs as-needed.

**G. Decommissioning**

At the end of its useful life, the system will be removed in its entirety and, as much as possible at the time of decommissioning, the components will be recycled. Underground utilities and service roads will be removed, and the property will be restored to its natural state. A surety and bonding requirement will be part of our Operations and Maintenance (O&M) contract.

## 2. NARRATIVE LEGAL DESCRIPTION

The property contains approximately 300 acres and is listed in Isle of Wight property records as parcel number 69-01-087. A more precise metes and bounds description is described below:

### A. South Parcel Description

Commencing at the Point of Beginning;

thence South 76°59'27" East, a distance of 3839.15 feet;  
 thence South 12°43'01" West, a distance of 52.21 feet;  
 thence South 15°38'25" West, a distance of 82.81 feet;  
 thence South 14°23'53" West, a distance of 38.17 feet;  
 thence South 15°06'51" West, a distance of 53.11 feet;  
 thence South 46°43'22" East, a distance of 42.78 feet;  
 thence South 49°50'25" East, a distance of 39.30 feet;  
 thence South 53°53'52" East, a distance of 66.53 feet;  
 thence South 54°17'52" East, a distance of 82.46 feet;  
 thence South 46°23'45" East, a distance of 68.82 feet;  
 thence North 89°06'32" East, a distance of 23.94 feet;  
 thence South 82°34'12" East, a distance of 23.66 feet;  
 thence South 40°02'05" East, a distance of 10.85 feet;  
 thence South 79°05'39" East, a distance of 30.81 feet;  
 thence South 22°13'52" East, a distance of 7.86 feet;  
 thence South 26°36'50" West, a distance of 1249.35 feet;  
 thence North 63°30'36" West, a distance of 110.99 feet;  
 thence North 58°48'08" West, a distance of 195.56 feet;  
 thence North 43°41'48" West, a distance of 182.57 feet;  
 thence North 35°32'11" West, a distance of 144.09 feet;  
 thence North 48°59'58" West, a distance of 194.35 feet;  
 thence North 69°02'34" West, a distance of 486.95 feet;  
 thence North 75°06'03" West, a distance of 158.92 feet;  
 thence South 75°43'03" West, a distance of 272.30 feet;  
 thence North 81°43'16" West, a distance of 342.18 feet;  
 thence North 50°09'24" West, a distance of 542.47 feet;  
 thence South 32°57'31" West, a distance of 1745.69 feet to the beginning of a curve  
 concave to the southwest having a radius of 4333.18 feet and a central angle of  
 0°48'30" and being subtended by a chord which bears North 59°06'46" West 61.14  
 feet;  
 thence northwesterly along said curve, a distance of 61.14 feet;  
 thence North 59°31'01" West tangent to said curve, a distance of 65.92 feet to the beginning  
 of a curve tangent to said line;  
 thence northwesterly a distance of 257.09 feet along the curve concave to the southwest,  
 having a radius of 20655.81 feet and a central angle of 0°42'47";  
 thence North 60°13'48" West tangent to said curve, a distance of 103.33 feet to the  
 beginning of a curve tangent to said line;



thence northwesterly a distance of 115.02 feet along the curve concave to the southwest, having a radius of 1654.51 feet and a central angle of  $3^{\circ}58'59''$ ;  
thence North  $64^{\circ}12'48''$  West tangent to said curve, a distance of 82.21 feet to the beginning of a curve tangent to said line;  
thence northwesterly a distance of 224.30 feet along the curve concave to the northeast, having a radius of 746.86 feet and a central angle of  $17^{\circ}12'26''$ ;  
thence North  $47^{\circ}00'22''$  West tangent to said curve, a distance of 157.65 feet to the beginning of a curve tangent to said line;  
thence northwesterly a distance of 249.47 feet along the curve concave to the southwest, having a radius of 19448.19 feet and a central angle of  $0^{\circ}44'06''$ ;  
thence North  $47^{\circ}44'28''$  West tangent to said curve, a distance of 28.97 feet;  
thence North  $48^{\circ}36'51''$  East, a distance of 394.79 feet;  
thence North  $41^{\circ}30'05''$  West, a distance of 278.04 feet;  
thence South  $48^{\circ}36'51''$  West, a distance of 410.63 feet to a point of cusp on a curve concave to the northeast having a radius of 1385.37 feet and a central angle of  $3^{\circ}55'05''$  and being subtended by a chord which bears North  $37^{\circ}29'29''$  West 94.72 feet;  
thence northwesterly along said curve, a distance of 94.74 feet;  
thence North  $35^{\circ}31'56''$  West tangent to said curve, a distance of 610.41 feet to the beginning of a curve tangent to said line;  
thence northwesterly a distance of 509.83 feet along the curve concave to the southwest, having a radius of 64981.71 feet and a central angle of  $0^{\circ}26'58''$ ; thence North  $35^{\circ}58'55''$  West tangent to said curve, a distance of 121.14 feet;  
thence North  $53^{\circ}07'24''$  East, a distance of 195.90 feet;  
thence North  $36^{\circ}02'36''$  West, a distance of 150.14 feet;  
thence North  $53^{\circ}07'24''$  East, a distance of 80.02 feet;  
thence North  $52^{\circ}53'53''$  East, a distance of 445.39 feet;  
thence North  $29^{\circ}33'57''$  West, a distance of 207.27 feet;  
thence North  $33^{\circ}29'58''$  West, a distance of 223.75 feet;  
thence North  $34^{\circ}59'58''$  West, a distance of 300.00 feet;  
thence North  $35^{\circ}55'09''$  East, a distance of 3.57 feet;  
thence South  $76^{\circ}59'27''$  East, a distance of 949.57 feet;  
thence North  $13^{\circ}00'33''$  East, a distance of 25.00 feet; thence South  $76^{\circ}59'27''$  East, a distance of 841.00 feet; thence South  $13^{\circ}00'33''$  West, a distance of 25.00 feet to the Point of Beginning.

