



PLANNING COMMISSION WORK SESSION
Wednesday, November 1, 2023 @ 6 PM
Town Hall – 2nd Floor, East Conference Room

AGENDA

Call to Order

Roll Call

Work Session Business

- **2300609** – An Ordinance text amendment request submitted by Magdalen Capital, LLLP to amend the current zoning ordinances 175-37.3.C, 175-37.4.A & 175-37.17.A regarding the minimum acreage requirement for the Planned Neighborhood Development District (PND) from the existing 20 and 50-acre minimum lot requirements to a 2-acre minimum lot requirement.
- **2300537** – Rezoning Application submitted by Magdalen Capital, LLLP for a request to rezone 311 Leach Street, identified by tax map number 20A9-1-3, from R-S, Suburban Residential District to PND, Planned Neighborhood Development District and adjoining properties identified by tax map numbers 20A9-16-D1, 20A9-16-D2 and 20A9-16-D3 from R-1, Residential District to PND, Planned Neighborhood Development District.

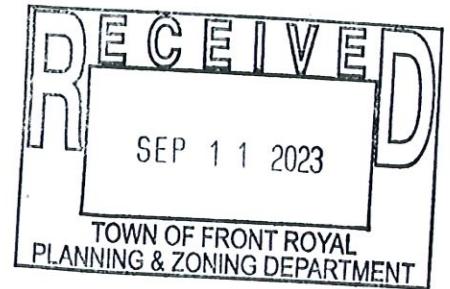
Other

Adjournment

**ORDINANCE
AMENDMENT 2300609**



20 E. 8th Street, Suite 3
Front Royal, VA 22630
alex@magdalencapital.com



Sept 11, 2023

Ms. Lauren Kopishke
Director, Department of Planning and Zoning
Town of Front Royal
102 East Main Street
Front Royal, VA 22630

RE: Zoning text amendment

Dear Lauren,

I am writing to you on behalf of Magdalen Capital, LLLP to request a text amendment to current zoning ordinances regarding the minimum acreage requirement for Planned Development (PND) projects within the Town of Front Royal. The objective of this request is to propose a reduction in the existing 20 & 50 -acre minimum requirements noted to a more suitable 2-acre minimum requirement for PNDs.

In light of changing development trends and to align with modern urban planning principles, I propose this modification. A similar change has been successfully implemented in nearby towns in Virginia. This change opens the door and encourages innovation and fosters vibrant, community-oriented projects. Currently there is not many if any suitable lot of purchase in town large enough to meet this requirement of 20 & 50 acre bench marks.

The rationale for this proposed modification in the Town of Front Royal is as follows:

Diverse Development Opportunities: A lowered minimum acreage requirement would attract both small and large-scale projects, promoting a mix of development types that cater to the town's evolving needs. Especially using traditional Neighborhood approach.

Efficient Land Use: By allowing for smaller-scale developments, we can make efficient use of available land and create walkable neighborhoods that align with comprehensive plans.

Innovative Design: Smaller developments often encourage innovative and unique architectural designs, contributing positively to the town's character.

Economic Growth: A flexible requirement can stimulate economic growth, attracting diverse developers, potentially increasing tax revenues, job opportunities, and local economic resilience.

Responsive to Community Needs: Adapting the minimum acreage requirement acknowledges the changing population and housing market, enabling the town to meet evolving community needs more effectively.

To proceed, please see attached text amendment requests noted and highlighted.

Thank you for your time and consideration. With your support, we can create a zoning framework that promotes innovation, enhances community appeal, and aligns with the dynamic nature of the Town of Front Royal.

Thank you for your time and consideration. We look forward to working with you.

Sincerely,

Alex Stieb
Partner
Magdalen Capital, LLLP

1 **PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT (PND)**

2 (Adopted 4-11-05)

3 **175-37.1 STATEMENT OF INTENT (PND)**

4 Pursuant to Sections 15.2-2201 and 15.2-2286 of the Code of Virginia, the Town Council of the
5 Town of Front Royal establishes the Planned Neighborhood Development (PND) zoning
6 ordinance to allow planned neighborhood development on large tracts of land characterized by
7 unified site design for a variety of housing types and densities, clustering of buildings, common
8 open space, and a mix of building types and land uses in which project planning (as permitted
9 herein) and density calculation are performed for the entire development rather than on an
10 individual basis. The purposes of the ordinance are to provide an alternative form of development
11 that:

12
13 A. Eliminates standard dimensional requirements while reserving sufficient natural open space
14 for common use, conservation or recreational purposes, and providing adequate buffering between
15 structures and adjacent properties;

16
17 B. Enhances the physical appearance of the Town by preserving the Town's natural assets and
18 distinctive character;

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20 C. Promotes more efficient use of land and provision of public facilities, utilities, streets, and
21 services;

22
23 D. Provides the opportunity for innovative combinations of integrated housing, recreation,
24 neighborhood-oriented commercial, professional uses, and increased public amenities within a
25 single development;

26
27 E. Conserves natural and environmental resources and the integrity of natural systems;

28
29 F. Encourages innovative residential development so that housing demands are met by a greater
30 variety of types, designs, and layouts of residential structures;

31
32 G. Encourages creative and site-sensitive developments by allowing increased overall density in
33 exchange for planned neighborhood development pursuant to this chapter.

34
35 H. Promotes the design of a walkable environment for pedestrians within the neighborhood which
provides a circulation system for various transportation modes.

36
37 I. Satisfies the general purposes of zoning regulations to promote health, safety, morals and
general welfare of the community.

38 **175-37.2 EVALUATION CRITERIA (PND)**

39 Application for rezoning to a Planned Neighborhood Development District shall specifically
40 demonstrate achievement of the following objectives. Each proposed Planned Neighborhood
41 Development will be evaluated on the extent to which these objectives are achieved:

- 42 A. Provides a variety of housing types and designs at a range of densities and costs in an orderly
43 relationship to one another.
44
- 45 B. Employs architectural, landscape and/or other design features to provide compatibility between
46 different uses.
47
- 48 C. Includes a network of circulation systems for various transportation modes that connect to the
49 surrounding area.
50
- 51 D. Conserves a minimum of 25% open space, incorporating a system of parks, open spaces,
52 recreational facilities, and public amenities within the development which enhance the total plan
53 of development.
54
- 55 E. Efficiently utilizes land to protect and preserve natural features such as trees, streams, and
56 topographic features.
57
- 58 F. Provides a mechanism to relate the type, design and layout of proposed development to the
59 specific characteristics of the particular parcel.
60
- 61 G. Exhibits consistency with the Town's Comprehensive Plan and provides overall benefits to the
62 Town.
63
- 64 H. Demonstrates adequate capacity of public facilities and utilities to serve the development.
65
- 66 I. Minimizes traffic impacts upon the surrounding traffic network.

67 **175-37.3 PERMITTED USES (PND)**

- 68 A. All planned neighborhood developments shall permit the following residential and accessory
69 uses:
70
- 71 1. Detached single-family dwellings;
 - 72 2. Two-family dwellings;
 - 73 3. Multi-family dwellings;
 - 74 4. Townhouses with a maximum of eight units per structure;
 - 75 5. Accessory buildings or uses as defined in Town Code Section 175-3;
 - 76 6. Recreation or park facilities;
 - 77 7. Retirement living facilities (handicapped accessible)
 - 78 8. Municipal buildings or uses;
 - 79 9. Public utilities: poles, lines, booster and relay stations, distribution transformers, pipes,
80 meters and other facilities necessary for the provision and maintenance of public utilities,
81 including water and sewerage systems. Such utilities shall be buried or otherwise screened
82 in accordance with design standards of the development;
 - 83 10. Home Occupations as set forth in Section 175-108;
 - 84 11. Public libraries;
 - 85 12. Schools; and

- 86 13. Churches.
87 14. Special childcare services.
88 15. Open space and conservation areas.
89 16. Such other uses as determined similar to one or more enumerated uses by the Zoning
90 Administrator.

91
92 (Added "14-16" 6-22-15-Effective Upon Passage)
93

94 B. Planned neighborhood developments shall permit the following community and institutional
95 uses under the terms set forth in Section 175-37.9, Density Bonus:
96

- 97 1. Day care centers; and
98 2. Community Halls
99

100 C. Planned neighborhood developments comprising ~~50 acres~~ two (2) acres or more may contain
101 the uses permitted in subsections A and B as well as the following commercial uses:
102

- 103 1. Neighborhood-oriented commercial businesses;
104 2. Personal services;
105 3. Business or professional offices; and
106 4. Neighborhood restaurants; and
107 5. Banks, branch banks and financial institutions.
108

109 D. Planned neighborhood developments may include the following uses provided such uses are
110 either specifically approved as part of the original development plan or approved by special use
111 permit in accordance with Section 175-136 if proposed subsequent to approval of the Master Land
112 Use Plan.
113

- 114 1. Bed and Breakfast home
115 2. Assisted Living Facility or other nursing home as permitted in the R-3 District.
116 3. Automotive fuel facilities in conjunction with neighborhood retail stores, provided adequate
117 demonstration is made that the facility can be supported by the neighborhood in which it
118 is located without attracting additional traffic into the neighborhood. Such facilities shall
119 not include the storage or sale of automobiles, automotive mechanical or body repair work,
120 painting, welding or other activities not normally associated with the dispensing of
121 gasoline.
122 4. Art galleries and museums.
123

124 (Added "4" 6-22-15-Effective Upon Passage)
125

126 E. Except as otherwise specified for PND's, proposed uses within a PND shall be subject to the
127 provisions set forth for such use in the Zoning Ordinance (Chapter 175 of the Town Code).
128

129 F. Prohibited Uses
130

Junkyards, off-site signage, used automobiles and truck/trailer sales, manufactured and mobile homes, outdoor storage yards, and industrial uses are prohibited in a Planned Neighborhood Development.

(Amended “F” by adding “*manufactured*” 7-23-12-Effective Upon Passage)

175-37.4 STANDARDS (PND)

A. Planned neighborhood developments shall contain not less than ~~20~~ two (2) contiguous acres.

B. The project area must be held in single ownership or all property owners within the proposed district must participate in the application.

C. Planned neighborhood developments shall be served by municipal water and sewer service and municipal electric service if located within the Town’s electric service area.

D. Allowable base residential density. Overall residential density shall not exceed the overall allowable residential density of the parcel or parcels involved prior to the re-zoning, dedicated to uses other than the commercial uses set forth in Sections 175-37.3 B and C. This base residential density may be increased at the Town Council’s discretion up to a maximum of 6.0 dwelling units per acre.

E. Conservation lands. Lands with the following characteristics shall not be developed and shall not be platted as part of a residential, community, institutional or commercial lot within a planned neighborhood development: land within the 100-year flood plain; land with a natural slope in excess of 40 percent, and as determined by standard slope computation methods. These lands shall be designated on the plat for conservation purposes. Conservation lands may be used in computing the allowable base residential density. Nontidal wetlands may be platted, but shall be protected by preservation easements.

F. Management and ownership of common open space and facilities. All common spaces, properties, and facilities not deeded to the Town or other public entity shall be preserved for their intended purpose as specified on the approved plan. The developer shall provide for the establishment of a property owner’s association conforming to the Virginia Property Owners’ Association Act, Code of Virginia (1950) as amended, to ensure the maintenance of all common areas.

175-37.5 REVIEW AND CREATION OF THE PLANNED NEIGHBORHOOD DEVELOPMENT DISTRICT (PND)

Whenever a tract of land meets the minimum requirements for classification as a PND district as stipulated herein, the owner may file an application with the Director of Planning, requesting rezoning to this classification. A preliminary conference with staff prior to such filing is required.

174 A. Concept Plan:

- 175
- 176 1. Procedure: The owner may present and file with the Director of Planning a Concept Plan
- 177 for the project, along with the fee established in the schedule of fees, showing the rough
- 178 layout of major roads within the project, and such areas within the project as may be
- 179 planned for particular uses or mixtures of uses, as outlined below. Upon receipt, the
- 180 Director of Planning shall forward the Concept Plan to the Planning Commission for
- 181 review and comment. The Planning Commission may recommend to the Town Council
- 182 approval, denial or modifications to the Concept Plan.

183

184 Upon review and recommendation by the Planning Commission the Director of Planning

185 shall forward the Concept Plan to the Town Council for review and comment. The Town

186 Council may approve, deny or approve conditionally with stated modifications. Approval

187 of a Concept Plan is only an expression of apparent favor to be used in preparation of the

188 PND Master Land Use Plan and does not authorize construction of improvements.

- 189
- 190 2. Submittal Requirements: The Concept Plan shall be prepared by a Virginia registered
- 191 architect, landscape architect, land surveyor or engineer with seal and signature affixed to
- 192 the plan. The plan shall be approximately to scale and clearly show the following:

193

194 (Amended “2” by adding “*land surveyor*” 9-26-05-Effective Upon Passage)

- 195
- 196 a. Location map showing existing zoning and ownership of property and adjacent land;
- 197
- 198 b. Identification of principal natural features and/or unique site design features;
- 199
- 200 c. Relationship of the proposal with surrounding utilities and public facilities to serve the
- 201 tract at the ultimate proposed densities;
- 202
- 203 d. The location and size of the components of the PND, including the general layout of
- 204 the road system within the project, location of use areas within the project planned for
- 205 particular uses or mixtures of uses and their acreage, residential densities, and the
- 206 interior open space system and preservation areas;
- 207
- 208 e. Written description of the use areas;
- 209
- 210 f. A statement demonstrating consistency with the Town of Front Royal Comprehensive
- 211 Plan, suitability of the tract for the type and intensity of the activities proposed, the
- 212 anticipated availability of adequate road networks, and the objectives stated in Section
- 213 175-37.1.

214

215 B. Master Land Use Plan: Within six months of the Town Council’s approval or approval

216 conditioned upon modifications of the Concept Plan, the developer/owner may prepare and file an

217 application for an amendment to the official zoning map to a Planned Neighborhood Development

218 (PND) District, as set forth in this chapter, together with the established in the schedule of fees for

219 rezoning and an engineered Master Land Use Plan for development presenting a unified and

220 organized arrangement of buildings, service areas, parking, landscaped areas, recreation areas,

open space and community facilities. All information submitted for consideration as a Master Land Use Plan shall be of sufficient clarity and scale to accurately identify the location, nature, and character of the proposed district. At a minimum the information contained on a Master Land Use Plan shall include:

1. A map of the boundaries of the proposed development site, showing bearings, dimensions at a scale not greater than one (1) inch to six hundred (600) feet;
2. A statement of existing property owner(s) and the proposed developer;
3. Names and addresses of adjacent property owners;
4. A vicinity map drawn at a scale of between one (1) inch equals two hundred 2,000 feet and showing the relation of the property.
5. Topographic map with contour lines at vertical intervals of not greater than five (5) feet at a minimum scale of one inch to 200 feet;
6. A site analysis map of existing conditions, including but not limited to the location and delineation of sensitive environmental features, any 100-year floodplain, watercourse, non-tidal wetlands, areas greater than 15-percent slope, and significant geologic formations or man-made features, existing structures and public facilities, historic landmarks, existing zoning on-site and surrounding areas;
7. The overall scheme of development including general layout of proposed land uses at a scale of one (1) inch equals two hundred (200) feet;
8. The location and acreage of recreation areas, open space and conservation areas, parks within the development;
9. The location, acreage and type of nonresidential areas and uses, and community/ public uses.
10. For each residential area shown, the total number of units in each by type and density;
11. An access and circulation plan showing the general location of all existing and proposed streets and easements of right-of-way, bridges, culverts, railroads, and utility transmission lines;
12. A traffic analysis and description of the base existing conditions and traffic volumes for the connecting external road network serving the site, projected average daily traffic for all new streets within the subdivision based on the proposed land uses and the traffic growth on adjacent highways, trip generation rates for peak hours by development and phase, and internal/external trip distribution and intersection and capacity analysis, identifying off-site access and traffic control improvements generated by the traffic demands of the proposed project at full development;

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13. The proposed general location of all building areas and other improvements, except single-family and two-family dwellings and accessory buildings;
 14. Notations showing the total gross development acreage, the net development acreage, acreage devoted to each land use category, the number of dwelling units and overall development density of the project;
 15. General intent and schematic plans for water, sanitary sewer, storm water management, electrical services, and other utilities;
 16. An approximate development schedule/phasing plan;
 17. A general description of proposed agreements, provisions, or covenants that govern the use, maintenance, and continued protection of property to be held in common ownership.
 18. Municipal boundaries through the property.
 19. A narrative statement demonstrating consistency with the Town of Front Royal Comprehensive Plan, suitability of the tract for the type and intensity of the activities proposed, and the planning purposes to be achieved by the proposed PND as stated in Section 175-37.1, the design theme and major elements, principal site features, and environmental components integrated into the plan.
 20. An impact assessment on the environment and on community facilities, services and taxes.
 21. Demographic profile of proposed development (population, housing, school children and employment).
 22. Other relevant data which may be used to evaluate the project.
 23. A set of design guidelines describing the design principles for the site arrangement, standards for development including proposed yards, building heights, building architecture, open space characteristics, landscaping, hardscape, and buffering, and streetscapes related to scale, proportions, and massing at the edge of the district.

The design guidelines will establish the appearance standards to be used as the basis for the appearance review occurring concurrent with the site development review. The purpose of the appearance standards shall be:

 - a. To encourage development that enhances the character of the Town;
 - b. To enhance and protect property values by encouraging excellent design;
 - c. To encourage architectural freedom, imagination and variety, and to encourage creative design solutions that will enhance the Town's visual appearance.

d. To promote harmonious unified development within a planned neighborhood.

C. Demonstration of Purposes: The purposes shall be demonstrated in each of the components as follows:

1. Relationship of Building Site:

a. The proposed non-residential development shall be designed and sited to accomplish a desirable view as observed from adjacent streets.

b. Parking areas shall be enhanced with decorative elements, building wall extensions, plantings, berms, or other appropriate means to screen parking areas from view from the streets and adjacent properties.

2. Relationship to Adjoining Areas:

a. Adjacent buildings of different architectural styles shall be made compatible by use of screens, sight breaks, materials and other methods.

b. Landscaping shall provide a transition to adjoining property and screening between residential and commercial uses, and for off-street commercial parking and loading areas from public view.

c. Texture, building lines and mass shall be harmonious with adjoining property. Monotonous texture, lines and mass shall be avoided.

3. Building Design and Landscaping: The applicant shall provide a narrative for all building types describing compliance with the following, including dimensional and qualitative specifications.

a. Quality of design and landscaping, and compatibility with surrounding uses for proposed nonresidential development. Architectural style is not restricted.

b. Materials and finishes of good, sound architectural quality that are harmonious with adjoining buildings.

c. Suitable materials for the type and design of the building. Materials that are architecturally harmonious shall be used for all exterior building walls and other exterior building components.

d. Building components, such as windows, doors, eaves, and parapets with appropriate proportion and relationships to one another.

e. Use of harmonious colors and compatible accents.

- f. Mechanical equipment or other utility hardware on roof, ground, or buildings screened from view with materials harmonious with the building.
- g. Non-Monotonous design with visual interest provided by variation in detail, form, and siting.
- h. Exterior lighting used as part of the architectural concept. Fixtures, standards, and all exposed accessories harmonious with the building design.
- i. Landscaping treatment creating unity of design, enhance architectural features, strengthen vistas, and provide shade.
- j. Plant materials selected for interest in its structure, texture, and color and for its ultimate growth using indigenous plants and those that are hardy, harmonious to the design and of good appearance.
- k. Protection of plant materials by appropriate curbs, tree guards, or other devices in locations which are susceptible to injury by pedestrian or vehicular traffic.

4. Signs:

- a. Signs shall conform to the provisions of Section 175-106 for residential districts and this section, except that signs erected on poles shall not be permitted.
- b. Every sign shall be of appropriate scale and proportion in relation to the surrounding buildings.
- c. Every sign shall be designed as an integral architectural element of the building and site to which it relates.
- d. The colors, materials, and lighting of every sign shall be harmonious with the building and site to which it relates.
- e. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's principal message and shall be in proportion to the area of the sign.
- f. Each sign shall be compatible with signs on adjoining plots or buildings.
- g. Logos shall conform to the criteria for all other signs.
- h. A coordinated, unified sign plan shall be utilized for direction and information within the PND.

- 399 5. Miscellaneous Structures: Miscellaneous structures and hardware shall be part of the
400 architectural concept of the project. Materials, scale and colors shall be compatible with
401 the building and surrounding uses.

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403 D. The Planning Commission shall proceed in general as for any other rezoning application as
404 required in the ordinance, and recommend to the Town Council to approve, conditionally approve
405 or disapprove the application.

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407 E. The Town Council shall proceed in general as for any other rezoning application as required in
408 the ordinance. Subsequent to the public hearing and a recommendation from the Planning
409 Commission, the Town Council shall approve, conditionally approve or disapprove the application
410 for a Master Land Use Plan.

411
412 F. Upon approval of a Master Land Use Plan for development the official zoning map shall be
413 amended to indicate the property as “PND - Planned Neighborhood Development”. Once the
414 Town Council has approved the Master Land Use Plan, all accepted proffers shall constitute
415 conditions, enforceable by the Zoning Administrator.

416 **175-37.6 OPEN SPACE STANDARDS (PND)**

417 A. Planned neighborhood developments shall reserve a minimum of 25 percent of the acreage of
418 the parcel as dedicated natural open space.

419
420 B. Up to 25 percent of this requirement may be satisfied with land covered by water or by
421 stormwater detention or retention basins (dry ponds shall not be permitted as open space), if the
422 Town Council determines that such a water body or basin is suitable for the purposes set forth in
423 Section 175-37.1. The dedicated open space shall not be included in subdivision lots. Dedicated
424 open space shall include the land necessary to provide access to the open space.

425
426 C. Land characterized as conservation lands in Section 175-37.4.E. of this ordinance may be used
427 to fulfill the minimum open space requirement up to a maximum of 20 percent of the total
428 dedicated natural open space within a planned neighborhood development.

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430 D. Dedicated open space shall have shape, dimension, character, location, and topography to
431 accomplish the open space purposes specified in Section 175-37.1 and to ensure appropriate public
432 access.

433
434 E. Dedicated open space land shall be shown on the planned neighborhood development Concept
435 Plan and Master Land Use Plan and shall be labeled to specify that the land has been dedicated to
436 open space purposes. The plans and final plat shall specify that the open space land shall not be
437 further subdivided or developed and is permanently reserved for natural open space purposes.

438
439 F. The open space shall be conveyed by the applicant as a condition of plat approval and may be
440 conveyed by any of the following means as determined by the Town Council:

442 1. Deeded in perpetuity to the Town of Front Royal or other governmental agency for the
443 purposes herein.

444
445 2. Reserved for common use or ownership of all property owners within the development by
446 covenants in the deeds approved by the Town Attorney. A copy of the proposed deed
447 covenants shall be submitted with the application.

448
449 3. Deeded in perpetuity to a private, non-profit, tax-exempt organization legally constituted
450 for conservation purposes under terms and conditions that ensure the perpetual protection
451 and management of the property for conservation purposes. A copy of the proposed deeds
452 and relevant corporate documents of the land trust shall be submitted with the application.

453
454 4. Deeded to a property owner's association within the development upon terms and conditions
455 approved by the Town Attorney that will ensure the continued use and management of the
456 land for the intended purposes. The formation and incorporation by the applicant of one or
457 more appropriate property owners' associations shall be required prior to plat approval. A
458 copy of the proposed property owner's deed and the by-laws and other relevant documents
459 of the property owner's association shall be submitted with the application. The following
460 shall be required if open space is to be dedicated to a property owner's association:

461
462 a. Covenants providing for mandatory membership in the association and setting forth the
463 owner's rights, interests, and privileges in the association and the common land, must
464 be included in the deed for each lot or unit;

465
466 b. The property owners' association shall have the responsibility of maintaining the open
467 space and operating and maintaining recreational facilities;

468
469 c. The association shall have the authority to levy charges against all property owners to
470 defray the expenses connected with the maintenance of open space and recreational
471 facilities; and

472
473 d. The applicant shall maintain control of dedicated open space and be responsible for its
474 maintenance until 75% of occupancy permits for residential units have been issued and
475 development is sufficient to support the association.

476
477 G. The owner/developer shall convey or restrict the open space land by a deed instrument
478 reviewed and approved by the Front Royal Town Attorney to ensure that the land will be held and
479 managed in perpetuity for open space purposes and shall not be further developed.

480
481 H. If the planned neighborhood development is developed in phases, the provision of dedicated
482 natural open space shall be phased with the construction of dwelling units and other improvements
483 to ensure that a proportionate share of the total dedicated open space is preserved with each phase.

484
485 I. Streets and other impervious surfaces shall be excluded from the calculation of the minimum
486 dedicated open space requirement; however, lands occupied by bike paths, landscaped grounds, or
487 similar common recreational development (excluding tennis courts, golf courses, and buildings)

may be counted as dedicated open space, provided that impervious surfaces constitute no more than 5 percent of the total required open space.

J. Open space shall be permanently dedicated for one of more of the following uses: natural resource conservation, recreational facilities, wetland and water course preservation, selective forestry, wildlife habitat, undeveloped parklands or scenic preservation.

175-37.7 OFF-STREET PARKING (PND)

A. The number, design, location and construction of parking lots, bays, spaces and drives shall conform to the applicable requirements of Sections 175-104 and 175-105 Zoning Ordinance and Section 148-48 of the Subdivision and Land Development Ordinance. Parking for commercial land uses shall also comply with Section 175-45 of the Front Royal Town Code.

1. Parking areas shall be planted with trees a minimum of two inches in caliper measured six inches above ground level, so that there is at least one tree per ten parking spaces within the parking lot. Such trees must be protected by curbing or other means against damage by vehicles. A minimum planting area, equivalent to 162 square feet per tree, shall be provided.
2. Parking areas shall have a landscaped island at each end of each row of vehicle spaces. No more than 15 spaces shall be laid out without an intermediate landscape island. Such planting islands shall be not less than nine feet wide in the direction parallel to the row and not less than 18 feet long in the direction perpendicular to the row. Each such island shall have a suitable poured-in-place concrete curb, or approved equal, and shall be planted with grass or ground cover. All hydrants shall be located in such islands.

175-37.8 LANDSCAPING AND SCREENING (PND)

A. Screening of Uses: Commercial, institutional, and community uses shall be screened from residential uses within and abutting the planned neighborhood development by a buffer yard 20 feet in width containing a minimum of three canopy trees, six understory trees, and nine shrubs per 100 feet of length (or an amount creating an equivalent effect and approved with the landscape plan) along the perimeter of the lot line abutting a residential use.

B. Screening along Public Roadways: Uses within a planned neighborhood development which abut an arterial street as defined in Section 148-26(C)(3) shall be screened by a buffer yard of 20 feet in width containing a minimum of three canopy trees, six understory trees and nine shrubs per 100 feet of frontage (or an amount creating an equivalent effect and approved with the landscape plan). Canopy trees shall be deciduous shade trees planted with a minimum of two and one-half inches in caliper at six inches above the ground with a mature height of at least 35 feet. Understory trees shall be deciduous shade or fruit trees planted at minimum one and ½ inch in caliper at six inches above the ground with a mature height of at least 12 feet.

C. Existing Vegetation: Notwithstanding any other provisions of this ordinance, existing vegetation shall be retained and maintained to the extent feasible in order to permit existing

vegetation to fulfill or contribute to buffer and screening requirements. In lieu of strict compliance with the above buffer yard requirements, a developer may submit a detailed landscaping plan that will afford a degree of buffering and screening comparable to that provided by these regulations in making use of existing and new vegetation. For developments utilizing more than 10 percent existing vegetation as a density bonus credit, a Certified Arborist shall provide a detailed description of the existing vegetation with notation of specimen trees, to certify compliance. The Arborist report shall be accompanied by the proposed measures for ensuring preservation during and after construction in accordance with the preservation criteria stated in the Town of Front Royal Landscape Preservation and Planting Guide.

D. Screening of Refuse Collection Facilities: Uses, except single-family homes within a planned neighborhood development shall provide secure, safe, and sanitary facilities for the storage and pickup of refuse. Such facilities shall be convenient to collection and shall be appropriate to the type and size of use being served. All refuse storage facilities shall be screened on three sides by a solid wooden fence or masonry wall and a tight evergreen hedge. The fourth side shall be angled to minimize the view of the refuse collection facility or shall be screened by an opaque gate made of durable materials. The screening shall be of sufficient height and design to effectively screen the facility from the view from nearby residential uses, streets, adjacent properties, and recreational facilities.

175-37.9 DENSITY BONUSES (PND)

Residential density bonuses up to a density of 6.0 dwelling units per acre dedicated to uses other than the commercial uses set forth in Sections 175-37.3(B) and (C) may be approved and granted at the discretion of the Town Council upon a finding that a proposed density bonus promotes the purposes of the Planned Neighborhood Development and provides additional public benefit. Each of the following amenities and any other amenities or proffered conditions will be evaluated by the Town Council and used in negotiations with the applicant:

A residential density up to 6.0 dwelling units per acre acceptable to both the applicant and the Town Council.

A. Dedicated Open Space: In exchange for increasing the dedicated natural open space beyond the required 25 percent, the project may qualify for a density bonus, provided the natural open space is increased by a minimum of 5 percent of the developable acreage. A bonus shall not be permitted for preservation areas or without sufficient justification of demonstrated benefit to the Town. Priority shall be given to protecting existing stands of mature trees.

B. Bikeways/Greenways: A system of bike paths and pedestrian greenways may qualify for a density bonus. In order to qualify, the bike paths or greenways shall form an integrated system of access within the development to principal off-site destinations, and be integrated with other planned or existing systems (i.e., Happy Creek Trail, Conservancy Park Trail, etc.).

C. Walk-Up Housing: A dwelling unit located above the ground floor of a structure that contains a non-residential use on the ground floor may be applied toward the allowable base density as one-half of a dwelling unit.

D. Community and Institutional Uses:

Day Care Center: In a PND with 75 or more residential units, a parcel may be designated, dedicated and developed for use as a day care center. This lot shall have a minimum of 100 square feet per residential unit within the PND, and be developed in accordance with the requirements of Town Code Section 175-107.1.

Community Hall: In a PND with 100 or more residential lots or units, a community hall may be constructed, with an enclosed area of no less than 25 square feet for each residential unit or lot.

E. Developed Recreational Facilities: Such facilities may include, but shall not be limited to, tot lots and pocket parks, ball fields, courts or other athletic facilities, swimming pools, public pedestrian plazas or arcades with benches, water fountains and reflecting pools, terraces, sculptures, public art, involving unique design features and amenities. To be considered for a density bonus, such recreational facilities shall be developed at a minimum ratio of three acres per 100 units, in addition to the minimum requirement in Section 15.

F. Enhanced streetscapes: Streets s developed with widened sidewalk area, substantial landscaping above the required minimum, approved traffic calming measures, pedestrian-oriented features, and bicycle parking facilities may be considered for a density bonus.

G. Other: Additional density bonuses may be granted based upon such other innovative factors as may be proposed by the applicant and accepted by the Town Council in its sole discretion.

175-37.10 TRAFFIC IMPROVEMENTS (PND)

Where a proposed planned neighborhood development borders on an existing street whose right-of-way, traffic carrying capacity, or sight lines are inadequate to safely and efficiently accommodate the traffic generated by the proposed development, the Town Council shall require the applicant to dedicate land for needed realignment or widening, and to undertake or fund the needed street improvements.

175-37.11 DIMENSIONAL STANDARDS (PND)

A. Building Separation: No structure under 30 feet in height shall be located within 15 feet of any other structure. Buildings higher than 30 feet shall be separated by a distance equivalent to 50 percent of the height of the tallest building.

B. Height Limits: The height limits within a planned neighborhood development shall be the same as the height limits set forth in Section 175-36 for structures in the R-3 residential district.

C. Except as otherwise specifically required by Sections 175-37.01 through 175-37.19, modifications to the following design standards may be authorized by the Town as part of the rezoning or conditional rezoning application process, provided they are specifically approved, with the modified design standards taking precedence over the design standards of Chapter 148 and Chapter 175 of the Town Code.

1. Lot Area
2. Lot Width
3. Setbacks and Yard Area
4. Building Height
5. Building Separation

(Added "C" 12-12-11-Effective Upon Passage)

175-37.12 PERIMETER BOUNDARY (PND)

A. No portion of a building, structure, or parking area, shall be located within 55 feet of abutting property that is not part of the proposed planned neighborhood, unless the zoning of the adjacent property permits uses similar to the proposed Planned Neighborhood District use to be located abutting the common boundary. Where proposed PND uses are similar to uses permitted on the adjacent property, the minimum separation shall be that same as required for the zoning district on the adjacent property.

B. No portion of a non-residential use, multi-family residential use, community use, institutional use or active recreational use shall be located within 100 feet of abutting property that is not part of the proposed planned neighborhood, unless the abutting property is developed as a Planned Neighborhood District, whereas the separation shall be equal to the existing yard requirement on the abutting Planned Neighborhood District property.

C. The minimum front yard requirement of the R-1 zoning district shall apply for a minimum of 200 feet from the border of a planned neighborhood development and adjoining property that share frontage on the same side of a street.

175-37.13 MULTI-FAMILY RESIDENTIAL DEVELOPMENT STANDARDS (PND)

Multi-family housing. Such housing shall be either townhouses, multiplexes or Retirement Living Facilities.

A. Townhouses: The maximum number of dwelling units permitted within a townhouse structure shall be eight. Townhouse structures shall be developed in compliance with the following requirements:

1. There shall be a minimum of two and one-half parking spaces for each townhouse unit. The shared use of such overflow parking with other uses and activities is encouraged.
2. Walkways of four feet in width, constructed of concrete, stone, brick or similar masonry material, (not including asphalt), shall be installed from parking areas to townhouse units served by such parking areas.
3. The facades of townhouse units shall have variation in materials, setbacks, and design so that abutting units will not have the same or essentially the same architectural treatment of facades and rooflines.

B. Multiplex Structures: The maximum number of dwelling units permitted within a multiplex structure shall be thirty (30). Multiplex structures shall be developed in compliance with the following requirements:

(Amended # of Units to 30 12-12-11-Effective Upon Passage)

1. There shall be a minimum of two and one-half parking spaces for each unit. The shared use of such overflow parking with other uses and activities is encouraged.
2. Walkways of four feet in width, constructed of concrete, stone brick or similar masonry material, (not including asphalt), shall be installed from parking areas to multiplex units served by such parking areas.
3. The minimum size of each individual unit shall be no less than 600 net square feet.

C. Retirement Living Facilities: The structures shall be developed in compliance with the following requirements:

1. The facilities shall be developed as either condominium or cooperative units.
2. There shall be no less than two parking spaces for each unit. The shared use of such overflow parking with other uses and activities is encouraged.
3. Walkways of four feet in width, constructed of concrete, stone, brick or similar masonry material (not including asphalt), shall be installed from parking areas to the retirement units served by such parking areas.

D. Accessory buildings shall be limited to one enclosed storage building not exceeding seven feet in height nor exceeding ten feet in length by ten feet in width.

175-37.14 UTILITIES (PND)

Utilities, such as electric transmission cable television lines, and telephone lines, serving the planned neighborhood subdivision shall be installed underground.

175-37.15 ACCESSORY STRUCTURES (PND)

Accessory structures shall not be located within any front yard or within five feet of any other structure and shall comply with the requirements of Town Code Section 175-26D.

175-37.16 NEIGHBORHOOD RECREATIONAL USES (PND)

A minimum of 335 square feet for each residential unit shall be dedicated and developed for neighborhood recreational use to serve the recreational demands generated by the planned neighborhood development. Recreational facilities shall be specifically included in the development schedule and be constructed and fully improved by the developer at an equivalent or greater rate than the construction of residential structures.

690 **175-37.17 COMMERCIAL USES DEVELOPMENT STANDARDS (PND)**

691 A. The total acreage of commercial users in Planned Neighborhood Development Districts shall
692 comply with the following requirements.

Acreage of PND	Total Acreage of Commercial Uses
20 2 Acres – 50 Acres	No Minimum 5% Maximum
51 Acres – 100 Acres	5% Minimum 10% Maximum
101 Acres – Plus	5% Minimum 15% Maximum

693
694 The developer/owner shall provide specific justification of commercial areas proposed in excess
695 of 5% of the total acreage, identifying specific impacts of the commercial development and
696 demonstrating adequate mitigation of such impacts.

697 (Amended “A” and Added Table 12-12-11-Effective Upon Passage)

698 B. Commercial uses shall be designed with the intention of serving the immediate needs and
699 convenience of residents within and immediately surrounding the Planned Neighborhood
700 Development.

