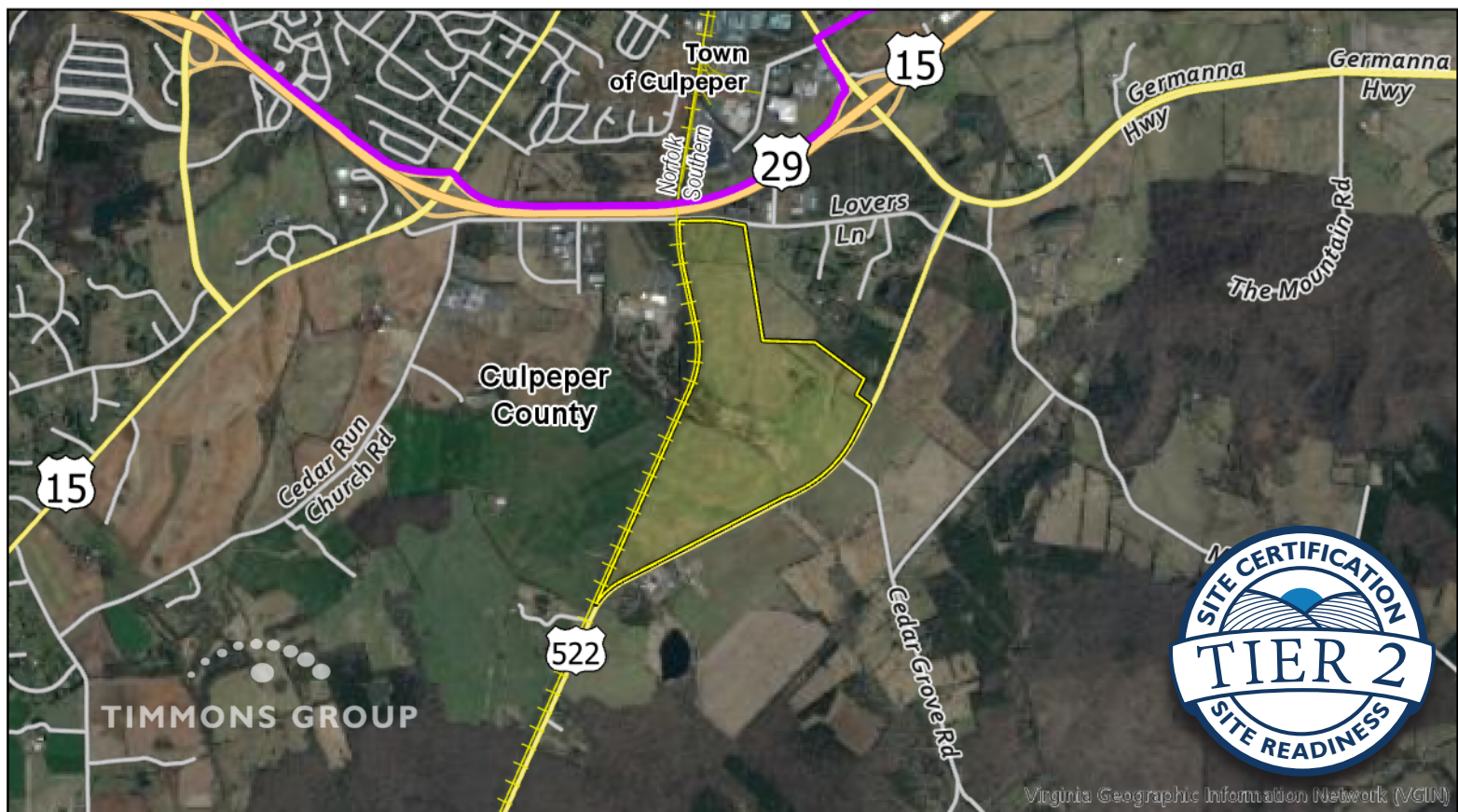


VIRGINIA BUSINESS READY SITES PROGRAM: INDUSTRIAL SITE

Culpeper County, Virginia



January 2022

Contact Information

John Loftus
Sites and Buildings Manager
(804) 545-5786
jloftus@vedp.org

VEDP

John Smith
Director of Economic Development
(123) 456-7890
jsmith@randomplace.gov


Culpeper VA
ECONOMIC DEVELOPMENT

Joe Hines, PE, MBA
Senior Principal
(804) 615-2162
joe.hines@timmons.com


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Acknowledgments

Timmons Group would like to thank Culpeper County for the opportunity to perform this assessment, for their assistance in filling out the site questionnaire, and for assembling the available site information to allow for a thorough and comprehensive evaluation of this site.

This Site Characterization and Assessment was conducted on behalf of Culpeper County and was based upon the site information provided as of June 2019. Should additional information be provided at a later date, the results of this assessment could change.