**Containing 213.378 ACRES, more or less.**

## **B. North Parcel Description**

Commencing at the Point of Beginning;

thence South  $13^{\circ}00'33''$  West, a distance of 25.00 feet;  
thence North  $76^{\circ}59'27''$  West, a distance of 841.00 feet;  
thence North  $13^{\circ}00'33''$  East, a distance of 25.00 feet;  
thence North  $76^{\circ}59'27''$  West, a distance of 907.31 feet;  
thence North  $35^{\circ}55'09''$  East, a distance of 26.87 feet;  
thence North  $00^{\circ}55'09''$  East, a distance of 158.00 feet;  
thence North  $07^{\circ}34'50''$  West, a distance of 186.00 feet;

thence North 17°25'08" East, a distance of 109.00 feet;  
thence North 05°10'09" East, a distance of 310.00 feet;  
thence North 44°49'51" West, a distance of 83.70 feet;  
thence North 20°10'14" West, a distance of 20.53 feet;  
thence North 28°43'43" West, a distance of 88.79 feet;  
thence North 46°54'13" West, a distance of 120.99 feet;  
thence North 39°57'22" West, a distance of 142.66 feet;  
thence North 27°27'31" West, a distance of 175.50 feet;  
thence South 85°33'45" West, a distance of 154.39 feet;  
thence North 46°42'07" West, a distance of 54.02 feet;  
thence North 07°26'35" West, a distance of 70.75 feet;  
thence North 83°06'04" West, a distance of 113.48 feet;  
thence North 59°05'53" West, a distance of 213.68 feet;  
thence North 39°03'35" West, a distance of 253.11 feet;  
thence North 13°24'47" West, a distance of 209.71 feet;  
thence North 42°45'44" East, a distance of 185.04 feet;  
thence North 87°59'32" East, a distance of 87.59 feet;  
thence South 57°18'12" East, a distance of 221.50 feet;  
thence South 78°05'09" East, a distance of 177.83 feet;  
thence South 88°45'15" East, a distance of 153.31 feet;  
thence South 70°03'31" East, a distance of 324.82 feet;  
thence South 49°58'09" East, a distance of 236.26 feet;  
thence South 36°27'17" East, a distance of 132.29 feet;  
thence South 52°17'36" East, a distance of 231.26 feet;  
thence South 69°25'29" East, a distance of 11.03 feet;  
thence South 12°54'33" West, a distance of 13.24 feet;  
thence South 12°43'33" East, a distance of 14.49 feet;  
thence South 29°08'57" East, a distance of 48.13 feet;  
thence South 62°58'31" East, a distance of 15.51 feet;  
thence South 84°37'14" East, a distance of 38.71 feet;  
thence South 48°49'00" East, a distance of 17.71 feet;  
thence South 15°34'36" West, a distance of 37.35 feet;  
thence South 02°35'05" West, a distance of 17.50 feet;  
thence North 86°41'11" West, a distance of 12.88 feet;  
thence South 40°26'14" West, a distance of 10.44 feet;  
thence South 05°05'10" East, a distance of 65.19 feet;  
thence South 05°56'21" West, a distance of 33.47 feet;  
thence South 32°25'53" East, a distance of 46.96 feet;  
thence South 08°38'28" West, a distance of 26.50 feet;  
thence South 09°16'29" East, a distance of 76.44 feet;  
thence North 82°17'36" East, a distance of 15.02 feet;  
thence North 85°22'22" East, a distance of 23.04 feet;  
thence South 12°56'02" East, a distance of 48.53 feet;  
thence South 41°20'06" East, a distance of 12.32 feet;  
thence South 00°22'37" East, a distance of 31.46 feet;  
thence South 40°11'54" East, a distance of 18.48 feet;



thence South 89°13'58" East, a distance of 27.67 feet;  
thence North 86°03'07" East, a distance of 19.54 feet;  
thence South 77°36'36" East, a distance of 10.17 feet;  
thence South 64°37'20" East, a distance of 106.66 feet;  
thence North 84°12'50" East, a distance of 207.39 feet;  
thence South 89°07'50" East, a distance of 181.36 feet;  
thence South 79°00'39" East, a distance of 195.28 feet;  
thence South 61°18'31" East, a distance of 231.66 feet;  
thence South 64°48'00" East, a distance of 252.85 feet;  
thence South 63°33'00" East, a distance of 149.73 feet;  
thence South 58°03'00" East, a distance of 154.68 feet;  
thence South 87°48'00" East, a distance of 124.94 feet;  
thence South 88°48'00" East, a distance of 198.31 feet;  
thence South 56°17'23" East, a distance of 182.62 feet;  
thence South 03°01'00" East, a distance of 176.00 feet;  
thence South 08°59'00" West, a distance of 164.00 feet;  
thence South 26°14'00" West, a distance of 390.00 feet;  
thence South 05°14'00" West, a distance of 182.17 feet;  
thence North 76°59'27" West, a distance of 639.66 feet to the Point of Beginning.

**Containing 78.726 ACRES, more or less.**

## 3. MOST RECENT DEED TO THE PROPERTY

## A. Deed from Cutchin to Edward Felton, 1984

Woody G. Marks, et ux  
TO: # 81-85  
Edward L. Felton, Jr.  
State Tax \$263.55 Local Tax \$87.40

Verified and Mailed to G.  
Daniel Forbes 303 North Main St.  
Franklin, Virginia 23851  
this 25 day of July 1984

206 12 876

THIS DEED, made the 18th day of May, 1984, by and between  
Woody G. Marks and Phyllis H. Marks, husband and wife, parties  
of the first part, grantors, and Edward L. Felton, Jr.,  
divorced, party of the second part, grantee:

WITNESSETH: That the parties of the first part, for and in  
consideration of the sum of Ten (\$10.00) Dollars in hand paid by  
the parties of the second part, receipt of which is hereby  
acknowledged, and for other good and valuable considerations,  
do grant, bargain, sell, and convey their one-half interest to  
Edward L. Felton, Jr., in fee simple and with General Warranty,  
in and to the hereinafter described real property, to-wit:

All that certain lot, tract or parcel of land lying  
situate and being in Windsor Magisterial District, Isle of Wight  
County, Virginia, containing 317.4 acres, more or less, as shown  
on plat entitled "Plat Showing Property Formerly Owned by B. M.  
Cutchin Estate, Windsor Magis. District, Isle of Wight County,  
Virginia, Scale 1"=400' February 14, 1976, Survey by S. V. Camp,  
III and Associates, C.L.S., Courtland, Va.", a copy of said plat  
having been duly recorded in the Clerk's Office of the  
Circuit Court of Isle of Wight County, Virginia, said tract  
being more particularly bounded and described as follows:  
Beginning at an point on the northeast side of Virginia State  
Route 616, a corner for property of James L. Dickerson and the  
within described tract; thence N. 54° 00' E. 180.0 feet to a  
point, a corner for property of James L. Dickerson and the  
within described tract; thence N. 35° 10' W. 150.0' to a point,  
a corner for property of James L. Dickerson, Leonidas Cutchin  
and the within described tract; thence along the dividing line  
between property of Leonidas Cutchin and the within described  
tract the following courses: N. 54° 00' E. 526.0' to a point;  
N. 27° 00' W. 209.0 feet to a pine; N. 32° 00' W. 223.0 feet to  
a pine; N. 33° 30' W. 300 feet across the right of way of N. F.  
D. Railroad to a point, a corner for right of way of N. F.  
D. Railroad, property of Union Camp Corporation and the within  
described tract; thence along the dividing line between property  
of Union Camp Corporation and the within described tract, the  
following courses: N. 37° 00' E. 139.0 feet to an oak; N. 24°  
00' E. 158.0 feet to a point; N. 6° 30' W. 186.0 feet to a gum;  
thence along the centerline of the millpond run the following  
courses: N. 18° 30' E. 109.0 feet to a point; N. 6° 15' E.  
310.0 feet to a point; N. 43° 45' W. 688.0 feet to a point; N.  
47° 00' W. 170.0 feet to a point; N. 56° 45' W. 245.0 feet to a  
point; N. 40° 30' W. 223.0 feet to a point; N. 14° 00' W. 135.0  
feet to a point; N. 3° 45' W. 77.0 feet to a point; N. 50° 00'  
E. 173.0 feet to a point; S. 57° 45' E. 315.0 feet to a point;  
S. 76° 30' E. 333.0 feet to a point; S. 73° 15' E. 273.0 feet to  
a point; S. 43° 15' E. 540.0 feet to a point; S. 18° 45' E.  
526.0 feet to a point; S. 59° 30' E. 173.0 feet to a point; S.  
44° 00' E. 705.0 feet to a point; N. 78° 30' E. 114.0 feet to a  
gum; S. 64° 30' E. 255.0 feet to a gum; S. 63° 15' E. 151.0 feet  
to a gum; S. 57° 45' E. 156.0 feet to a gum; S. 87° 30' E. 126  
feet to a pine; S. 88° 30' E. 200.0 feet to a gum; S. 57° 15' E.  
182.0 feet to a pine; S. 4° 15' E. 17 feet to a pine; S. 7° 45'  
N. 164.0 feet to a pine; S. 25° 00' W. 390 feet (scaled) to a  
gum; S. 4° 00' W. 330 feet (scaled) to a point, this point being

G. DANIEL FORBES  
ATTORNEY AT LAW  
FRANKLIN, VIRGINIA

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across the right of way of N. F. & D. Railroad; thence along the right of way of N. F. & D. Railroad S. 77° 00' E. 3,103.0 feet to a point, a corner for the right of way of the N. F. & D. Railroad, property of Edward Felton and the within described tract; thence along the run of a branch, the dividing line between property of Edward Felton and the within described tract the following courses: S. 11° 35' W. 197.0 feet to a 24" gum (o.c.); S. 47° 54' E. 310.0 feet to a 30" F & A Gum (O.C.); S. 48° 54' E. 188.0 feet to a down oak; thence leaving the run of the branch and along the dividing line between property of Joseph Henry Cutchin, Jr. and the within described tract the following courses: S. 30° 30' W. 302.0 feet to a 10" S. L. Pine; S. 30° 30' W. 528.0 feet to a 6" S. L. Gum; S. 30° 30' W. 379.0 feet to a point, a corner for property of Joseph Henry Cutchin, Jr., property of Leonidas Cutchin and the within described tract; thence along the dividing line between the within described tract and property of Leonidas Cutchin the following courses: N. 58° 30' W. 113.0 feet to an oak; N. 55° 45' W. 193.0 feet to a gum; N. 42° 45' W. 180.0 feet to an oak; N. 36° 00' W. 144.0 feet to a gum; N. 47° 45' W. 194.0 feet to an oak; N. 68° 45' W. 487.0 feet to an oak; No. 74° 30' W. 159.0 feet to a pine; S. 76° 45' W. 272.0 feet to an oak; N. 80° 15' W. 248.0 feet to a gum; N. 49° 00' W. 488.0 feet to a gum; S. 48° 45' W. 231.0 feet to a gum; S. 30° 15' W. 364.0 feet to an oak; S. 60° 30' W. 178.0 feet to a gum; S. 41° 30' W. 199.0 feet to a gum; S. 28° 00' W. 197.0 feet to a gum; S. 34° 45' W. 176.0 feet to a gum; S. 24° 45' W. 346.0 feet to an oak; thence N. 69° 15' W. 598.0 feet to a pine; thence N. 48° 00' W. 919.0 feet across Virginia State Highway No. 616 to a point; N. 34° 00' W. 1,450.0 feet to the point of beginning, the last two courses being save and except right of way for Virginia State Route No. 616.

SAVE AND ACCEPT approximately 2.45 acres conveyed by Edward L. Felton, Jr. et ux and Woody G. Marks et ux to Johnny F. Cook, Jr. and Paula C. Cook, his wife, by deed dated May 5, 1977 and recorded May 29, 1977 in the Clerk's Office of the Circuit Court of Isle of Wight County in Deed Book 246 at page 195.

It being a part of the same property conveyed by J. J. Cutchin to B. M. Cutchin by deed dated December 16, 1898, recorded in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia in Deed Book 63 at page 438; deed from J. J. Cutchin to B. M. Cutchin dated December 16, 1898, recorded in the aforesaid Clerk's Office in Deed Book 63 at page 439; and deed from J. J. Cutchin to B. M. Cutchin dated December 16, 1898, recorded in the aforesaid Clerk's Office in Deed Book 63 at page 440. B. M. Cutchin died testate on March 5, 1948 and by will duly recorded in the aforesaid Clerk's Office in Will Book 35 at page 547, leaving to his wife, Mary Cutchin a life interest in the above described property; Mary Cutchin died December 15, 1974, William Holland Cutchin having failed to purchase the property hereinabove described within twelve months of Mary Cutchin's death; the remaining children, Joseph H. Cutchin, Inez C. Kollock, Mary Dunreath C. Campbell and B. M. Cutchin, Jr., having refused to purchase the property in accordance with the will of B. M. Cutchin, the grantors herein being all of the children of said B. M. Cutchin.

It further being the same real property conveyed to Edward L. Felton, Jr. and Nancy F. Felton, Woody G. Marks and Phyllis H. Marks by deed from William H. Cutchin et al dated April 1, 1976 and recorded April 30, 1976 in the Clerk's Office of the Circuit Court of Isle of Wight County in Deed Book 238 at page 263. Nancy F. Felton having conveyed all of her right, title and interest in and to this party, pursuant to a divorce settlement in a deed of exchange between herself and Edward L.

G. MARCEL FORBES  
ATTORNEY AT LAW  
FRANKLIN, VIRGINIA

206 828

Felton, Jr., dated June 6, 1980 and recorded June 16, 1980 in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, in Deed Book 268 at page 406.