701
702 C. Commercial uses shall not receive a certificate of occupancy until building permits have been
703 issued for fifty percent of the residential units within the Planned Neighborhood Development.

704
705 D. Commercial structures shall comply with the height requirements in Code Section 175-50.

706
707 E. Commercial uses shall comply with the Performance Standards stated in Code Sect. 175-52.

708
709 F. Parking for commercial uses shall be in accordance with Town Code Section 175-104.

710 **175-37.18 DEVELOPMENT REVIEW (PND)**

711 Within one year of approval of a Master Land Use Plan for development of a Planned
712 Neighborhood, prior to the approval of building permits, the applicant shall prepare and submit for
713 review and approval an engineered Development Plan, along with the fee as established in the
714 approved schedule of fees. The applicant may petition the Town Council for an extension of time
715 for submission of a development plan, provided such extension is requested at least 20 days prior
716 to the expiration of the one-year period. The Town Council may grant an extension upon
717 demonstration of good cause for up to one year.

718
719 A. Development Plan: A Development Plan shall be submitted for all proposed commercial,
720 residential, community facility, institutional, or multi-family residential development within a
721 Planned Neighborhood Development. The Development Plan shall be drawn to scale and shall be
722 accompanied by a narrative, as appropriate. The Development Plan shall comply with the
723 provisions of Sections 175-111 through 175 – 122 and Section 148-20 of the Code of Front Royal,
724 Virginia, unless otherwise provided for herein, and the following:

1. All information required for the master plan submission.
2. A development schedule. If phasing is proposed, indication of the proposed phasing schedule, along with a plan indicating phased sections.
3. A landscape plan prepared by a certified landscape architect or land surveyor shall be submitted with each site development plan application. The development plan shall identify proposed trees, shrubs, ground cover, natural features such as rock outcroppings, other landscaping elements and planting details. When existing natural growth is proposed to remain, the applicant shall include in the plans a description of the landscaping to be retained, a statement from a certified arborist that the material is desirable and healthy, and the proposed methods to protect the retained trees and growth during and after construction.

(Amended “3” by adding “*land surveyor*” 9-26-05-Effective Upon Passage)

4. Proposed number of dwelling units by residential types, and the area of non-residential buildings by use type (retail, office, service, etc.).
5. Calculation of the percentage of land area covered by the various land uses, including landscaped areas.
6. Proposed circulation plan showing patterns of vehicular, pedestrian, or other traffic, parking areas (including the number of parking spaces).
7. Notes identifying any deviations from the approved master plan.

(Amended by removing “8” 12-12-11-Effective Upon Passage)

B. Development Plan Revisions, Modifications: After approval, all subsequent plans, plats, and permits for the PND shall be in substantial compliance with the approved PND Master Land Use Plan. Minor adjustment to the Master Land Use Plan may be approved administratively provided there is no increase in the overall density or number of housing units in the development and no reduction in useable open space. Revisions or modifications which substantially change the development, design, density, concept, uses, or magnitude shall cause the revised plan to be referred back through the review process as if it were an original submission.

Revisions to the Site Development Plan may be proposed by the applicant prior to the Town Council’s review. The Town Council at its discretion may consider the application with minor revisions as proposed or may return the plan to the Planning Commission for further review.

C. Amendments to Planned Development Districts: Land area may be added to an established PND if it adjoins and is demonstrated to become an integral part of the approved development. The procedures for any addition of land shall be the same as for an original application and all requirements shall apply.

D. Final Plats: Final Plats shall be submitted concurrently with the Site Development Plan. Except as provided herein, Planned Neighborhood Development plats shall comply with the Zoning

Ordinance, Chapter 175 and the Subdivision and Land Development Ordinance, Chapter 148 of the Town of Front Royal, Virginia, except that reasonable waivers and variances as described in Chapter 148 may be granted by the Town Council in order to facilitate creative design consistent with good community planning standards.

(Amended “D” 12-12-11-Effective Upon Passage)

E. Recordation of Documents: Any applicable covenants, governance documents and easements shall be recorded in the Warren County Circuit Court Clerk’s office within six (6) months of approval of the Final Plat.

F. Appearance Review: Appearance Review by the Planning Commission shall be required for all proposed commercial, community, institutional, or multi-family residential development within a planned neighborhood development to ensure conformity with the appearance standards established by the approved design guidelines for the Planned Neighborhood Development. Such review shall occur in conjunction with the Site Development Review. Compliance with the requirements for Appearance Review shall be in addition to all other requirements.

175-37.19 DEFINITIONS (PND)

ASSISTED LIVING FACILITY - A residential facility for two or more persons that provides nursing assistance and/or support services for residency of elderly and /or disabled persons, where residents share common meals.

COMMUNITY HALL - A community hall is a structure designed and constructed for civic uses and shall include a community meeting room, a library annex, space dedicated to historical or cultural displays or uses, athletic or exercise facilities, or uses found to be similar in intent and function with this section.

MULTIPLEX STRUCTURE – This term shall mean a residential dwelling unit designed with not more than thirty (30) separate dwelling units for a maximum occupancy by thirty (30) families living independently of each other

(Added 9-26-05-Effective Upon Passage ; Amended 12-12-11-Effective Upon Passage)

NEIGHBORHOOD RECREATION USE - This term shall include basketball courts, tennis courts, playgrounds, tot lots, picnic areas, and the like.

NEIGHBORHOOD RESTAURANTS - A restaurant of not more than 20 seats, nor five employees, open for business not later than 10 p.m.

NEIGHBORHOOD-ORIENTED COMMERCIAL - This term shall include neighborhood-oriented retail businesses with not more than 15,000 square feet of gross floor area. The term shall include convenience stores, bookstores, dry cleaners, ice cream stores, barber and beauty shops, wearing apparel stores, bakeries, drugstores, gift shops, hardware stores, or other use found to be similar to one or more uses listed herein, but shall not include automobiles sales operations.

(Amended # of Square Feet and Removed “banks”-12-12-11-Effective Upon Passage)

NONTIDAL WETLANDS - Those wetlands other than tidal wetlands that are inundated or saturated by surface or ground water at a frequency or duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, as defined by the U.S. Environmental Protection Agency pursuant to Section 404 of the Clean Water Act as amended.

OPEN SPACE - Common space generally intended for passive recreation and not improved with a building, structure, vehicular travel lane, driveway, street, sidewalk, or parking area. Open space may include pedestrian ways, bike paths, trails interconnecting open space areas; undisturbed natural areas, woodlands, preservation areas; community facilities; landscaped grounds, buffers; playgrounds and tot lots; swimming and boating areas.

Open space shall not include yards within individual residential lots, yards less than (30) feet wide between buildings, lands occupied by tennis courts, golf courses, and buildings.

PLANNED NEIGHBORHOOD DEVELOPMENT - Planned neighborhood development (PND) is used in two contexts. Depending upon the context, planned neighborhood development refers to the development authorized by the ordinance or a project which is proposed for consideration under this ordinance. This term shall have the same meaning as mixed-use development and planned unit development as defined in the Code of Virginia (1989 Session Virginia Acts of Assembly - Chapter 384).

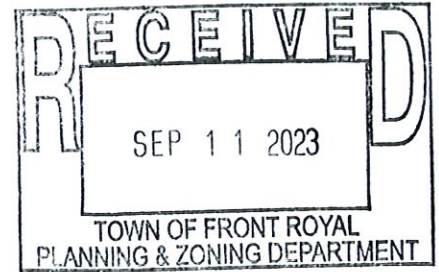
RETIREMENT LIVING FACILITIES - In accordance with Virginia Code Section 36-96.7, residential structures within a planned neighborhood development that are intended to be absent of school age children and which ensures, through covenants, management regulations or other similar legal instruments, enforceable by a homeowners' association or other similar private entity, that at least one of the residents of at least 80% of the units is 55 years of age or older. Such facilities may include extended care or nursing home facilities as defined in Section 175-3 of the Town Code.

**REZONING
APPLICATION 2300537**

2300537



20 E. 8th Street, Suite 3
Front Royal, VA 22630
alex@magdalencapital.com



Sept 11, 2023

Ms. Lauren Kopishke
Director, Department of Planning and Zoning
Town of Front Royal
102 East Main Street
Front Royal, VA 22630

RE: Re-zoning

Dear Lauren,

I am writing to you on behalf of Magdalen Capital, LLLP to request a rezoning of 311 Leach Street and adjoining properties (Tax Map #'s: 20A913, 20A916D3, 20A916D2, and 20A916D1) from R-S / R-1 to PND.

As a group with a strong commitment to sustainable, community-oriented development, we present this proposal to seek approval for a Planned Neighborhood Development (PND) zoning designation.

The current zoning for the property allows for the construction of approximately 22-27 single-family homes under the R-S/ R-1 zoning category by right. While this option is feasible, we have envisioned the possibility of a development plan that aligns with the Town's goals of maintaining its charm and natural beauty while fostering a vibrant and family-friendly community.

In obtaining this designation, we aim to honor the requirements set forth in PND to enable development techniques that promote sustainability, walkability, and a strong sense of community. By doing so, we aim to create a place where families can live, work, play, and enjoy nature, all while enhancing the local economy.

Justification for PND Zoning:

- **Preserving the Town's Charm and Heritage:** The PND designation will allow the development to draw inspiration from traditional neighborhood layout practices.
- **Community-Focused Planning:** The PND designation will allow more flexibility for sensible community spaces, green areas, and pedestrian-friendly infrastructure, thus

encouraging social interactions and fostering a sense of belonging among residents and visitors.

- **Environmental Suitability:** PND zoning allows for better integration of sustainable practices, energy-efficient designs, and stormwater management techniques while allowing the smart growth that the Town's Comprehensive Plan aims to achieve.
- **Economic Boost:** PND zoning also allows more flexibility for an attractive development, creating a foreseeable increase in property values, which will benefit both existing and new residents. Additionally, the influx of places for visitors, existing and new residents to stay, work, and live in the town will stimulate local businesses, creating new job opportunities and economic growth.
- **Tax Revenue:** PND zoning allows for the possibility of commercial properties within the development, potentially increasing tax revenues for the Town over and above what it would receive from residential-only development.

We believe that the proposed PND zoning will have numerous positive effects on the community and align closely with the Town's long-term vision. The Magdalen Capital team is committed to working closely with all stakeholders to address any concerns that may arise.

In conclusion, we kindly request the Town's support and approval of our rezoning application for the address and tax map numbers listed. By granting PND zoning, we can realize a step towards a project that will set a better standard for sustainable and community-focused development while honoring the town's history and natural beauty.

Thank you for your time and consideration. We look forward to working with you.

Sincerely,

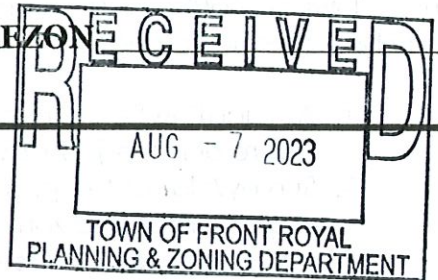
Alex Stieb
Partner
Magdalen Capital, LLLP



TOWN OF FRONT ROYAL ~102 East Main Street, Front Royal, Va. 22630 ~ 540-635-4236
Department of Planning & Zoning

2300539

FRREZON



REZONING APPLICATION

APPLICANT

Name Alex Stieb Phone 571-309-0595
Address 20 E. 8TH STREET Front Royal VA 22630
E-mail alex@magdalencapital.com

PROPERTY OWNER OF RECORD

Name MAGDALEN CAPITAL LLLP Phone 540-631-4081
Address 20 E. 8TH STREET Front Royal VA 22630

PROPERTY DESCRIPTION

Location/Street Address 311 LEACH ST & 0 NORTHVIEW AVE
Number of lots: 4 Total Acreage 10.73
Tax Map Identification for each parcel (Map, Section, Block, & Lot):
Tax Parcels 20A9-1-3, 20A9-16-D1, 20A9-16-D2,
20A9-16-D3
Subdivision Name (if applicable) _____

REQUEST

Existing Zoning R-S / R-1 Proposed Zoning PND
Existing Use single family Proposed Use Planned Development

ATTACHMENTS

The following should be submitted with a completed copy of this application. Additional information may be determined necessary depending on the nature of the request.

1. Application Fee (Checks should be made out to the Town of Front Royal. Fees are as follows: 1 acre or less = \$500, over 1 acre = \$500 + \$100 per acre after 1st acre, Downzoning = \$400)
2. Survey/Plat of the property with metes and bounds descriptions for all existing and proposed property lines and zoning district boundaries (8 copies and a digital copy).
3. Environmental Site Assessment Phase I and Phase II (unless waived by Director).
4. Traffic Impact Analysis (if required)
5. Written proffers. Proffers are voluntary but should be submitted in a written format approved by the Director.
6. Statement of Justification. As a separate document, provide a statement or statements that explain why you believe the property should be rezoned.

CERTIFICATION

I certify that the information provided with this application is correct to the best of my knowledge. The proffering system has been explained to me and I have read Sections 175-149 and 175-150 of the Town of Front Royal Zoning Ordinance pertaining to conditional zoning and proffering.

By: 

Signature of Property Owner

Signature of Applicant (if different)

City/County of Warren, Commonwealth of Virginia
The foregoing instrument was acknowledged before me this 7 day of August, 2023 by
Alex Stieb

(Name of person seeking acknowledgement)

Diana S. Settle

Notary Public

Notary registration number: 308730

My commission expires: 3/31/25

DIANA S SETTLE
NOTARY PUBLIC
REG. #308730
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2025

NOTICES

- Staff will notify adjacent property owners of the rezoning request and the scheduled public hearing dates with the Planning Commission and Town Council.
- Town Staff will place an advertisement in the local newspaper as required under Virginia Code §15.2-2204.
- Town Staff will place a public hearing sign(s) at the location of the proposed rezoning.
- Submission of this application does not establish a vested right as outlined under Virginia Code §15.2-2307.
- By submitting this application, the applicant grants permission to the Town officials and employees to enter upon the property, which is the subject of this application, during reasonable hours and for purposes related to the application process.
- When the applicant is different than the fee simple property owner, the signature by the fee simple property owner on this application shall be considered as authorization for the applicant to act as an agent for matters concerning this application.

OFFICE USE ONLY

Receipt # _____ Date Paid _____

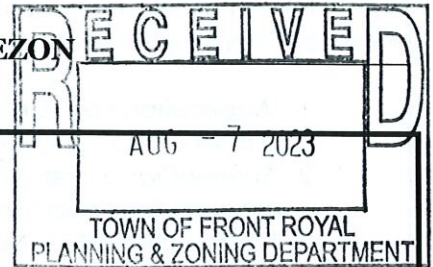
Planning Commission Hearing Date: _____ Recommendation: _____

Town Council Hearing Date: _____ Date Sent to Clerk: _____



TOWN OF FRONT ROYAL ~102 East Main Street, Front Royal, Va. 22630 ~ 540-635-4236
Department of Planning & Zoning

FRREZON



REZONING APPLICATION

APPLICANT

Name Magdalen Capital Phone (540) 631-4081
Address 15 Chester Street, Front Royal, VA 22630
E-mail scott.lloyd@magdalencapital.com; alex.stieb@magdalencapital.com

PROPERTY OWNER OF RECORD

Name Magdalen Capital Phone (540) 631-4081
Address 15 Chester Street, Front Royal, VA 22630

PROPERTY DESCRIPTION

Location/Street Address 311 Leach Street
Number of lots: 4 Total Acreage 10.5
Tax Map Identification for each parcel (Map, Section, Block, & Lot):
L 2 -2ND ADD TO BL D, BRAXTON HTS SUB; Tax Map #: 20A916 D 2; Account #: 13331
L 3 -2ND ADD TO B 'D'; BRAXTON HTS SUB; Tax Map #: 20A916 D 3; Account #: 13332
L 1 -2ND ADD TO BL D; BRAXTON HTS SUB; Tax Map #: 20A916 D 1; Account #: 13330
JANET L DEMOULIN BDY SURV, LR04-3054 & .578 TO HWY, LR05-5436 AC CORR 3/22 LF; Tax Map #: 20A9 1 3; Account #: 13029
Subdivision Name (if applicable) _____

REQUEST

Existing Zoning R-S / R-1 Proposed Zoning PND
Existing Use vacant / blighted Proposed Use residential / commercial

ATTACHMENTS

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2. Survey/Plat of the property with metes and bounds descriptions for all existing and proposed property lines and zoning district boundaries (*8 copies and a digital copy*).
3. Environmental Site Assessment Phase I and Phase II (*unless waived by Director*).
4. Traffic Impact Analysis (*if required*)
5. Written proffers. Proffers are voluntary but should be submitted in a written format approved by the Director.
6. Statement of Justification. As a separate document, provide a statement or statements that explain why you believe the property should be rezoned.

CERTIFICATION

I certify that the information provided with this application is correct to the best of my knowledge. The proffering system has been explained to me and I have read Sections 175-149 and 175-150 of the Town of Front Royal Zoning Ordinance pertaining to conditional zoning and proffering.

Signature of Property Owner

Signature of Applicant (if different)

City/County of _____, Commonwealth of Virginia

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by

(Name of person seeking acknowledgement)

Notary Public

Notary registration number: _____ My commission expires: _____

NOTICES

- Staff will notify adjacent property owners of the rezoning request and the scheduled public hearing dates with the Planning Commission and Town Council.
- Town Staff will place an advertisement in the local newspaper as required under Virginia Code § 15.2-2204.
- Town Staff will place a public hearing sign(s) at the location of the proposed rezoning.
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OFFICE USE ONLY

Receipt # _____ Date Paid _____

Planning Commission Hearing Date: _____ Recommendation: _____

Town Council Hearing Date: _____ Date Sent to Clerk: _____

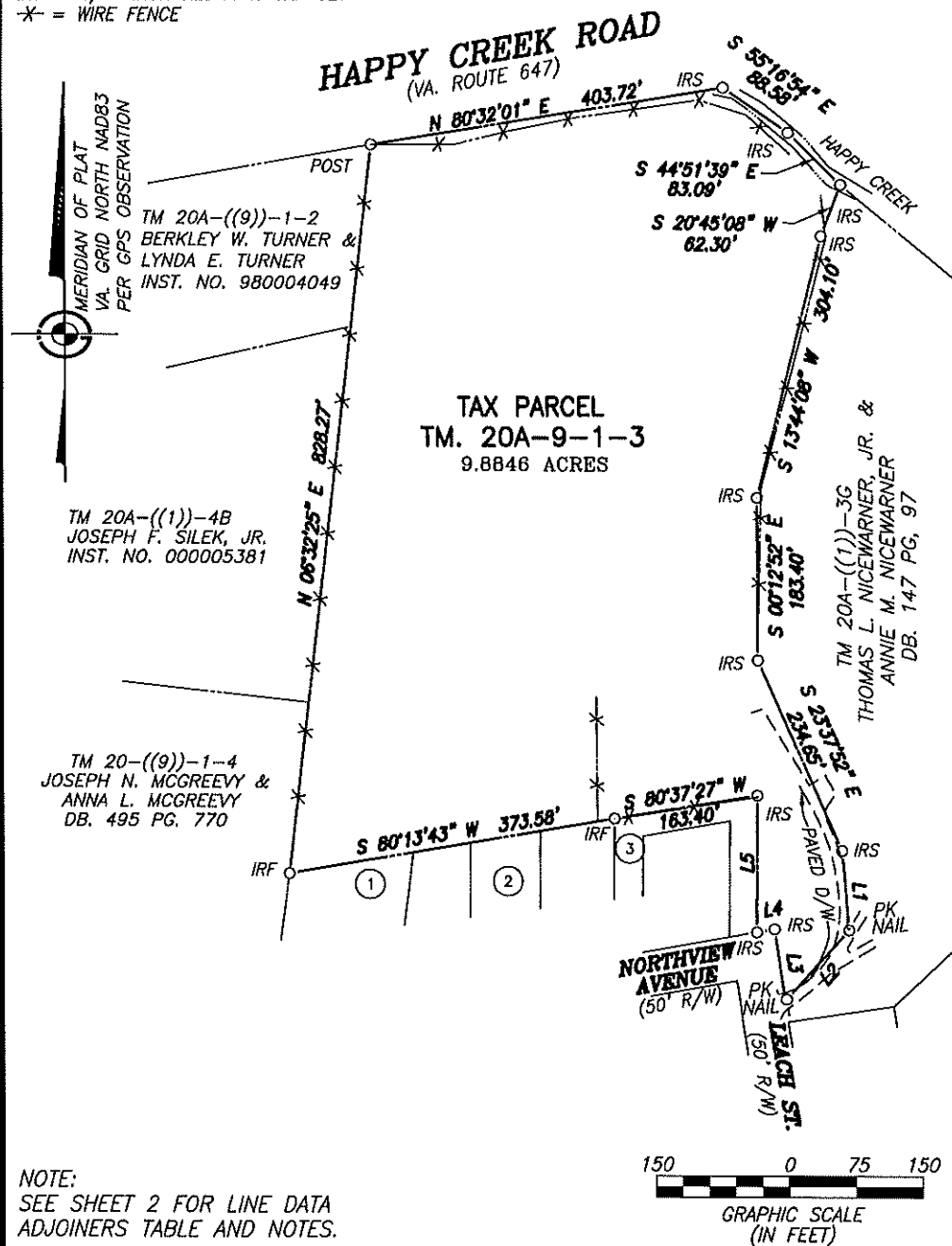
January 2019

LEGEND:

IRF = 1/2" IRON REBAR FOUND

IRS = 1/2" IRON REBAR & CAP SET

X = WIRE FENCE



NOTE:
SEE SHEET 2 FOR LINE DATA
ADJOINERS TABLE AND NOTES.

**BOUNDARY SURVEY
OF THE LAND OF**

JANET L. DeMOULIN

HAPPY CREEK MAGISTERIAL DISTRICT, WARREN COUNTY, VIRGINIA

SCALE: 1" = 150'

DATE: JAN. 24, 2003

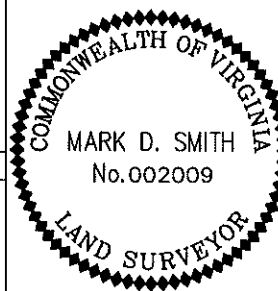
GREENWAY ENGINEERING

151 Windy Hill Lane
Winchester, Virginia 22602
Telephone: (540) 662-4185
FAX: (540) 722-9528
www.greenwayeng.com



Engineers
Surveyors

Founded in 1971



3573 SHEET 1 OF 2

LINE DATA

LINE	BEARING	DISTANCE
L1	S 05°02'52" E	89.80'
L2	S 42°04'08" W	107.31'
L3	N 08°24'35" W	81.38'
L4	S 80°11'21" W	20.02'
L5	N 00°12'27" E	154.14'

1

TM. 20A9-1-3B
AGNES D. RUTHERFORD
LIVING TRUST
INAT. NO. 010005763

2

TM. 20A-16-1,2,3
CHARLES E. LEADMAN &
JOSEPHINE E. LEADMAN
DB. 480 PG. 563

3

TM. 20A9-1-3D
N/F HOWARD A. DUNCAN
DB. 128 PG. 290

NOTES

THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON
A CURRENT FIELD SURVEY BY THIS FIRM.

NO TITLE REPORT FURNISHED. EASEMENTS MAY EXIST
WHICH ARE NOT SHOWN.

BOUNDARY SURVEY OF THE LAND OF

JANET L. DeMOULIN

HAPPY CREEK MAGISTERIAL DISTRICT, WARREN COUNTY, VIRGINIA

SCALE: N/A

DATE: JAN. 24, 2003

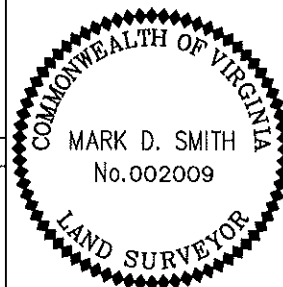


Engineers
Surveyors

Founded in 1971

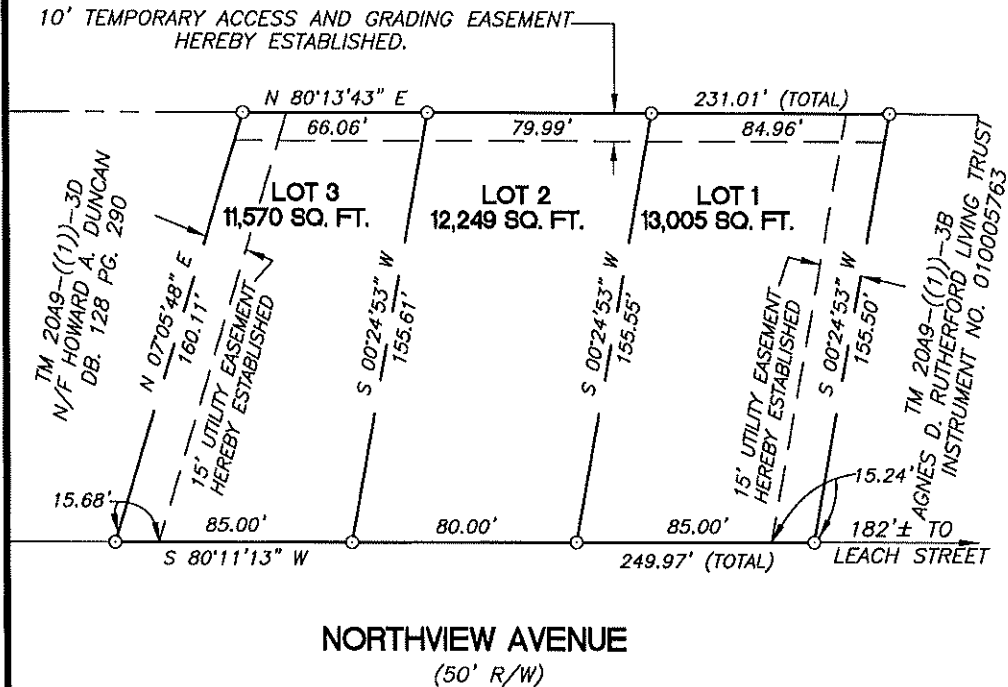
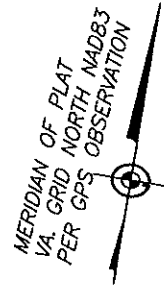
GREENWAY ENGINEERING

151 Windy Hill Lane
Winchester, Virginia 22602
Telephone: (540) 662-4185
FAX: (540) 722-9528
www.greenwayeng.com



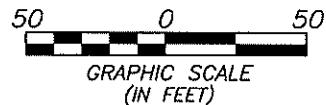
3573 SHEET 2 OF 2

TM 20A9-((1))-3
 JANET L. DEMOULIN
 INSTRUMENT NO. 020005217



NOTES

1. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AVAILABLE RECORDS AND IS NOT PURPORTED TO BE A CURRENT BOUNDARY SURVEY OF THE LOTS OR ANY PORTION OF THE BOUNDARY LINES.
2. CURRENT OWNER OF RECORD: CHARLES E. LEADMAN, ET UX
 DB. 480 PG. 563
3. FOR RECORD PLAT OF SECOND ADDITION TO BLOCK D BRAXTON HEIGHTS SUBDIVISION SEE DB. 261 PG. 886.



EASEMENT PLAT
 SHOWING TEMPORARY ACCESS AND GRADING EASEMENT
 AND
 UTILITY EASEMENTS
 SECOND ADDITION TO BLOCK D BRAXTON HEIGHTS SUBDIVISION
 TOWN OF FRONT ROYAL, WARREN COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: 10/15/03

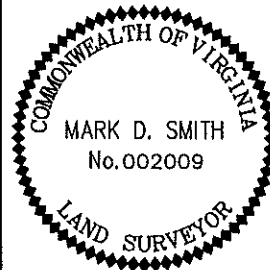


Engineers
 Surveyors

Founded in 1971

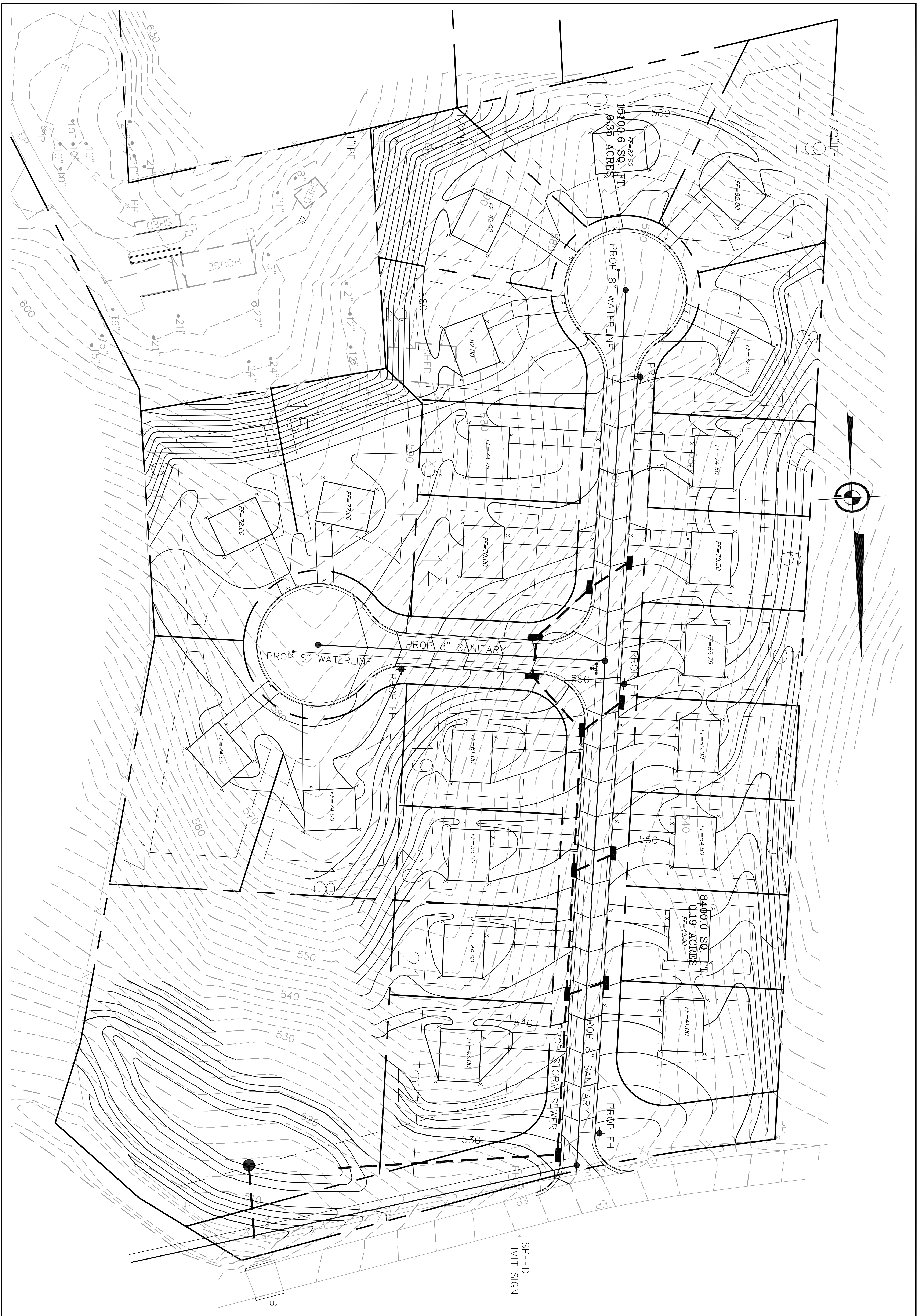
GREENWAY ENGINEERING

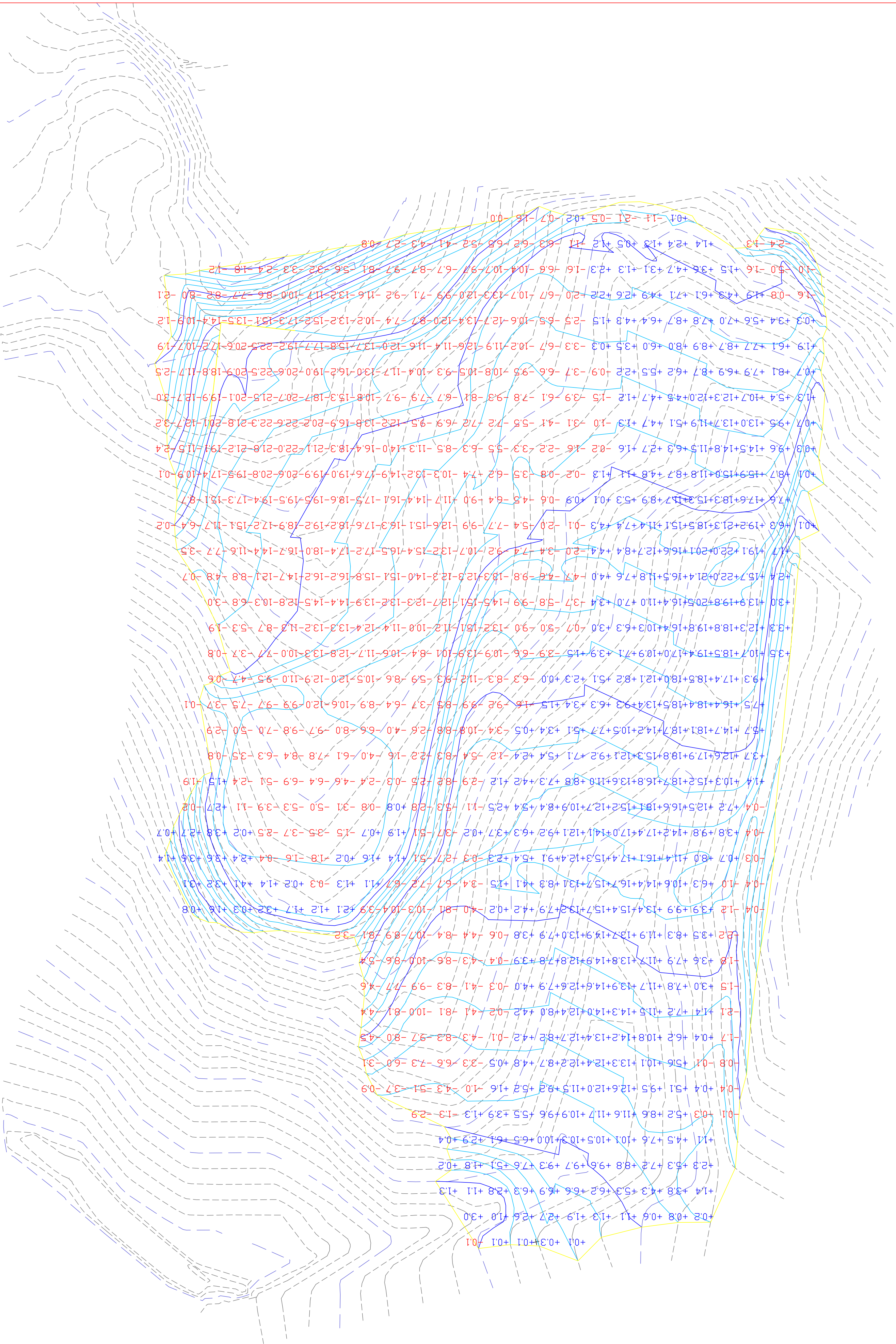
151 WINDY HILL LANE
 WINCHESTER, VA. 22602
 TELEPHONE: (640) 662-4185
 FAX: (640) 722-9528
 www.greenwayeng.com



3573 SHEET 1 OF 1

BY-RIGHT





LEADMAN PROPERTY

TOWN OF FRONT ROYAL
WARREN COUNTY, VA



GREENWAY ENGINEERING
151 Windy Hill Lane
Winchester, Virginia 22602
Telephone 540-662-4185
FAX 540-722-9528
www.greenwayeng.com

DATE: MARCH, 2004
SCALE: 1" = 40'
DESIGNED BY: CR
FILE NO. 3573
SHEET 1 OF XX

OPTION 1









































OPTION 2















PHASE I ENVIRONMENTAL SITE ASSESSMENT



LEACH STREET PARCELS

311 LEACH STREET
FRONT ROYAL, VIRGINIA 22630

ECS PROJECT NO. 47:16469

FOR: LUX FOUNDATION SOLUTIONS

APRIL 11, 2023





April 11, 2023

Alex Stieb
LUX Foundation Solutions
1114 Fairfax Pike
White Post, Virginia 22663

ECS Project No. 47: 16469

Reference: Phase I Environmental Site Assessment Report, Leach Street Parcels, 311 Leach Street, Front Royal, Warren County, Virginia 22630

Dear Mr. Stieb:

ECS Mid-Atlantic, LLC (ECS) is pleased to provide you with the results of our Phase I Environmental Site Assessment (ESA) for the referenced site. ECS's services were provided in general accordance with ECS Proposal No. 47:27665-EP authorized on March 21, 2023 and generally meet the requirements of ASTM E1527-21, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, which ECS believes to be in accordance with EPA Standards and Practices for All Appropriate Inquiries contained in 40 CFR Part 312.