Statement of Professional Qualifications

I, Certifying Professional, certify that I am a licensed Professional Engineer in the Commonwealth of Virginia with XX years of experience and have adequate knowledge of site and infrastructure development in the Commonwealth of Virginia and fully understand all aspects of due diligence, site and infrastructure development as it relates to performing this Tier Assessment. This Tier Assessment is true and accurate based upon the information provided and my best professional knowledge and judgement and may be fully relied upon by VEDP. This assessment has been completed in accordance with industry standards and in conformance with the Department of Professional and Occupational Regulation (DPOR) Laws and Regulations at the time of this study.

Signature

Name of Certifying Professional

SITE CHARACTERIZATION LETTER

January 1, 2022

Mr. John Smith *[CLIENT CONTACT]*
Sites and Buildings Manager
Random Organizational Name *[CLIENT ORGANIZATION]*
901 East Cary Street
Richmond, VA 23219



Re: **Tier 2 Site Certification for Industrial Park**
Located in Culpeper County, VA

Dear Mr. Smith,

Thank you for the opportunity to work with you on the Site Certification of the Industrial Park in Culpeper County, VA.

After an extensive review of the information provided on the above referenced property and verification of utility capacities and availability to the site, we are pleased to certify the Industrial Park as a:

Tier 2 Certified Site in accordance with the Virginia Business Ready Sites Program Standards.

Thank you again for the opportunity to work with you and Culpeper County on this site certification. The results of this assessment will be instrumental in making more informed investments in site development and Virginia's – as well as Culpeper County's – ability to recruit new businesses.

Should you have any questions or need any additional information, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Signature

Joseph C. Hines, PE, MBA
Senior Principal, Director of Economic Development

Signature

Mac McKenzie, PE
Senior Project Manager

Signature

Clay Cundiff, PE
Project Engineer

SITE SUMMARY

Site Background & History

The Industrial Park site is located south of the Town of Culpeper, west of Zachary Taylor Highway (US Route 522) and adjacent to the Norfolk Southern Rail line. The site consists of three parcels totaling approximately 266.3 acres of land with one private landowner. Currently, the zoning on the site is Light Industrial District (LI) on the southern and central tracts and a legacy industrial zoning (M1) on the northern tract.

To begin this assessment, the site was visited by Timmons Groups on May 16, 2021. At the time of the visit, the site was easily accessible and appeared consistent with the visible desktop information previously reviewed. *[[ADD ANY ITEMS SPECIFICALLY NOTED ABOUT SITE RELEVANT TO STUDY]]*

At the time of this study, based on the information provided, it appears that no due diligence analyses have been completed on this site. All available information has been evaluated and considered in review of this site's potential tier status. *[[IF DUE DILIGENCE HAS BEEN COMPLETED, SUMMARIZE ALL STUDIES COMPLETED WITH DATES, FIRM(S) AND ANY FINDINGS OF SIGNIFICANCE TO SITE'S DEVELOPMENT]]*

In evaluating the site for its industrial buildout potential, approximately 2,550,000 SF was estimated to fit onto the site within the given developable land constraints, resulting in a yield of approximately 9,600 SF/Acre.

In order to evaluate the current level of readiness, the following elements were considered:

- Acreage/Developable Acreage
- Potential Development Yield
- Location/Accessibility
- Rail Accessibility
- Ownership
- Zoning/Land Use
- Topography
- Restricted Land Coverage
- Resource Protection Area
- Wetlands
- Floodplains
- Waterbodies
- Streams
- Wet Utility Access (i.e. Water, Sewer)
- Dry Utility Access (i.e. Natural Gas, Power)
- Roads/Infrastructure

Site Name	Industrial Park
Acreage	266.3 Acres Avail. (266.3 Acres Total)
Buildout Potential (SF)	2,550,000 SF
Yield (SF/Acre)	9,600 SF/Acre
Zoning / Land Use	LI / M1
4 Lane	Rte 3 / 0.75 mi US 29 / 1.1 mi
Interstate	I-95 / 31 mi
Water	Town of Culpeper 12"
Sewer	Town of Culpeper Ex. Forcemain / On-site
Natural Gas	Columbia Gas
Power	Rappahannock Elec. Coop
Telecom	FiberLight

Summary of Wet Utility Infrastructure

WATER: The site is served by the Town of Culpeper public water system. According to the Town of Culpeper, there is in excess of 1.0 million gallons per day (MGD) of capacity available within their system. Currently, the site is serviced by a 12" water main on Lovers Lane. In discussions with the Town of Culpeper, it was confirmed that there is a 500,000 gallon standpipe 1.3 miles from the site as well as a newly constructed 400,000 gallon elevated storage tank that will be operational by June 2018.

SEWER: The site is also served by the Town of Culpeper public sewer system. According to the Town of Culpeper, there is an existing gravity sewer line serving an adjacent property as well as a pump station on the Industrial Park site. Contractually, the site is reserved some capacity in this pump station but, depending on specific demands, this may require

SITE SUMMARY

upgrades. A force main runs north from this pump station before exiting the site. Per discussions with the Town of Culpeper, it is believed that their current system could support approximately 3 MGD pending specific user needs and modeling of future demand.