The aforesaid grantors covenant that they are seized of the said land in fee simple and have the right to convey the same to the said grantees; that the said grantees shall have quiet possession of said land, free from all encumbrances; that they have done no act to encumber the said property, and that they will execute such further assurances of said land as may be requisite.

WITNESS the following signature and seal:

Woody G. Marks  
Woody G. Marks

Phyllis H. Marks  
Phyllis H. Marks

STATE OF VIRGINIA

AT LARGE, to-wit:

I, Joyce S. Bradshaw, a Notary Public in and for the County and State aforesaid, do hereby certify that Woody G. Marks and Phyllis H. Marks, whose names are signed to the foregoing writing, bearing date of May 18, 1984, have acknowledged same before me in my County and State aforesaid.

My commission expires on the 30th day of January 1987.

Given under my hand and seal this 10th day of July, 1984.

Joyce S. Bradshaw  
Notary Public

VIRGINIA: Clerk's Office of the Circuit Court of the County of Isle of Wight,  
July 18, 1984, at 4:50 o'clock P.M., this deed  
has received and with the certificate annexed, admitted to record.  
FEE (\$ 7.50) imposed by Section 54-51, hereby paid  
SENATOR W. M. Laine, Jr. CLERK W. M. Laine, Jr. P. O.

G. DANIEL FORBES  
ATTORNEY AT LAW  
FARMINGTON, VIRGINIA

**B. Quit Claim Deed from Edward Felton to Ho-Fel, LLC, 2000**

001302

PG 37 MAR 28 2000

EXEMPT FROM RECORDING TAXES PURSUANT TO VA ST §.58.1-811(A)(10) AND VA ST §.58.1-811(C)

**QUIT CLAIM DEED**

RECORDER'S STAMP

This deed, made, the 21<sup>st</sup> day of March, in the year 2000, between THE GRANTOR EDWARD L. FELTON, JR. and THE GRANTEE, HO-FEL LLC, a Delaware Limited Liability Company, witnesseth: that in consideration of No/100 DOLLARS, the said GRANTOR releases to the said GRANTEE, all of the Grantor's claims upon the said lands described on Exhibit A which is attached hereto and made a part hereof.

*THE GRANTEE ADDRESS is 1105 Euclid Avenue, Old  
PRAIRIE, ILL. 60302.*

DATED: March 21, 2000

*Edward L. Felton, Jr.* (SEAL)  
EDWARD L. FELTON, JR.

STATE OF ALABAMA                    )  
  ) SS  
COUNTY OF JEFFERSON            )

PC 38 MAR 28 2000

I, Monica M. Rose, a Notary Public for the county aforesaid, in the State of Alabama do certify that the execution of the writing hereto annexed bearing on the 21<sup>st</sup> day of March, by EDWARD L. FELTON, JR., whose name is signed thereto, was proved before me in my county aforesaid.



GIVEN UNDER MY HAND, this 21<sup>st</sup> day of March, 2000.

Monica M. Rose  
Notary Public

My Commission Expires: 6/1/03

NAME & ADDRESS OF PREPARER:

Thadford A. Felton  
ARNSTEIN & LEHR  
120 South Riverside Plaza  
Suite 1200  
Chicago, Illinois 60606  
(312) 876-7100

15758.0001/541838\_1

2



PG 39 MAR 28 2000

EXHIBIT A

LEGAL DESCRIPTION

(see attached)

TAX PARCEL NUMBER FOR PARCEL #1: Tax Map #69-01, Parcel 087

TAX PARCEL NUMBER FOR PARCEL #2: Tax Map #70-01, Parcel 028

15756.0001/541036\_1

3

PARCEL #1 PG 40 MAR 28 2000

LEGAL DESCRIPTION

All the certain lot, tract or parcel of land lying situate and being in Windsor Magisterial District, Isle of Wight County, Virginia, containing 117.4 acres more or less, as shown on plat entitled "Plat Showing Property Formerly Owned by B. M. Cutchin Estate, Windsor Magisterial District, Isle of Wight County, Virginia Scale 1" - 400' February 14, 1976 Survey by S. V. Camp III and Associates, C.L. S., Courtland, Virginia", a copy of said plat to be duly recorded in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia contemporaneously herewith, said tract being more particularly bounded and described as follows: Beginning at a point on the northeast side of Virginia State Route 616, a corner for property of James L. Dickerson and the within described tract; thence N. 54 00' E. 180.0 feet to a point, a corner for property of James L. Dickerson, Leonidas Cutchin and the within described tract; thence along the dividing line between property of Leonidas Cutchin and the within described tract the following courses: N. 54 00' E. 526.0 feet to a point; N. 27 00' W. 209.0 feet to a pine; N. 32 00' W. 223.0 feet to a pine; N. 33 30' W. 300 feet across the right of way of N.F. & D. Railroad to a point, a corner for right of way of N.F. & D. described tract; thence along the dividing line between property of Union Camp Corporation and the within described tract, the following courses: N. 37 00' E. 139.0 feet to an oak; N. 2 00' E. 158.0 feet to a point; N. 6 30' W. 186.0 feet to a gum; thence along the centerline of the millpond run the following courses: N. 18 30' E. 109.0 feet to a point; N. 6 15' E. 310.0 feet to a point; N. 43 45' W. 688.0 feet to a point; N. 47 00' W. 170.0 feet to a point; N. 56 45' W. 245.0 feet to a point; N. 40 33' W. 223.0 feet to a point; N. 14 00' W. 135.0 feet to a point; N. 3 45' W. 77.0 feet to a point; N. 50 00' E. 173.0 feet to a point; S. 57 45' E. 315.0 feet to a point; S. 76 30' E. 333.0 feet to a point; S. 73 15' E. 273.0 feet to a point; S. 43 15' E. 540.0 feet to a point; S. 18 45' E. 526.0 feet to a point; S. 59 30' E. 175.0 feet to a point; S. 84 00' E. 705.0 feet to a point; N. 78 30' E. 114.0 feet to a gum; S. 64 30' E. 255.0 feet to a gum; S. 63 15' E. 151.0 feet to a gum; S. 57 45' E. 156.0 feet to a gum; S. 87 30' E. 126.0 feet to a pine; S. 83 30' E. 200.0 feet to a gum; S. 57 15' E. 182.0 feet to a pine; S. 4 15' E. 176.0 feet to a pine; S. 7 45' W. 164.0 feet to a pine; S. 25 00' W. 390 feet (scaled) to a gum; S. 4 00' W. 330 feet scaled to a point; this point being across the right of way of N. F. & D. Railroad; thence along the right of way of N. F. & D. Railroad S. 77 00' E. 3,103.0 feet to a point, a corner for the right of way of the N. F. & D. Railroad, property of Edward Felton and within described tract, thence along the run of a