If there are questions regarding this report, or a need for further information, please contact the undersigned.

Sincerely,

ECS Mid-Atlantic, LLC

A handwritten signature in blue ink that reads "Allison Popp".

Allison Popp
Environmental Scientist
apopp@ecslimited.com
703-471-8400

A handwritten signature in blue ink that appears to read "Jack H. Trimble".

Jack H. Trimble, CHMM
Associate Environmental Principal
jtrimble@ecslimited.com
703-471-8400

Project Summary

Leach Street Parcels
311 Leach Street
Front Royal, Virginia 22630

Report Section		No Further Action	REC	CREC	HREC	BER	Comment
<u>4.0</u>	User Provided Information	✓					
<u>5.1</u>	Federal ASTM Databases	✓					
<u>5.2</u>	State ASTM Databases	✓					
<u>5.3</u>	Additional Environmental Record Sources	✓					
<u>6.0</u>	Historical Use Information	✓					
<u>7.0</u>	Site and Area Reconnaissance	✓					
<u>8.0</u>	Additional Services	✓					
<u>9.0</u>	Interviews	✓					

ENVIRONMENTAL PROFESSIONAL STATEMENT

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Jack H. Trimble, CHMM
Associate Environmental Principal
April 11, 2023

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1.0 EXECUTIVE SUMMARY

ECS Mid-Atlantic, LLC (ECS) was contracted by LUX Foundation Solutions to perform an ASTM E1527-21, Phase I Environmental Site Assessment (ESA) of the Leach Street Parcels located at 311 Leach Street in Front Royal, Warren County, Virginia (i.e. subject property). This Executive Summary is an integral part of the Phase I ESA report. ECS recommends that the report be read in its entirety.

The subject property is identified by Warren County as Tax Map Numbers 20A9-1-3, 20A916-D-1, 20A916-D-2, 20A916-D-3, and 20A9-1-3C and is owned by Magdalen Capital, LLLP and Duncan Forrest Anne B. The approximately 10.7266-acre subject property consists primarily of undeveloped, wooded land. Several sheds and a vacant single-family home are located in the southeastern portion of the subject property. The two-story residence was reportedly constructed in 1962. The subject property is reportedly heated with electricity and receives water and sanitary services from the Town of Front Royal. ECS was unable to access the interior portions of the residence and cannot attest to environmental conditions in areas that were not directly observed.

Several apparently empty gasoline canisters were observed in a storage shed in the southern portion of the subject property. Staining was not observed on the canisters or the ground surfaces in the vicinity of the canisters. An empty steel storage tank was observed near a shed in the southern portion of the subject property. The tank appeared to be out of use and stored as scrap metal. Staining was not visible on the tank or the soil surface near the tank at the time of our assessment. Debris consisting of household trash and scrap metal was observed in the central and southern portions of the subject property.

The subject property is located in a residential area of Front Royal, Virginia. Based on our review of site topography and conditions observed during the site reconnaissance, it is our professional opinion that properties to the south are presumed to be hydrogeologically up-gradient of the subject property. The adjoining properties to the north of the subject property consist of single-family residences and a solar farm; wooded land and single-family residences to the east; single-family residences to the south; and single-family residences, wooded land, and the Good Hope Cemetery to the west. ECS did not identify environmental issues associated with current occupants or activities at adjoining or nearby properties that are believed to present a recognized environmental condition (REC) at the subject property.

According to historical research, the subject property was undeveloped from 1893 until 1962, when a single-family home was constructed in the southeastern portion of the subject property. The subject property's use has remained generally consistent since that time. The surrounding area has developed slowly from a primarily rural area to a residential area over time. Adjoining properties were undeveloped from 1893 until the late 1930s and early 1940s, when residences were constructed to the east. Additional single-family homes were constructed to the east and south in the early 1960s and to the northwest in the early 1970s. A cemetery has existed to the west of the subject property since the late 1960s. Historical records prior to 1893 were not reasonably ascertainable for the subject property.

A regulatory database search report was provided by Environmental Data Resources, Inc. (EDR). The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject

property. The report did not identify the subject property on the databases researched. The EDR report identified several off-site properties within the minimum ASTM search distances. Based on our review of reasonably ascertainable public records, issues associated with the listings in the database report are not believed to represent a REC for the subject property.

ASTM E1527-21 defines a "*data gap*" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "*significant data gap*" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition." Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

We have performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E1527-21 of the Leach Street Parcels located at 311 Leach Street in Front Royal, Warren County, Virginia, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.6 of this report. This assessment has revealed no evidence of recognized environmental conditions, controlled recognized environmental conditions, or significant data gaps in connection with the property.

Table of Critical Dates

Item	Date
Report Issuance Date & Declaration by Environmental Professional	April 11, 2023
Date of Interview with Past and Present Owners and Occupants	April 4, 2023
Date of Recorded Environmental Cleanup Lien Search	N/A
Date of Government Record Review Report	March 22, 2023
Date of Visual Inspection of Subject and Adjoining Properties	April 4, 2023
Earliest Date of Interviews, Lien Search, Record Reviews, and Inspections	March 22, 2023
Report Viability Date	September 18, 2023

According to ASTM E1527-21: "...an environmental site assessment meeting or exceeding this practice is presumed to be viable when it is conducted within 180 days prior to the date of acquisition of the subject property (or, for transactions not involving an acquisition such as a lease or refinance, the date of the intended transaction). The dates of the components presented in 4.6.2(i), (iii), (iv), and (v) for interviews, review of government records, visual inspections, and declaration by environmental professional, shall be identified in the report. Completion of searches for recorded environmental cleanup liens (4.6.2(ii)) is a user responsibility; however, if the user has engaged the environmental professional to conduct these searches, then that date shall also be identified in the report." The 180-day viability period begins with the date of the earliest referenced resource noted above.

ECS was neither contracted to obtain information on environmental liens or activity and use limitations, nor have we been provided with information on environmental liens or activity and use limitations for our review. It should be noted by the User of this report that if the User does not obtain activity and use limitation information, the User that is seeking to qualify for an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser liability defense may lose these rights to qualify under CERCLA.

2.0 INTRODUCTION

2.1 Purpose and Reason for Performing Phase I ESA

The purpose of the ESA was to:

- evaluate the probability of impact to the surface water, groundwater and/or soils within the property boundaries through a review of regulatory information and a reconnaissance of the subject property and vicinity;
- evaluate historical land usage to identify previous conditions that could potentially impact the environmental condition of the subject property;
- conduct all appropriate inquiry as defined by ASTM E1527-21 and 40 CFR Part 312;
- evaluate the potential for on-site and off-site contamination; and,
- provide a professional opinion regarding the potential for environmental impact at the site and a list of Recognized Environmental Conditions (RECs).

The ESA should allow the Users the opportunity to qualify for landowner liability protection under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) provided certain stipulations are met. The landowner liability protections are: an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser. The User must meet the protection stipulations detailed in CERCLA to qualify as well as meet the User Obligations contained within the ASTM E1527-21 standard.

The reason for conducting this ESA is to perform all appropriate inquiries into the uses and prior ownership of the subject property as part of a pending real estate transaction.

2.2 Scope of Services

The environmental assessment was conducted in general accordance with ASTM E1527-21, which is in accordance with EPA Standards and Practices for All Appropriate Inquiry (40 CFR §312.10). The environmental assessment was conducted under the supervision or responsible charge of an individual that qualifies as an environmental professional, as defined in 40 CFR §312.10.

ECS was contracted by LUX Foundation Solutions to perform an ASTM E1527-21, Phase I Environmental Site Assessment (ESA) of the Leach Street Parcels located at 311 Leach Street in Front Royal, Warren County, Virginia. ECS was not contracted to address non-scope considerations.

2.3 Definitions

ASTM E1527-21 defines a "*recognized environmental condition (REC)*" as "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a 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." For the purposes of this definition,

"likely" is that which is neither certain nor proved, but can be expected or believed by a reasonable observer based on the logic and/or experience of the environmental professional, and/or available evidence, as stated in the report to support the opinions given therein.

ASTM E1527-21 defines a "*historical recognized environmental condition (HREC)*" as "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). A historical recognized environmental condition is not a recognized environmental condition."

ASTM E1527-21 defines a "*controlled recognized environmental condition (CREC)*" as "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)."

ASTM E1527-21 defines a "*business environmental risk (BER)*" as "a risk that can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice." This assessment does not include ASTM Non-Scope items or identify business environmental risks unless specifically requested by the Client, and included in [Section 8.0](#) of this report.

ASTM E1527-21 defines a "*de minimis condition*" as "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 a *de minimis* condition is not a recognized environmental condition nor a controlled recognized environmental condition."

2.4 Limitations

The ESA involved a reconnaissance of the subject property and contiguous properties and a review of regulatory and historical information in general accordance with the ASTM standard and EPA regulation referenced herein. No non-scope considerations or additional issues such as asbestos, radon, wetlands or mold were investigated, unless otherwise described in Section 8.0 of this report.

Note: Although potential vapor migration was considered as part of this ASTM E1527-21 Phase I ESA, the Phase I ESA was not intended to fully meet the requirements of the Vapor Encroachment Screen per the ASTM E2600 guide, which is beyond the scope of an ASTM E1527-21 Phase I ESA.

The conclusions and/or recommendations presented within this report are based upon a level of investigation consistent with the standard of care and skill exercised by members of the same profession currently practicing in the same locality under similar conditions. The intent of this assessment is to identify the potential for recognized environmental conditions in connection with the subject property; however, no environmental site assessment can completely eliminate

uncertainty regarding the potential for recognized environmental conditions in connection with the subject property. The findings of this ESA are not intended to serve as an audit for health and safety compliance issues pertaining to improvements or activities at the subject property. ECS is not liable for the discovery or elimination of hazards that may potentially cause damage, accidents or injury.

Observations, conclusions and/or recommendations pertaining to environmental conditions at the subject property are necessarily limited to conditions observed, and or materials reviewed at the time this study was undertaken. It was not the purpose of this study to determine the actual presence, degree or extent of contamination, if any, at this subject property. This could require additional exploratory work, including sampling and laboratory analysis. No warranty, expressed or implied, is made with regard to the conclusions and/or recommendations presented within this report.

This report is provided for the exclusive use of LUX Foundation Solutions. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties. The use of this report by any undesignated third party or parties will be at such party's sole risk and ECS disclaims liability for any such third party use or reliance. The use of this report is subject to the same terms, conditions and scope of work reflected in this report and the associated proposal.

2.5 Data Gaps

ASTM E1527-21 defines a "*data gap*" as: "a lack of or inability to obtain information required by this practice despite good faith efforts by the environmental professional to gather such information." A "*significant data gap*" is "a data gap that affects the ability of the environmental professional to identify a recognized environmental condition."

Use of the subject property was generally documented back to 1893. Historical use of the subject property prior to 1893 could not be discerned based on reasonably ascertainable records reviewed. The ASTM E1527-21 standard requires review of reasonably ascertainable historical resources to develop a history of previous uses of the subject property, adjoining properties, and surrounding area from 1940 or first developed use, at intervals not to exceed five years. Review of reasonably ascertainable historical sources for this assessment has identified gaps in the historical record that exceeded five years during which the use of the subject property could not be discerned, which is considered a data failure per ASTM E1527-21. However, based on the apparent historical undeveloped and residential use and information gained from other sources, this data failure would not be expected to alter the findings of this ESA, and is not considered to be a significant data gap.

Significant data gaps that would be expected to limit our ability to identify RECs or render a professional opinion concerning the subject property were not identified during this assessment.

2.6 Limiting Conditions/Deviations

ASTM E1527-21 requires that the Environmental Professional identify limiting conditions, deletions, and deviations from the ASTM E1527-21 standard, if any, including client-imposed constraints. The following limiting condition and/or deviation was encountered during the performance of this Phase I ESA:

- Due to safety concerns, ECS was unable to access the interior portions of the residence on the subject property and cannot attest to environmental conditions in areas that were not directly observed.

3.0 SUBJECT PROPERTY DESCRIPTION

3.1 Subject Property Location and Legal Description

Site Name	Leach Street Parcels
Property Address	311 Leach Street
Property City, State	Front Royal, Virginia
Property County	Warren County
Number of Parcels	Five
Property ID Numbers	20A9-1-3, 20A916-D-1, 20A916-D-2, 20A916-D-3, and 20A9-1-3C
Property Size	Approximately 10.7266 acres
Property Owner of Record	Magdalen Capital, LLLP and Duncan Forrest Anne B
Property Legal Description	<u>20A9-1-3</u> Janet L Demoulin Bdy Surb LR04-3054 & .578 to Highway LR05-5436 AC Corr 3/22 LF <u>20A9-1-3C</u> L3C&3D Leadman Gilkeson <u>20A916-D-3</u> L 3 -2nd Addition to B 'D' Braxton Heights Subdivision <u>20A916-D-2</u> L 2 -2nd Addition to BL D Braxton Heights Subdivision <u>20A916-D-1</u> L 1 -2nd Addition to BL D Braxton Heights Subdivision

3.2 Physical Setting and Hydrogeology

USGS Topographic Map	
Quad Designation	Front Royal, Virginia
Date	2019
Subject Property Settings	
Geologic Province	Valley and Ridge
Average Subject Property Elevation (in feet or meters)	Approximately 585 feet above mean sea level
General Sloping Direction	North
Bodies of Water	None

Presumed Direction of Groundwater Flow	North-Northeast
Up-gradient Property Direction (Groundwater Flow)	South-Southeast

Nearby Properties' Setting	
General Sloping Direction	Properties to the north generally slope east; properties to the east generally slope northeast; properties to the south generally slope north; and properties to the west generally slope east.
Bodies of Water	Leach Run is located to the northeast of the subject property.
General Directions of Surface Flow	Properties to the north and east generally flow cross-gradient to the subject property. Properties to the south and west generally flow towards the subject property.
Presumed Direction of Groundwater Flow	Toward Leach Run

Regional influences such as dewatering, karst conditions, and impermeable soils may have an impact on groundwater flow. The actual groundwater flow direction cannot be determined without site-specific information obtained through the gauging of groundwater monitoring wells.

3.3 Current Use and Description of the Site

The subject property consists of approximately 10.7266 acres and is currently utilized as primarily undeveloped, wooded land. The southeastern portion of the subject property is improved with a single-family home that was reportedly constructed in 1962. The subject property is located in an area that can generally be described as residential.

4.0 USER PROVIDED INFORMATION

The ASTM standard includes disclosure and obligations of the User to help the Environmental Professional identify the potential for Recognized Environmental Conditions associated with the subject property. The ASTM E1527-21 User Questionnaire was submitted to and completed by Alex Stieb, representing LUX Foundation Solutions (User of the report). Section 4.0 is based on the completed User Questionnaire. A copy of the completed User Questionnaire is included in Appendix II.

4.1 Title Information

ECS was not provided with title information by the User. If this information is provided following the issuance of this report and information contained therein materially changes the outcome of this report, ECS will issue an addendum to this report.

4.2 Environmental Liens or Activity and Use Limitations

ECS was neither contracted to obtain information on environmental liens or activity and use limitations, nor have we been provided with information on environmental liens or activity and use limitations for our review. It should be noted by the User of this report that if the User does not obtain activity and use limitation information, the User that is seeking to qualify for an innocent landowner, a contiguous property owner, or a bona fide prospective purchaser liability defense may lose these rights to qualify under CERCLA. If the activity use information is provided following issuance of this report and information contained therein materially changes the outcome of this report, ECS will issue an addendum to this report.

The User stated they were not aware of any AULs associated with the subject property.

4.3 Specialized Knowledge

The User indicated that they did not possess specialized knowledge of the subject property.

4.4 Commonly Known or Reasonably Ascertainable Information

The User indicated that the subject property was historically vacant and that they were not aware of commonly known environmental concerns related to the subject property.

4.5 Valuation Reduction for Environmental Issues

According to the User, the purchase price being paid for the subject property reasonably reflects its fair market value.

4.6 Owner, Property Manager, and Occupant Information

The User indicated that the subject property is owned by Magdalen Capital, whose representative, Scott Lloyd, can be reached at (540) 631-4081.

4.7 Degree of Obviousness

The User stated that they were not aware of obvious indicators that point to the presence or likely presence of contamination at the subject property.

5.0 RECORDS REVIEW

A regulatory records search of ASTM standard and supplemental databases was conducted for the subject property and is included in Appendix III. The regulatory search report in the appendix includes additional details about the regulatory databases that were reviewed. The regulatory records search involves searching a series of databases for facilities that are located within a specified distance from the subject property. The ASTM standard specifies an approximate minimum search distance from the subject property for each database. Pursuant to ASTM, the approximate minimum search distance may be reduced for each standard environmental record except for Federal NPL site list, and Federal RCRA TSD list. According to ASTM, government information obtained from nongovernmental sources may be considered current if the source updates the information at least every 90 days or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public. The following table indicates the standard environmental record sources and the approximate minimum search distances for each record.

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Subject Property	Off-Site Properties
Federal NPL	1.0	No	0
Federal Delisted NPL	0.5	No	0
Federal CERCLIS	0.5	No	0
Federal CERCLIS NFRAP	0.5	No	0
Federal RCRA CORRACTS	1.0	No	0
Federal RCRA non-CORRACTS TSD	0.5	No	0
Federal RCRA Generators	Subject Site and Adjoining Properties	No	0
Federal IC/EC	Subject Site Only	No	N/A
Federal ERNS	Subject Site Only	No	N/A
State and Tribal Hazardous Waste Sites (NPL Equivalent)	1.0	No	0

Standard Environmental Record Sources	Approximate Minimum Search Distance Per ASTM (miles)	Subject Property	Off-Site Properties
State and Tribal Hazardous Waste Sites (CERCLIS Equivalent)	0.5	No	0
State and Tribal Landfill and/or solid waste disposal sites	0.5	No	0
State and Tribal Leaking Tanks	0.5	No	8
State and Tribal Registered UST and AST	Subject Site and Adjoining Properties	No	0
State and Tribal IC/EC	Subject Site Only	No	N/A
State and Tribal Voluntary Cleanup (VCP)	0.5	No	0
State and Tribal Brownfield Sites	0.5	No	0

Based on our knowledge of the subject property and the surrounding area, ECS attempts to verify and interpret this data. While this attempt at verification is made with due diligence, ECS cannot guarantee the accuracy of the record(s) search beyond that of information provided by the regulatory report(s). ECS makes no warranty regarding the accuracy of the database report information included within the regulatory report(s).

The regulatory database search was performed by Environmental Data Resources, Inc. (EDR), and their report is dated March 22, 2023. ECS did not reduce the minimum ASTM search distances stipulated in the standard. The regulatory databases reviewed by ECS included supplemental databases researched by EDR.

5.1 Federal ASTM Databases

Neither the subject property nor properties within the designated search radii were identified on the federal databases researched for this assessment.

5.2 State ASTM Databases

5.2.1 State Leaking Tanks (LTANKS)

The LTANKS database is a list of all reported leaking underground and aboveground tanks recorded by the state.

The subject property was not listed on the LTANKS database. The database report lists eight properties within the designated search radius for this database. Two of these listings are discussed below:

Potts Residence, 1010 Braxton Road. This listing is located approximately 330 feet to the southwest is situated in a presumed different drainage basin than the subject property. This site is listed with one closed Pollution Complaint (PC) case. PC Case #20126072 was opened at this site in December 2011 and was closed in May of the following year regarding a release from a heating oil UST. Based on our review of reasonably ascertainable information, including relative topographic position and distance from the subject property, issues at this site are not considered to present a REC for the subject property.

Fier Property, 836 E 6th Street. This listing is located approximately 460 feet to the northwest, across East 6th Street, and is situated in a presumed cross-gradient hydrogeological position relative to the subject property. This site is listed with one closed PC case. PC Case #20196093 was opened at this site in March 2019 and was closed in May of the same year regarding a release from a heating oil UST. Based on our review of reasonably ascertainable information, including relative topographic position and distance from the subject property, issues at this site are not considered to present a REC for the subject property.

ECS has reviewed the remaining off-site listings reported by EDR on the LTANKS database. These other off-site listings are reported more than 1,300 feet away from the subject property. Based on the distance from the subject property and/or relative topographic position, ECS does not believe issues at these listings would result in RECs for the subject property. Additional information pertaining to these listings can be viewed in the regulatory report included in Appendix III.

5.3 Additional Environmental Record Sources

5.3.1 Additional Non-ASTM Federal Databases

Neither the subject property nor properties within the designated search radii were identified on the additional non-ASTM federal databases researched for this assessment.

5.3.2 Additional Non-ASTM State Databases

Neither the subject property nor properties within the designated search radii were identified on the additional non-ASTM state databases researched for this assessment.

5.3.3 Other Proprietary Databases

Neither the subject property nor properties within the designated search radii were identified on the other proprietary databases researched for this assessment.

5.3.4 Unmapped (Orphan) Facilities and Sites

No properties were identified on the Orphan Summary List.

5.4 Regulatory Review Summary

A regulatory database search report was provided by EDR. The database search involves researching a series of Federal, State, Local, and other databases for facilities and properties that are located within specified minimum search distances from the subject property. The report did not identify the subject property on the databases researched. The EDR report identified several off-site properties within the minimum ASTM search distances. Based on our review of reasonably ascertainable public records, ECS does not consider the listings to be potential sources of soil, groundwater, or vapor impact to the subject property. Therefore, ECS does not believe that the off-site listings would have issues that result in RECs for the subject property.

6.0 HISTORICAL USE INFORMATION

6.1 Aerial Photograph Review

ECS reviewed aerial photographs of the subject property and immediately surrounding properties for evidence of former usage which may indicate potential environmental issues. The aerial photographs were obtained from EDR. The aerial photographs reviewed were dated 1945, 1960, 1964, 1972, 1977, 1982, 1984, 1991, 1997, 2000, 2005, 2011, 2014, and 2018. Aerial photographs dated prior to 1946 were not available for review. The ECS review is dependent on the quality and scale of the photographs. The following is a description of relevant information from the aerial photographs:

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1945	The subject property appeared to be vacant, cleared land.	An apparent road and railroad were located to the north, as well as an apparent stream to the northeast. Adjoining properties appeared to be vacant, cleared land, with the exception of apparent residences to the east.	No
1960	The subject property was consistent with the previous aerial photograph.	Additional apparent residences were constructed to the west and south.	No
1964	An apparent residence was constructed in the southeastern portion of the subject property.	Adjoining properties were consistent in with the previous aerial photograph.	No
1972-1997	The subject property was consistent with the previous aerial photograph.	Apparent residences were constructed to the northwest.	No
2000-2018	The subject property was consistent with the previous aerial photograph.	Additional structures were depicted to the northeast.	No

6.2 Sanborn Fire Insurance Map Review

In an effort to identify past uses, ECS utilized EDR to search for historical Sanborn Fire Insurance Maps (Sanborn) for the subject property and surrounding area. Sanborn maps were not available for this area. The absence of such maps generally indicates that the subject property is located in an area where Sanborn maps were not produced because the area was rural or it was not economically feasible. ECS does not expect the lack of Sanborn maps to impact our ability to render a professional

opinion concerning the subject property given the amount of historical information obtained from our research, the USGS topographic map, aerial photographs, city directories, and other historical records obtained. A copy of the Unmapped Property report is included within Appendix IV.

6.3 Historical USGS Topographic Maps

Topographic maps are produced by the United States Geological Survey (USGS) for various time periods. ECS reviewed topographic maps of the subject property and immediately surrounding properties for evidence of former usage that may indicate potential environmental issues. The topographic maps were obtained from EDR and were dated 1893, 1905, 1939, 1944, 1967, 1978, 1986, 1994, 2013, 2016, and 2019. Topographic maps dated prior to 1893 were not available for review. The following is a description of relevant information from the topographic maps:

Year(s)	Subject Property	Adjoining Properties	REC? (yes or no)
1893-1905	No structures were depicted on the subject property.	No structures were depicted on adjoining properties. A stream was depicted to the southwest and a road and railroad were depicted to the north of the subject property.	No
1939-1944	No structures were depicted on the subject property. The subject property was depicted to slope steeply to the north.	A road and a railroad were depicted to the north of the subject property. A stream was depicted to the northeast. Structures were depicted to the east.	No
1967	A structure was depicted in the southeastern portion of the subject property. The remainder of the subject property was shaded as cleared land.	Good Hope Cemetery was depicted to the west. Structures were depicted to the south, west, and northwest.	No
1978-1994	The subject property was consistent with the previous topographic map.	Additional structures were depicted to the east, southeast, south, west, and northwest.	No
2013-2019	The subject property was depicted as cleared and wooded land. Structures were not depicted on the topographic maps dated 2013 through 2019.	Properties to the northeast, south, and northwest were shaded as cleared and/or developed land. Structures were not depicted on the topographic maps dated 2013 through 2019.	No

6.4 City Directory Review

One of the ASTM standard historical sources to be reviewed for previous subject property uses is local street directories, commonly known as City Directories. The purpose of the directory review is to identify past occupants of the subject property, adjoining properties, or nearby properties. In some rural areas, street directories information is limited.

ECS reviewed city directories obtained from EDR. The subject property address utilized for the research was 311 Leach Street. The directories reviewed were dated 1961, 1964, 1968, 1973, 1978, 1983, 1988, 1992, 1995, 2000, 2005, 2010, 2014, 2017, and 2020. The directories reviewed prior to 1964 did not provide listings for the subject property or surrounding area. Directories dated prior to 1961 were not available for review. A copy of the city directory report is included in Appendix IV. The following is a description of relevant information from the city directories:

Year(s)	Listed Occupants	REC? (yes or no)
Subject Property		
311 Leach Street		
1968-2000	Charles E. Leadman	No
Adjoining Properties		
910 Happy Creek Road		
1978-1983	Paul Heflin	No
309 Leach Street		
1968 - 2020	Several residential occupants	No
303 Leach Street		
1964-2020	Several residential occupants	No
811 Happy Creek Road		
1968-2020	Several residential occupants	No
901 Happy Creek Road		
1983-2020	Turner family	No

6.5 Property Tax Files

Property tax files may include records of past ownership, appraisals, maps, sketches, photos, or other information kept by the local jurisdiction for property tax assessment purposes. According to the Warren County tax assessor online information, the subject property is owned by Magdalen Capital, LLLP and Duncan Forrest Anne B. The subject property is listed as five parcels with Tax Map Numbers 20A9-1-3, 20A916-D-1, 20A916-D-2, 20A916-D-3, and 20A9-1-3C and a combined acreage of 10.7266 acres. Additionally, the on-site building is reported as being constructed in 1962.

6.6 Recorded Land Title Records

Recorded land title records may include leases, land contracts, and AULs recorded by the local jurisdiction. Land title records may provide only a list of the names of previous owners and may be of limited use; however, they may provide useful information about uses or occupancy of the property when employed in combination with other sources.

ECS was not provided with Land Title Records. If this information is provided following the issuance of this report and information contained therein materially changes the outcome of this report, ECS will issue an addendum to this report.

6.7 Building Department Records

The term building department records means those records of the local government indicating permissions of the local government to construct, alter or demolish improvements on the property.

ECS obtained a list of building permits from EDR via the Lightbox™ Application; however, building permits were not available for the subject property. Given historical information gained from other sources reviewed in this section, this is not considered to be a significant data gap that would affect our ability to render a professional opinion concerning the property's environmental quality.

6.8 Zoning/Land Use Records

The term zoning/land use records refers to records of the local government indicating the uses permitted by the government in particular zones within its jurisdictions.

ECS reviewed zoning/land use records obtained from the Warren County online GIS website. The subject property is currently zoned for residential (R-S and R-1) uses.

6.9 Previous Reports

We have not been provided with environmental or engineering assessment reports for the subject property completed by others, nor has ECS completed similar studies or prior assessments of the subject property.

6.10 Other Historical Sources

Other credible historical sources may be reviewed to identify past uses of the subject property. These sources may include websites, county or state road maps, historical society documents, or local library information.

6.10.1 State Environmental Agency

A Freedom of Information Act (FOIA) request was sent to the Virginia Department of Environmental Quality (VDEQ) on March 23, 2023, regarding the hazardous material responses, the installation, removal, or closure in place of USTs and ASTs, and the use, storage, generation, spillage and disposal of petroleum products or hazardous materials at the subject property. The VDEQ responded on March 24, 2023, stating that no records were found for the subject property.

6.10.2 County Agency

Warren County was contacted to determine if they had historical information regarding environmental issues or responses at the subject property. A FOIA request was submitted to Warren County on March 23, 2023. Warren County responded on March 24, 2023, stating that no records were found for the subject property.

6.10.3 Local Agency

The Town of Front Royal was contacted to determine if they had historical information regarding environmental issues or responses at the subject property. A FOIA request was submitted to the Town of Front Royal on March 27, 2023. The Town of Front Royal responded on March 28, 2023, stating that no records were found for the subject property.

6.11 Historical Use Summary

According to historical research, the subject property was undeveloped from 1893 until 1962, when a single-family home was constructed in the southeastern portion of the subject property. The subject property's use has remained generally consistent since that time.

The surrounding area has developed slowly from a primarily rural area to a residential area over time. Adjoining properties were undeveloped from 1893 until the late 1930s and early 1940s, when residences were constructed to the east. Additional single-family homes were constructed to the east and south in the early 1960s and to the northwest in the early 1970s. A cemetery has existed to the west of the subject property since the late 1960s. No obvious indications of RECs were identified in the historical data review.

7.0 SITE AND AREA RECONNAISSANCE

7.1 Methodology

Taylor Michelitch of ECS conducted the field reconnaissance on April 4, 2023. ECS was accompanied during the reconnaissance by Scott Lloyd with Magdalen Capital. The weather at the time of the reconnaissance was 80 degrees Fahrenheit and sunny. Observations were made from a walking reconnaissance around the perimeter, around the buildings and along several transects across the subject property. Access or visibility limitations, if any, are discussed in Section 2.6. Subject property photographs are included in Appendix V.

7.2 On-Site Features

7.2.1 Observed Geologic, Hydrogeologic, Hydrologic, and Topographic Conditions

The subject property consists primarily of undeveloped, wooded land. The subject property was observed to slope to the north, towards Happy Creek Road. Leach Run is located to the northeast of the subject property. No other notable geologic, hydrogeologic, hydrologic, or topographic conditions were observed at the time of site reconnaissance.

7.2.2 Past Site Uses

During the site reconnaissance, ECS observed the subject property for evidence of past occupancy or usage that could indicate the presence of environmental concerns. Based on current site conditions observed during the site reconnaissance, ECS did not identify evidence of past uses or occupancy that would indicate the presence of a REC for the subject property.

7.2.3 Current Uses

The approximately 10.7266-acre subject property consists primarily of undeveloped, wooded land. Several sheds and a vacant single-family home are located in the southeastern portion of the subject property. The two-story residence was reportedly constructed in 1962. The subject property is reportedly heated with electricity and receives water and sanitary services from the Town of Front Royal. ECS was unable to access the interior portions of the residence and cannot attest to environmental conditions in areas that were not directly observed.

Several apparently empty gasoline canisters were observed in a storage shed in the southern portion of the subject property. Staining was not observed on the canisters or the ground surfaces in the vicinity of the canisters. An empty steel storage tank was observed near a shed in the southern portion of the subject property. The tank appeared to be out of use and stored as scrap metal. Staining was not visible on the tank or the soil surface near the tank at the time of our assessment. Debris consisting of household trash and scrap metal was observed in the central and southern portions of the subject property.

The table below lists pertinent features of interest that were assessed for the subject property. Relevant information regarding pertinent features is discussed further in this section.

Feature	Yes	No
Hazardous Substances and Petroleum Products in Connection with Identified Uses	✓	
Hazardous Substance and Petroleum Product Containers Not in Connection with Identified Uses		✓
Drums, Totes, and Intermediate Bulk Containers		✓
Unidentified Substance Containers		✓
Underground or Aboveground Storage Tanks	✓	
Strong, Pungent or Noxious Odors		✓
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products		✓
Known or Suspect PCB-containing Equipment		✓
Stains or Corrosion to Floors, Walls or Ceilings		✓
Stained Soil or Pavement		✓
Floor Drains and Sump Pumps		✓
Pits, Ponds or Lagoons		✓
Stressed Vegetation		✓
Solid Waste Mounds or Non-natural Fill Materials		✓
Water/Wastewater Discharge		✓
Groundwater Wells		✓
Septic Systems or Cesspools		✓
Hydraulic Equipment (Elevators, Lifts, Compactors, Etc.)		✓
Dry Cleaning		✓
Specialized Industrial Equipment		✓
Onsite Electrical Generators		✓
Oil-water Separators		✓

Hazardous Substances and Petroleum Products in Connection with Identified Uses

Several apparently empty gasoline canisters were observed in a storage shed in the southern portion of the subject property. Staining was not observed on the canisters or the ground surfaces in the vicinity of the canisters.

Underground or Aboveground Storage Tanks

An empty steel storage tank was observed near a shed in the southern portion of the subject property. The tank appeared to be out of use and stored as scrap metal. Staining was not visible on the tank or the soil surface near the tank at the time of our assessment.

7.3 Adjoining and Nearby Properties

Contiguous and nearby properties were observed during a walking and vehicular reconnaissance of the subject property boundary and public places. The subject property is located in a residential area of Front Royal, Warren County, Virginia.

Direction	Description	Relative Gradient	REC
North	Residences are located to the north of the subject property, across Happy Creek Road.	Down-gradient	No
East	Wooded land and a residence are located to the east of the subject property.	Cross-gradient	No
South	Residences are located to the south of the subject property, across Northview Avenue.	Up-gradient	No
West	A residence and wooded land are located to the east of the subject property, followed by Good Hope Cemetery.	Cross-gradient	No

Pertinent features of environmental concern were not observed on adjoining or nearby properties during the site reconnaissance.

7.4 Site and Area Reconnaissance Summary

According to our site observations and a review of adjoining and nearby properties, the subject property is currently utilized as vacant, primarily vegetated land and is developed with a single-family residence. The subject property is located in a residential area of Front Royal, Virginia. Details pertaining to our on-site and off-site observations are referenced previously. We did not identify RECs associated with the subject property or neighboring properties and businesses during the reconnaissance.

8.0 ADDITIONAL SERVICES

ASTM guidelines identify non-scope issues, which are beyond the scope of this practice. Non-scope issues have the potential to be business environmental risks. Some of these non-scope issues include; asbestos-containing building materials, radon, lead-based paint, lead in drinking water, wetlands, and mold.

ECS was not authorized to assess non-scope issues in conjunction with this assessment.

9.0 INTERVIEWS

Taylor R. Michelitch interviewed Scott Lloyd, managing partner of Magdalen Capital during the site reconnaissance on April 4, 2023. Mr. Lloyd indicated that he has no significant knowledge related to the subject property and associated activities. Mr. Lloyd indicated that he is not aware of 1) any pending, threatened, or past litigation relevant to hazardous substances or petroleum products in, on, at, or from the subject property; 2) any pending, threatened, or past administrative proceedings relevant to hazardous substances or petroleum products in, on or from the subject property; or 3) any notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products.

Copies of interview documentation are included in Appendix II.

ECS interviewed local government officials and agencies via written Freedom of Information Act requests. Information gained from such sources is included in [Section 6.10](#).

10.0 FINDINGS AND CONCLUSIONS

10.1 Findings and Opinions

10.2 Significant Data Gaps

Significant data gaps that would be expected to impact our ability to render a professional opinion concerning the subject property were not identified.

10.3 De Minimis Conditions

ECS did not identify *de minimis* conditions associated with the subject property during this assessment.

10.4 Conclusions

11.0 REFERENCES

ASTM E1527-21. Standard Practice for Environmental Site Assessment, Phase I Environmental Site Assessment Process.

Certified Sanborn® Map Report. Inquiry Number: 7286665, Leach Street Parcels: 311 Leach Street, Front Royal, Virginia 22630. Dated March 22, 2023.

EDR Aerial Photo Decade Package. Inquiry Number: 7286665, Leach Street Parcels: 311 Leach Street, Front Royal, Virginia 22630. Dated March 23, 2023.

EDR Historical Topo Map Report. Inquiry Number: 7286665, Leach Street Parcels: 311 Leach Street, Front Royal, Virginia 22630. Dated March 22, 2023.

EDR Radius Map Report with Geocheck. Inquiry Number: 7286665, Leach Street Parcels: 311 Leach Street, Front Royal, Virginia 22630. Dated March 22, 2023.