Summary of Dry Utility Infrastructure

POWER: The site is located in Rappahannock Electric Cooperative's (REC) service territory. According to REC, bridging and long-term power is available today to support most industrial prospects. The power information provided is based upon a preliminary review at the time of this study. Locality and/or landowner should contact power provider prior to formally engaging a prospect and/or prospective industry to validate the availability of power to the site.

GAS: This site is in Columbia Gas of Virginia service territory. The nearest existing gas main is a 4" medium pressure line (11-60 psi) located less than 100' from the site. It was also noted that an additional 4" medium pressure line (11-60 psi) was located across US 29, with an existing contractual agreement to extend service to the site if needed. Delivery timeline depends upon prospective industry needs. The gas information provided is based upon a preliminary review at the time of this study. Locality and/or landowner should contact gas provider prior to formally engaging a prospect and/or prospective industry to validate the availability of gas to the site.

FIBER: FiberLight service is available along Lovers Lane. According to the information provided, FiberLight could provide fiber service in support of industrial development within 3 months or less.

Summary of Transportation and Access

LOCAL ACCESS: Currently, the site's main access is via Lover's Lane but also has a secondary connection along US 522. It should be noted all internal access roads are farm access paths at this point in time. Future access within the site would vary depending on the location and phase of buildout. Early buildout of the northern most parcel would be accessed directly from Lover's Lane. Ultimate buildout – or development on larger central and southern tracts – would be through dedicated VDOT Right-of-Way for a relocated Lovers Lane or direct access to US 522, respectively. Proffers require partial construction of relocated Lover's Lane prior to major development on these tracts. The northern tract is not subject to these requirements, however.

4-LANE / INTERSTATE HIGHWAY ACCESS: These options would provide access to multiple major thoroughfares with Lover's Lane connecting to both US 522 and US 15. Additionally, access to nearby US 29 is located approximately 1.1 miles west of the site through US 15 (N James Madison Highway).

RAIL ACCESS: A Norfolk Southern rail line bounds the site to the west with grades moderate enough to allow for multiple potential rail spurs on-site. Additional coordination with Norfolk Southern would be necessary to determine the feasibility and costs of this addition.

Summary of Site Features

SITE USE & TOPOGRAPHY: The site is currently in use for farming across the majority of the site. Elevations range from EL374 around the existing water features to EL494 towards the north by Lovers Lane.

ENVIRONMENTAL: Based upon desktop reviewed data, the site appears to have a few channels with accompanying wetlands. Other than this, there do not appear to be any significant environmental issues on-site. No existing floodplain within the vicinity of the site.

SITE SUMMARY

SPECIAL CONSIDERATIONS: The existing VDOT ROW for the relocated Lover's Lane and the existing electrical distribution lines will impact larger development footprints on the northern portion of the site. Additionally, extensive rail within the northern portion of the site may be difficult due to grade differential from the existing rail corridor.

[[SECTION TO BE UTILIZED TO NOTE ANY UNIQUE OR SPECIAL CONDITIONS RELATED TO THE DEVELOPMENT OF THE SITE FOR ECONOMIC DEVELOPMENT PURPOSES]]

[[PORTION OF THE PAGE LEFT BLANK INTENTIONALLY TO SHOW TIER SUMMARY ON SINGLE PAGE]]

SITE SUMMARY

Tier Assignment

[[STANDARDIZED TIER 2 LANGUAGE SHOWN BELOW – CUSTOMIZE ON A SITE-SPECIFIC BASIS)]]

The Tier Level analysis of the Industrial Park located in Culpeper County currently identifies the site as a Tier 2 Level of readiness.

The site has been identified for potential industrial use with a private owner agreeable to marketing, satisfying Tier 1 requirements.

The site is currently slated for industrial use in the locality's comprehensive plan and has a willing seller with a competitive sales price, satisfying the Tier 2 requirements.

The site is currently zoned industrial with no due diligence completed. To satisfy Tier 3 requirements, the site must complete the following due diligence items: preliminary geotechnical survey and report, a boundary survey, a 1' topographic survey, a Phase 1 Environmental Site Assessment, a cultural resource summary, a threatened & endangered species summary, a wetlands delineation with valid U.S. Army Corps of Engineers letter of confirmation. In our review of the associated FEMA FIRMet panels, a floodplain study does appear necessary on this site. In addition, since the site currently lacks the necessary water, sewer and transportation infrastructure necessary to achieve Tier 4, a preliminary engineering report is required to quantify the costs and development timeline for delivery of these items prior to satisfying the Tier 3 requirements.

Finally, to satisfy the Tier 4 requirements, all subsequent plan design and/or construction required to position these infrastructure improvements for delivery in 12 months or less must be completed. Additionally, all associated permitting issues (wetlands, E&S, T&E, etc.) related to these upgrades must be identified and quantified.