-6-

PG 41 MAR282000

branch, the dividing line between property of Edward Felton and the within described tract the following courses: S. 11 35' W. 197.0 feet to a 24" gum (o.c.); S. 46 54' E. 310.0 feet to a 30" F and A Gum (o.c.); S. 46 54' E. 310.0 feet to a 30" F & A Gum (O.C.); S. 48 54' E. 166.0 feet to a down oak; thence leaving the run of the branch and along the dividing line between property of Joseph Henry Cutchin Jr. and the within described tract the following courses: S. 30 30' W. 302.0 feet to a 10" S.F. Pine; S. 30 30' W. 528.0 feet to a 6" S. L. Gum; S. 30 30' W. 379.0 feet to a point, a corner for property of Joseph Henry Cutchin, Jr., property of Leonidas Cutchin and the within described tract; thence along the dividing line between the within described tract and property of Leonidas Cutchin the following courses: N. 58 30' W. 111.0 feet to an oak; N. 55 45' W. 191.0 feet to a gum; N. 42 45' W. 180.0 feet to an oak; N. 36 00' W. 144.0 feet to a gum; N. 49 00' W. 488.0 feet to a gum; S. 48 45' W. 211.0 feet to a gum; S. 30 15' W. 364.0 feet to an oak; S. 60 30' W. 178.0 feet to a gum; S. 41 30' W. 199.0 feet to a gum; S. 28 00' W. 197.0 feet to a gum; S. 34 45' W. 176.0 feet to a gum; S. 24 45' W. 346.0 feet to an oak, thence N. 69 15' W. 598.0 feet to a pine; thence N. 48 00' W. 919.0 feet across Virginia State Highway #616 to a point; N. 34 00' W. 1,450.0 feet to the point beginning, the last two course being save and except right of way for Virginia State Route No. 616.

-7-

PG 42 MAR 28 2000

PARCEL #2

Description of the Real Estate

FIRST: That certain tract or parcel of land lying situate and being in Windsor District, Isle of Wight County, Virginia, beginning at a stake at intersection of the Southern Railway and Jenkins Mill Road, on the South side of said railroad and on the East side of Jenkins Mill Road, and running in a southerly direction along said Jenkins Mill Road to an iron stob; thence in an easterly direction a straight line along that part of the land now or formerly owned by E. L. Daughtrey, to another iron stake to be driven in the ground at the line between this land and the land now or formerly owned by Sam Saunders, thence in a northerly direction along the lands of Sam Saunders and now or formerly owned by J. J. Wyatt to the Southern Railway; thence along Southern Railway in a westerly direction to the point of beginning and being the same land conveyed by E. L. Daughtrey to Sara A. Bennett by deed of bargain and sale bearing date January 12, 1922, and of record in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, in Deed Book 93, page 55, which said land was inherited by J. J. Bennett, sole heir and distributee of Sarah A. Bennett, who died intestate, and which land has since been surveyed, and by actual survey contains sixty (60) acres, according to plat made January 18, 1934, by R. E. Birlow, Surveyor. This property is partly in Isle of Wight County and partly in the City of Suffolk, Virginia.

SECOND: All of that certain piece, parcel or tract of land lying, situate and being in Windsor Magisterial District, in Isle of Wight County, Virginia, known as the "Fowler Tract", it being located on the South side of the Southern Railway Company and bounded as follows:

On the North by the Southern Railway; on the East by the South Quay public road; on the South by the lands now or formerly owned by Joshua Daughtrey; on the West by lands now or formerly owned by Braxton Cutchin and a dividing branch between lands now or formerly owned by Braxton Cutchin and this tract, and containing by estimation 67-1/2 acres.

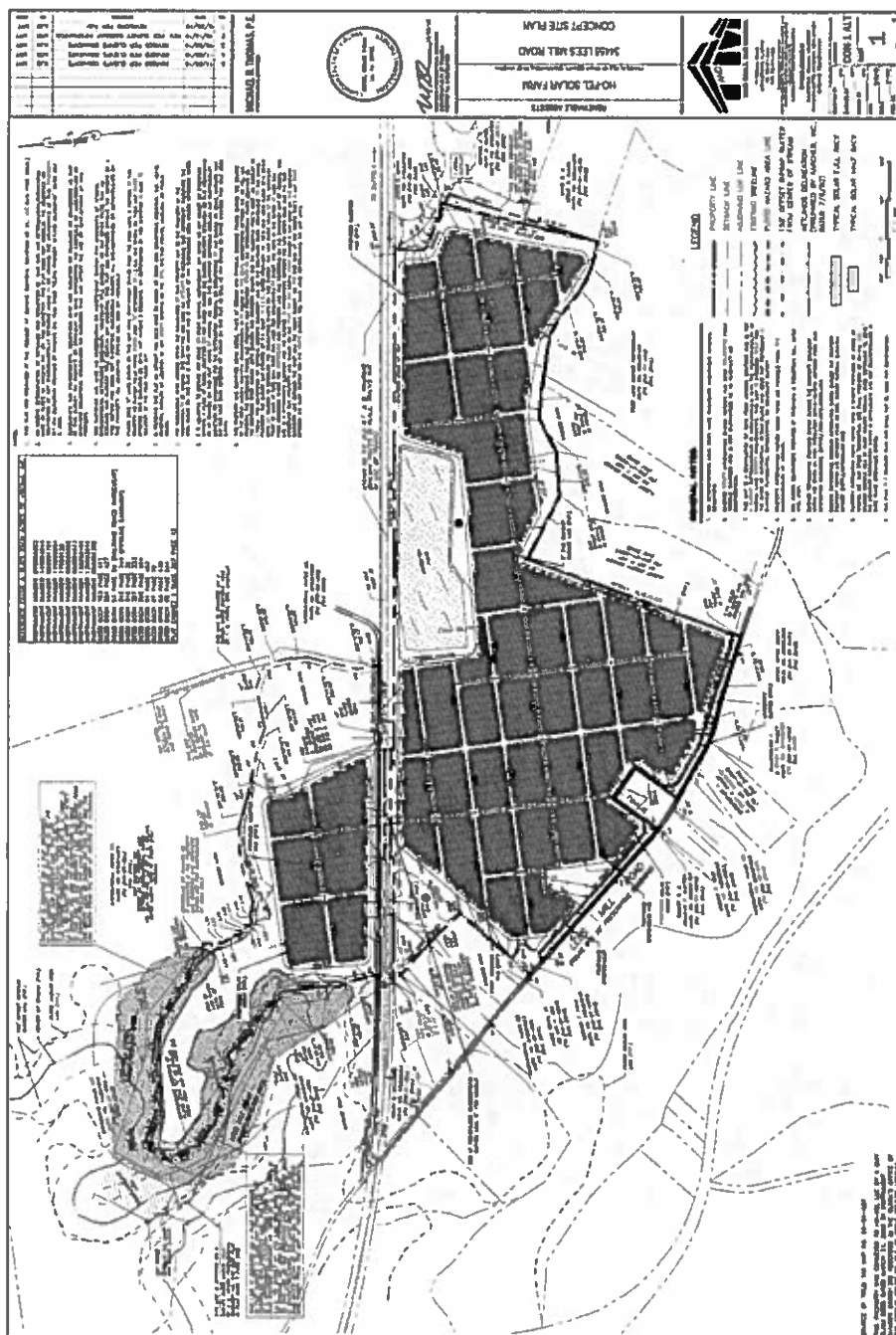
The aforesaid tract of land is situate on the West side of Virginia State Highway #615, sometimes known as the Jenkins Mill Road, and sometimes known as the South Quay Public Road.