Johnson, Paul M., 1964 Geology and Ground-water Resources of Washington, D.C. and Vicinity, Geological Survey Water-Supply Paper 1776, US Government Printing Office Washington

The EDR-City Directory Image Report. Inquiry Number: 7286665, Leach Street Parcels: 311 Leach Street, Front Royal, Virginia 22630. Dated March 24 2023.

Warren County GIS website, accessed on March 22, 2023.

Warren County Real Estate Assessment and Taxes, accessed on March 22, 2023

User questionnaire, completed by Alex Stieb. Dated March 21, 2023.

Appendix I: Figures

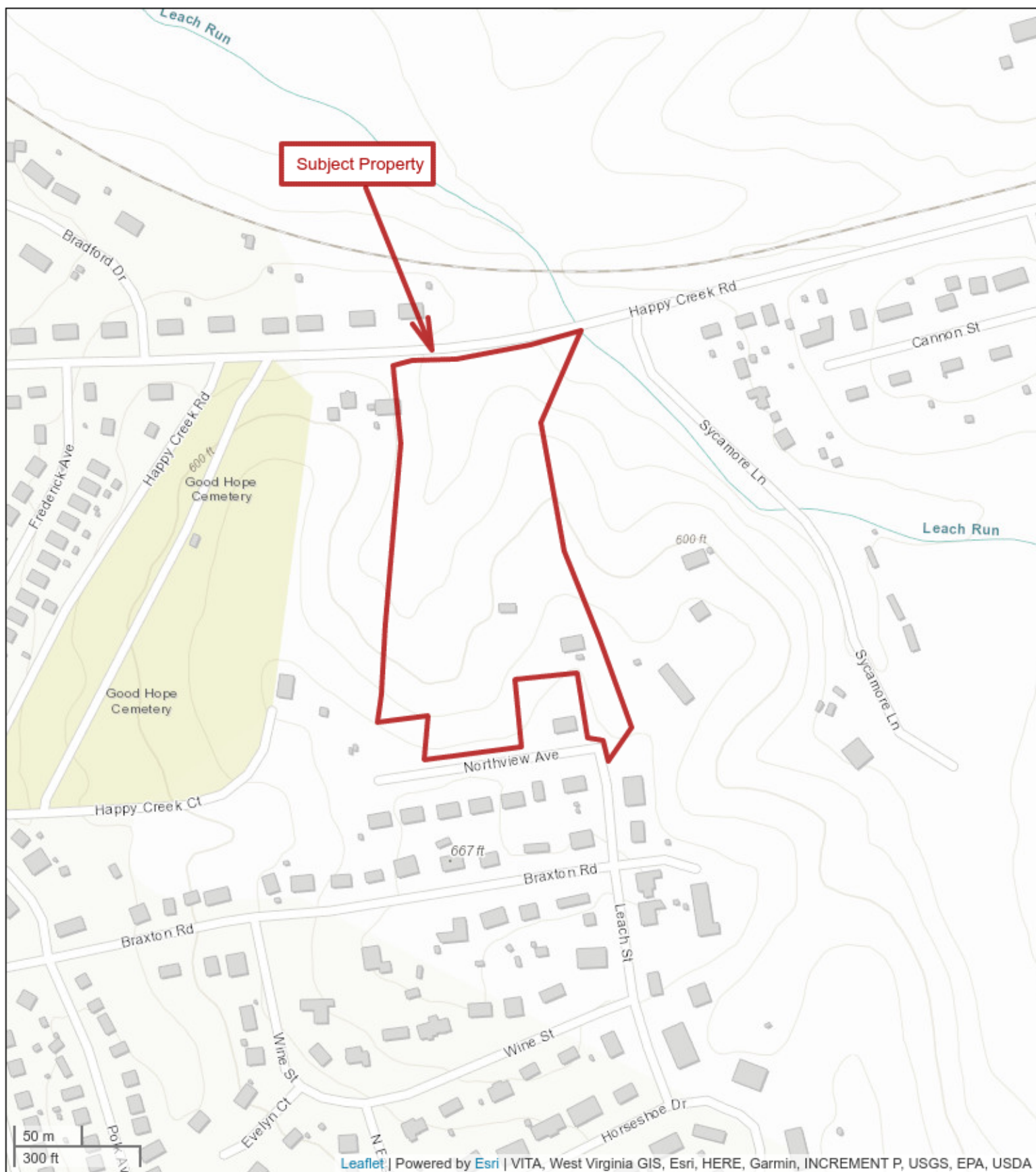


Figure 1

Site Location Map
Leach Street Parcels
311 Leach Street
Front Royal, Virginia 22630





Figure 2

USGS Topographic Map
Leach Street Parcels
311 Leach Street
Front Royal, Virginia 22630



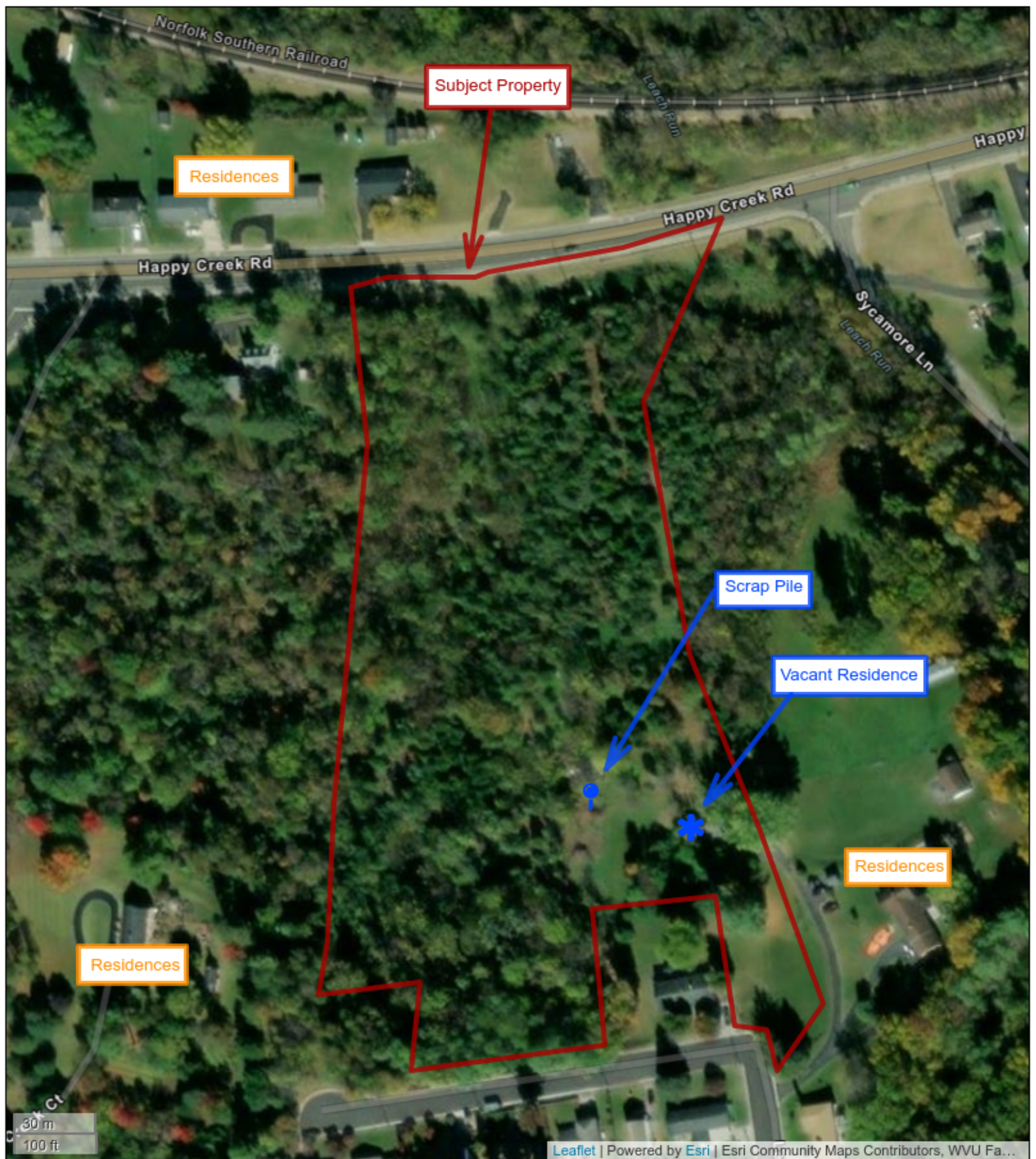


Figure 4

Site Plan
Leach Street Parcels
311 Leach Street
Front Royal, Virginia 22630



Appendix II: Interviews, Correspondence and User Questionnaire



ENVIRONMENTAL QUESTIONNAIRE

Environmental Questionnaire for User

Completion required for conformance with ASTM E 1527-21. Failure to provide this information may preclude CERCLA liability protections for the property purchaser. Please return answered form to ECS.

Site Name: _____

Name and Title of Person Completing Questionnaire (Please Print):

Signature of Person Completing Questionnaire:

Date: _____

Name of Your Company and Your Contact Number (Please Print):

ASTM E 1527-21 indicates that, "Either the user shall make known to the environmental professional the reason why the user wants to have the Phase I Environmental Site Assessment performed or, if the user does not identify the purpose of the Phase I Environmental Site Assessment, the environmental professional shall assume the purpose is to qualify for an LLP to CERCLA liability and state this in the report." As the user of this ESA, what is the reason for conducting the Phase I ESA? If this question is unanswered, ECS will assume that the user's reason for the ESA is to qualify for landowner liability protections to CERCLA liability.

Please state reason for having ESA performed: _____

Will you provide Property Title Records and a Legal Description to ECS?

Please select one:

NO

☐

YES

☒

Will you provide a 50-year chain of title abstract to ECS?

Please select one:

NO

☐

YES

☐

Please Send Information Promptly

(1a.) **Environmental liens that are filed or recorded against the site (40 CFR 312.25).** ASTM E 1527-21 states that the user should perform a review of recorded land title records and judicial records for environmental liens or activity and use limitations for the site. Please forward the results of the land title record and judicial record review. If you would prefer, ECS can obtain this information from a third party provider for **an additional fee**. Please let ECS know if you would like to contract ECS for this service.

Please select one:

Client to Provide

☒

ECS to Obtain

☐

ENVIRONMENTAL QUESTIONNAIRE

- (1b.) **Activity and use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).** Are you aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

Please select one:

NO

☒

YES

☐

If yes, please explain:

- (2.) **Specialized knowledge** - As the user of this ESA do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

Please select one:

NO

☒

YES

☐

If yes, please explain:

- (3.) **Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).** Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example:

- (a.) Do you know the past uses of the property?

Please select one:

NO

☐

YES

☒

If yes, please state uses:

Long time vacant property. No known environmental factors
relayed by neighbors or previous owners. Site shows no
evidence of things like apple orchards

- (b.) Do you know of specific chemicals that are present or once were present at the property?

Please select one:

NO

☒

YES

☐

If yes, please explain:

- (c.) Do you know of spills or other chemical releases that have taken place at the property?

Please select one:

NO

☒

YES

☐

If yes, please explain:

ENVIRONMENTAL QUESTIONNAIRE

(d.) Do you know of any environmental cleanups that have taken place at the property?

Please select one:

NO

☒

YES

☐

If yes, please explain:

(4.) **Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).** Does the purchase price being paid for this property reasonably reflect the fair market value of the property?

Please select one:

NO

☐

YES

☒

If no, please explain:

If you are aware that there is a difference, is the lower purchase price because contamination is known or believed to be present at the property?

Please select one:

NO

☒

YES

☐

If yes, please explain:

(5.) **Parcel Property Owner(s) & Contact Number(s):**

A. Magdalen Capital / Scott Lloyd / 540 631 41081

B. _____

C. _____

D. _____

Property Manager and Occupant(s) & Contact Number(s)

Property Manager: _____

Occupant/Tenant: _____

Occupant/Tenant: _____

(6.) **The degree of obviousness of the presence or likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).** As the user of this ESA, based on your knowledge and experience related to the property, are there any obvious indicators that point to the presence or likely presence of contamination at the property?

Please select one:

NO

☒

YES

☐

If yes, please explain:

From: [DEQ-vrofoia](#)
To: [Allie Popp](#)
Subject: [EXTERNAL] FIOA records request : "311 Leach Street Front Royal Virginia 22630"
Date: Friday, March 24, 2023 4:45:22 PM

In regard to the above-mentioned address no records where found.

From: [Emily Ciarrocchi](#)
To: [Allie Popp](#)
Subject: [EXTERNAL] RE: FOIA Request - 311 Leach Street, Front Royal, VA
Date: Friday, March 24, 2023 12:16:57 PM

Good afternoon,

As this property is located within the limits of the Town of Front Royal, the Town Planning Department may have additional documentation related to your request. They can be reached at (540) 635-4236, or you can submit a FOIA request to the Town at the following link:

<https://www.frontroyalva.com/FormCenter/General-4/Records-Request-49>

The County's Building Inspections Department has no records for the requested location. Additionally, the Office of Emergency Management has no records of any hazardous material responses, the installation, removal, or closure in place of underground or aboveground petroleum storage tanks (USTs/ ASTs), or the use, storage, generation, spillage or disposal of petroleum products or hazardous materials for the property located at 311 Leach Street Front Royal, VA 22630. Also, per the E-911 Communications Center, there are no records of any calls for 311 Leach Street from 2014 – today.

If you have any further questions, please let me know.

Emily Ciarrocchi

(pronounced "sher-RAH-kee")

****Please Note the New .gov Email Address****

FOIA Officer

Warren County, Virginia

(540) 636-4600

THIS MESSAGE IS INTENDED SOLELY FOR THE INDIVIDUAL(S) NAMED IN THE HEADER. THIS MESSAGE MAY CONTAIN MATERIAL THAT IS PRIVILEGED OR CONFIDENTIAL. IF YOU ARE NOT ONE OF THE INTENDED RECIPIENTS, PLEASE DO NOT READ, COPY, USE, OR DISCLOSE THIS MESSAGE TO OTHERS; PLEASE NOTIFY THE SENDER BY REPLYING TO THIS MESSAGE; AND THEN PLEASE DELETE THIS MESSAGE FROM YOUR SYSTEM. THANK YOU.

From: Allie Popp <APopp@ecslimited.com>
Sent: Thursday, March 23, 2023 1:59 PM
To: Emily Ciarrocchi <ECiarrocchi@warrencountyva.gov>
Subject: FOIA Request - 311 Leach Street, Front Royal, VA

Hello,

Per the Freedom of Information Act, ECS Mid-Atlantic, LLC (ECS) requests copies of any file information your office may maintain regarding the hazardous material responses, the installation,

removal, or closure in place of underground or aboveground petroleum storage tanks (USTs/ ASTs), or the use, storage, generation, spillage or disposal of petroleum products or hazardous materials at the referenced property in Front Royal, Virginia:
311 Leach Street

Thank you,

ALLIE POPP | Environmental Scientist

ECS MID-ATLANTIC, LLC

T 703.471.8400 **C** [571.205.2104](tel:571.205.2104)

14026 Thunderbolt Place, Suite 100, Chantilly, VA 20151-3232

APopp@ecslimited.com | www.ecslimited.com

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[Instagram](#) | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

Confidential/proprietary message/attachments. Delete message/attachments if not intended recipient.

From: [Tina Presley](#)
To: [Allie Popp](#)
Subject: [EXTERNAL] RE: FOIA Request - 311 Leach Street, Front Royal, VA
Date: Tuesday, March 28, 2023 9:22:27 AM

The Town of Front Royal do not have any records on file pertaining to your request. You may want to contact the County of Warren Building Department (540-636-9973) or Planning/Zoning Department (540-636-3354)

Tina Presley
FOIA Officer
Town of Front Royal

From: Allie Popp <APopp@ecslimited.com>
Sent: Monday, March 27, 2023 10:43 AM
To: FOIA <foia@frontroyalva.com>
Subject: FOIA Request - 311 Leach Street, Front Royal, VA

Hello,
Per the Freedom of Information Act, ECS Mid-Atlantic, LLC (ECS) requests copies of any file information your office may maintain regarding the hazardous material responses, the installation, removal, or closure in place of underground or aboveground petroleum storage tanks (USTs/ ASTs), or the use, storage, generation, spillage or disposal of petroleum products or hazardous materials at the referenced property in Front Royal, Virginia:
311 Leach Street

Thank you,

ALLIE POPP | Environmental Scientist
ECS MID-ATLANTIC, LLC
T 703.471.8400 **C** [571.205.2104](tel:571.205.2104)
14026 Thunderbolt Place, Suite 100, Chantilly, VA 20151-3232
APopp@ecslimited.com | www.ecslimited.com

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[Instagram](#) | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

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Interview Part II

ASTM 1527-21 requires that interviewees be asked about the presence of the following specific environmental features:

Feature	Yes	No	Unknown	Details
Hazardous Substances and Petroleum Products in Connection with Identified Uses				
Hazardous Substance and Petroleum Product Containers Not in Connection with Identified Uses				
Drums, Totes, and Intermediate Bulk Containers				
Unidentified Substance Containers				
Underground or Aboveground Storage Tanks				
Strong, Pungent or Noxious Odors				
Standing Surface Water and Pools or Sumps Containing Liquids Likely to be Hazardous Substances or Petroleum Products				
Known or Suspect PCB-containing Equipment				
Stains or Corrosion to Floors, Walls or Ceilings				
Stained Soil or Pavement				
Floor Drains and Sump Pumps				
Pits, Ponds or Lagoons				
Stressed Vegetation				
Solid Waste Mounds or Non-natural Fill Materials				
Water/Wastewater Discharge				
Groundwater Wells				
Septic Systems or Cesspools				
Elevators				
Dry cleaning				
Specialized Industrial Equipment				
Onsite Emergency Electrical Generators				
Oil-water Separators				
Hydraulic Lifts				

Interview Part III:

Are there any of the following environmentally significant documents available:

Feature	Yes	No	Unknown	Details
Environmental Site Assessment Reports				
Site Investigation Reports				
Environmental Compliance Audit Reports				
Environmental Permits (solid waste disposal, hazardous waste disposal, wastewater, NPDES, underground injections, or air permits)				
Registrations for underground storage tanks or aboveground storage tanks				
Safety Data Sheets				
Community Right-to-know Plans				
Safety Plans				
Geologic or hydrogeologic reports				
Reports related to self-directed or other cleanup activities at the subject property				
Notices or other correspondence from any government agency relating to past or current violations of environmental laws with respect to the subject property				
Environmental liens encumbering the property				
Hazardous waste generator notices or reports (i.e. EPA ID Number, RCRA reporting)				
Geotechnical Studies				

If "yes" to any of the above, request copies of relevant reports.

Appendix III: Regulatory Records Documentation

Leach Street Parcels

311 Leach Street

Front Royal, VA 22630

Inquiry Number: 7286665.2s

March 22, 2023

The EDR Radius Map™ Report with GeoCheck®



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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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 the environmental records was conducted by Environmental Data Resources, Inc. (EDR). ECS MID ATLANTIC, LLC used the EDR FieldCheck System to review and/or revise the results of this search, based on independent data verification by ECS MID ATLANTIC, LLC. 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 (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

311 LEACH STREET
FRONT ROYAL, VA 22630

COORDINATES

Latitude (North):	38.9254230 - 38° 55' 31.52"
Longitude (West):	78.1782960 - 78° 10' 41.86"
Universal Transverse Mercator:	Zone 17
UTM X (Meters):	744619.9
UTM Y (Meters):	4312079.5
Elevation:	585 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	13907300 FRONT ROYAL, VA
Version Date:	2019

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20140816
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
311 LEACH STREET
FRONT ROYAL, VA 22630

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	POTTS RESIDENCE	1010 BRAXTON ROAD	LTANKS	Higher	328, 0.062, SSW
2	FIER PROPERTY	836 E 6TH ST	LTANKS	Lower	464, 0.088, NW
3	AVERY RESIDENCE	513 WASHINGTON ST	LTANKS	Lower	1338, 0.253, West
4	KRASS RESIDENCE	713 ROSS AVE	LTANKS	Lower	1374, 0.260, SW
5	WILLIAMS RESIDENCE	615 WASHINGTON AVE	LTANKS	Lower	1394, 0.264, WNW
6	WALKER IRA PROPERTY	419 HAPPY CREEK RD	LTANKS	Lower	2268, 0.430, WSW
7	JOHNSON RESIDENCE	815 E STONEWALL DR	LTANKS	Higher	2301, 0.436, South
8	DORSEY RESIDENCE	705 MIDLAND AVE	LTANKS	Lower	2509, 0.475, WNW

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 sites were identified in following databases.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
NPL LIENS..... Federal Superfund Liens

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
RCRA-VSQG..... RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt 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

EXECUTIVE SUMMARY

Federal ERNS list

ERNS..... Emergency Response Notification System

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

Lists of state and tribal registered storage tanks

FEMA UST..... Underground Storage Tank Listing
UST..... Registered Petroleum Storage Tanks
AST..... 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

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

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

EXECUTIVE SUMMARY

US CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System

SPILLS..... Prep/Spills Database Listing

SPILLS 90..... SPILLS 90 data from FirstSearch

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

TSCA..... Toxic Substances Control Act

TRIS..... Toxic Chemical Release Inventory System

SSTS..... Section 7 Tracking Systems

ROD..... Records Of Decision

RMP..... Risk Management Plans

RAATS..... RCRA Administrative Action Tracking System

PRP..... Potentially Responsible Parties

PADS..... PCB Activity Database System

ICIS..... Integrated Compliance Information System

FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

MLTS..... Material Licensing Tracking 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

CONSENT..... Superfund (CERCLA) Consent Decrees

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

US MINES..... Mines Master Index File

ABANDONED MINES..... Abandoned Mines

FINDS..... Facility Index System/Facility Registry System

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 TSCA..... PFAS Manufacture and Imports Information

EXECUTIVE SUMMARY

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 NPDES.....	Clean Water Act Discharge Monitoring Information
PFAS ECHO.....	Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAINING.....	Facilities in Industries that May Be Handling PFAS Listing
PFAS PART 139 AIRPORT.....	All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC.....	Aqueous Foam Related Incidents Listing
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
MINES MRDS.....	Mineral Resources Data System

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP.....	EDR Proprietary Manufactured Gas Plants
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.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Lists of state and tribal leaking storage tanks

LTANKS: The Leaking Tanks Database contains current Leaking petroleum tanks. The data comes from the Department of Environmental Quality.

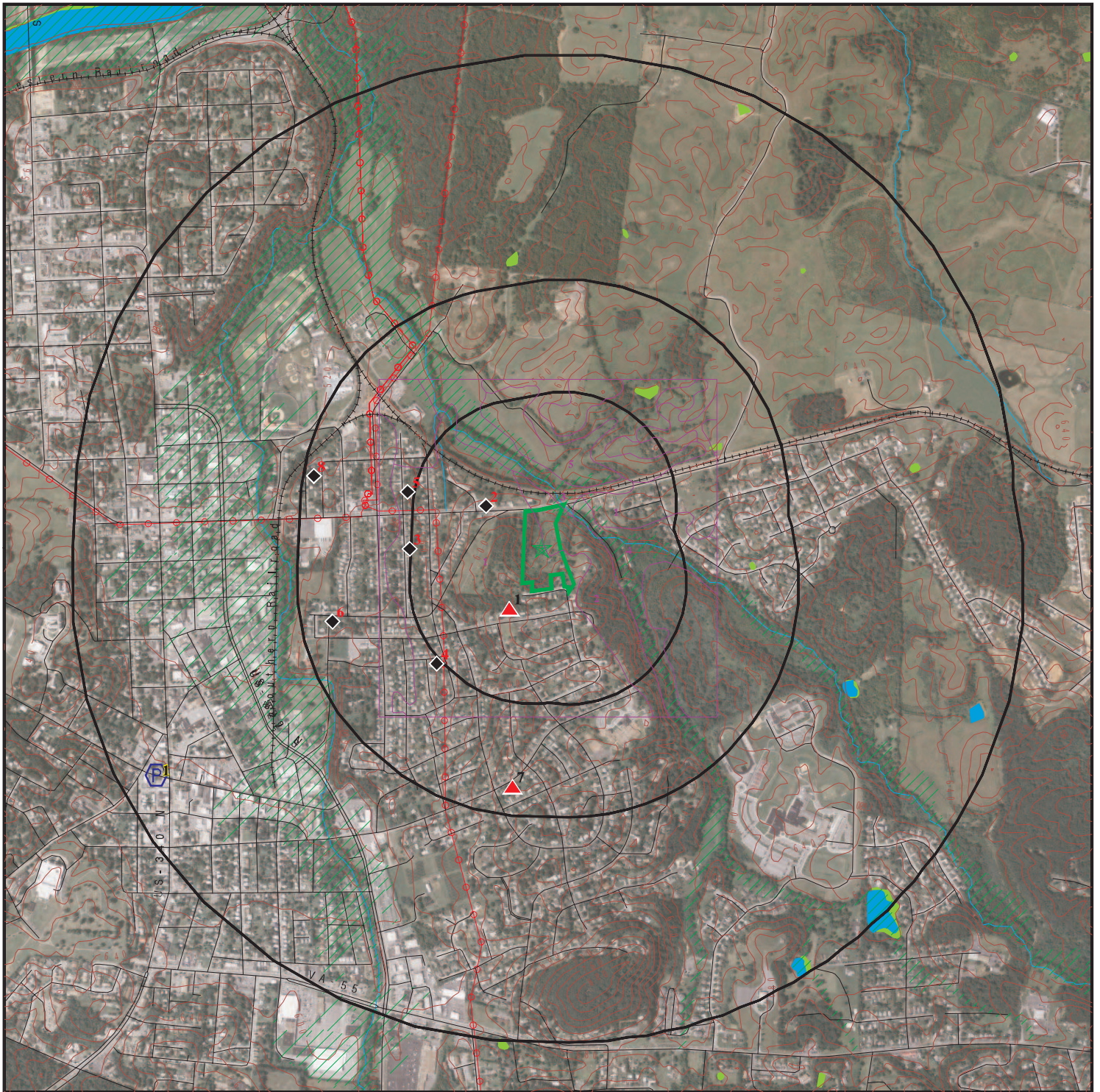
An online review and analysis by ECS MID ATLANTIC, LLC of the LTANKS list, as provided by EDR, has revealed that there are 8 LTANKS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
POTTS RESIDENCE Facility Status: Closed: Pollution Complaint #: 20126072: CEDS Facility Id: 200000856573:	1010 BRAXTON ROAD	SSW 0 - 1/8 (0.062 mi.)	1	8
JOHNSON RESIDENCE Facility Status: Closed: Pollution Complaint #: 20146049: CEDS Facility Id: 200000873117:	815 E STONEWALL DR	S 1/4 - 1/2 (0.436 mi.)	7	11
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FIER PROPERTY Facility Status: Closed: Pollution Complaint #: 20196093: CEDS Facility Id: 200000888737:	836 E 6TH ST	NW 0 - 1/8 (0.088 mi.)	2	8
AVERY RESIDENCE Facility Status: Closed: Pollution Complaint #: 20226039: CEDS Facility Id: 200000893827:	513 WASHINGTON ST	W 1/4 - 1/2 (0.253 mi.)	3	9
KRASS RESIDENCE Facility Status: Closed: Pollution Complaint #: 20186021: CEDS Facility Id: 200000885819:	713 ROSS AVE	SW 1/4 - 1/2 (0.260 mi.)	4	9
WILLIAMS RESIDENCE Facility Status: Closed: Pollution Complaint #: 20156021: CEDS Facility Id: 200000878845:	615 WASHINGTON AVE	WNW 1/4 - 1/2 (0.264 mi.)	5	10
WALKER IRA PROPERTY Facility Status: Closed: Pollution Complaint #: 20176044: CEDS Facility Id: 200000883638:	419 HAPPY CREEK RD	WSW 1/4 - 1/2 (0.430 mi.)	6	11
DORSEY RESIDENCE Facility Status: Closed: Pollution Complaint #: 20216008: CEDS Facility Id: 200000891318:	705 MIDLAND AVE	WNW 1/4 - 1/2 (0.475 mi.)	8	12

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 7286665.2S



-  Target Property
-  Sites at elevations higher than or equal to the target property
-  Sites at elevations lower than the target property
-  Manufactured Gas Plants
-  National Priority List Sites
-  Dept. Defense Sites
-  Indian Reservations BIA
-  Power transmission lines
-  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.

SITE NAME: Leach Street Parcels
 ADDRESS: 311 Leach Street
 Front Royal VA 22630
 LAT/LONG: 38.925423 / 78.178296

CLIENT: ECS Mid Atlantic, LLC
 CONTACT: Allie Popp
 INQUIRY #: 7286665.2s
 DATE: March 22, 2023 2:19 pm

DETAIL MAP - 7286665.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

- Indian Reservations BIA
- Power transmission lines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory

0 1/16 1/8 1/4 Miles



SKYLINE CAP INC. - WARREN COUNTY HEAD START
Leslie Fox Koyser Elementary
WARREN COUNTY SCHOOL AGE CARE - SITE III

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

SITE NAME: Leach Street Parcels
ADDRESS: 311 Leach Street
Front Royal VA 22630
LAT/LONG: 38.925423 / 78.178296

CLIENT: ECS Mid Atlantic, LLC
CONTACT: Allie Popp
INQUIRY #: 7286665.2s
DATE: March 22, 2023 2:19 pm

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
STANDARD ENVIRONMENTAL RECORDS								
<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
NPL LIENS	1.000		0	0	0	0	NR	0
<i>Lists of Federal Delisted NPL sites</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Lists of Federal sites subject to CERCLA removals and CERCLA orders</i>								
FEDERAL FACILITY	0.500		0	0	0	NR	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	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
<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

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
INDIAN LUST	0.500		0	0	0	NR	NR	0
LTANKS	0.500		2	0	6	NR	NR	8
<i>Lists of state and tribal registered storage tanks</i>								
FEMA UST	0.250		0	0	NR	NR	NR	0
UST	0.250		0	0	NR	NR	NR	0
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
<i>State and tribal institutional control / engineering control registries</i>								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal voluntary cleanup sites</i>								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
<i>Lists of state and tribal brownfield sites</i>								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
<u>ADDITIONAL ENVIRONMENTAL RECORDS</u>								
<i>Local Brownfield lists</i>								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
<i>Local Lists of Landfill / Solid Waste Disposal Sites</i>								
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
<i>Local Lists of Hazardous waste / Contaminated Sites</i>								
US HIST CDL	TP		NR	NR	NR	NR	NR	0
US CDL	TP		NR	NR	NR	NR	NR	0
<i>Local Land Records</i>								
LIENS 2	TP		NR	NR	NR	NR	NR	0
<i>Records of Emergency Release Reports</i>								
HMIRS	TP		NR	NR	NR	NR	NR	0
SPILLS	TP		NR	NR	NR	NR	NR	0
SPILLS 90	TP		NR	NR	NR	NR	NR	0
<i>Other Ascertainable Records</i>								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	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
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	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
CONSENT	1.000		0	0	0	0	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
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
FINDS	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 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 NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
AIRS	TP		NR	NR	NR	NR	NR	0
NPDES	TP		NR	NR	NR	NR	NR	0
COAL ASH	0.500		0	0	0	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
ENF	TP		NR	NR	NR	NR	NR	0
Financial Assurance	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
TIER 2	TP		NR	NR	NR	NR	NR	0
UIC	TP		NR	NR	NR	NR	NR	0
MINES MRDS	TP		NR	NR	NR	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA LF	TP		NR	NR	NR	NR	NR	0
RGA LUST	TP		NR	NR	NR	NR	NR	0

- Totals --		0	2	0	6	0	0	8
-------------	--	---	---	---	---	---	---	---

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
EPA ID Number

1
SSW
< 1/8
0.062 mi.
328 ft.

POTTS RESIDENCE
1010 BRAXTON ROAD
FRONT ROYAL, VA 22630

LTANKS **S111684536**
N/A

Relative:
Higher
Actual:
628 ft.
Client Plot

LTANKS:
Name: POTTS RESIDENCE
Address: 1010 BRAXTON ROAD
City,State,Zip: FRONT ROYAL, VA 22630
City,State,Zip: FRONT ROYAL, VA 22630
Region: VRO
CEDS Facility Id: 200000856573
Case Status: **Closed**
Pollution Complaint #: 20126072
Reported: 12/19/2011
Case Closed Date: 05/02/2012
Program: RP Lead
Federally Regulated UST (Y/N): N
Regulated Petroleum UST (1): N
Excluded UST (1): N
Deferred UST (1): N
Partially Deferred UST (1): N
Exempt 1 UST (2): N
Exempt 2 Heating Oil UST (2): Y
Small Heating Oil AST (2): N
Regulated AST (3): N
Unregulated AST (3): N
Other Y/N: N
Unknown Y/N: N
Other Description: Not reported
Heating Oil Category: Category 2

2
NW
< 1/8
0.088 mi.
464 ft.

FIER PROPERTY
836 E 6TH ST
FRONT ROYAL, VA 22630

LTANKS **S123810044**
N/A

Relative:
Lower
Actual:
567 ft.

LTANKS:
Name: FIER PROPERTY
Address: 836 E 6TH ST
City,State,Zip: FRONT ROYAL, VA 22630
City,State,Zip: FRONT ROYAL, VA 22630
Region: VRO
CEDS Facility Id: 200000888737
Case Status: **Closed**
Pollution Complaint #: 20196093
Reported: 03/26/2019
Case Closed Date: 05/16/2019
Program: RP Lead
Federally Regulated UST (Y/N): N
Regulated Petroleum UST (1): N
Excluded UST (1): N
Deferred UST (1): N
Partially Deferred UST (1): N
Exempt 1 UST (2): N
Exempt 2 Heating Oil UST (2): Y
Small Heating Oil AST (2): N
Regulated AST (3): N

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIER PROPERTY (Continued)

S123810044

Unregulated AST (3): N
Other Y/N: N
Unknown Y/N: N
Other Description: Not reported
Heating Oil Category: Category 1

3
West
1/4-1/2
0.253 mi.
1338 ft.

AVERY RESIDENCE
513 WASHINGTON ST
FRONT ROYAL, VA 22630

LTANKS **S128052774**
N/A

Relative:
Lower

LTANKS:
Name: AVERY RESIDENCE
Address: 513 WASHINGTON ST
City,State,Zip: FRONT ROYAL, VA 22630
City,State,Zip: FRONT ROYAL, VA 22630
Region: VRO
CEDS Facility Id: 200000893827
Case Status: **Closed**
Pollution Complaint #: 20226039
Reported: 10/20/2021
Case Closed Date: 03/17/2022
Program: RP Lead
Federally Regulated UST (Y/N): N
Regulated Petroleum UST (1): N
Excluded UST (1): N
Deferred UST (1): N
Partially Deferred UST (1): N
Exempt 1 UST (2): N
Exempt 2 Heating Oil UST (2): Y
Small Heating Oil AST (2): N
Regulated AST (3): N
Unregulated AST (3): N
Other Y/N: N
Unknown Y/N: N
Other Description: Not reported
Heating Oil Category: Category 1

4
SW
1/4-1/2
0.260 mi.
1374 ft.

KRASS RESIDENCE
713 ROSS AVE
FRONT ROYAL, VA 22630

LTANKS **S121308441**
N/A

Relative:
Lower

LTANKS:
Name: KRASS RESIDENCE
Address: 713 ROSS AVE
City,State,Zip: FRONT ROYAL, VA 22630
City,State,Zip: FRONT ROYAL, VA 22630
Region: VRO
CEDS Facility Id: 200000885819
Case Status: **Closed**
Pollution Complaint #: 20186021
Reported: 10/09/2017
Case Closed Date: 12/21/2017

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KRASS RESIDENCE (Continued)

S121308441

Program: RP Lead
Federally Regulated UST (Y/N): N
Regulated Petroleum UST (1): N
Excluded UST (1): N
Deferred UST (1): N
Partially Deferred UST (1): N
Exempt 1 UST (2): N
Exempt 2 Heating Oil UST (2): N
Small Heating Oil AST (2): Y
Regulated AST (3): N
Unregulated AST (3): N
Other Y/N: N
Unknown Y/N: N
Other Description: Not reported
Heating Oil Category: Category 3

5
WNW
1/4-1/2
0.264 mi.
1394 ft.

WILLIAMS RESIDENCE
615 WASHINGTON AVE
FRONT ROYAL, VA 22630

LTANKS S117368684
N/A

Relative:
Lower

Actual:
558 ft.