The following summarizes the next steps – with associated budgets – that are required to bring the site to Tier 4:

<u>Tier 3:</u>	<u>Recommended Budget</u>
1. Geotechnical Survey and Report	\$99,999
2. ALTA Boundary Survey	\$99,999
3. 1' Topographic Survey	\$99,999
4. Phase I Environmental Site Assessment	\$99,999
5. Cultural Resource Summary	\$99,999
6. Threatened & Endangered Species Summary	\$99,999
7. Wetland Delineation and COE Wetland Confirmation	\$99,999
8. Floodplain Study	\$99,999
9. Preliminary Engineering Report quantifying costs to provide required water, sewer and transportation infrastructure upgrades to the site	\$99,999
 <u>Tier 4:</u>	 <u>Recommended Budget</u>
1. Engineer's Review & Certification of Work Completed for Tier 3	N/A
2. All infrastructure permitting issues identified and quantified	TBD w/ PER
3. Completion of all Water, Sewer and Transportation Infrastructure Design and/or Construction to Position the site for delivery in 12 months or less.	TBD w/ PER

SITE READINESS ROAD MAP

No SITE - BEGINNING ROAD TO SUCCESS

Find a Site

Property Owner Agreeable to Marketing Site

AGREEABLE OWNERSHIP

TIER 1



Preliminary Site Evaluation

*Property Controlled or
With a Competitive Sales Price*

*Aligned for Industrial / Commercial
Use in Comprehensive Plan*

**COMPETITIVE SALES PRICE OR
CONTROL & COMP. PLAN ALIGNED**

TIER 2



Zoned for Industrial / Commercial Use

Begin & Complete Necessary Due Diligence

Infrastructure Evaluations

Master Planning & Preliminary Engineering

*Preliminary Engineering Report(s) w/ Estimated Costs &
Timelines for Infrastructure Development*

**ZONING ALIGNED, DUE DILIGENCE
COMPLETE & COSTS ESTIMATED**

TIER 3



*Site Issues Resolved (if any) from
Previously Completed Due Diligence*

*Infrastructure Designed & Construction
Deliverable within 12 months*

Permit Issues Identified & Quantified



TIER 4

**INFRASTRUCTURE DELIVERABLE OR
IN-PLACE WITH PROP. ISSUES CLEARED
"CERTIFIABLE" SITE**

*"Pad Grade" Portion or
Entire Site*

*Infrastructure Constructed
& In Place*

*"Shovel Ready" for
Disturbance Permit*

**"SHOVEL-READY SITE"
PERMITS IN HAND**

TIER 5



VEDP Tier System based upon Timmons Group
Tier System as adopted for the the Virginia
Business Ready Sites Program (VBRSP).
www.vedp.org/vbrsp

PROJECT BACKGROUND & ASSUMPTIONS

Base Report Information:

Timmons Group conducted this site characterization and assessment based upon the information provided by the locality, the utility providers (wet and dry) and/or the property owners in addition to best available site constraints information (i.e. topographical mapping, environmental, etc.). Should additional information be made available after the completion of this report, Consultant can re-evaluate the Tier Assessment of the site at a later date.

Site Constraints and Schematic Layouts:

The site constraints and mapping provided in this report were based upon the best available information at the time of this study. Schematic layouts developed are intended to be a “reasonable” build-out of the site based upon the site constraints and Consultant’s best professional judgment for the region’s site and infrastructure development and current laws and regulations in place at the time of this study. It is further acknowledged that this schematic layout represents one potential scenario and the site build-out could change based upon the ultimate needs of a potential prospect and the laws and regulations in place at the time of development.

Budgets:

Budgets provided are for planning purposes only and based upon best available budget information as of the date this study. Should the locality and/or property owners move forward with the recommended work, a detailed scope and fee can be provided for proposed services.

SITE CHARACTERIZATION TIER LEVEL RANKING CRITERIA

Site Characterization Tier Level Ranking Criteria

As summarized in the application, the Virginia Business Ready Sites Program (VBRSP) was established pursuant to § 2.2-2238 C. of the Code of Virginia of 1950, as amended, to identify and assess the readiness of potential industrial or commercial sites in the Commonwealth of Virginia for marketing for industrial or commercial economic development purposes. The first step in determining a site's readiness begins with an assessment to quantify the level of existing development and the additional recommendations to market the site for industrial or commercial economic development purposes.

Tier 1: Site is under (a) public ownership, (b) public/private ownership, or (c) private ownership, and of which such owner(s) are agreeable to marketing the site for economic development purposes and allowing access to the property for site assessment and marketing purposes. The site has no established sales price, minimal or no infrastructure, and minimal or no due diligence has been performed.