BEING the same property conveyed to Edward L. Felton and Elizabeth H. Felton by Deed dated January 4, 1965, from Charlie Clifton Daughtrey, Sr. and Evelyn Parker Daughtrey recorded in Clerk's Office of the Circuit Court of Isle of Wight in Deed Book 177 at page 414.

Verified and mailed to  
*Amoslain & Sons*  
*Chicago, Ill.*  
 this 1 day of March

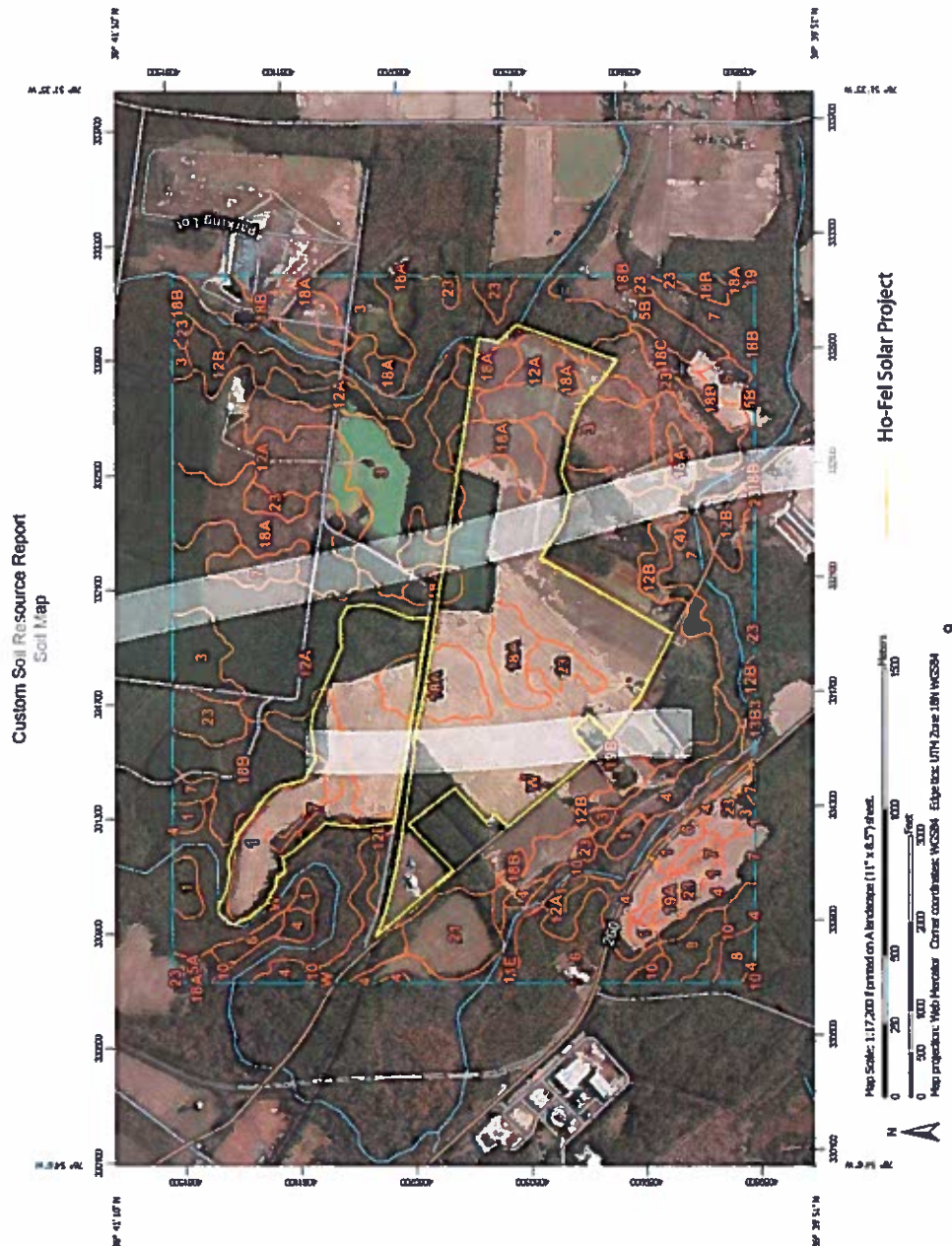
INSTRUMENT # 00-1302  
 RECORDED IN THE CLERK'S OFFICE OF  
 ISLE OF WIGHT COUNTY ON  
MARCH 28, 2000 AT 12:56 PM  
 WILLIAM H. LAINE, JR., CLERK  
 BY: *[Signature]* DEPUTY CLERK

#### 4. CONCEPT PLAN



## 5. SUPPLEMENTAL MATERIAL

### A. Soils Information





MAP LEGEND

Area of Interest (AOI)	Spot Area
Area of Interest (AOI)	Stony Spot
Soils	Very Stony Spot
Soil Map Unit Polygons	Wet Spot
Soil Map Unit Lines	Other
Soil Map Unit Points	Special Line Features
Special Point Features	Water Features
Blowout	Streams and Canals
Borrow Pit	Transportation
Clay Spot	Rails
Closed Depression	Interstate Highways
Gravel Pit	US Routes
Gravelly Spot	Major Roads
Landfill	Local Roads
Lava Flow	Background
Marsh or swamp	Aerial Photography
Mine or Quarry	
Miscellaneous Water	
Perennial Water	
Rock Outcrop	
Saline Spot	
Sandy Spot	
Severely Eroded Spot	
Sinkhole	
Slide or Slip	
Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: [websoilsurvey.sc.egov.usda.gov](http://websoilsurvey.sc.egov.usda.gov)  
Coordinate System: Web Mercator (EPSG 3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: City of Suffolk, Virginia  
Survey Area Date: Version 12, Aug 29, 2018