LTANKS:
Name: WILLIAMS RESIDENCE
Address: 615 WASHINGTON AVE
City,State,Zip: FRONT ROYAL, VA 22630
City,State,Zip: FRONT ROYAL, VA 22630
Region: VRO
CEDS Facility Id: 200000878845
Case Status: Closed
Pollution Complaint #: 20156021
Reported: 08/25/2014
Case Closed Date: 11/12/2014
Program: RP Lead
Federally Regulated UST (Y/N): N
Regulated Petroleum UST (1): N
Excluded UST (1): N
Deferred UST (1): N
Partially Deferred UST (1): N
Exempt 1 UST (2): N
Exempt 2 Heating Oil UST (2): N
Small Heating Oil AST (2): Y
Regulated AST (3): N
Unregulated AST (3): N
Other Y/N: N
Unknown Y/N: N
Other Description: Not reported
Heating Oil Category: Category 2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

6
WSW
1/4-1/2
0.430 mi.
2268 ft.

WALKER IRA PROPERTY
419 HAPPY CREEK RD
FRONT ROYAL, VA 22630

LTANKS **S118972521**
N/A

Relative:
Lower

LTANKS:

Actual:
568 ft.

Name: WALKER IRA PROPERTY
Address: 419 HAPPY CREEK RD
City,State,Zip: FRONT ROYAL, VA 22630
City,State,Zip: FRONT ROYAL, VA 22630
Region: VRO
CEDS Facility Id: 200000883638
Case Status: **Closed**
Pollution Complaint #: 20176044
Reported: 10/25/2016
Case Closed Date: 03/29/2017
Program: RP Lead
Federally Regulated UST (Y/N): N
Regulated Petroleum UST (1): N
Excluded UST (1): N
Deferred UST (1): N
Partially Deferred UST (1): N
Exempt 1 UST (2): N
Exempt 2 Heating Oil UST (2): Y
Small Heating Oil AST (2): N
Regulated AST (3): N
Unregulated AST (3): N
Other Y/N: N
Unknown Y/N: N
Other Description: Not reported
Heating Oil Category: Category 2

7
South
1/4-1/2
0.436 mi.
2301 ft.

JOHNSON RESIDENCE
815 E STONEWALL DR
FRONT ROYAL, VA 22630

LTANKS **S114544602**
N/A

Relative:
Higher

LTANKS:

Actual:
660 ft.

Name: JOHNSON RESIDENCE
Address: 815 E STONEWALL DR
City,State,Zip: FRONT ROYAL, VA 22630
City,State,Zip: FRONT ROYAL, VA 22630
Region: VRO
CEDS Facility Id: 200000873117
Case Status: **Closed**
Pollution Complaint #: 20146049
Reported: 11/09/2013
Case Closed Date: 04/21/2014
Program: RP Lead
Federally Regulated UST (Y/N): N
Regulated Petroleum UST (1): N
Excluded UST (1): N
Deferred UST (1): N
Partially Deferred UST (1): N
Exempt 1 UST (2): N
Exempt 2 Heating Oil UST (2): N
Small Heating Oil AST (2): Y
Regulated AST (3): N

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

JOHNSON RESIDENCE (Continued)

S114544602

Unregulated AST (3): N
Other Y/N: N
Unknown Y/N: N
Other Description: Not reported
Heating Oil Category: Category 3

8
WNW
1/4-1/2
0.475 mi.
2509 ft.

DORSEY RESIDENCE
705 MIDLAND AVE
FRONT ROYAL, VA 22630

LTANKS **S126415824**
N/A

Relative:
Lower

LTANKS:

Actual:
544 ft.

Name: DORSEY RESIDENCE
Address: 705 MIDLAND AVE
City,State,Zip: FRONT ROYAL, VA 22630
City,State,Zip: FRONT ROYAL, VA 22630
Region: VRO
CEDS Facility Id: 200000891318
Case Status: Closed
Pollution Complaint #: 20216008
Reported: 07/21/2020
Case Closed Date: 10/28/2020
Program: RP Lead
Federally Regulated UST (Y/N): N
Regulated Petroleum UST (1): N
Excluded UST (1): N
Deferred UST (1): N
Partially Deferred UST (1): N
Exempt 1 UST (2): N
Exempt 2 Heating Oil UST (2): N
Small Heating Oil AST (2): Y
Regulated AST (3): N
Unregulated AST (3): N
Other Y/N: N
Unknown Y/N: N
Other Description: Not reported
Heating Oil Category: Category 3

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: 01/25/2023	Source: EPA
Date Data Arrived at EDR: 02/03/2023	Telephone: N/A
Date Made Active in Reports: 02/28/2023	Last EDR Contact: 03/01/2023
Number of Days to Update: 25	Next Scheduled EDR Contact: 04/10/2023
	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: 01/25/2023	Source: EPA
Date Data Arrived at EDR: 02/02/2023	Telephone: N/A
Date Made Active in Reports: 02/28/2023	Last EDR Contact: 03/01/2023
Number of Days to Update: 26	Next Scheduled EDR Contact: 04/10/2023
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

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.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 04/10/2023
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: 12/20/2022
Date Data Arrived at EDR: 12/21/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 12/21/2022
Next Scheduled EDR Contact: 04/10/2023
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: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 04/24/2023
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 01/25/2023	Source: EPA
Date Data Arrived at EDR: 02/02/2023	Telephone: 800-424-9346
Date Made Active in Reports: 02/28/2023	Last EDR Contact: 03/01/2023
Number of Days to Update: 26	Next Scheduled EDR Contact: 04/24/2023
	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.

Date of Government Version: 03/06/2023	Source: EPA
Date Data Arrived at EDR: 03/09/2023	Telephone: 800-424-9346
Date Made Active in Reports: 03/20/2023	Last EDR Contact: 03/09/2023
Number of Days to Update: 11	Next Scheduled EDR Contact: 07/03/2023
	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: 03/06/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2023	Telephone: 800-438-2474
Date Made Active in Reports: 03/20/2023	Last EDR Contact: 03/09/2023
Number of Days to Update: 11	Next Scheduled EDR Contact: 07/03/2023
	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: 03/06/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2023	Telephone: 800-438-2474
Date Made Active in Reports: 03/20/2023	Last EDR Contact: 03/09/2023
Number of Days to Update: 11	Next Scheduled EDR Contact: 07/03/2023
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 03/06/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2023	Telephone: 800-438-2474
Date Made Active in Reports: 03/20/2023	Last EDR Contact: 03/09/2023
Number of Days to Update: 11	Next Scheduled EDR Contact: 07/03/2023
	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: 03/06/2023	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2023	Telephone: 800-438-2474
Date Made Active in Reports: 03/20/2023	Last EDR Contact: 03/09/2023
Number of Days to Update: 11	Next Scheduled EDR Contact: 07/03/2023
	Data Release Frequency: Quarterly

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: 11/02/2022	Source: Department of the Navy
Date Data Arrived at EDR: 11/08/2022	Telephone: 843-820-7326
Date Made Active in Reports: 01/10/2023	Last EDR Contact: 02/03/2023
Number of Days to Update: 63	Next Scheduled EDR Contact: 05/22/2023
	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: 10/27/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/16/2022	Telephone: 703-603-0695
Date Made Active in Reports: 02/09/2023	Last EDR Contact: 02/21/2023
Number of Days to Update: 85	Next Scheduled EDR Contact: 06/05/2023
	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: 10/27/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/16/2022	Telephone: 703-603-0695
Date Made Active in Reports: 02/09/2023	Last EDR Contact: 02/21/2023
Number of Days to Update: 85	Next Scheduled EDR Contact: 06/05/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 12/12/2022

Date Data Arrived at EDR: 12/14/2022

Date Made Active in Reports: 12/19/2022

Number of Days to Update: 5

Source: National Response Center, United States Coast Guard

Telephone: 202-267-2180

Last EDR Contact: 03/21/2023

Next Scheduled EDR Contact: 07/03/2023

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

Date Data Arrived at EDR: N/A

Date Made Active in Reports: N/A

Number of Days to Update: N/A

Source: Department of Environmental Quality

Telephone: 804-698-4236

Last EDR Contact: 03/10/2023

Next Scheduled EDR Contact: 06/26/2023

Data Release Frequency: N/A

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: 11/30/2022

Date Data Arrived at EDR: 12/01/2022

Date Made Active in Reports: 02/21/2023

Number of Days to Update: 82

Source: Department of Environmental Quality

Telephone: 804-698-4238

Last EDR Contact: 02/27/2023

Next Scheduled EDR Contact: 06/12/2023

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, Greenville, 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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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 Edward; 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

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 10/19/2022	Source: EPA Region 1
Date Data Arrived at EDR: 12/06/2022	Telephone: 617-918-1313
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	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: 10/14/2022	Source: EPA Region 7
Date Data Arrived at EDR: 12/06/2022	Telephone: 913-551-7003
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	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: 11/23/2022	Source: EPA Region 8
Date Data Arrived at EDR: 12/06/2022	Telephone: 303-312-6271
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	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: 11/23/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 12/06/2022	Telephone: 415-972-3372
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	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: 04/20/2022	Source: EPA Region 10
Date Data Arrived at EDR: 06/13/2022	Telephone: 206-553-2857
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 01/17/2023
Number of Days to Update: 64	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 11/26/2022	Source: EPA Region 4
Date Data Arrived at EDR: 12/06/2022	Telephone: 404-562-8677
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 11/23/2022	Source: EPA Region 6
Date Data Arrived at EDR: 12/06/2022	Telephone: 214-665-6597
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 10/14/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
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: 11/02/2022
Date Data Arrived at EDR: 11/17/2022
Date Made Active in Reports: 02/07/2023
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 804-698-4010
Last EDR Contact: 02/22/2023
Next Scheduled EDR Contact: 06/05/2023
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: 10/14/2021
Date Data Arrived at EDR: 11/05/2021
Date Made Active in Reports: 02/01/2022
Number of Days to Update: 88

Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

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: 11/01/2022
Date Data Arrived at EDR: 11/17/2022
Date Made Active in Reports: 02/07/2023
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 804-698-4010
Last EDR Contact: 02/22/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Quarterly

AST: Registered Petroleum Storage Tanks

Registered Aboveground Storage Tanks.

Date of Government Version: 11/01/2022
Date Data Arrived at EDR: 11/17/2022
Date Made Active in Reports: 02/07/2023
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 804-698-4010
Last EDR Contact: 02/22/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Quarterly

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: 10/14/2022
Date Data Arrived at EDR: 12/06/2022
Date Made Active in Reports: 03/03/2023
Number of Days to Update: 87

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
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: 10/19/2022	Source: EPA, Region 1
Date Data Arrived at EDR: 12/06/2022	Telephone: 617-918-1313
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	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: 10/14/2022	Source: EPA Region 7
Date Data Arrived at EDR: 12/06/2022	Telephone: 913-551-7003
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	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: 11/23/2022	Source: EPA Region 8
Date Data Arrived at EDR: 12/06/2022	Telephone: 303-312-6137
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	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: 11/23/2022	Source: EPA Region 6
Date Data Arrived at EDR: 12/06/2022	Telephone: 214-665-7591
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

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: 11/23/2022	Source: EPA Region 4
Date Data Arrived at EDR: 12/06/2022	Telephone: 404-562-9424
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	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: 11/23/2022	Source: EPA Region 9
Date Data Arrived at EDR: 12/06/2022	Telephone: 415-972-3368
Date Made Active in Reports: 03/03/2023	Last EDR Contact: 01/17/2023
Number of Days to Update: 87	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 04/20/2022	Source: EPA Region 10
Date Data Arrived at EDR: 06/13/2022	Telephone: 206-553-2857
Date Made Active in Reports: 08/16/2022	Last EDR Contact: 01/17/2023
Number of Days to Update: 64	Next Scheduled EDR Contact: 05/01/2023
	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: 06/16/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 06/30/2022	Telephone: 804-698-4228
Date Made Active in Reports: 09/16/2022	Last EDR Contact: 01/10/2023
Number of Days to Update: 78	Next Scheduled EDR Contact: 04/17/2023
	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: 06/16/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 06/30/2022	Telephone: 804-698-4228
Date Made Active in Reports: 09/16/2022	Last EDR Contact: 01/10/2023
Number of Days to Update: 78	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Quarterly

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: 06/16/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 06/30/2022	Telephone: 804-698-4228
Date Made Active in Reports: 09/16/2022	Last EDR Contact: 01/10/2023
Number of Days to Update: 78	Next Scheduled EDR Contact: 04/17/2023
	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: 03/17/2023
Number of Days to Update: 142	Next Scheduled EDR Contact: 07/03/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 10/17/2022
Date Data Arrived at EDR: 10/18/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 84

Source: Department of Environmental Quality
Telephone: 804-698-4207
Last EDR Contact: 01/18/2023
Next Scheduled EDR Contact: 05/01/2023
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.

Date of Government Version: 02/23/2022
Date Data Arrived at EDR: 03/10/2022
Date Made Active in Reports: 03/10/2022
Number of Days to Update: 0

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/14/2023
Next Scheduled EDR Contact: 06/26/2023
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: 01/20/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Varies

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: 01/13/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: No Update Planned

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Services, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/08/2023
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: 01/06/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 8

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 06/05/2023
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.

Date of Government Version: 01/06/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 8

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 06/05/2023
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: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/13/2022
Date Data Arrived at EDR: 12/14/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 86

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/21/2023
Next Scheduled EDR Contact: 07/03/2023
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: 11/17/2022
Date Data Arrived at EDR: 11/17/2022
Date Made Active in Reports: 02/08/2023
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 804-698-4287
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Quarterly

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 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 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.

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 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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

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

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 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 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 09/01/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/15/2013
Number of Days to Update: 43

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/06/2023
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 800-438-2474
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 07/03/2023
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: 11/01/2022
Date Data Arrived at EDR: 11/10/2022
Date Made Active in Reports: 02/09/2023
Number of Days to Update: 91

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 02/14/2023
Next Scheduled EDR Contact: 05/29/2023
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: 01/13/2023
Next Scheduled EDR Contact: 04/24/2023
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: 01/03/2023
Next Scheduled EDR Contact: 04/17/2023
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.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 02/02/2023
Next Scheduled EDR Contact: 05/22/2023
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: 12/13/2022
Date Data Arrived at EDR: 12/14/2022
Date Made Active in Reports: 03/10/2023
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/21/2023
Next Scheduled EDR Contact: 07/03/2023
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 01/30/2023
Number of Days to Update: 88	Next Scheduled EDR Contact: 05/15/2023
	Data Release Frequency: Quarterly

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: 02/03/2023
Number of Days to Update: 73	Next Scheduled EDR Contact: 05/15/2023
	Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2016	Source: EPA
Date Data Arrived at EDR: 06/17/2020	Telephone: 202-260-5521
Date Made Active in Reports: 09/10/2020	Last EDR Contact: 03/13/2023
Number of Days to Update: 85	Next Scheduled EDR Contact: 06/26/2023
	Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2021	Source: EPA
Date Data Arrived at EDR: 11/01/2022	Telephone: 202-566-0250
Date Made Active in Reports: 02/09/2023	Last EDR Contact: 02/16/2023
Number of Days to Update: 100	Next Scheduled EDR Contact: 05/29/2023
	Data Release Frequency: Annually

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: 10/17/2022	Source: EPA
Date Data Arrived at EDR: 10/18/2022	Telephone: 202-564-4203
Date Made Active in Reports: 01/10/2023	Last EDR Contact: 01/18/2023
Number of Days to Update: 84	Next Scheduled EDR Contact: 05/01/2023
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Annually

RMP: Risk Management Plans

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: 04/27/2022
Date Data Arrived at EDR: 05/04/2022
Date Made Active in Reports: 05/10/2022
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 01/17/2023
Next Scheduled EDR Contact: 05/01/2023
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 10/27/2022
Date Data Arrived at EDR: 11/01/2022
Date Made Active in Reports: 11/15/2022
Number of Days to Update: 14

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 05/15/2023
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 01/20/2022
Date Data Arrived at EDR: 01/20/2022
Date Made Active in Reports: 03/25/2022
Number of Days to Update: 64

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 01/04/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 12/28/2022
Number of Days to Update: 79	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/18/2017
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/04/2017
	Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/26/2022	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 11/22/2022	Telephone: 301-415-7169
Date Made Active in Reports: 12/05/2022	Last EDR Contact: 01/17/2023
Number of Days to Update: 13	Next Scheduled EDR Contact: 05/01/2023
	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: 12/31/2020	Source: Department of Energy
Date Data Arrived at EDR: 11/30/2021	Telephone: 202-586-8719
Date Made Active in Reports: 02/22/2022	Last EDR Contact: 03/03/2023
Number of Days to Update: 84	Next Scheduled EDR Contact: 06/12/2023
	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: 02/27/2023
Number of Days to Update: 251	Next Scheduled EDR Contact: 06/12/2023
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 02/03/2023
Number of Days to Update: 96	Next Scheduled EDR Contact: 05/15/2023
	Data Release Frequency: Varies

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: 12/20/2022
Number of Days to Update: 84	Next Scheduled EDR Contact: 04/10/2023
	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: 01/02/2020	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 01/28/2020	Telephone: 202-366-4595
Date Made Active in Reports: 04/17/2020	Last EDR Contact: 01/24/2023
Number of Days to Update: 80	Next Scheduled EDR Contact: 05/08/2023
	Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/30/2022
Date Data Arrived at EDR: 10/21/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 81

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 01/03/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

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: 12/31/2021
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/09/2023
Next Scheduled EDR Contact: 07/03/2023
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.

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: 01/06/2023
Next Scheduled EDR Contact: 04/17/2023
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: 07/26/2021
Date Data Arrived at EDR: 07/27/2021
Date Made Active in Reports: 10/22/2021
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 01/30/2023
Next Scheduled EDR Contact: 05/15/2023
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: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 02/13/2023
Next Scheduled EDR Contact: 05/29/2023
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/25/2023
Date Data Arrived at EDR: 02/02/2023
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 03/01/2023
Next Scheduled EDR Contact: 04/10/2023
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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/07/2022
Date Data Arrived at EDR: 11/17/2022
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 85

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 02/22/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 11/29/2022
Date Data Arrived at EDR: 11/30/2022
Date Made Active in Reports: 12/22/2022
Number of Days to Update: 22

Source: DOL, Mine Safety & Health Admini
Telephone: 202-693-9424
Last EDR Contact: 02/23/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 05/06/2020
Date Data Arrived at EDR: 05/27/2020
Date Made Active in Reports: 08/13/2020
Number of Days to Update: 78

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011	Source: USGS
Date Data Arrived at EDR: 06/08/2011	Telephone: 703-648-7709
Date Made Active in Reports: 09/13/2011	Last EDR Contact: 02/24/2023
Number of Days to Update: 97	Next Scheduled EDR Contact: 06/05/2023
	Data Release Frequency: Varies

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: 12/20/2022	Source: Department of Interior
Date Data Arrived at EDR: 12/20/2022	Telephone: 202-208-2609
Date Made Active in Reports: 03/10/2023	Last EDR Contact: 03/16/2023
Number of Days to Update: 80	Next Scheduled EDR Contact: 06/19/2023
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 08/03/2022	Source: EPA
Date Data Arrived at EDR: 08/25/2022	Telephone: (215) 814-5000
Date Made Active in Reports: 10/24/2022	Last EDR Contact: 02/28/2023
Number of Days to Update: 60	Next Scheduled EDR Contact: 06/12/2023
	Data Release Frequency: Quarterly

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 11/09/2021	Source: Department of Defense
Date Data Arrived at EDR: 10/20/2022	Telephone: 703-704-1564
Date Made Active in Reports: 01/10/2023	Last EDR Contact: 01/09/2023
Number of Days to Update: 82	Next Scheduled EDR Contact: 04/24/2023
	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: 09/25/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 09/30/2022	Telephone: 202-564-2280
Date Made Active in Reports: 12/22/2022	Last EDR Contact: 01/04/2023
Number of Days to Update: 83	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
Data Release Frequency: Varies

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: 11/10/2022
Date Data Arrived at EDR: 11/10/2022
Date Made Active in Reports: 02/09/2023
Number of Days to Update: 91

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 02/14/2023
Next Scheduled EDR Contact: 05/29/2023
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: 02/23/2022
Date Data Arrived at EDR: 07/08/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 123

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 01/10/2023
Next Scheduled EDR Contact: 04/17/2023
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: 02/23/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/17/2023
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: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/17/2023
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).

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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: 01/23/2023
Next Scheduled EDR Contact: 05/08/2023
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: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/17/2023
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.

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/17/2023
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.

Date of Government Version: 01/03/2022
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

PFAS ECHO FIRE TRAINING: 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: 08/22/2018
Date Data Arrived at EDR: 03/31/2022
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 222

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 01/05/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PFAS PART 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: 08/22/2018	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/26/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 13	Next Scheduled EDR Contact: 04/17/2023
	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: 02/23/2022	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/31/2022	Telephone: 202-272-0167
Date Made Active in Reports: 11/08/2022	Last EDR Contact: 01/05/2023
Number of Days to Update: 222	Next Scheduled EDR Contact: 04/17/2023
	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).

Date of Government Version: 08/09/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 10/26/2022	Telephone: 804-698-4336
Date Made Active in Reports: 01/20/2023	Last EDR Contact: 03/03/2023
Number of Days to Update: 86	Next Scheduled EDR Contact: 04/17/2023
	Data Release Frequency: Varies

AIRS: Permitted Airs Facility List

A listing of permitted Airs facilities.

Date of Government Version: 12/07/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 12/07/2022	Telephone: 804-698-4000
Date Made Active in Reports: 03/02/2023	Last EDR Contact: 03/10/2023
Number of Days to Update: 85	Next Scheduled EDR Contact: 06/26/2023
	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: 12/16/2022	Source: Department of Environmental Quality
Date Data Arrived at EDR: 12/19/2022	Telephone: 804-698-4077
Date Made Active in Reports: 03/14/2023	Last EDR Contact: 03/10/2023
Number of Days to Update: 85	Next Scheduled EDR Contact: 06/12/2023
	Data Release Frequency: Quarterly

COAL ASH: Coal Ash Disposal Sites

A listing of facilities with coal ash impoundments.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/07/2022
Date Data Arrived at EDR: 12/07/2022
Date Made Active in Reports: 03/02/2023
Number of Days to Update: 85

Source: Department of Environmental Protection
Telephone: 804-698-4285
Last EDR Contact: 03/10/2023
Next Scheduled EDR Contact: 06/12/2023
Data Release Frequency: Varies

DRYCLEANERS: Drycleaner List

A listing of registered drycleaners.

Date of Government Version: 04/11/2022
Date Data Arrived at EDR: 04/12/2022
Date Made Active in Reports: 04/13/2022
Number of Days to Update: 1

Source: Department of Environmental Quality
Telephone: 804-698-4407
Last EDR Contact: 02/28/2023
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

ENFORCEMENT: Enforcement Actions Data

A listing of enforcement actions.

Date of Government Version: 12/28/2022
Date Data Arrived at EDR: 12/29/2022
Date Made Active in Reports: 03/21/2023
Number of Days to Update: 82

Source: Department of Environmental Quality
Telephone: 804-698-4031
Last EDR Contact: 12/20/2022
Next Scheduled EDR Contact: 04/10/2023
Data Release Frequency: Quarterly

Financial 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: 10/20/2022
Date Data Arrived at EDR: 10/21/2022
Date Made Active in Reports: 01/10/2023
Number of Days to Update: 81

Source: Department of Environmental Quality
Telephone: 804-698-4205
Last EDR Contact: 01/23/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Varies

Financial Assurance 2: Financial Assurance Information listing

Solid waste financial assurance information.

Date of Government Version: 10/24/2022
Date Data Arrived at EDR: 10/26/2022
Date Made Active in Reports: 01/17/2023
Number of Days to Update: 83

Source: Department of Environmental Quality
Telephone: 804-698-4123
Last EDR Contact: 01/23/2023
Next Scheduled EDR Contact: 05/08/2023
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: 12/31/2019
Date Data Arrived at EDR: 01/04/2022
Date Made Active in Reports: 03/21/2022
Number of Days to Update: 76

Source: Department of Environmental Quality
Telephone: 804-698-4159
Last EDR Contact: 03/10/2023
Next Scheduled EDR Contact: 06/26/2023
Data Release Frequency: No Update Planned

UIC: Underground Injection Control Wells

A listing of underground injection controls wells.

Date of Government Version: 10/24/2022
Date Data Arrived at EDR: 10/26/2022
Date Made Active in Reports: 01/17/2023
Number of Days to Update: 83

Source: Department of Mines, Minerals and Energy
Telephone: 276-415-9700
Last EDR Contact: 01/25/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

MINES MRDS: Mineral Resources Data System Mineral Resources Data System

Date of Government Version: 08/23/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 98

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 02/24/2023
Next Scheduled EDR Contact: 06/05/2023
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: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Varies

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: 07/14/2011
Date Data Arrived at EDR: 08/05/2011
Date Made Active in Reports: 09/29/2011
Number of Days to Update: 55

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Semi-Annually

PCS INACTIVE: Listing of Inactive PCS Permits

An inactive permit is a facility that has shut down or is no longer discharging.

Date of Government Version: 11/05/2014
Date Data Arrived at EDR: 01/06/2015
Date Made Active in Reports: 05/06/2015
Number of Days to Update: 120

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
Data Release Frequency: Semi-Annually

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

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: No Update Planned

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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/20/2014
Number of Days to Update: 203

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
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
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/15/2014
Number of Days to Update: 198

Source: Department of Environmental Quality
Telephone: N/A
Last EDR Contact: 06/01/2012
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.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 11/16/2022
Date Data Arrived at EDR: 11/16/2022
Date Made Active in Reports: 02/06/2023
Number of Days to Update: 82

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 02/10/2023
Next Scheduled EDR Contact: 05/22/2023
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 12/28/2022
Next Scheduled EDR Contact: 04/17/2023
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: 01/01/2019
Date Data Arrived at EDR: 10/29/2021
Date Made Active in Reports: 01/19/2022
Number of Days to Update: 82

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 01/27/2023
Next Scheduled EDR Contact: 05/08/2023
Data Release Frequency: Quarterly

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: 01/06/2023
Next Scheduled EDR Contact: 04/24/2023
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: 02/13/2022
Next Scheduled EDR Contact: 05/29/2023
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: 03/06/2023
Next Scheduled EDR Contact: 06/19/2023
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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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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.

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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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

LEACH STREET PARCELS
311 LEACH STREET
FRONT ROYAL, VA 22630

TARGET PROPERTY COORDINATES

Latitude (North):	38.925423 - 38° 55' 31.52"
Longitude (West):	78.178296 - 78° 10' 41.87"
Universal Transverse Mercator:	Zone 17
UTM X (Meters):	744619.9
UTM Y (Meters):	4312079.5
Elevation:	585 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	13907300 FRONT ROYAL, VA
Version Date:	2019

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

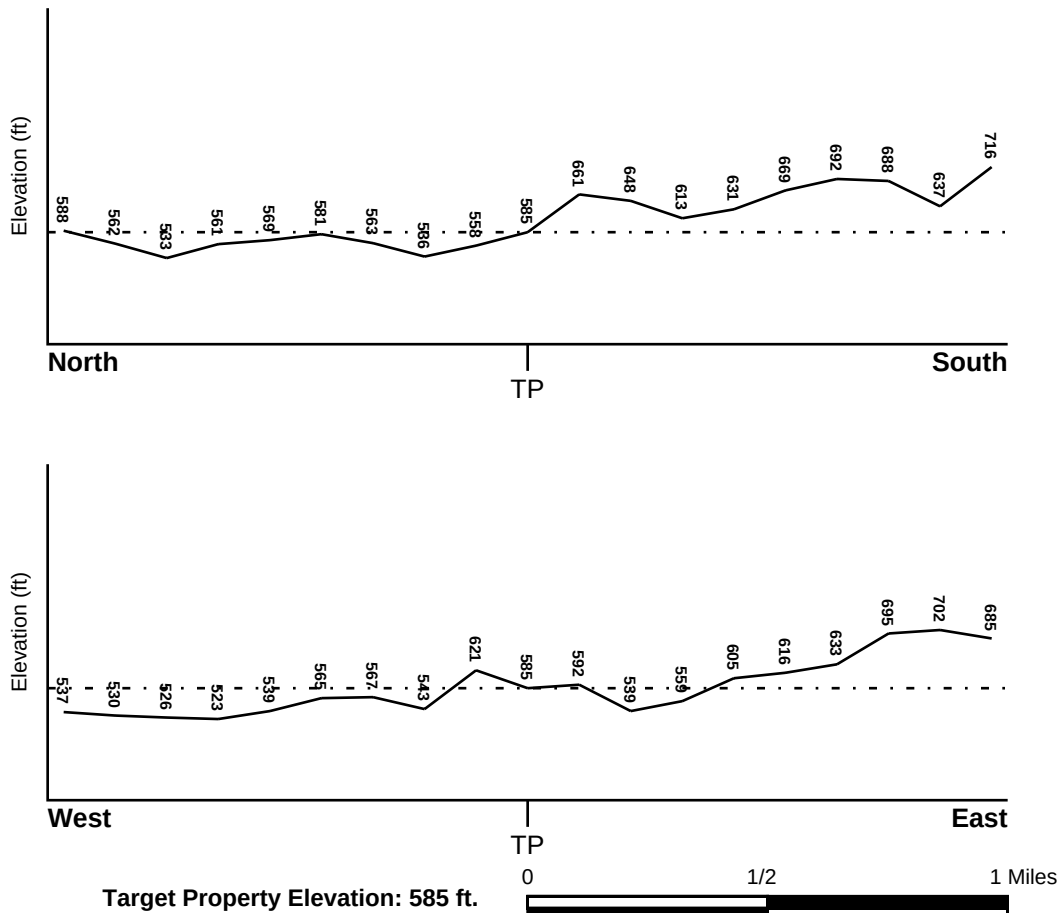
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General North

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' 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.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Flood Plain Panel at Target Property</u>	<u>FEMA Source Type</u>
51187C0116C	FEMA FIRM Flood data
<u>Additional Panels in search area:</u>	<u>FEMA Source Type</u>
51187C0104C	FEMA FIRM Flood data
51187C0108C	FEMA FIRM Flood data
51187C0112C	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
FRONT ROYAL	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data:*

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

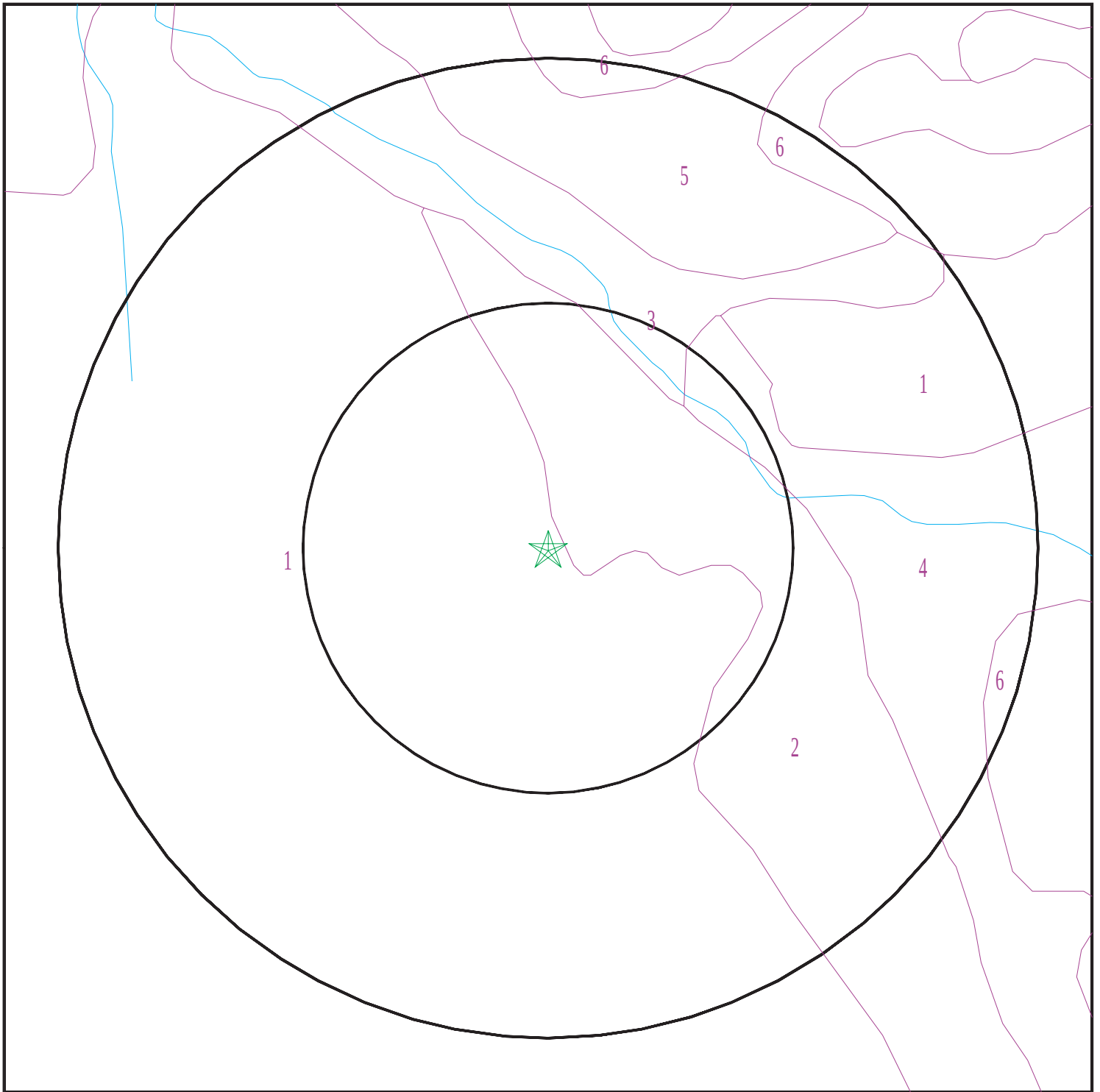
Era:	Precambrian
System:	Precambrian
Series:	Z volcanic rocks
Code:	Zv (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Volcanic Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7286665.2s



- ★ Target Property
- SSURGO Soil
- Water



SITE NAME: Leach Street Parcels
ADDRESS: 311 Leach Street
Front Royal VA 22630
LAT/LONG: 38.925423 / 78.178296

CLIENT: ECS Mid Atlantic, LLC
CONTACT: Allie Popp
INQUIRY #: 7286665.2s
DATE: March 22, 2023 2:19 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Dyke

Soil Surface Texture: loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 14 Min: 4	Max: 6 Min: 4.5
2	9 inches	44 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 14 Min: 4	Max: 6 Min: 4.5
3	44 inches	66 inches	cobbly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 14 Min: 4	Max: 6 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 2

Soil Component Name: Lodi

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	5 inches	11 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	11 inches	40 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
4	40 inches	62 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 3

Soil Component Name: Chagrin

Soil Surface Texture: fine sandy loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 153 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	9 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 7.3 Min: 5.6
2	9 inches	37 inches	fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 7.3 Min: 5.6
3	37 inches	59 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 7.3 Min: 5.6

Soil Map ID: 4

Soil Component Name: Hawksbill

Soil Surface Texture: cobbly loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	cobbly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 4	Max: 7.3 Min: 5.6
2	5 inches	25 inches	gravelly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 4	Max: 7.3 Min: 5.6
3	25 inches	46 inches	very cobbly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 4	Max: 7.3 Min: 5.6
4	46 inches	59 inches	very cobbly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Gravels, Gravels with fines, Clayey Gravel	Max: 42 Min: 4	Max: 7.3 Min: 5.6

Soil Map ID: 5

Soil Component Name: Unison

Soil Surface Texture: cobbly loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: High

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	7 inches	cobbly loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 42 Min: 4	Max: 6 Min: 4.5
2	7 inches	38 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 42 Min: 4	Max: 6 Min: 4.5
3	38 inches	59 inches	cobbly clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 42 Min: 4	Max: 6 Min: 4.5

Soil Map ID: 6

Soil Component Name: Lodi

Soil Surface Texture: silt loam

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	5 inches	silt loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
2	5 inches	11 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
3	11 inches	40 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5
4	40 inches	62 inches	clay	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 14 Min: 4	Max: 5.5 Min: 4.5