Tier 2: Site is under (a) public ownership, (b) public/private ownership, or (c) private ownership with an option agreement or other documentation of a commitment by the private owner(s) to a competitive sales price; permit access to the site for site assessment, construction, and marketing; and market the site for industrial or commercial economic development purposes. Comprehensive Plan reflects that the site is intended for industrial or commercial development land use, but site is not zoned as such and a rezoning hearing needs to be scheduled. Preliminary evaluation is complete to confirm site has minimal or no infrastructure and/or minimal or no due diligence in place.

Tier 3: Site is zoned for industrial or commercial development land use. Site could have minimal or no infrastructure in place. Due diligence is complete including, but not limited to, a waters of the US (wetlands and streams) delineation with US Army Corps of Engineers approval within the last five years (i.e. a Preliminary Jurisdictional Determination or Approved Jurisdictional Determination letter), geotechnical borings and preliminary evaluation (i.e. Preliminary Geotechnical Report), boundary survey with easements and encumbrances identified (ALTA preferred), one-foot topographic survey completed for the purposes of design or real property improvement, signed and sealed by a duly licensed professional in the Commonwealth of Virginia, a current cultural resources review, a current threatened and endangered species review, a Phase I Environmental Site Assessment within the last five years and, if necessary, a floodplain study or geological / karst evaluation. Master planning and preliminary engineering work is complete with associated reports and estimated costs and timelines for infrastructure development quantified.

Tier 4: Site is positioned to support development such that building construction can take place in 12 months or less, with all infrastructure improvements in place, or plans for necessary infrastructure improvements completed and approved and deemed deliverable within 12 months by a licensed Professional Engineer in the Commonwealth of Virginia. All infrastructure permit issues are identified and quantified.

Tier 5: Site is considered "shovel ready" with all site permits in place or identified such that building construction can begin as soon as necessary land disturbance permits can be obtained by prospective industry.