Soil Survey Area: Isle of Wight County, Virginia  
Survey Area Date: Version 14, Aug 28, 2018

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 11, 2015—Sep 7, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

## Custom Soil Resource Report

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
19	Rains fine sandy loam	0.2	0.0%
Subtotals for Soil Survey Area		0.2	0.0%
Totals for Area of Interest		1,240.2	100.0%

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
1	Alaga fine sand	36.1	2.9%
3	Chickahominy silt loam	113.4	9.1%
4	Chipley sand	48.0	3.9%
5A	Emporia fine sandy loam, 0 to 2 percent slopes	1.3	0.1%
5B	Emporia fine sandy loam, 2 to 6 percent slopes	17.9	1.4%
6	Kenansville loamy sand	31.7	2.6%
7	Kinston loam	136.0	11.0%
8	Leon-Chipley sands	12.1	1.0%
10	Nawney loam	34.3	2.8%
11E	Nevers and Remlik soils, 15 to 35 percent slopes	0.9	0.1%
12A	Peawick silt loam, 0 to 2 percent slopes	426.1	34.5%
12B	Peawick silt loam, 2 to 6 percent slopes	77.7	6.3%
13B3	Peawick clay loam, 2 to 6 percent slopes, severely eroded	0.0	0.0%
18A	Slagle fine sandy loam, 0 to 2 percent slopes	107.0	8.6%
18B	Slagle fine sandy loam, 2 to 6 percent slopes	59.7	4.8%
18C	Slagle fine sandy loam, 6 to 10 percent slopes	3.7	0.3%
19A	Uchee loamy sand, 0 to 2 percent slopes	1.8	0.1%
19B	Uchee loamy sand, 2 to 6 percent slopes	28.2	2.3%
21	Udortha loam	3.0	0.2%
23	Unimproved fine sandy loam	5.744	0.5%
W	Water	63.6	5.1%
Subtotals for Soil Survey Area		1,240.1	100.0%
Totals for Area of Interest		1,240.2	100.0%

## B. Preliminary Wildlife Impact Analysis

10/1/2018

VAFWIS Search Report

VAFWIS Search Report Compiled on 10/1/2018, 10:23:23 AM

Observations reported or potential habitat occurs within a 3 mile radius around point 36.48,36.1 -76.52,58.2 in 893 Isle of Wight County, 175 Southampton County, 638 Franklin City, 880 Suffolk City, VA

[View Map of Site Location](#)

657 Known or Likely Species ordered by Status Concern for Conservation (displaying first 41) (41 species with Status\* or Tier I\*\* or Tier II\*\*)

NCEA Code	Status*	Tier**	Common Name	Scientific Name
030074	FRSR	Ia	<a href="#">Harris, Kerm's nighthawk</a>	<a href="#">Lepidocolaptes leucophaea</a>
040228	FRSR	Ia	<a href="#">Woodpecker red-cockaded</a>	<a href="#">Picoides borealis</a>
010032	FRSR	Ib	<a href="#">Surgeon, Atlantic</a>	<a href="#">Aegypius cafer</a>
010214	FRSR	Ia	<a href="#">Longneck, Roseate</a>	<a href="#">Fregata aca</a>
030071	FTST	Ia	<a href="#">Turtle, leatherhead sea</a>	<a href="#">Caretta caretta</a>
040144	FTST	Ia	<a href="#">Kest, red</a>	<a href="#">Cathartes aura</a>
050022	FTST	Ia	<a href="#">Bat, northern long-eared</a>	<a href="#">Myotis septentrionalis</a>
040120	FTST	Ia	<a href="#">Flower, white</a>	<a href="#">Chamaea molle</a>
060029	FT	Ia	<a href="#">Larus, yellow</a>	<a href="#">Haliaeetus leucorhynchus</a>
010347	SR	Ia	<a href="#">Owl, black-headed</a>	<a href="#">Bubo virginianus</a>
030064	SR	Ia	<a href="#">Turtle, eastern chicken</a>	<a href="#">Chelonia mydas</a>
040110	SR	Ia	<a href="#">Rat, black</a>	<a href="#">Rattus norvegicus</a>
050020	SR	Ia	<a href="#">Bat, little brown</a>	<a href="#">Myotis lucifugus</a>
050034	SR	Ia	<a href="#">Bat, Rafinesque's eastern long-eared</a>	<a href="#">Corynorhinus rafinesquii</a>
050027	SR	Ia	<a href="#">Bat, tri-colored</a>	<a href="#">Perimyotis subflavus</a>
030052	SR	Ia	<a href="#">Salamander, eastern tiger</a>	<a href="#">Desmognathus fuscescens</a>
030013	SR	Ia	<a href="#">Rattlesnake, canebrake</a>	<a href="#">Crotalus horridus</a>
040096	ST	Ia	<a href="#">Falcon, peregrine</a>	<a href="#">Falco peregrinus</a>
040293	ST	Ia	<a href="#">Shear, long-tailed</a>	<a href="#">Larus dominicanus</a>
040183	ST	Ia	<a href="#">Sparrow, Bachman's</a>	<a href="#">Peucaea carolinensis</a>
020044	ST	Ia	<a href="#">Salamander, Hellbender</a>	<a href="#">Cryptobranchus alleganiensis</a>
020002	ST	Ia	<a href="#">Turdus, black</a>	<a href="#">Turdus migratorius</a>
040292	ST	Ia	<a href="#">Shear, long-tailed</a>	<a href="#">Larus dominicanus</a>
030067	CC	Ia	<a href="#">Tyrannus, western diamond-backed</a>	<a href="#">Tyrannus verticalis</a>
030063	CC	Ia	<a href="#">Tyrannus, spotted</a>	<a href="#">Tyrannus carolinensis</a>
010174	Ia	Ia	<a href="#">Belt, Roseate</a>	<a href="#">Aegypius cafer</a>
040040	Ia	Ia	<a href="#">Belt, Roseate</a>	<a href="#">Aegypius cafer</a>
070131	Ia	Ia	<a href="#">Belt, Roseate</a>	<a href="#">Aegypius cafer</a>
100176	Ia	Ia	<a href="#">Belt, Roseate</a>	<a href="#">Aegypius cafer</a>
020063	Ia	Ia	<a href="#">Belt, Roseate</a>	<a href="#">Aegypius cafer</a>
040052	Ia	Ia	<a href="#">Belt, Roseate</a>	<a href="#">Aegypius cafer</a>
040033	Ia	Ia	<a href="#">Belt, Roseate</a>	<a href="#">Aegypius cafer</a>
040029	Ia	Ia	<a href="#">Belt, Roseate</a>	<a href="#">Aegypius cafer</a>
040036	Ia	Ia	<a href="#">Belt, Roseate</a>	<a href="#">Aegypius cafer</a>
040181	Ia	Ia	<a href="#">Belt, Roseate</a>	<a href="#">Aegypius cafer</a>
040330	Ia	Ia	<a href="#">Belt, Roseate</a>	<a href="#">Aegypius cafer</a>
040140	Ia	Ia	<a href="#">Belt, Roseate</a>	<a href="#">Aegypius cafer</a>
060071	Ia	Ia	<a href="#">Belt, Roseate</a>	<a href="#">Aegypius cafer</a>
040203	Ia	Ia	<a href="#">Belt, Roseate</a>	<a href="#">Aegypius cafer</a>
040105	Ia	Ia	<a href="#">Belt, Roseate</a>	<a href="#">Aegypius cafer</a>
040304	Ia	Ia	<a href="#">Belt, Roseate</a>	<a href="#">Aegypius cafer</a>