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

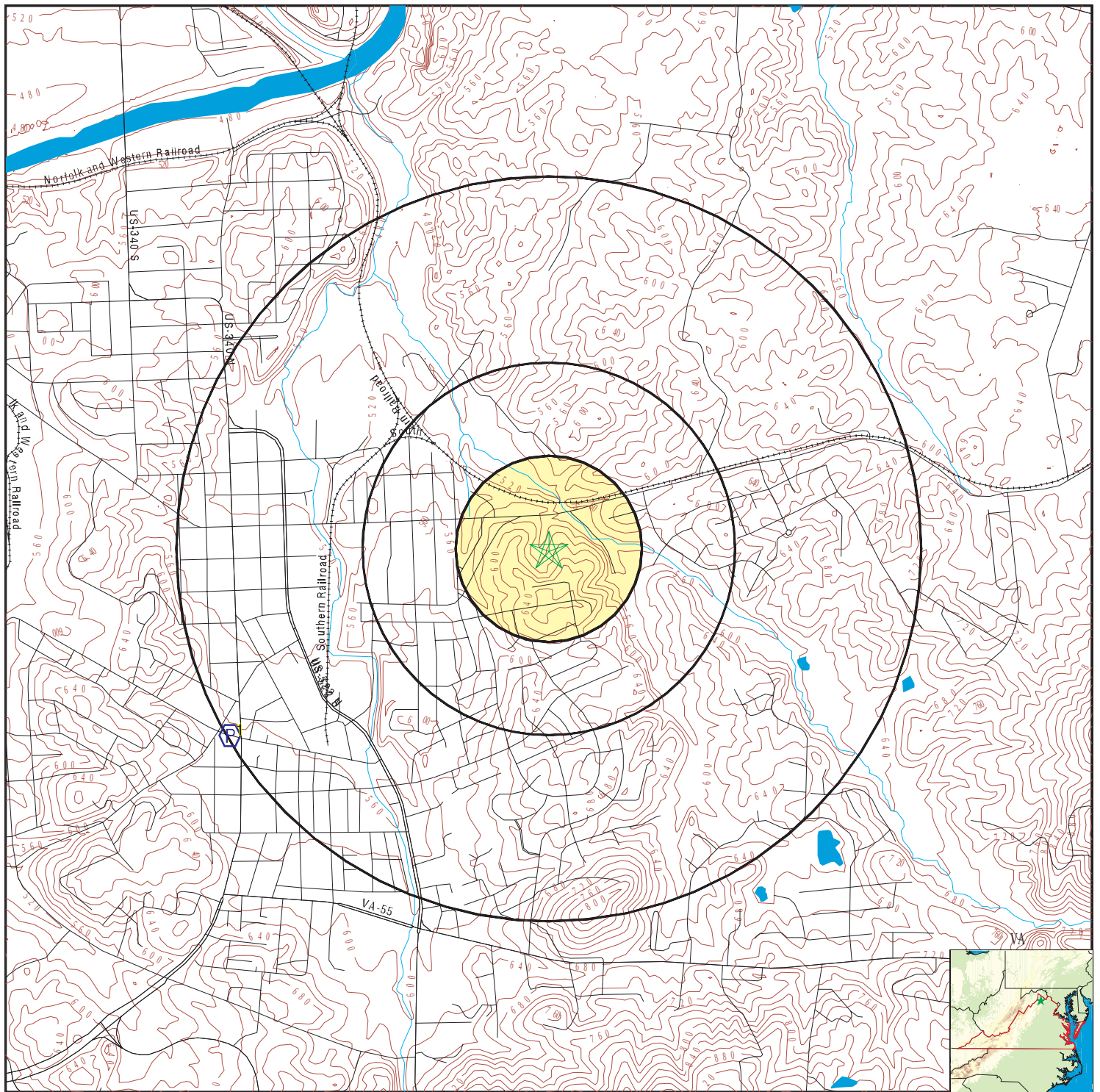
MAP ID	WELL ID	LOCATION FROM TP
1	VA2043920	1/2 - 1 Mile WSW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
No Wells Found		

PHYSICAL SETTING SOURCE MAP - 7286665.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells

SITE NAME: Leach Street Parcels
 ADDRESS: 311 Leach Street
 Front Royal VA 22630
 LAT/LONG: 38.925423 / 78.178296

CLIENT: ECS Mid Atlantic, LLC
 CONTACT: Allie Popp
 INQUIRY #: 7286665.2s
 DATE: March 22, 2023 2:19 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1
WSW
1/2 - 1 Mile
Lower

FRDS PWS VA2043920

Epa region:	03	State:	VA
Pwsid:	VA2043920	Pwsname:	SHENANDOAH FARMS
Cityserved:	Not Reported	Stateserved:	VA
Ziperved:	Not Reported	Fipscounty:	51043
Status:	Closed	Retpopsrvd:	25
Pwssvconn:	1	Psource longname:	Groundwater
Pwstype:	TNCWS	Owner:	unknown
Contact:	SHENANDOAH FARMS	Contactorgname:	Not Reported
Contactphone:	703-837-2068	Contactaddress1:	Not Reported
Contactaddress2:	NANCY WHITEHOUSE-RT 3 BOX 498		
Contactcity:	FRONT ROYAL	Contactstate:	VA
Contactzip:	22630	Pwsactivitycode:	I
Pwsid:	VA2043920	Facid:	1T
Facname:	DRILLED WELL	Factype:	Treatment_plant
Facactivitycode:	I	Trtobjective:	disinfection
Trtprocess:	chlorination (frds-1.5)	Factypecode:	TP
PWS ID:	VA2043920	PWS type:	Not Reported
PWS name:	Not Reported	PWS address:	Not Reported
PWS city:	Not Reported	PWS state:	Not Reported
PWS zip:	Not Reported	PWS ID:	VA2043920
Activity status:	Active	Date system activated:	7706
Date system deactivated:	Not Reported	Retail population:	00000025
System name:	SHENANDOAH FARMS	System address:	Not Reported
System address:	NANCY WHITEHOUSE-RT 3 BOX 498		
System city:	FRONT ROYAL	System state:	VA
System zip:	22630		
County FIPS:	043	City served:	CLARKE
Latitude:	385505	Longitude:	0781140
Latitude:	390105	Longitude:	0780220

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

EPA Region 3 Statistical Summary Readings for Zip Code: 22630

Number of sites tested: 224.

Maximum Radon Level: 73.9 pCi/L.

Minimum Radon Level: 0.2 pCi/L.

pCi/L <4	pCi/L 4-10	pCi/L 10-20	pCi/L 20-50	pCi/L 50-100	pCi/L >100
135 (60.27%)	60 (26.79%)	17 (7.59%)	10 (4.46%)	2 (0.89%)	0 (0.00%)

Federal EPA Radon Zone for WARREN County: 1

Note: Zone 1 indoor average level > 4 pCi/L.

: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.

: Zone 3 indoor average level < 2 pCi/L.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map

Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

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.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Virginia Public Water Supplies

Source: Department of Health, Office of Water Programs

Telephone: 804-786-1756

OTHER STATE DATABASE INFORMATION

Virginia Oil and Gas Wells

Source: Department of Mines, Minerals and Energy

Telephone: 804-692-3200

A listing of oil and gas well locations.

RADON

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRRA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

EPA Region 3 Statistical Summary Readings

Source: Region 3 EPA

Telephone: 215-814-2082

Radon readings for Delaware, D.C., Maryland, Pennsylvania, Virginia and West Virginia.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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Appendix IV: Historical Research Documentation



Leach Street Parcels

311 Leach Street

Front Royal, VA 22630

Inquiry Number: 7286665.8

March 23, 2023

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

03/23/23

Site Name:

Leach Street Parcels
311 Leach Street
Front Royal, VA 22630
EDR Inquiry # 7286665.8

Client Name:

ECS Mid Atlantic, LLC
14026 Thunderbolt Place
Chantilly, VA 20151
Contact: Allie Popp



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2018	1"=500'	Flight Year: 2018	USDA/NAIP
2014	1"=500'	Flight Year: 2014	USDA/NAIP
2011	1"=500'	Flight Year: 2011	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2000	1"=500'	Flight Date: March 26, 2000	USGS
1997	1"=500'	Acquisition Date: January 01, 1997	USGS/DOQQ
1991	1"=500'	Flight Date: April 03, 1991	USGS
1984	1"=500'	Flight Date: April 11, 1984	USDA
1982	1"=500'	Flight Date: April 15, 1982	USGS
1977	1"=500'	Flight Date: March 22, 1977	USGS
1972	1"=500'	Flight Date: April 17, 1972	USGS
1964	1"=500'	Flight Date: April 10, 1964	USGS
1960	1"=500'	Flight Date: November 08, 1960	USGS
1945	1"=500'	Flight Date: March 09, 1945	USGS

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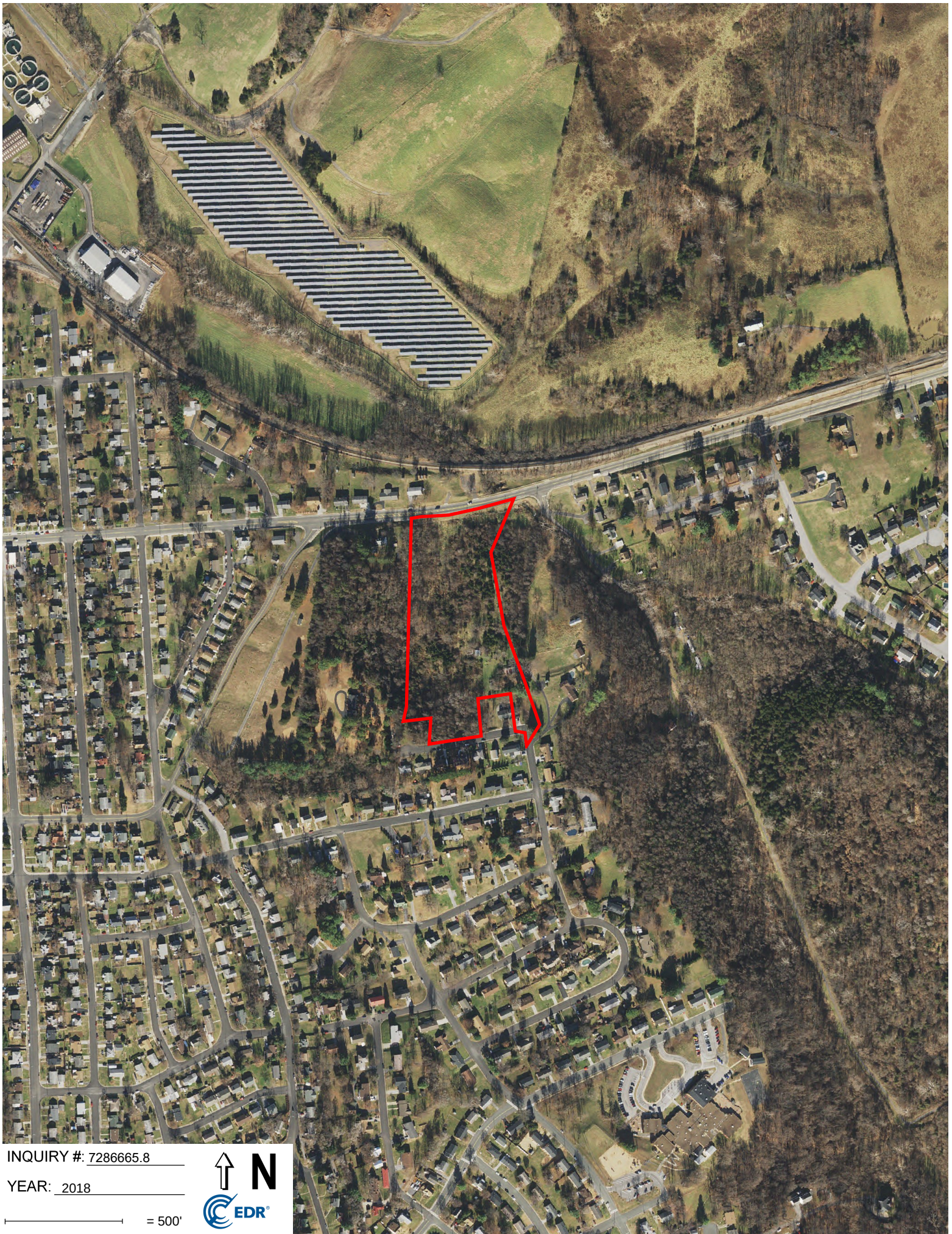
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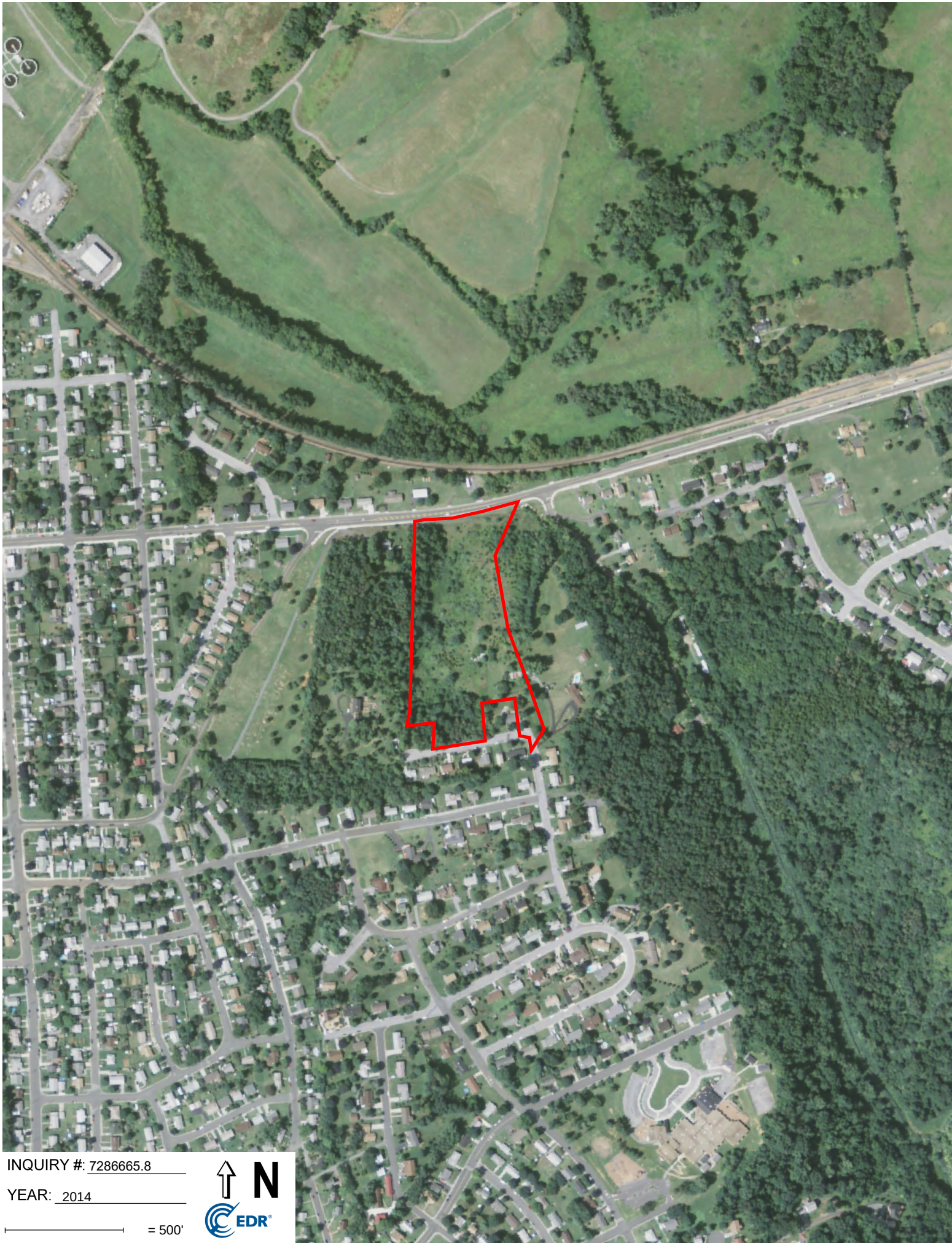


INQUIRY #: 7286665.8

YEAR: 2018

1" = 500'





INQUIRY #: 7286665.8

YEAR: 2014

 = 500'





INQUIRY #: 7286665.8

YEAR: 2011

— = 500'





INQUIRY #: 7286665.8

YEAR: 2005

— 500'





INQUIRY #: 7286665.8

YEAR: 2000

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 7286665.8

YEAR: 1997

— = 500'





INQUIRY #: 7286665.8

YEAR: 1991

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 7286665.8

YEAR: 1984

500'





INQUIRY #: 7286665.8

YEAR: 1982

 = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 7286665.8

YEAR: 1977

 = 500'





INQUIRY #: 7286665.8

YEAR: 1972

 = 500'





INQUIRY #: 7286665.8

YEAR: 1964

 = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



INQUIRY #: 7286665.8

YEAR: 1960

— = 500'





INQUIRY #: 7286665.8

YEAR: 1945

— = 500'



Subject boundary not shown because it exceeds image extent or image is not georeferenced.



Leach Street Parcels

311 Leach Street

Front Royal, VA 22630

Inquiry Number: 7286665.3

March 22, 2023

Certified Sanborn® Map Report



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

03/22/23

Site Name:

Leach Street Parcels
311 Leach Street
Front Royal, VA 22630
EDR Inquiry # 7286665.3

Client Name:

ECS Mid Atlantic, LLC
14026 Thunderbolt Place
Chantilly, VA 20151
Contact: Allie Popp



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Certification # A2EB-4BFE-975C
PO # 47 16469
Project Leach Street Parcels

UNMAPED PROPERTY

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Sanborn® Library search results

Certification #: A2EB-4BFE-975C

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

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Leach Street Parcels

311 Leach Street

Front Royal, VA 22630

Inquiry Number: 7286665.4

March 22, 2023

EDR Historical Topo Map Report

with QuadMatch™



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Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

03/22/23

Site Name:

Leach Street Parcels
311 Leach Street
Front Royal, VA 22630
EDR Inquiry # 7286665.4

Client Name:

ECS Mid Atlantic, LLC
14026 Thunderbolt Place
Chantilly, VA 20151
Contact: Allie Popp



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Search Results:**Coordinates:**

P.O.#	47 16469	Latitude:	38.925423 38° 55' 32" North
Project:	Leach Street Parcels	Longitude:	-78.178296 -78° 10' 42" West
		UTM Zone:	Zone 17 North
		UTM X Meters:	744613.61
		UTM Y Meters:	4312286.98
		Elevation:	581.32' above sea level

Maps Provided:

2019	1944
2016	1939
2013	1905
1994	1893
1986	
1978	
1972	
1967	

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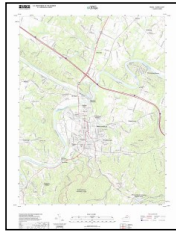
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Topo Sheet Key

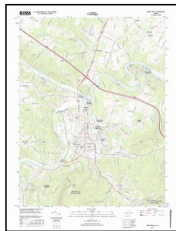
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2019 Source Sheets



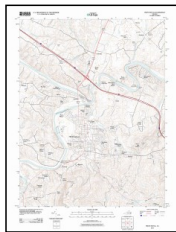
Front Royal
2019
7.5-minute, 24000

2016 Source Sheets



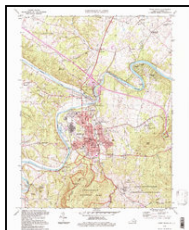
Front Royal
2016
7.5-minute, 24000

2013 Source Sheets



Front Royal
2013
7.5-minute, 24000

1994 Source Sheets



Front Royal
1994
7.5-minute, 24000
Aerial Photo Revised 1982

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1986 Source Sheets



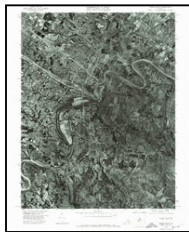
Front Royal
1986
7.5-minute, 24000
Aerial Photo Revised 1982

1978 Source Sheets



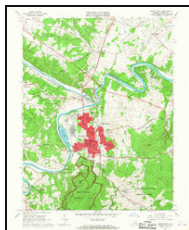
Front Royal
1978
7.5-minute, 24000
Aerial Photo Revised 1977

1972 Source Sheets



Front Royal
1972
7.5-minute, 24000
Aerial Photo Revised 1972

1967 Source Sheets

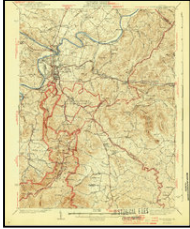


Front Royal
1967
7.5-minute, 24000
Aerial Photo Revised 1964

Topo Sheet Key

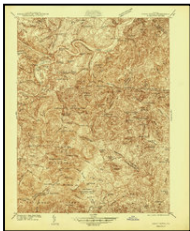
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1944 Source Sheets



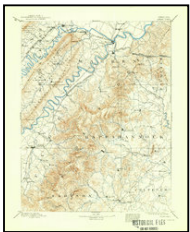
Front Royal
1944
15-minute, 62500

1939 Source Sheets



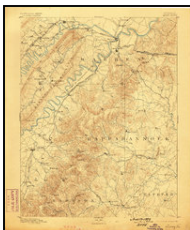
Front Royal
1939
15-minute, 48000

1905 Source Sheets

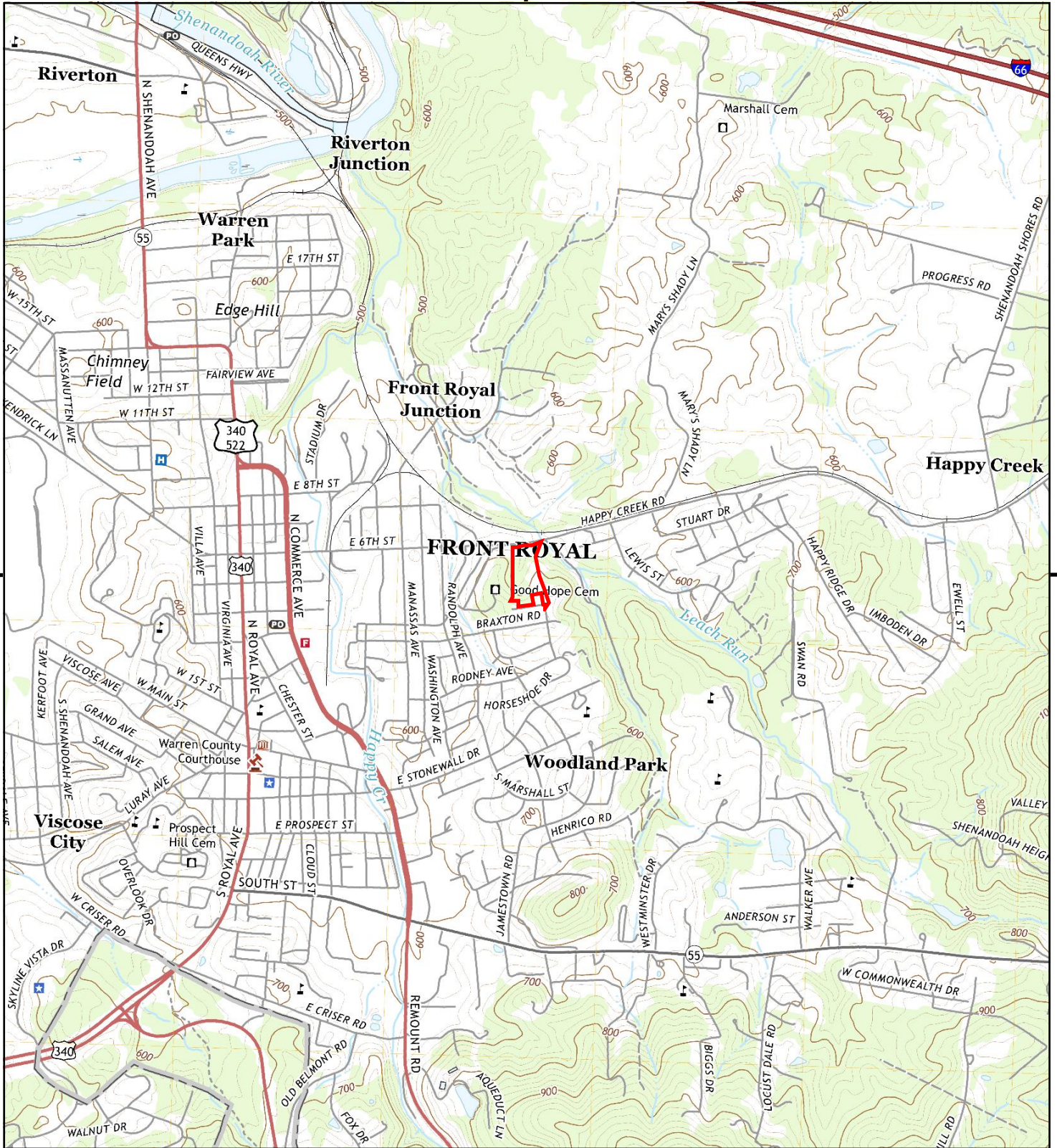


Luray
1905
30-minute, 125000

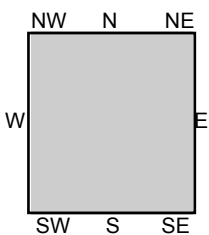
1893 Source Sheets



Luray
1893
30-minute, 125000



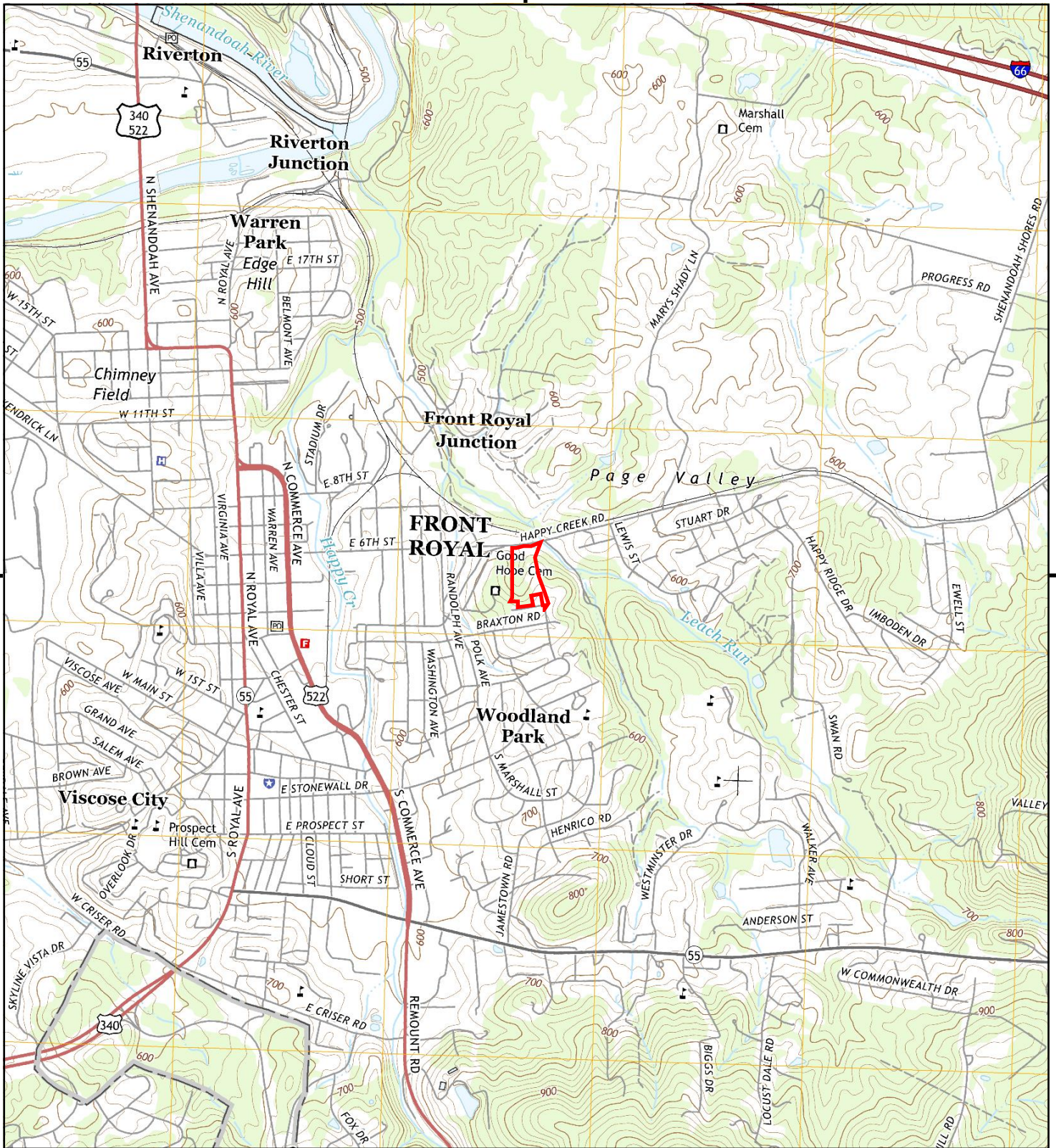
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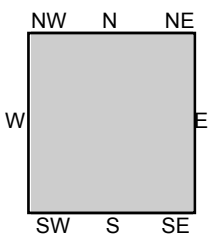
TP, Front Royal, 2019, 7.5-minute

SITE NAME: Leach Street Parcels
 ADDRESS: 311 Leach Street
 Front Royal, VA 22630
 CLIENT: ECS Mid Atlantic, LLC





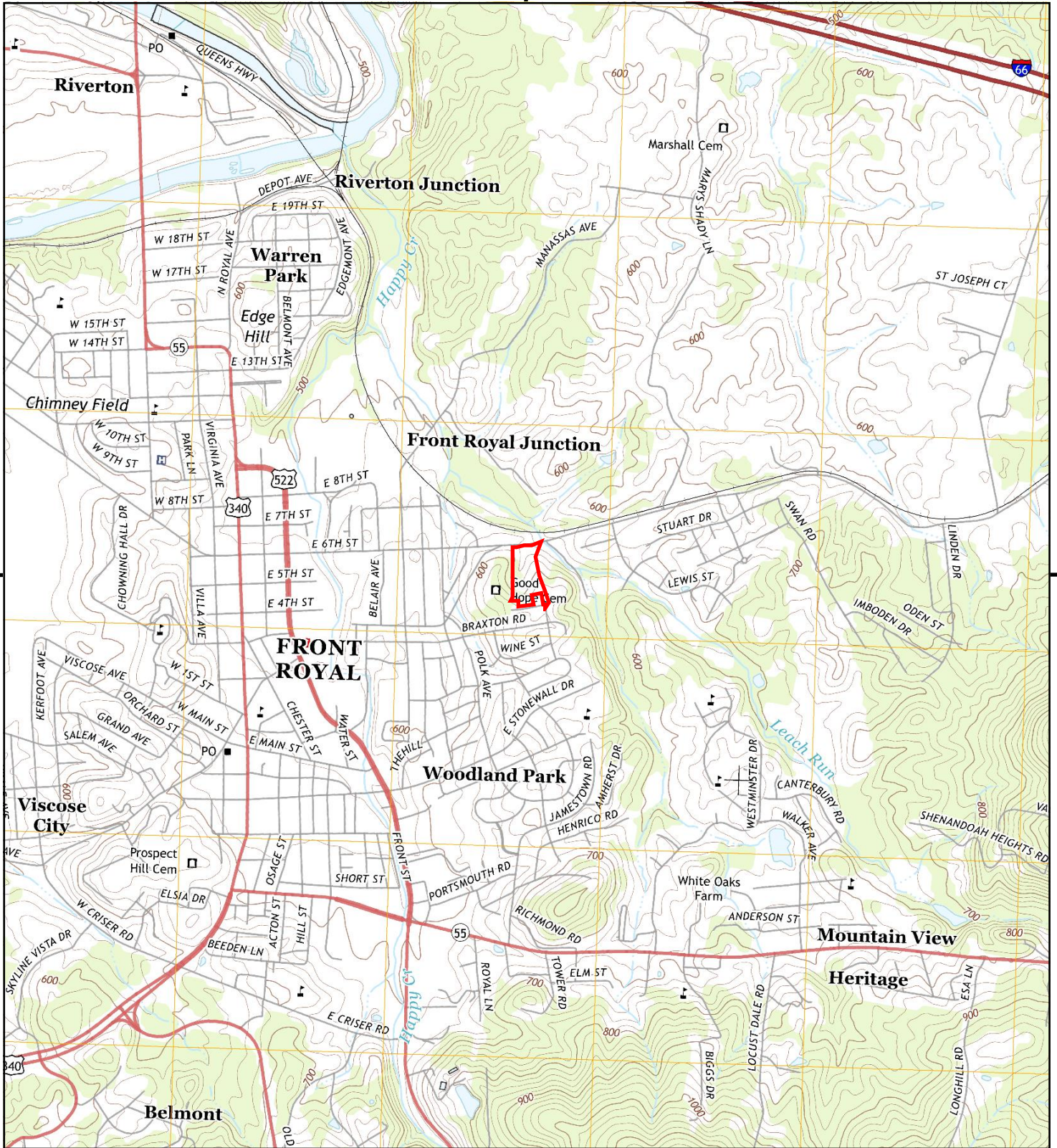
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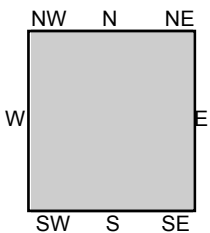
TP, Front Royal, 2016, 7.5-minute

SITE NAME: Leach Street Parcels
 ADDRESS: 311 Leach Street
 Front Royal, VA 22630
 CLIENT: ECS Mid Atlantic, LLC





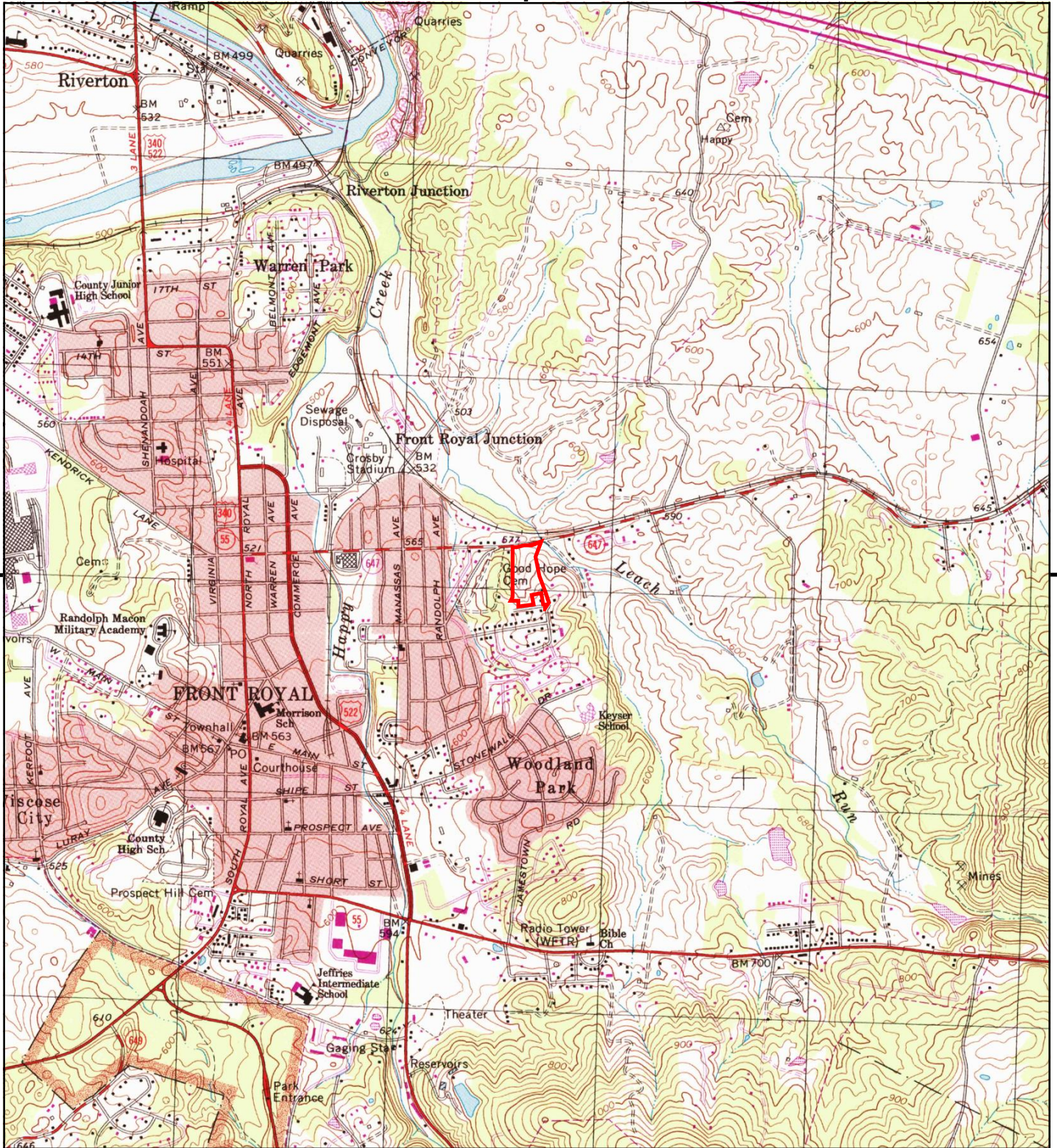
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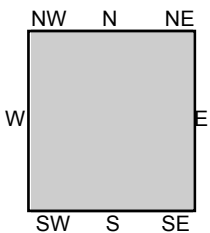
TP, Front Royal, 2013, 7.5-minute