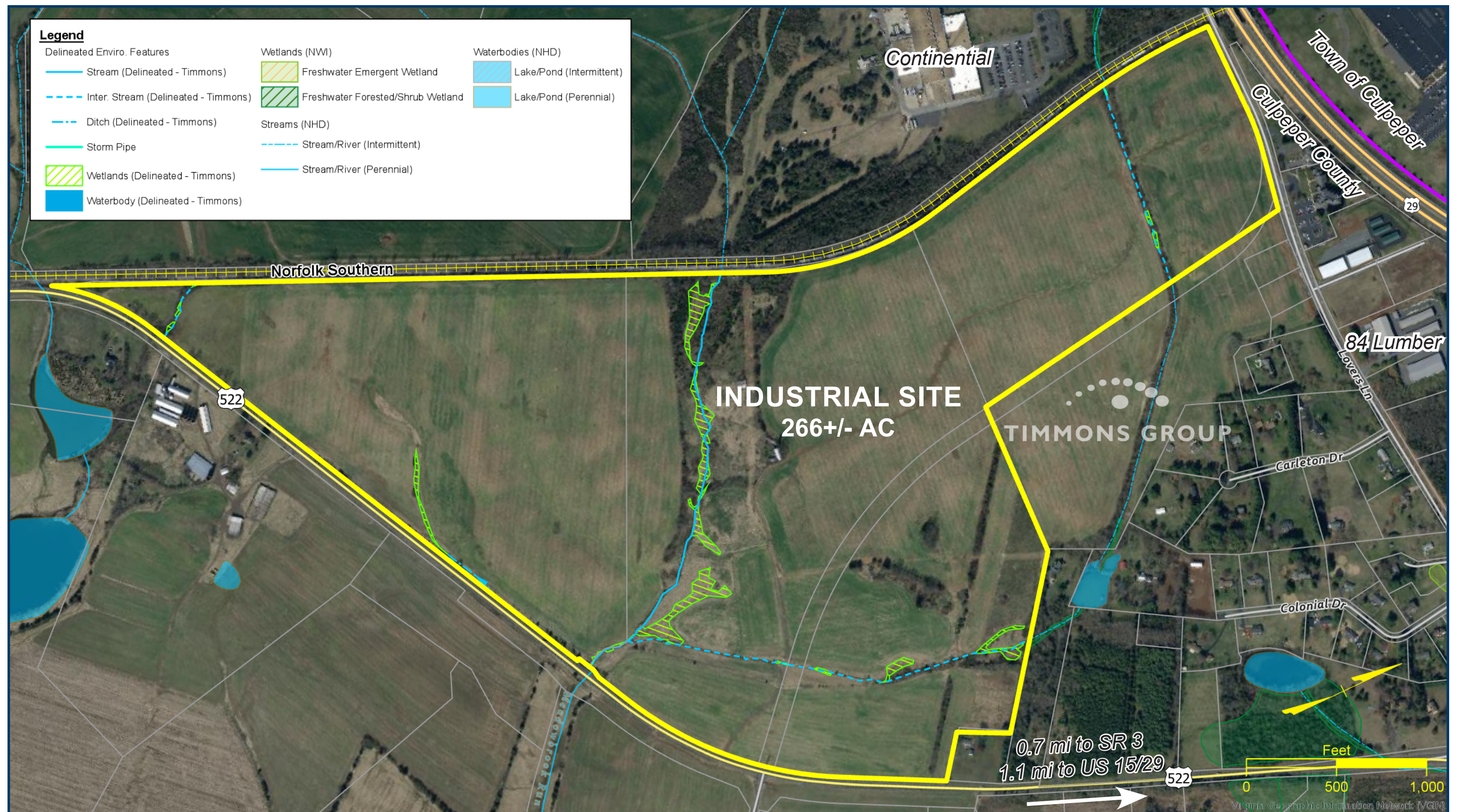
DATA SOURCE INFORMATION SUMMARY

Data Layers	Source Description
Site Boundary	<i>Based on VGIN Parcel Data and Locality Supplied information.</i>
Parcels	<i>VGIN Parcels (2021-Q2)</i>
Zoning	<i>Based on locality submitted information</i>
County & Town Boundary	<i>VGIN Statewide Boundaries (2021-Q2)</i>
Waterline & Sewerlines	<i>Approximated from provider supplied maps (2021)</i>
Power, Gas & Fiber	<i>Existing Electrical, Natural Gas& Refined Oil Transmission data taken from Platts**, with permission. Other data was approximated if provided by providers / locality.</i>
Wetlands	<i>National Wetlands Inventory (Oct 2018)</i>
Floodplains	<i>FEMA Data Layer (06/2017) & FEMA Firmette(s) (12/2012)</i>
Topography & Slope	<i>Derived from VGIN LiDAR Data (2020)*</i>
Roads	<i>VGIN Road Centerline Program (2021-Q2)</i>
Rails	<i>VGIN Rail (2017)</i>
Streams	<i>National Hydrology Dataset (02/2019)</i>
Waterbodies	<i>National Hydrology Dataset (02/2019)</i>
Aerial	<i>VGIN Aerial (Most Recent Imagery - As available in July 2021)</i>

Notes:

*Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination [\[\[REQ'D BY VA LAW\]\]](#)

**All Existing Electrical Transmission Line, Electrical Substation, Natural Gas Line, Natural Gas Compressor Station and Refined Oil Products data is the property of Platts, a division of McGraw Hill Financial, Inc. Data was used under contractual agreement and shall not be reproduced in any way [\[\[ADDITIONAL CREDIT HERE FOR ANY APPLICABLE GIS INFORMATION\]\]](#)