To view all 657 species [View All](#)

\*FD=Federal Endangered; FT=Federal Threatened; SE=State Endangered; ST=State Threatened; PP=Federal Proposed; PO=Federal Candidate; CC=Candidate Concern

\*\*I=VA Wildlife Action Plan - Tier I - Critical Conservation Need; II=VA Wildlife Action Plan - Tier II - Very High Conservation Need; III=VA Wildlife Action Plan - Tier III - High Conservation Need; IV=VA Wildlife Action Plan - Tier IV - Moderate Conservation Need

Virginia Wildlife Action Plan Conservation Opportunity Ranking:

a - On the ground management strategies/conservation needs have been identified but cannot feasibly be implemented at this time;

b - On the ground management strategies/conservation needs have been identified but cannot feasibly be implemented at this time;

c - No on the ground management strategies/conservation needs have been identified or all identified conservation opportunities have been exhausted.

Anadromous Fish Use Streams (1 results)

[View Map of All Anadromous Fish Use Streams](#)

Stream ID	Stream Name	Reach Status	Anadromous Fish Species	View Map
Different Species	Highest TR	Highest Tier		
01	<a href="#">Blackwater River</a>	Confirmed	6	IV

Impediments to Fish Passage (1 results)

[View Map of All Fish Passage Impediments](#)

ID	Name	River	View Map
205	<a href="#">POND A-1 DAM</a>	TR-BLACKWATER RIVER OFFSTREAM	<a href="#">View</a>
206	<a href="#">POND B-2 DAM</a>	TR-BLACKWATER RIVER OFFSTREAM	<a href="#">View</a>

Threatened and Endangered Waters

[http://vafwis.org/wis/NewPages/VaFWIS\\_GeographicSelect\\_Options.asp?pr=1&Title=VaFWIS+GeographicSelect+Options&pr=0&placeName=&pd=3...](http://vafwis.org/wis/NewPages/VaFWIS_GeographicSelect_Options.asp?pr=1&Title=VaFWIS+GeographicSelect+Options&pr=0&placeName=&pd=3...) 1/2

10/1/2018

## VAFWIS Search Report

N/A

Managed Trout Streams

N/A

Bald Eagle Concentration Areas and Roosts

N/A

Bald Eagle Nests

N/A

Habitat Predicted for Aquatic WAP Tier I &amp; II Species (2 Results)

[View Map Combined Results from Select of Habitat Predicted for WAP Tier I & II Aquatic Species](#)

Stream Name	Tier Species				View Map
	Highest TE	BOVA Code	Status	Common & Scientific Name	
Kingsale Swamp (03010202)	SE	010347	SR	<a href="#">Sandfish, blackbanded</a> <i>Eumeces fasciatus</i>	<a href="#">Yes</a>
tributary (03010202)	SR	010347	SR	<a href="#">Sandfish, blackbanded</a> <i>Eumeces fasciatus</i>	<a href="#">Yes</a>

Habitat Predicted for Terrestrial WAP Tier I &amp; II Species (4 Results)

[View Map of Combined Terrestrial Habitat Predicted for 4 WAP Tier I & II Results Listed Below](#)

ordered by Status Concern for Conservation

BOVA Code	Status	Tier	Common Name	Scientific Name	View Map
030013	SR	IIa	<a href="#">Baltimorean canebrake</a>	<i>Crotalus horridus</i>	<a href="#">Yes</a>
020044	ST	IIa	<a href="#">Salemender, Mahoe's</a>	<i>Ambystoma mabiei</i>	<a href="#">Yes</a>
030057	CC	IIa	<a href="#">Ternia, northern diamond-backed</a>	<i>Malaclemys terrapin terrapin</i>	<a href="#">Yes</a>
020063		IIa	<a href="#">Toad, oak</a>	<i>Anaxyrus quercicus</i>	<a href="#">Yes</a>

Virginia Breeding Bird Atlas Blocks (1 Results)

[View Map of All Query Results](#)  
[Virginia Breeding Bird Atlas Blocks](#)

BBA ID	Atlas Quadrangle Block Name	Breeding Bird Atlas Species			View Map
		Different Species	Highest TE	Highest Tier	
55026	<a href="#">Franklin, SE</a>	59		II	<a href="#">Yes</a>

Public Holdings:

N/A

Summary of BOVA Species Associated with Cities and Counties of the Commonwealth of Virginia:

VIPS Code	City and County Name	Different Species	Highest TE	Highest Tier
093	<a href="#">Isle of Wight</a>	421	FESR	I
175	<a href="#">Southampton</a>	402	FESR	I
620	<a href="#">Franklin City</a>	333	FESR	I
800	<a href="#">Bedford City</a>	532	FESR	I

USGS 7.5' Quadrangles:

Franklin  
Holland

USGS NRCS Watersheds in Virginia:

N/A

USGS National 6th Order Watersheds Summary of Wildlife Action Plan Tier I, II, III, and IV Species:

WHA Code	USGS 6th Order Hydrologic Unit	Different Species	Highest TE	Highest Tier
CU68	<a href="#">Blackwater River-Cypress Swamp</a>	87	FTSR	I
CU69	<a href="#">Kingsale Swamp</a>	84	FTSR	I
CU70	<a href="#">Blackwater River-Union Camp Holding Pond</a>	92	FTSR	I

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## C. Project Timeline

CUP Approval	January 2019
PJM Approval	4Q 2020
Feasibility Study	Jan 2019
Impact Study	August 2019
Facility Study	August 2020
Department of Environmental Quality Approval	2020
Site Plan Approval	1Q 2021
Project Construction	2Q 2021-3Q 2021
Project Operational	3Q 2021

Page 25