SITE NAME: Leach Street Parcels
 ADDRESS: 311 Leach Street
 Front Royal, VA 22630
 CLIENT: ECS Mid Atlantic, LLC





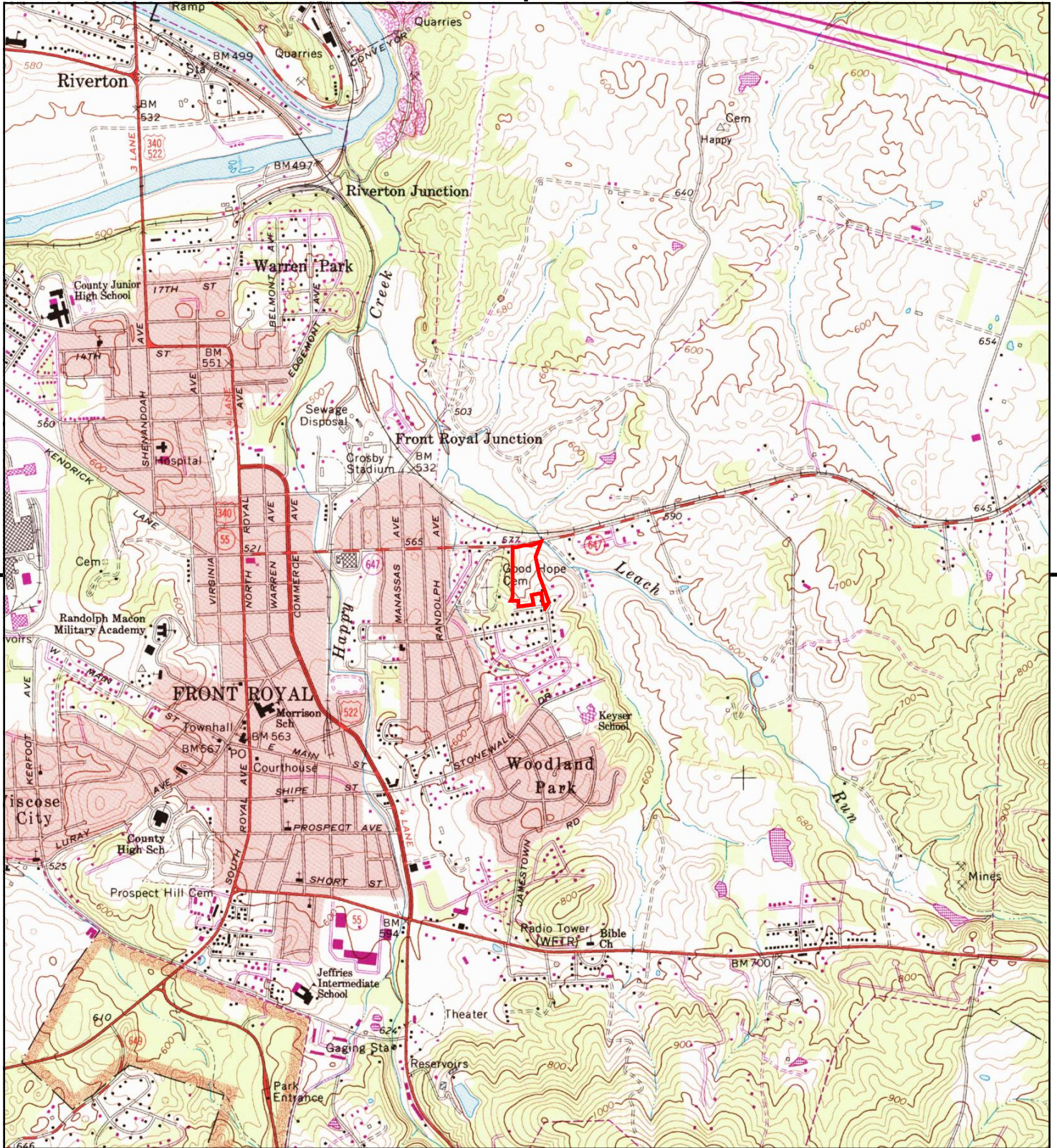
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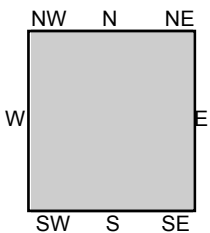
TP, Front Royal, 1994, 7.5-minute

SITE NAME: Leach Street Parcels
ADDRESS: 311 Leach Street
Front Royal, VA 22630
CLIENT: ECS Mid Atlantic, LLC





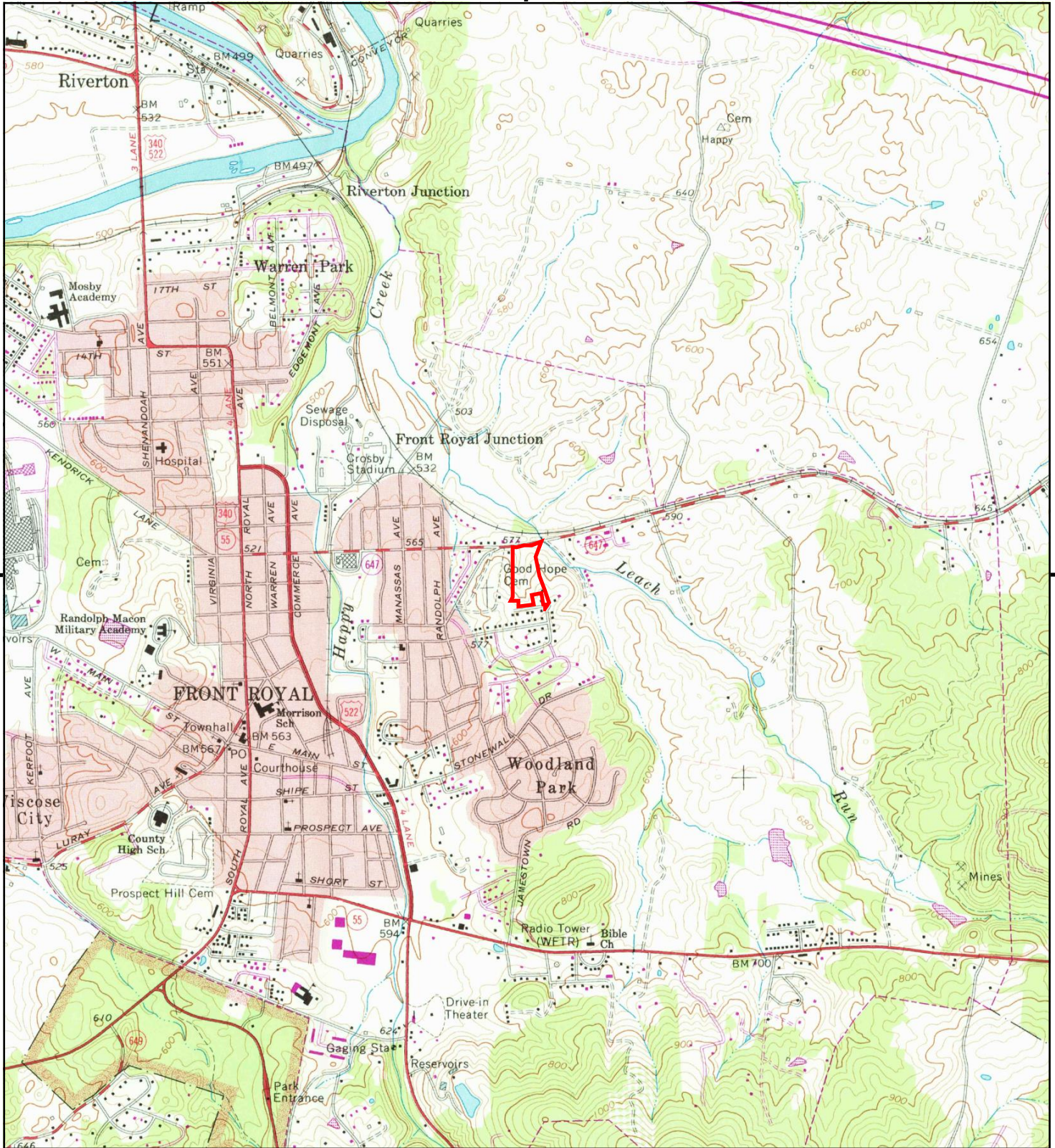
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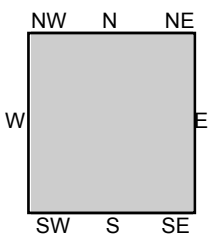
TP, Front Royal, 1986, 7.5-minute

SITE NAME: Leach Street Parcels
ADDRESS: 311 Leach Street
Front Royal, VA 22630
CLIENT: ECS Mid Atlantic, LLC





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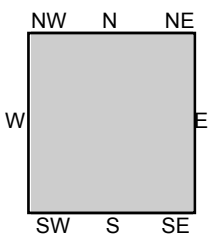
TP, Front Royal, 1978, 7.5-minute

SITE NAME: Leach Street Parcels
 ADDRESS: 311 Leach Street
 Front Royal, VA 22630
 CLIENT: ECS Mid Atlantic, LLC





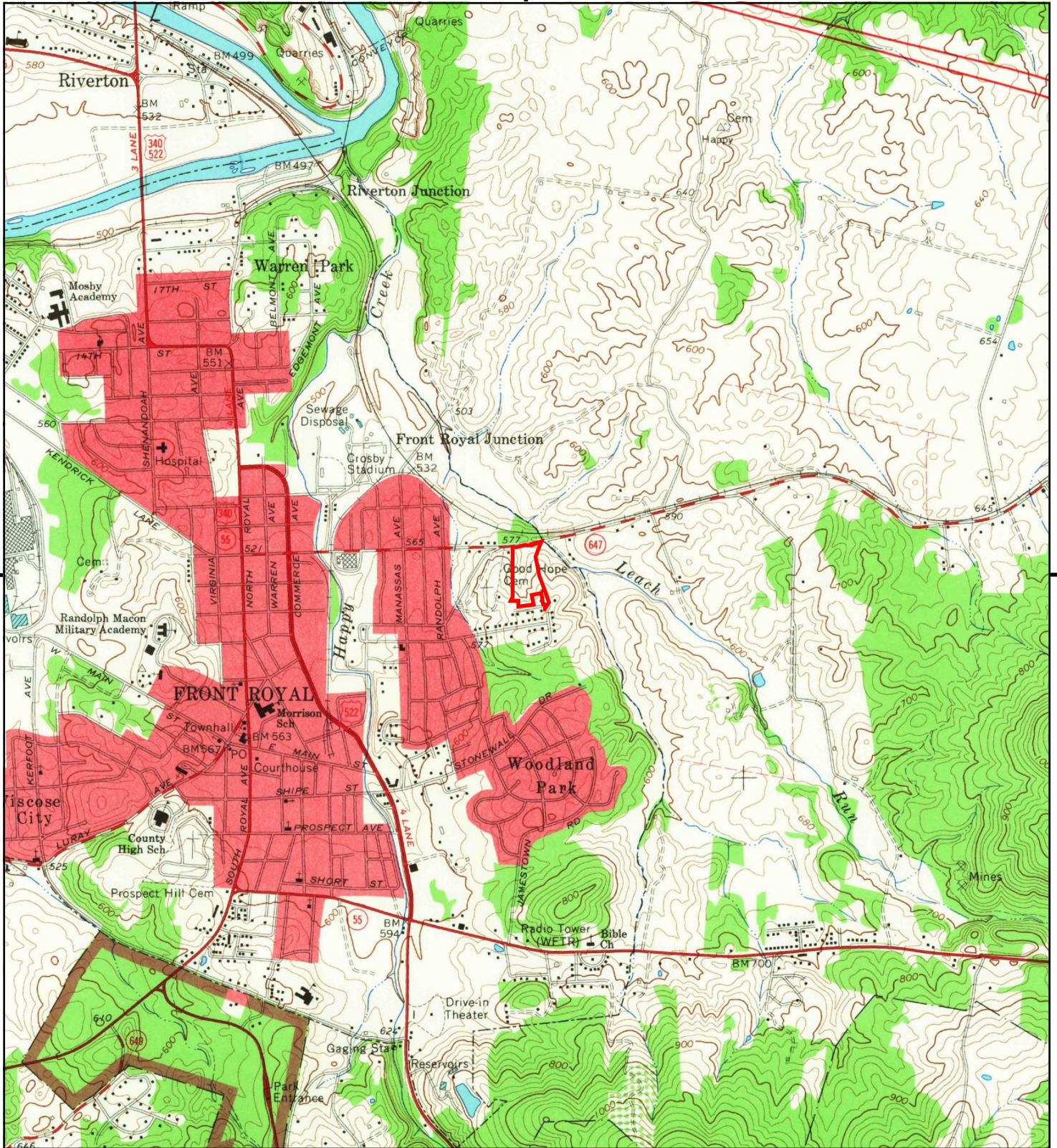
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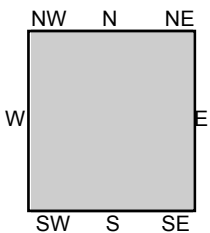
TP, Front Royal, 1972, 7.5-minute

SITE NAME: Leach Street Parcels
 ADDRESS: 311 Leach Street
 Front Royal, VA 22630
 CLIENT: ECS Mid Atlantic, LLC





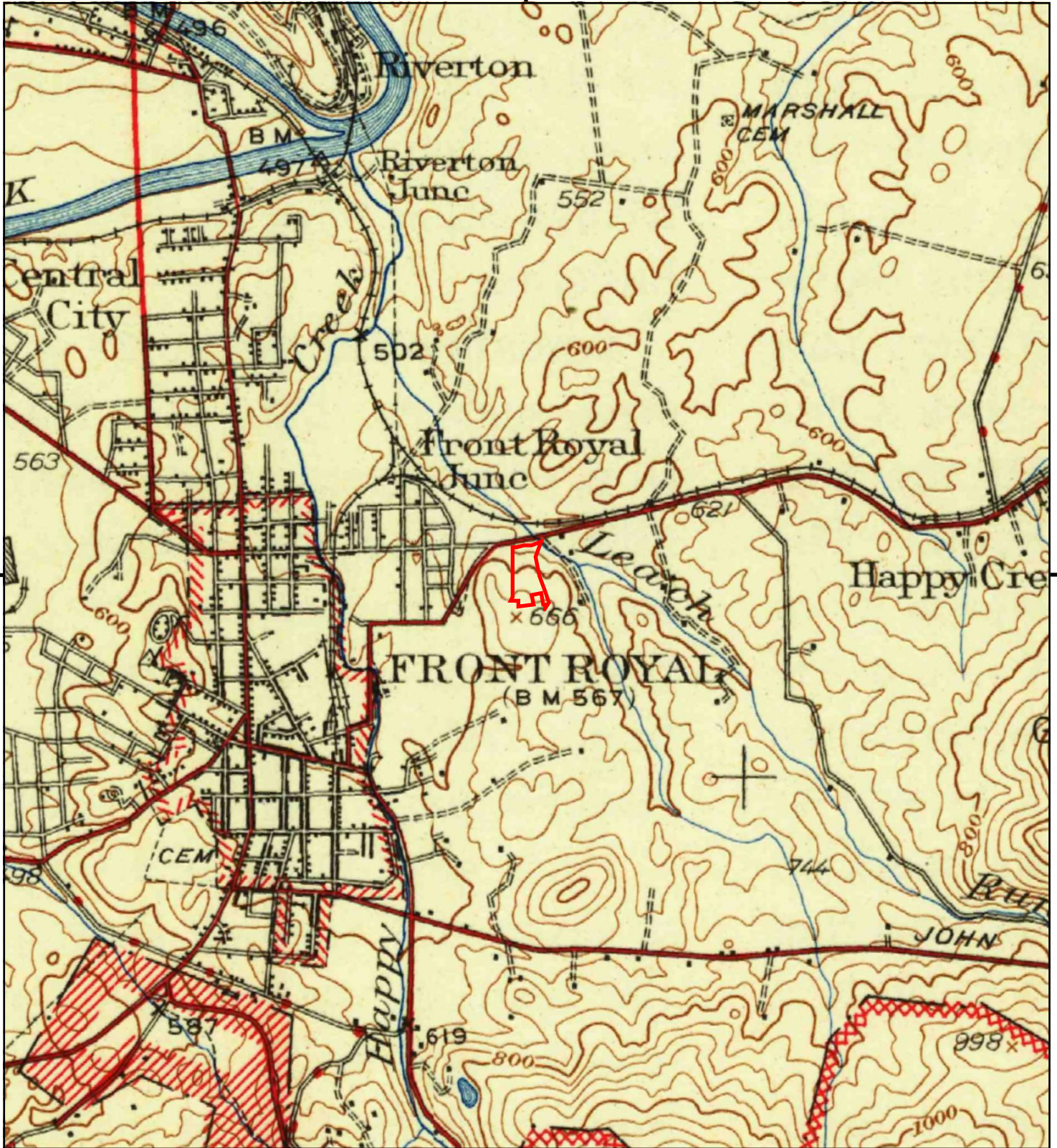
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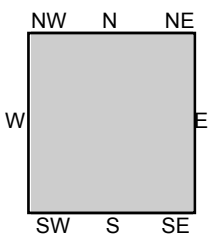
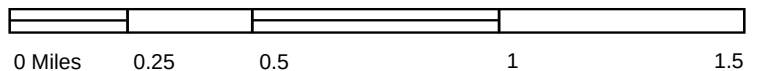
TP, Front Royal, 1967, 7.5-minute

SITE NAME: Leach Street Parcels
ADDRESS: 311 Leach Street
Front Royal, VA 22630
CLIENT: ECS Mid Atlantic, LLC





This report includes information from the following map sheet(s).



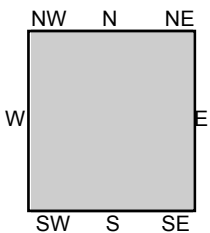
TP, Front Royal, 1944, 15-minute

SITE NAME: Leach Street Parcels
 ADDRESS: 311 Leach Street
 Front Royal, VA 22630
 CLIENT: ECS Mid Atlantic, LLC





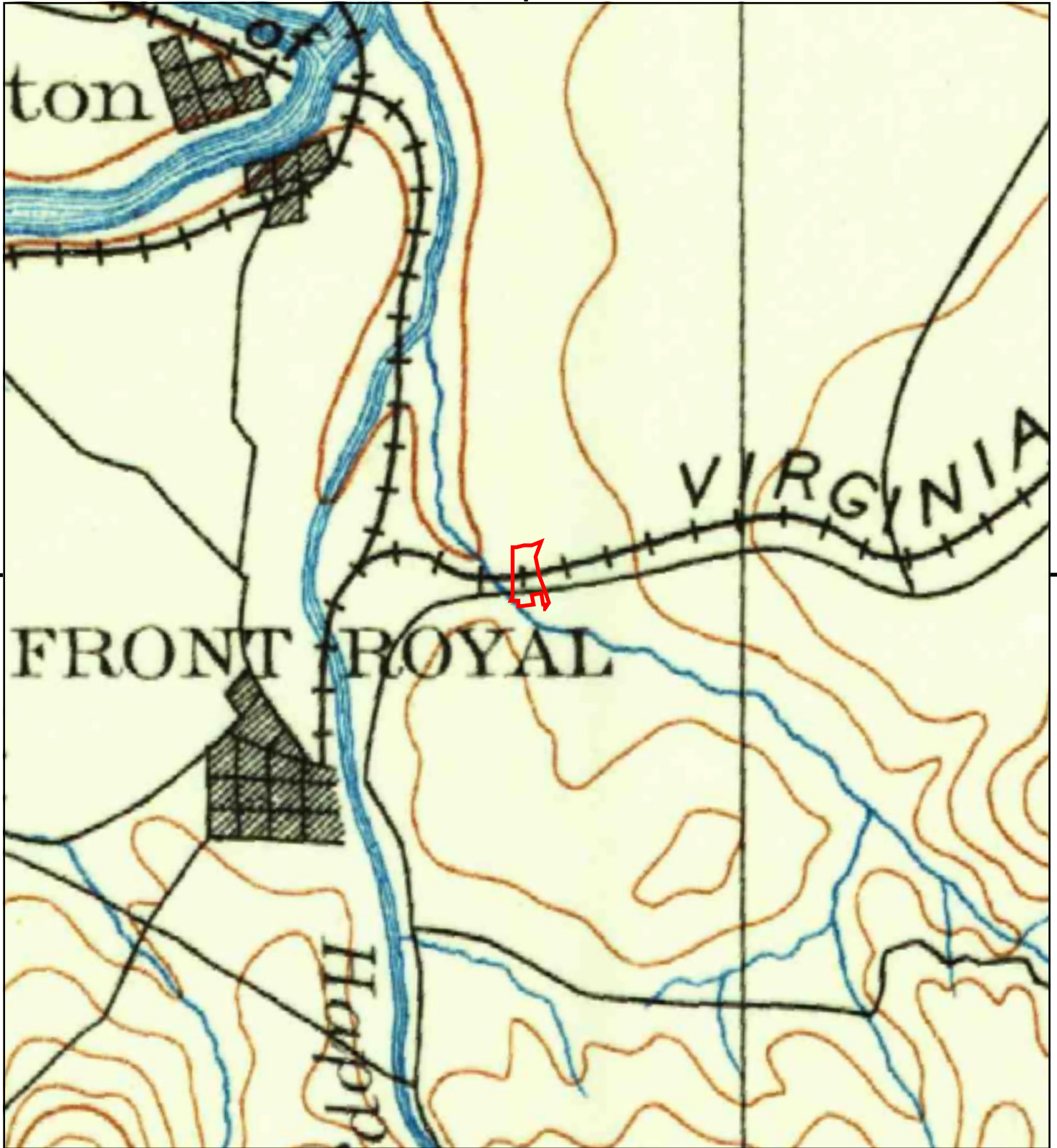
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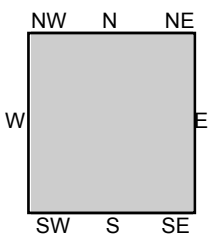
TP, Front Royal, 1939, 15-minute

SITE NAME: Leach Street Parcels
 ADDRESS: 311 Leach Street
 Front Royal, VA 22630
 CLIENT: ECS Mid Atlantic, LLC





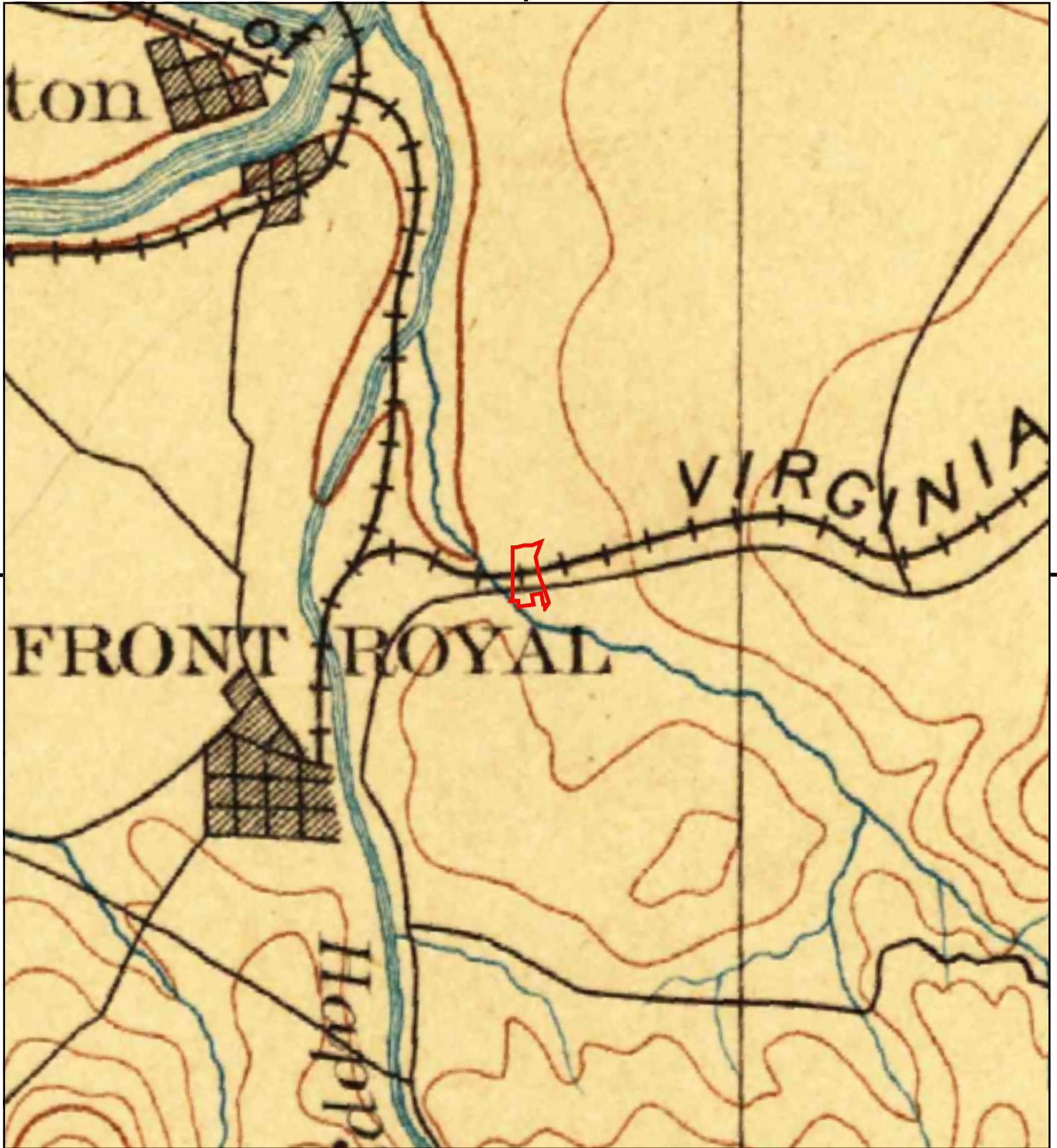
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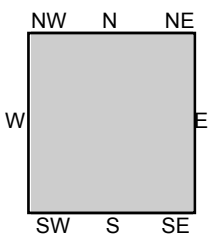
TP, Luray, 1905, 30-minute

SITE NAME: Leach Street Parcels
 ADDRESS: 311 Leach Street
 Front Royal, VA 22630
 CLIENT: ECS Mid Atlantic, LLC





This report includes information from the following map sheet(s).



TP, Luray, 1893, 30-minute

SITE NAME: Leach Street Parcels
 ADDRESS: 311 Leach Street
 Front Royal, VA 22630
 CLIENT: ECS Mid Atlantic, LLC



Leach Street Parcels

311 Leach Street
Front Royal, VA 22630

Inquiry Number: 7286665.5
March 24, 2023

The EDR-City Directory Image Report

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SECTION

Executive Summary

Findings

City Directory Images

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DESCRIPTION

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RECORD SOURCES

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<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2020	☒	☒	EDR Digital Archive
2017	☒	☒	Cole Information
2014	☒	☒	Cole Information
2010	☒	☒	Cole Information
2005	☒	☒	Cole Information
2000	☒	☒	Cole Information
1995	☒	☒	Cole Information
1992	☒	☒	Cole Information
1988	☒	☐	POLK DIRECTORY CO
1983	☒	☐	POLK DIRECTORY CO
1978	☒	☐	Hill Directory Co
1973	☒	☐	Hill Directory Co
1968	☒	☐	Hill Directory Co
1964	☒	☐	Hill Directory Co
1961	☒	☐	Hill Directory Co

FINDINGS

TARGET PROPERTY STREET

311 Leach Street
Front Royal, VA 22630

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

LEACH ST

2020	pg A2	EDR Digital Archive
2017	pg A4	Cole Information
2014	pg A6	Cole Information
2010	pg A8	Cole Information
2005	pg A10	Cole Information
2000	pg A12	Cole Information
1995	pg A14	Cole Information
1992	pg A16	Cole Information
1988	pg A18	POLK DIRECTORY CO
1988	pg A19	POLK DIRECTORY CO
1983	pg A21	POLK DIRECTORY CO
1983	pg A22	POLK DIRECTORY CO
1978	pg A24	Hill Directory Co
1973	pg A26	Hill Directory Co
1968	pg A28	Hill Directory Co
1964	pg A30	Hill Directory Co
1961	pg A31	Hill Directory Co

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

HAPPY CREEK RD

2020	pg. A1	EDR Digital Archive	
2017	pg. A3	Cole Information	
2014	pg. A5	Cole Information	
2010	pg. A7	Cole Information	
2005	pg. A9	Cole Information	
2000	pg. A11	Cole Information	
1995	pg. A13	Cole Information	
1992	pg. A15	Cole Information	
1988	pg. A17	POLK DIRECTORY CO	
1983	pg. A20	POLK DIRECTORY CO	
1978	pg. A23	Hill Directory Co	
1973	pg. A25	Hill Directory Co	
1968	pg. A27	Hill Directory Co	
1964	pg. A29	Hill Directory Co	
1961	-	Hill Directory Co	Target and Adjoining not listed in Source

City Directory Images

HAPPY CREEK RD 2020

809	Elaine Kinsey
	Jennifer Mulligan
	William Kinsey
811	Jessica McGreevy
	Joseph McGreevy
835	Tony Jewell
843	Amy Dolly-Kibler
	Ashleigh Dolly
	Jason Kibler
851	Christopher Patton
	Karen Patton
	Sharen Patton
901	Lynda Turner
902	Barbara Sealock
907	Christopher Gousse
	Deborah Gousse

LEACH ST 2020

210	Dora Perez
213	Dylan Hamman
	Joshua Frame
	Tracy Hamman
225	Tammy Johnson
231	Bradley Case
	Mary Case
301	Bryan Tevalt
	Debra Johnston
	Vanessa Johnston
	Vanessa Tevalt
303	Phan Grandy
	William Grandy
309	Amanda Alexander
	Amanda Nicholson
	David Nicholson
	Edward Alexander
	Tina Alexander

HAPPY CREEK RD 2017

809	HIRSCHBERG, PETER D
811	MCGREEVY, JOSEPH D
835	JEWELL, TONY G
843	KIBLER, JASON D
851	PATTON, CHRISTOPHER M
901	TURNER, LYNDA E
902	SEALOCK, BARBARA B
907	GOISSE, CHRIS A

LEACH ST 2017

210	PEREZ, NOE
213	MILLER, JACOB M
225	JOHNSON, BRAD A
231	CASE, BRADLEY K
301	TEVALT, BRYAN B
303	GRANDY, WILLIAM R
309	NICHOLSON, DAVID

HAPPY CREEK RD 2014

801	WILLIAMS, JOHN V
809	FRANKEL, DAWN
811	MCGREEVY, JOSEPH D
835	JEWELL, TONY G
843	DOLLY, ASHLEIGH
	KIBLER, JASON D
851	PATTON, CHRISTOPHER M
901	TURNER, BERKLEY W
902	SEALOCK, BARBARA B
907	GOISSE, CHRIS A

LEACH ST 2014

209	RICKARD, ROBERT E
210	VIDALON, RICHARD
213	OCCUPANT UNKNOWN,
225	JOHNSON, BRAD A
231	CASE, BRADLEY K
301	OCCUPANT UNKNOWN,
303	GRANDY, WILLIAM R
309	FALSONE, ROBERT S

HAPPY CREEK RD 2010

809	KINSEY, WILLIAM L
811	MCGREEVY, JOSEPH D
843	KIBLER, JASON D
851	PATTEN, ARTHUR M
901	TURNER, BERKLEY W
902	SEALOCK, BARBARA B
907	GOISSE, CHRIS A

LEACH ST 2010

209	RICKARD, ROBERT E
210	PEREZ, FREDY
213	FRAME TRUCKING
	FRAME, ROGER D
218	HAMILTON, ELAINE C
225	JOHNSON, BRAD A
231	CASE, BRADLEY K
301	LAMBERT, LINDA M
303	GRANDY, WILLIAM R
309	FALSONE, ROBERT S

HAPPY CREEK RD 2005

801	SHIPMAN, JAMES C
811	MCGREEVY, ANNA L
835	JEWELL, TONY R
843	KIBLER, JASON
901	TURNER, BERKLEY W
907	GOISSE, CHRIS A

LEACH ST 2005

209	RICKARD, ROBERT E
210	HARTLEY, HELEN H
213	FRAME, ROGER D
218	HAMILTON, ELAINE C
225	JOHNSON, BRAD A
231	CASE, BRADLEY K
301	BENTLEY, DEBRA
303	GRANDY, PHAN N
309	FALSONE, ROBERT S

HAPPY CREEK RD 2000

801	CARTER, LORETTA A
809	FLETCHER, FRANCIS
811	MCGREEVY, JOSEPH N
901	TURNER, BERKLEY W
902	SEALOCK, MEREDIT

LEACH ST 2000

209	RICKARDS MASONRY COMPANY INCORPORATED
210	HARTLEY, HELEN H
225	JOHNSON, BRAD
231	CASE, REBECCA N
309	NICEWARNER, THOMAS L
311	LEADMAN, CHARLES E

HAPPY CREEK RD 1995

801	PINGLEY, BILLY J
809	FLETCHER, FRANCIS
811	MCGREEVY, JOSEPH N
901	TURNER, BERKLEY W
902	SEALOCK, M
907	ALEXANDER, MAFIE

LEACH ST 1995

209	RICKARD, ROBERT E
	RICKARDS MASONRY CO
210	HARTLEY, HELEN H
213	OCCUPANT UNKNOWNN
231	CASE, FRED L
303	FOGLE, DAVID L
309	NICEWARNER, THOMAS L JR
311	LEADMAN, CHARLES E

HAPPY CREEK RD 1992

801	GREEN, ROBERTA E
809	FLETCHER, FRANCIS
851	BREEDEN, JUANITA
901	TURNER, BERKLEY W
902	SEALOCK, M
907	ALEXANDER, MAFIE

LEACH ST 1992

209	RICKARD, ROBERT E
210	HARTLEY, HELEN H
213	COMPTON, ROY L
231	CASE, FRED L
303	LAKE, ROBERT W
309	NICEWARNER, THOMAS L JR
311	LEADMAN, CHARLES E

HAPPY CREEK RD 1988

RANDOLPH AV INTERSECTS

801 No Return

809 Fletcher Kath E © 635-5162

811 Vacant

825 Good Hope Cemetery

6TH ST ENDS

18

NUMBERS IRREGULAR

901 Turner Berkley W ©

636-9221

902 Sealock Meredith B ©

636-6872

910 Andes Wm C © 635-1336

SYCAMORE LA INTERSECT

LEWIS AV BEGINS

907 Alexander Mafie M ©

635-4773

LEACH ST 1988

16

**LEACH ST -FROM HORSE
SHOE DR NORTH****ZIP CODE 22630****209 Rickard Robt E © 635-8820****210 Hartley H H © 636-9240****213★Compton Roy L © 635-8218****225 Dawson Danl****231 Case Fred L © 635-4283**

LEACH ST 1988

BRAXTON RD INTERSECTS**301★O Bannon Billy © 636-6371****303 Lake Robt W © 636-7493****309 Nicewarner Thos L Jr ©
635-5210****311 Leadman Charles E ©
635-3239****NORTHVIEW AV ENDS**

HAPPY CREEK RD 1983

RANDOLPH AV INTERSECTS**801 Bell Wm B © 635-5159****809 Fletcher Francis E ©
635-5162****811 Scheuer B Ney © 635-3701****825 Good Hope Cemetery****901 Turner Berkley W ©
636-9221****6TH ST ENDS****902 Sealock Meredith B ©
636-6872****910 Heflin Paul F © 636-9347****907 Alexander Mafie M ©
635-4773****Tel. 869-1909****18**

LEACH ST 1983

16

**LEACH ST —FROM HORSE
SHOE DR NORTH**

ZIP CODE 22630

209 Rickard Robt E © 635-8820

LEACH ST 1983

210 Hartley Helen H © 636-9240

213 Mc Fadden Jos D © 635-8715

225 Vacant

231 Case Fred L © 635-4283

BRAXTON RD INTERSECTS

301 O'Bannon Wm E © 636-6371

303 Lake Robt W © 635-7493

309 Nicewarner Thos L Jr ©

635-5210

311 Leadman Charles E ©

635-3239

NORTHVIEW AV ENDS

HAPPY CREEK RD 1978

RANDOLPH AV INTERSECTS**801 Bell Wm B © 635-5159****809 Fletcher Francis E ©****635-5162****Rear Scheuer B Ney © 635-3701****825 Good Hope Cemetery****848 Turner Berkley W ©****635-9221****6TH ST ENDS****18****902★Sealock Meredith B ©****636-6872****910★Heflin Paul**