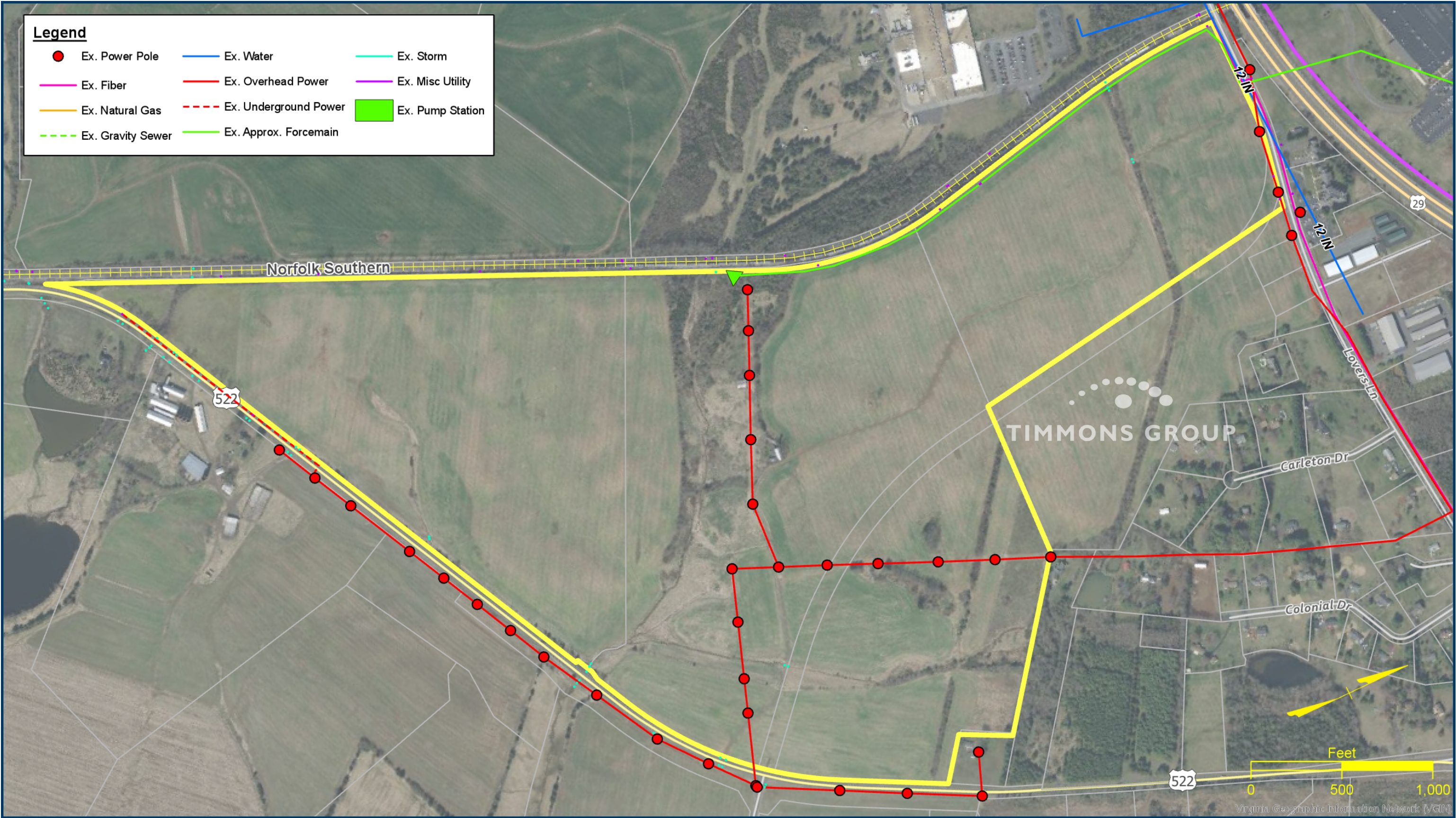
INDUSTRIAL SITE

Culpeper County, VA
January 2022

Exhibit 1 - Aerial & Environmental

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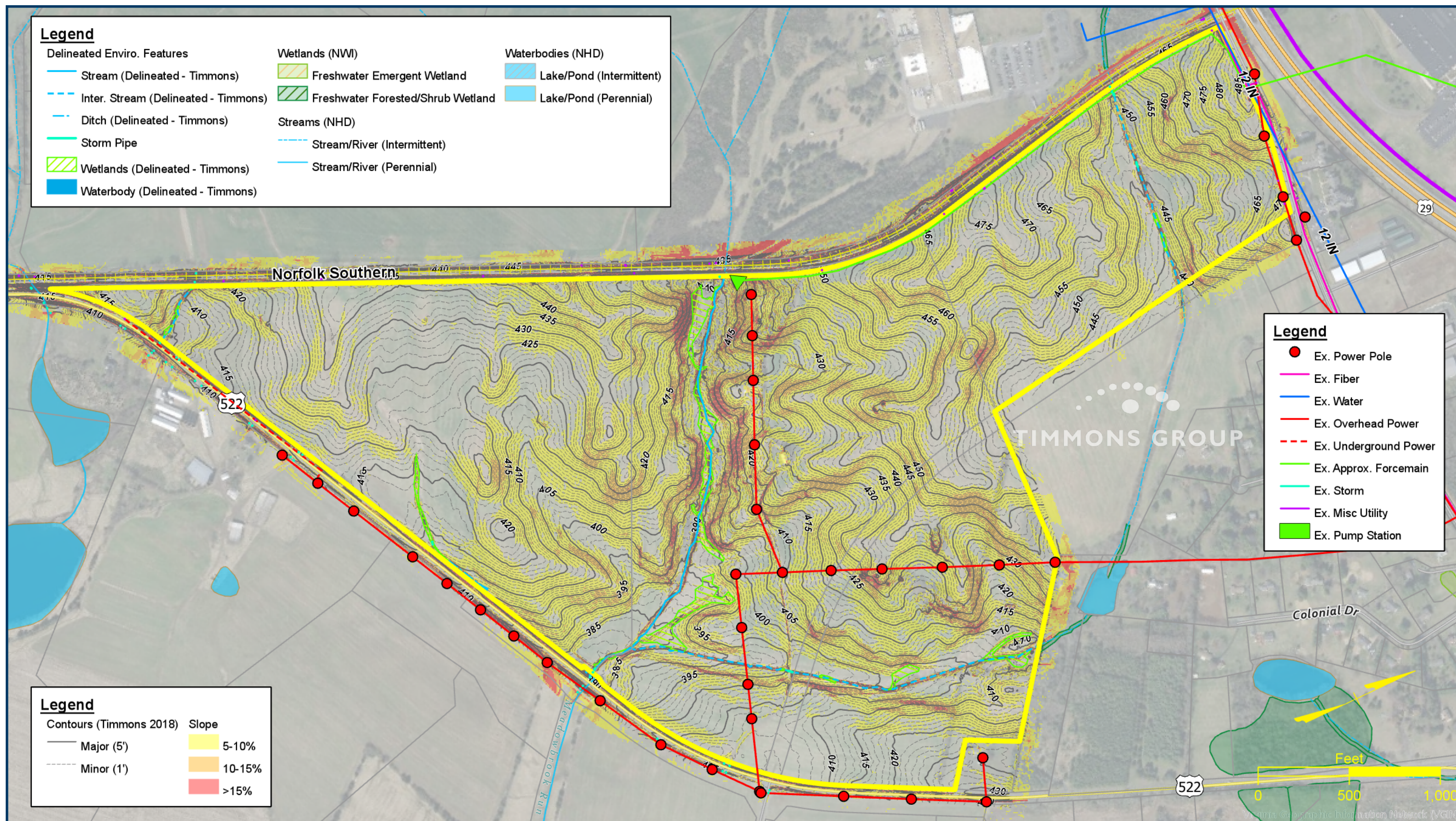
INDUSTRIAL SITE