LEACH ST 1978

16

**LEACH ST —FROM HORSE
SHOE DR NORTH****ZIP CODE 22630****209 Rickard Robt E © 635-8820****210★Hartley Helen M 636-9240****213 Moore Fred A ©****225 Blake Wm C 635-2871****231 Case Fred L © 635-4283****BRAXTON RD INTERSECTS****301 O'Bannon Wm E © 635-6371****303 Lake Robt W © 635-7493****309 Nicewarner Thos L Jr ©
635-5210****311 Leadman Charles E ©
635-3239****NORTHVIEW AV ENDS**

2

HAPPY CREEK RD 1973

RANDOLPH AV INTERSECTS**801 Bell Wm B © 635-5159****809 Fletcher Francis E ©
635-5162****811 Scheuer B Ney © 635-3701****825 Good Hope Cemetery****851 Luxemburg Roy © 635-6569****6TH ST ENDS****CITY LIMIT**

LEACH ST 1973

16

**LEACH ST —FROM 1050
BRAXTON RD NORTH****ZIP CODE 22630****209 ★ Rickard Robt E ☉****211 Under Constn****213 Mason Joseph L ☉ 635-3905****WINE ST BEGINS****225 Bupp Richd C ☉ 635-2294****231 Seide Saul H ☉ 635-3234****301 O Bannon Wm ☉ 635-6371****303 Nicewarner Wm F ☉****635-4795****309 Nicewarner Thos L Jr ☉****635-5210****311 Leadman Charles E ☉****635-3239**

2

HAPPY CREEK RD 1968

---RANDOLPH AV INTERSECTS

801 BELL WM B 635-5159

809 RICHARDSON HARRY W

635-3649

811 SCHEUER B NEY •

635-3701

LEACH ST 1968

16

LEACH ST -FROM BRAXTON RD
NORTH, 3 EAST OF
RANDOLPH ST

---ZIP CODE 22630

213 MASON JOSEPH L ●

635-3905

---WINE ST BEGINS

225 WARNER VINCENT W

635-5853

231 SEIDE SAUL H ●

635-3234

301 ROWE B F JR ●

303 NICEWARNER WM F ●

309 NICEWARNER THOS L JR ●

635-5210

311 LEADMAN CHARLES E ●

635-3239

3

HAPPY CREEK RD 1964

1910-1964

Randolph av intersects
801 Hogan Robt E ME5-5305

LEACH ST 1964

16

**LEACH—From Braxton rd north,
3 east of Randolph**

213 Mason Joseph L © ME5-3905

Wine begins

225 Gergen Werner A © ME5-3236

231 Seide S H ME5-3234

301 Rowe B F jr © ME5-5377

303 Brown Jas L © ME5-3494

2

LEACH ST 1961

16

**LEACH — From Braxton rd
north, 3 east of Randolph**

213 Heller John P ☉ ♪ME 5-5206

**225 Gergen Werner A ☉ ♪ME
5-3236**

231 Vacant

2

Appendix V: Site Photographs



1 - View of Residential Dwelling on Subject Property



2 - View 1 of Wooded Area on Subject Property



3 - View 2 of Wooded Area on Subject Property



4 - Additional View of Subject Property



5 - View of Southeastern Portion of Subject Property



6 - View of Northern Portion of Subject Property



7 - Southern View of Subject Property



8 - View of Trash Pile in Central Portion of Subject Property



9 - View of Northwestern Adjoining Residence



10 - View of apparent scrap tank



11 - View of Storage Shed



12 - View of Trash Pile at Storage Shed



13 - Additional View of Storage Shed



14 - View of Additional Storage Shed



15 - View of Contents in Additional Storage Shed



16 - View of Former Chicken Coop



17 - View of Leach Street and Adjoining Residence



18 - View of Southeastern Adjoining Property



19 - View of Happy Creek Road



20 - View of Northview Ave and Adjoining Residential Homes

Appendix VI: Additional Documents



0 NORTHVIEW AVE

Property Details

Current Owner	Tax Map #: 20A916 D 1
Name: MAGDALEN CAPITAL LLLP	Account #: 13330
Mailing Address: 1149 HAPPY RIDGE DR N/A FRONT ROYAL, VA 22630	Total Acres (Includes all Sublots): .306
	Zoning: R-1
	Occupancy Code: Vacant Land
Physical Address: 0 NORTHVIEW AVE FRONT ROYAL, VA 22630	Magisterial Code: Happy Creek-Town
	Land Use: Single-Family Residential Urban (Town)
	School Zone: LFK Elem., WC Middle, WC High

Legal Repository

Legal Description: L 1 -2ND ADD TO BL D	Instrument Type and Year: LR 2022	Deed Book No: N/A
Legal Description 2: BRAXTON HTS SUB	Instrument Number: 1400	Deed Book Page: 0
Legal Description 3: N/A	Slide Number: N/A	Will Book No: N/A
Legal Description 4: N/A	Slide Index: N/A	Will Book Page: 0

Valuation & Sales

Land	Improvements	Total Value
\$20,000	N/A	\$20,000

Grantor	Sale Price	Sale Date
G B M C PROPERTIES LLC	\$650,000	3/2/2022

Number of Parcels Involved in Sale

4



Building

Year Built: N/A	Foundation Type: N/A
Story Height: N/A	Water: Public Available
Number of Rooms: N/A	Sewer: Public Available
Number of Bedrooms: N/A	Heating: N/A
Full Bathrooms: N/A	Air Conditioning: N/A
Half Bathrooms: N/A	Fuel Type: N/A
Basement: N/A	Floor Type: N/A
Finished Basement SQ FT: N/A	Exterior Wall Type: N/A
Garage Capacity: N/A	Interior Wall Type: N/A
Garage Type: N/A	Roof Type: N/A
	Roof Material: N/A



0 NORTHVIEW AVE

Property Details

Current Owner

Name: MAGDALEN CAPITAL LLLP

Mailing Address: 1149 HAPPY RIDGE DR N/A
FRONT ROYAL, VA 22630

Physical Address: 0 NORTHVIEW AVE
FRONT ROYAL, VA 22630

Tax Map #: 20A916 D 2

Account #: 13331

Total Acres (Includes all Sublots): .286

Zoning: R-1

Occupancy Code: Vacant Land

Magisterial Code: Happy Creek-Town

Land Use: Single-Family Residential Urban (Town)

School Zone: LFK Elem., WC Middle, WC High

Legal Repository

Legal Description: L 2 -2ND ADD TO
BL D

Instrument Type and Year: LR 2022

Deed Book No: N/A

Legal Description 2: BRAXTON HTS
SUB

Instrument Number: 1400

Deed Book Page: 0

Legal Description 3: N/A

Slide Number: N/A

Will Book No: N/A

Legal Description 4: N/A

Slide Index: N/A

Will Book Page: 0

Valuation & Sales

Land	Improvements	Total Value
\$20,000	N/A	\$20,000

Grantor	Sale Price	Sale Date
G B M C PROPERTIES LLC	\$650,000	3/2/2022

Number of Parcels Involved in Sale

4



Building

Year Built: N/A	Foundation Type: N/A
Story Height: N/A	Water: Public Available
Number of Rooms: N/A	Sewer: Public Available
Number of Bedrooms: N/A	Heating: N/A
Full Bathrooms: N/A	Air Conditioning: N/A
Half Bathrooms: N/A	Fuel Type: N/A
Basement: N/A	Floor Type: N/A
Finished Basement SQ FT: N/A	Exterior Wall Type: N/A
Garage Capacity: N/A	Interior Wall Type: N/A
Garage Type: N/A	Roof Type: N/A
	Roof Material: N/A



0 NORTHVIEW AVE

Property Details

Current Owner

Name: MAGDALEN CAPITAL LLLP

Mailing Address: 1149 HAPPY RIDGE DR N/A
FRONT ROYAL, VA 22630

Physical Address: 0 NORTHVIEW AVE
FRONT ROYAL, VA 22630

Tax Map #: 20A916 D 3

Account #: 13332

Total Acres (Includes all Sublots): .312

Zoning: R-1

Occupancy Code: Vacant Land

Magisterial Code: Happy Creek-Town

Land Use: Single-Family Residential Urban (Town)

School Zone: LFK Elem., WC Middle, WC High

Legal Repository

Legal Description: L 3 -2ND ADD TO
B 'D'

Instrument Type and Year: LR 2022

Deed Book No: N/A

Legal Description 2: BRAXTON HTS
SUB

Instrument Number: 1400

Deed Book Page: 0

Legal Description 3: N/A

Slide Number: N/A

Will Book No: N/A

Legal Description 4: N/A

Slide Index: N/A

Will Book Page: 0

Valuation & Sales

Land	Improvements	Total Value
\$20,000	N/A	\$20,000

Grantor	Sale Price	Sale Date
G B M C PROPERTIES LLC	\$650,000	3/2/2022

Number of Parcels Involved in Sale

4



Building

Year Built: N/A	Foundation Type: N/A
Story Height: N/A	Water: Public Available
Number of Rooms: N/A	Sewer: Public Available
Number of Bedrooms: N/A	Heating: N/A
Full Bathrooms: N/A	Air Conditioning: N/A
Half Bathrooms: N/A	Fuel Type: N/A
Basement: N/A	Floor Type: N/A
Finished Basement SQ FT: N/A	Exterior Wall Type: N/A
Garage Capacity: N/A	Interior Wall Type: N/A
Garage Type: N/A	Roof Type: N/A
	Roof Material: N/A



0

Property Details

Current Owner

Name: DUNCAN FORREST ANNE B

Mailing Address: PO BOX 852 N/A
FRONT ROYAL, VA 22630

Physical Address: 0

FRONT ROYAL, VA 22630

Tax Map #: 20A9 1 3C

Account #: 13032

Total Acres (Includes all Sublots): 0.516

Zoning: R-1

Occupancy Code: Vacant Land

Magisterial Code: Happy Creek-Town

Land Use: Single-Family Residential Urban (Town)

School Zone: LFK Elem., WC Middle, WC High

Legal Repository

Legal Description: L3C&3D
LEADMAN

Instrument Type and Year: WF 2004

Deed Book No: N/A

Legal Description 2: GILKESON

Instrument Number: 152

Deed Book Page: 0

Legal Description 3: N/A

Slide Number: N/A

Will Book No: N/A

Legal Description 4: N/A

Slide Index: N/A

Will Book Page: 0

Valuation & Sales

Land

\$25,000

Improvements

N/A

Total Value

\$25,000

Grantor

DUNCAN HOWARD A ET UX

Sale Price

N/A

Sale Date

9/22/2004

Number of Parcels Involved in Sale

9



Building

Year Built: N/A	Foundation Type: N/A
Story Height: N/A	Water: None
Number of Rooms: N/A	Sewer: None
Number of Bedrooms: N/A	Heating: N/A
Full Bathrooms: N/A	Air Conditioning: N/A
Half Bathrooms: N/A	Fuel Type: N/A
Basement: N/A	Floor Type: N/A
Finished Basement SQ FT: N/A	Exterior Wall Type: N/A
Garage Capacity: N/A	Interior Wall Type: N/A
Garage Type: N/A	Roof Type: N/A
	Roof Material: N/A



311 LEACH ST

Property Details

Current Owner

Name: MAGDALEN CAPITAL LLLP

Mailing Address: 1149 HAPPY RIDGE DR N/A
FRONT ROYAL, VA 22630

Physical Address: 311 LEACH ST
FRONT ROYAL, VA 22630

Tax Map #: 20A9 1 3

Account #: 13029

Total Acres (Includes all Sublots): 9.3066

Zoning: R-S

Occupancy Code: Dwelling

Magisterial Code: Happy Creek-Town

Land Use: Single-Family Residential Urban (Town)

School Zone: LFK Elem., WC Middle, WC High

Legal Repository

Legal Description: JANET L
DEMOULIN BDY SURV

Instrument Type and Year: LR 2022

Deed Book No: N/A

Legal Description 2: LR04-3054 &
.578 TO HWY

Instrument Number: 1400

Deed Book Page: 0

Legal Description 3: LR05-5436 AC
CORR 3/22 LF

Slide Number: N/A

Will Book No: N/A

Legal Description 4: N/A

Slide Index: N/A

Will Book Page: 0

Valuation & Sales

Land

\$299,200

Improvements

\$79,300

Total Value

\$378,500

Grantor

G B M C PROPERTIES LLC

Sale Price

\$650,000

Sale Date

3/2/2022

Number of Parcels Involved in Sale

4



Building

Year Built: 1962

Story Height: N/A

Number of Rooms: 4

Number of Bedrooms: 3

Full Bathrooms: 2

Half Bathrooms: N/A

Basement: Full

Finished Basement SQ FT: N/A

Garage Capacity: N/A

Garage Type: None

Foundation Type: Cinderblock

Water: Public

Sewer: Public

Heating: Baseboard

Air Conditioning: Y

Fuel Type: Electric

Floor Type: Carpet

Exterior Wall Type: Brick

Interior Wall Type: Plaster

Roof Type: Flat/Shed

Roof Material: Comp. Shingle-Asph



Appendix VII: Statement of Qualifications

Statement of Qualifications

2023

CONSTRUCTION MATERIALS



GEOTECHNICAL



ENVIRONMENTAL

FACILITIES



COMPANY OVERVIEW



“What I like most about ECS are the people. They are experts with a wide-range of knowledge. I never hesitate using ECS on projects.”

— Crystal Morphis, Founder and CEO
Creative Economic Development Consulting, LLC

ABOUT OUR COMPANY

Engineering Consulting Services (ECS) is one of the largest and most rapidly growing engineering and consulting companies in the US. Founded in 1988, ECS is a leader in geotechnical, environmental, construction materials and facilities engineering. We are currently ranked 64 in *Engineering News-Record's* Top 500 Design Firms (April 2022) and 38 in Zweig Group's 2022 Hot Firms.

2,200
employees

80+
locations

30+
years' experience

ECS CORE SERVICES

- Geotechnical
- Construction Materials

ECS FOOTPRINT

Whether your project requires local project management, specialty expertise or both, we have you covered. ECS provides the best of both worlds - the attention your projects deserve from our local team, coupled with abundant staffing and technical resources. With 2,200 employees, ECS has grown to more than 80 locations spread across the Mid-Atlantic, Midwest, Southeast and Southwest.

WHY ECS? WE HAVE GRIT.

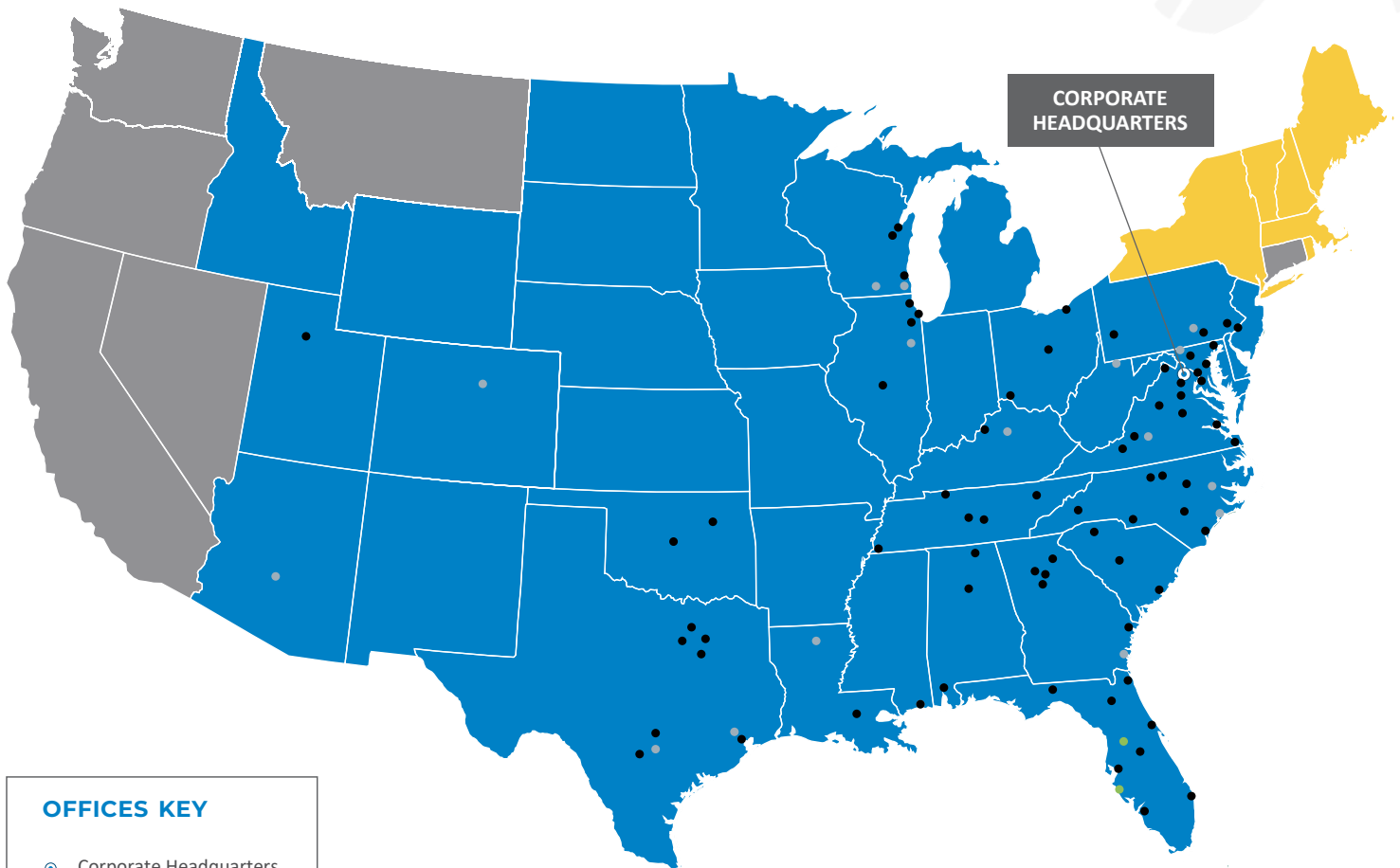
What does that mean for you? That one descriptive word defines our company culture. It sets just the right tone for what our clients can expect our team to deliver each and every day. At ECS, GRIT is made up of four characteristics: guts, resilience, initiative and tenacity. Our boots are made for working. Click [here](#) for an inside look at what we do, who we are and why we have GRIT.

As a culture of doers, we roll up our sleeves and use our skills to help solve problems. We hustle.



WHEREVER YOUR PROJECT TAKES YOU, ECS HAS...

BOOTS ON THE GROUND



OFFICES KEY

- Corporate Headquarters
- Full Service Office
- Testing Services Office
- Drilling Services Office

SERVICES KEY

Materials Testing Service Area is approximately a 75-mile radius around each office.

- Environmental and Facilities
- Geotechnical, Environmental, Materials Testing, and Facilities
- Geotechnical, Environmental, and Facilities



DUE DILIGENCE



As part of typical commercial, industrial and residential real estate transactions, many services need to be completed prior to closing that should not be overlooked. ECS provides environmental and engineering due diligence services common to real estate transaction-driven work, including:

Environmental Due Diligence Services:

- Phase I Environmental Site Assessments (ESAs)
- Wetland and Stream Determination and Delineation Services
- Phase II Environmental Site Assessments (ESAs)
- Underground Storage Tank (UST) Assessments and Closures
- Environmental Transaction Screens (ETS)
- Regulatory Record Reviews
- HUD Assessments
- Endangered Species Assessments
- Historical and Cultural Surveys/Assessments
- Radon Assessment
- Asbestos Surveys and Abatement Design
- Lead-Based Paint Surveys and Abatement Design
- Microbial and Indoor Air Quality Assessments
- Vapor Intrusion Assessments
- Fannie Mae and Freddie Mac Assessments
- Contaminated soil management plans

Facilities Due Diligence Services:

- Accessibility Consulting
- Bank Draw Review
- Pre and Post Construction Surveys
- Property Condition Assessments (PCAs)
- Forensic Investigations
- GPR Surveys
- EIFS Services

Engineering Due Diligence Services:

- Subsurface Geotechnical Explorations
- Test Pit Evaluations
- Seismic Studies
- Cost estimating for construction
- Geologic Assessments

Allison Popp

Environmental Scientist

EDUCATION

Bachelor of Science in Geology, Minor in Geography
West Virginia University, 2021

EXPERIENCE

ECS: One year

Prior to ECS: Six months

PROFESSIONAL PROFILE

Ms. Popp serves as an Environmental Scientist in the Chantilly, Virginia office.

Ms. Popp has six months of field experience mudlogging in northern West Virginia and regions of southwestern and northern Pennsylvania. Her field geologist experience includes the collection and analysis of drill cuttings for horizontal and lateral natural gas wells, gas monitoring, and producing drilling logs.

As an Environmental Scientist, Ms. Popp is responsible for the preparation of Phase I Environmental Site Assessments. She is tasked with performing environmental investigations at sites impacted by petroleum hydrocarbons, chlorinated solvents from dry cleaners, historic landfills, industrial properties, and rail yards, including sites enrolled in the Virginia Department of Environmental Quality (VDEQ) Voluntary Remediation Program (VRP). Ms. Popp also assists with the collection of soil and groundwater samples and the creation of soil boring logs for Phase II Environmental Site Assessments.

PROJECT EXPERIENCE

Ms. Popp has experience writing Phase I Environmental Site Assessments for properties in Virginia, West Virginia, Maryland, and the District of Columbia.

She has experience working on the following projects:

- American Legion Post 139 Phase I ESA, Arlington, VA
- Beckert's Park Phase I ESA, Washington, DC
- Connecticut Avenue Days Inn Phase I ESA, Washington, DC
- Dulles 2000 Redevelopment Phase I ESA, Sterling, VA
- Eaton Place Phase I ESA, Fairfax, VA
- Elden Street Phase I ESA, Herndon, VA
- Fair Oaks JC Penney Phase I ESA, Fairfax, VA
- Fairfax Boulevard Wawa Phase I ESA, Fairfax, Virginia
- Mark Center Phase I ESA, Alexandria, VA
- Merrill House Apartments Phase I ESA, Falls Church, VA
- Proposed Old Keene Mill PNC Bank Phase I ESA, Springfield, VA
- 601 Mass Ave Office Building, Washington, DC



TAYLOR MICHELITCH
ENVIRONMENTAL STAFF PROJECT MANAGER

Taylor Michelitch sits in the Winchester, VA office and currently serves as an Environmental Staff Project Manager with over four years of experience. His experience includes Phase I and II Environmental Site Assessments, asbestos abatement monitoring, lead sampling, mold remediation monitoring, asbestos sampling and abatement reports, operation and maintenance of remediation systems of various size, environmental and geotechnical drilling, and various forms of environmental sampling for soil, groundwater, and soil vapor.

EDUCATION:

Bachelor of Science (B.S.), Biology 2017, Radford University

REGISTRATIONS/ CERTIFICATIONS:

Licensed Asbestos Inspector in Virginia # 3303004503

Licensed Asbestos Project Monitor in Virginia # 3309001959

Licensed Lead Inspector in Virginia #3355001075

Licensed Lead Inspector in West Virginia #PI000755

Licensed Asbestos Inspector in West Virginia # AI010682

Licensed Asbestos Air Clearance Monitor in West Virginia #AA002844

Asbestos Inspector Certification

Asbestos Project Monitor Certification

Lead Inspector Certification

West Virginia Asbestos Air Clearance Monitor Certification

SPECIALIZED TRAINING/CONTINUING EDUCATION:

40-Hour OSHA Hazardous Waste (HAZWOPER) Training

CPR Training

Dominion Power Safety Training (2016 and 2017)

ECS Phase I ESA Training (2018)



PROJECT EXPERIENCE:

Possum Point Coal Ash Remediation System Dumfries, VA – Assisted with the operation and maintenance of large scale water treatment equipment while also monitoring water levels, turbidity and pH throughout a 12-hr shift for a large scale coal ash pond remediation.

Chesterfield Coal Ash Remediation System, VA– Assisted with the setup and maintenance of a large scale water treatment system for a coal ash pond remediation. Was familiarized with all the functions of the treatment system as it was assembled and was part of the assembly itself.

South Capitol Bridge Environmental and Geotechnical Drillings Washington, D.C. – Assisted and aided both the environmental and geotechnical department with 4 large drillings in the middle of the Anacostia River. This project to implement a new bridge was the largest project in DDOT history at the time. Samples were collected from drill rigs to classify soils and test for contamination, while also monitoring the water quality outside the drilling zone.

Telek Place Excavation Alexandria, VA – A large scale excavation in order to make room for a new apartment complex with underground parking. Soils were collected and analyzed for contamination. Manifests for contaminated soils were signed by Taylor and distributed to dump trucks hauling soil off site. Daily reports were submitted to track soil hauling and contamination locations and amounts.

Square 696 Excavation, Washington DC – A large scale excavation in order to make room for a new apartment complex with underground parking within Washington D.C. Soils were collected and analyzed for contamination. Manifests for contaminated soils were signed by Taylor and distributed to dump trucks hauling soil off site. Daily reports were submitted to track soil hauling and contamination locations and amounts.

Medstar Georgetown University Hospital Excavation Washington, D.C. – A large scale excavation in order to make room for a new Surgical Center parking Washington D.C. Soils were collected and analyzed for contamination. Manifests for contaminated soils were signed by Taylor and distributed to dump trucks hauling soil off site. Daily reports were submitted to track soil hauling and contamination locations and amounts. Large drill rigs were also used to drill for piles around the site and spoils from these rigs were screened for contamination. Various excavations occurred on this site and many tasks were included such as routine dust monitoring for the air outside the jobsite.

Rhines Funeral Home Hazmat Survey and Abatement Washington, D.C. – The former Rhines Funeral Home was permanently closed after a fire within. ECS performed a Hazmat survey to identify Asbestos Containing Materials (ACM) within the building before demolition. Taylor assisted in collection of samples and creating chain of custodies to submit to the lab. When the survey was over Taylor monitored abatement activities, collected air samples for fiber concentration and assisted with the final abatement report when everything was completed.

Former K-Mart Abatement Annandale, VA – The former K-Mart abatement was a large three stage abatement that included complete removal of all floor tiles and drywall joint compound systems. Taylor assisted with abatement monitoring and air sampling for fiber concentrations within and outside of



containment and analyzed air samples via microscope. Daily reports were submitted documenting progress and air sample results.

Emil Grace Innovation Center Winchester, VA – A large abatement that included complete removal of all floor tiles. Taylor assisted with abatement monitoring and air sampling for fiber concentrations within and outside of containment and analyzed air samples via microscope. Daily reports were submitted documenting progress and air sample results.

George Mason High School Hazmat Survey and Environmental Drillings Falls Church, VA – Assisted with a complete Hazmat survey prior to building demolition. Multiple building additions were analyzed over a week's timeframe with multiple coworkers. Collected large amounts of samples and cataloged and described as they were collected.

Later returned for environmental drillings on the school property to locate any possible contamination. 28 borings were screened and sampled for lab analysis. All done while also communicating a tight schedule with the drill crews and documenting boring logs.

Maycroft Mold Abatement Washington, D.C. - Served as the abatement monitor on site when mold was being removed from numerous units in a recently renovated apartment complex. Many samples were collected and delivered to the lab for spore concentrations in the air each day. Visual inspections were also performed to verify that all the mold had been successfully removed.

Arlington Education Center Abatement Arlington, VA – Served as the abatement monitor on site for multiple large containments on a four story building. Many materials were to be removed and materials were constantly verified and analyzed to determine that proper materials were being removed and dealt with. Performed air sampling within and outside the various containments and performed final clearance sampling to verify the spaces were safe for occupancy. Daily reports were submitted documenting progress and air sample results.

The Wharf Phase II Excavation Washington, D.C. – Served as the onsite technician to sample and analyze soils for contamination. Multiple areas were sampled daily and manifests were signed and issued to their respected trucks for proper removal of contaminated material.

Fannie Mae Abatement, Water Treatment System and Phase II Excavation Washington, D.C. – Served as the onsite technician to sample and analyze soils for contamination. Multiple areas were sampled daily and manifests were signed and issued to their respected trucks for proper removal of contaminated material.

Taylor assisted with abatement monitoring and air sampling for fiber concentrations within and outside of containment and analyzed air samples via microscope. Daily reports were submitted documenting progress and air sample results.

Taylor also assisted with the operations of the water treatment system on site.

National Air and Space Museum Abatement Washington, D.C. – Taylor observed a large mural being removed from the walls of the National Air and Space Museum and assisted with abatement monitoring



and air sampling for fiber concentrations within and outside of containment and analyzed air samples via microscope. Daily reports were submitted documenting progress and air sample results.

Parcel 505 Excavation, Alexandria, VA – Taylor served as the onsite technician to sample and analyze soils for contamination and monitor the transportation of contaminated soils from the site. Taylor maintained close communication with project manager and contractors on site from the start of the project to the end. Reports were generated daily monitoring the locations of materials and quantities of how much left the site.

Frederick County Public Schools Lead in Water Testing, Winchester, VA – Mr. Michelitch performed lead in drinking water sampling of 16 schools and three support facilities for Frederick County Public Schools under the ECS term contract currently held with FCPS. Samples were collected from every drinking source within the buildings which required very detailed documentation of the sample locations. All samples were shipped to the laboratory the day they were collected. Testing lasted for several weeks and retesting is performed on an ongoing basis, as needed. Mr. Michelitch prepares the reports detailing the results of the sampling for submission to the Principal for final review.

Kerr's Shell Quarterly Monitoring, Wardensville, WV – Taylor performed Quarterly Sampling of ground water wells for the State of West Virginia following a gasoline overflow at a gas station/convenience store in Wardensville, West Virginia. He collected samples using low flow sampling methods. Upon collection he delivered samples to an accredited lab and wrote quarterly reports discussing the results.

N Queen Street Quarterly Sampling, Martinsburg WV – Taylor performed Quarterly Sampling of ground water wells for the State of West Virginia following a UST leak at a former gas station in Martinsburg, West Virginia. He collected samples using low flow sampling methods from the on-site groundwater wells. Upon collection he delivered samples to an accredited lab and wrote quarterly reports discussing the results.

Interwoven Mills HAZMAT, Phase I and II, Martinsburg WV – Mr. Michelitch performed a large scale asbestos and lead survey on a vacant industrial facility with 22 buildings, many of which have been abandoned or underutilized for decades. The size of the industrial complex was so large, multiple ECS members were needed to complete the asbestos and lead surveys over several weeks. Following the completion of the surveys, Mr. Michelitch worked with Senior Project Managers to prepare a detailed report of the materials identified as well as removal specifications and work plans for use during the abatement activities. Taylor also assisted with the Phase I and Phase II Environmental Site Assessments of the property. During this process, Mr. Michelitch gathered the historical data, conducted the on-site Phase I site reconnaissance, and generated a concise report summarizing the historical presence of recognized environmental conditions associated with the property. The Phase II ESA included the installation of multiple monitoring wells into bedrock along with the collection of soil, soil vapor, and groundwater samples.

Former Perfection Garment HAZMAT, Phase I and II, Martinsburg WV – Taylor performed a large scale asbestos and lead survey on a large, vacant industrial facility next door to Interwoven Mills. Following the completion of the surveys, he worked with others to generate a detailed report of the materials identified as well as specifications and work plans. Taylor also helped perform the Phase I and Phase II site assessments of the property. With this Taylor helped gather historical data, make on-site observations, and generate a report summarizing the historical presence of recognized environmental conditions on site.



Shenandoah University, Periodic Indoor Air Quality Assessments, Winchester, VA – Mr. Michelitch periodically performs Indoor Air Quality assessments for Shenandoah University when a concern arises for potential mold in a building. Projects for the University have included impacted classrooms and dormitories. Samples were collected via air samples and surface swabs and all samples were submitted to an independent laboratory for analysis. Mr. Michelitch prepared the sampling reports for submission to a Principal for final review.

CHRONOLOGICAL WORK HISTORY:

[2021-Present]: ECS Mid-Atlantic, Environmental Staff Project Manager, Winchester, Virginia.

[2020-2021]: ECS Mid-Atlantic, Assistant Staff Project Manager, Chantilly, Virginia.

[2017-2020]: ECS Mid-Atlantic, Environmental Technician, Chantilly, Virginia.

[2014-2017]: Subway, Assistant Manager, Radford, Virginia.

[2015-2017]: Hobby Lobby, Warehouse Associate, Winchester, Virginia.

[2010-2014]: Crossroads Grocery, Cashier, Winchester, Virginia.



JACK H. TRIMBLE, CHMM

ASSOCIATE ENVIRONMENTAL PRINCIPAL



REGISTRATIONS/ CERTIFICATIONS

Institute of Hazardous Materials
Management: Certified
Hazardous Materials Manager
(CHMM)

OSHA 40-hour Hazardous Waste
Operations & Emergency
Response

AHERA Asbestos Inspector

Maryland Lead Inspector
Technician

Radon Measurement Specialist

Maryland Drinking Water Sampler

Confined Space Operations

Bloodborne Pathogens

EDUCATION

Bachelor of Science, 2014,
Environmental Science &
Technology (Ecological Design
Concentration, Sustainability
Studies Minor), University of
Maryland, College Park, MD

PROFESSIONAL PROFILE

Mr. Trimble currently serves as an Associate Environmental Principal in the Mid-Atlantic Environmental office of ECS Mid-Atlantic, LLC. He is responsible for the review, preparation, and coordination of Phase I Environmental Site Assessments, as well as the preparation and conduction of Phase II ESAs, field work related to site characterizations and Corrective Action Plans, industrial hygiene services (asbestos, lead, radon, and IAQ testing), and remediation efforts. He has personally performed hundreds of ESAs and Phase II ESAs throughout Maryland, as well as in Delaware, Virginia, and the District of Columbia.

PROJECT EXPERIENCE

Stone Industrial, College Park, MD - The site at the time of our study was a vacant former manufacturing facility. Mr. Trimble performed a Phase I ESA, a concurrent HazMat survey, and several subsequent characterizations of the soil, groundwater, and soil vapor at the subject property.

York Road Property Underground Storage Tank Removal, Baltimore, MD – Mr. Trimble discovered evidence of an improperly abandoned underground storage tank during a Phase I ESA for a former car dealership. Mr. Trimble coordinated the tank's excavation and removal, performed post-closure sampling of the excavation, and documented the results.

Walbrook Mill & Lumber Yard, Baltimore, MD – The site at the time of our study was an abandoned former lumber mill. Mr. Trimble performed numerous Phase I ESAs of the property, a Phase II ESA, and numerous HazMat surveys for the remaining structures. The site was enrolled in the Maryland Voluntary Cleanup Program (VCP) and was redeveloped with mixed use structures. Following redevelopment, Mr. Trimble performed radon gas sampling for the newly built multi-family development.

Severna Park High School, Severna Park, MD – Following the construction of a three-story, 353,498 square foot high school, Mr. Trimble performed Indoor Air Quality testing services throughout the property and prepared the subsequent testing report. The sampling was performed in order to satisfy the requirements of LEED IAQ Credit 3.2.

Millison Plaza Shopping Center, Lexington Park, MD - At the time of our services, the 21.9-acre subject property was developed with three primary retail shopping center structures, and five additional outbuildings. Mr. Trimble performed a Phase I ESA for the subject property and completed a concurrent Phase II ESA for the property, which consisted of the collection of soil and sub-slab vapor samples from throughout the property.

Appendix VIII: Acronyms

List of Common Acronyms

AULs	Activity and Use Limitations
AST	Aboveground Storage Tank
ASTM	American Society for Testing and Materials
ACM	Asbestos Containing Materials
BER	Business Environmental Risk
CORRACTS	CERCLA Corrective Action List
NPL	CERCLA National Priorities List
NFRAP	CERCLA No Further Remedial Action Planned
CERCLA	Comprehensive Environmental Response Cleanup Liability Act
CESQG	Conditionally Exempt Small Quantity Generator
CREC	Controlled Recognized Environmental Condition
ERNS	Emergency Response Notification System
EC	Engineering Controls
HIST LF	Historical Landfill
HREC	Historical Recognized Environmental Condition
IC	Institutional Controls
LQG	Large Quantity Generator
LBP	Lead Based Paint
LTANKS	Leaking Tanks
LUST	Leaking Underground Storage Tank
REC	Recognized Environmental Condition
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Recovery Information System
SQG	Small Quantity Generator
SWF/LF	Solid Waste Facility/Landfill
SHWS	State Hazardous Waste Sites
UST	Underground Storage Tank
USGS	United States Geological Survey