Culpeper County, VA
January 2022

Exhibit 2 - Utilities

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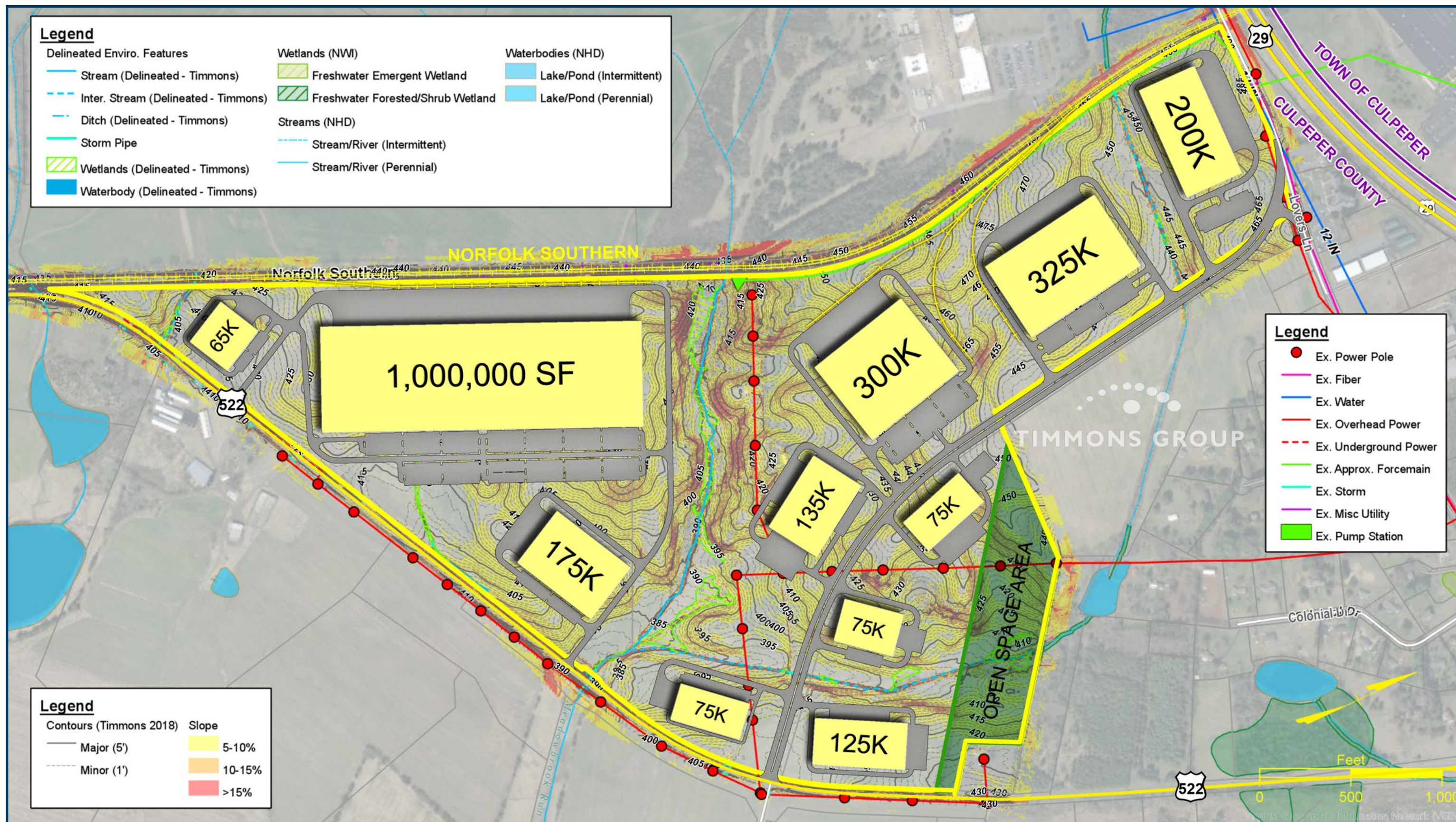
INDUSTRIAL SITE

Culpeper County, VA
January 2022

Exhibit 3 - All Constraints

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INDUSTRIAL SITE

Culpeper County, VA
January 2022

Exhibit 4 - Schematic Build-Out