

From: NoReplyTo@mail.mil
To: [MRC - jpa Permits](#)
Subject: [DoD SAFE] ROBINSON.RACHEL.DENISE has dropped off files for you
Date: Friday, September 26, 2025 6:44:07 AM

JPA 2025-2174

***** DO NOT FORWARD *****

This is an automated message sent to you by the DoD SAFE service.

ROBINSON.RACHEL.DENISE <rachel.d.robinson@usace.army.mil> has dropped off 2 files for you.

IF YOU TRUST THE SENDER and are expecting to receive a file from them, you may choose to retrieve the drop-off by clicking the following link (or copying and pasting it into your web browser):
<https://safe.apps.mil/pickup.php?claimID=peOUMLCWxXkxnVQu&recipCode=W4OoIA>

You will be required to enter the claim passcode, which is:
n9BonwINuwEZ14yJ

You have 7 days to retrieve the drop-off; after that the link above will expire. If you wish to contact the sender, just reply to this email.

The sender has left you a note:

NAO-2025-01244-RRS (PointOne Richmond LLC/ PCN-Point One Data Center Campus/Charles City) DEQ

Full information about the drop-off:

Claim ID: peOUMLCWxXkxnVQu
Recipient Code: W4OoIA
Claim Passcode: n9BonwINuwEZ14yJ
Drop-off Submitted: 2025-09-26 10:43:42 UTC
Drop-off Completed: 2025-09-26 10:43:53 UTC

— Sender —

Name: ROBINSON.RACHEL.DENISE
Organization: USARMY
Email Address: rachel.d.robinson@usace.army.mil

— Files —

Name: rrs_generated_files_NAO-2025-01244.zip
Size: 599357
SHA-256 Checksum: 35A49CC592F8CFFA13C22551D8A46FC282BAF02E81DE55466AEE3FC28782246A
Content Type: application/x-zip-compressed

Name: rrs_supporting_files_NAO-2025-01244.zip
Size: 24337520
SHA-256 Checksum: E9C0D27304FFB4119E5881483B92A746EEB36783A6FE351A56428A3A0FA423AA
Content Type: application/x-zip-compressed

NOTICE: This e-mail message is intended solely for the use of the addressee. If the reader of this message is not the intended recipient, you are hereby notified that any reading, dissemination, distribution, copying, or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately.

Thank you.

U.S. Army Corps of Engineers (USACE)
NATIONWIDE PERMIT PRE-CONSTRUCTION NOTIFICATION (PCN)

For use of this form, see 33 CFR 330; the proponent agency is CECW-CO-R.

Form Approved -
OMB No. 0710-
0003
Expires: 2027-10-31

DATA REQUIRED BY THE PRIVACY ACT OF 1974

Authority Rivers and Harbors Act, Section 10, 33 USC 403; Clean Water Act, Section 404, 33 USC 1344; Regulatory Program of the Corps of Engineers (Corps); Final Rule 33 CFR 320-332.

Principal Purpose Information provided on this form will be used in evaluating the nationwide permit pre-construction notification.

Routine Uses This information may be shared with the Department of Justice and other federal, state, and local government agencies, and the public and may be made available as part of the agency coordination process.

Disclosure Submission of requested information is voluntary, however, if information is not provided the permit application cannot be evaluated nor can

The public reporting burden for this collection of information, 0710-0003, is estimated to average 11 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

PLEASE DO NOT RETURN YOUR RESPONSE TO THE ABOVE EMAIL.

One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see *sample drawings and/or instructions*) and be submitted to the district engineer having jurisdiction over the location of the proposed activity. An application that is not completed in full will be returned.

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED 09/25/2025	4. DATE APPLICATION COMPLETE
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(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME First – Kris Middle – Last – Keeney Company – PointOne Richmond, LLC Company Title – E-mail Address – kris@pointonecorp.com			8. AUTHORIZED AGENT'S NAME AND TITLE (<i>agent is not required</i>) First – Jessica Middle – Last – Consolvo Company – ECS Mid-Atlantic, LLC E-mail Address – jconsolvo@ecslimited.com		
6. APPLICANT'S ADDRESS Address – 13221 Woodland Park Rd Ste 440 City – Herndon State – VA ZIP – 20171 Country – US			9. AGENT'S ADDRESS Address – 2119 N Hamilton St Ste D City – Richmond State – VA ZIP – 23230 Country – US		
7. APPLICANT'S PHONE NOs. with AREA CODE a. Mobile +17802923157 b. c. Fax			10. AGENT'S PHONE NOs. with AREA CODE a. Mobile +15715310313 b. c. Fax		

STATEMENT OF AUTHORIZATION	
11. I hereby authorize, <u>Jessica Consolvo</u> to act in my behalf as my agent in the processing of this nationwide permit pre-construction notification and to furnish, upon request, supplemental information in support of this nationwide permit pre-construction notification.	
_____ SIGNATURE OF APPLICANT	_____ DATE
NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY	
12. PROJECT NAME or TITLE (<i>see instructions</i>)	
PointOne Richmond Campus	
NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY	
13. NAME OF WATERBODY, IF KNOWN (<i>if applicable</i>)	14. PROPOSED ACTIVITY STREET ADDRESS (<i>if applicable</i>)
15. LOCATION OF PROPOSED ACTIVITY (<i>see instructions</i>) Latitude: 37.4459499 °N Longitude: -77.1579233 °W	Address: City: Charles City State: VA Zip: 23030
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (<i>see instructions</i>)	
State Tax Parcel ID:	
Municipality	
Section:	Township:
	Range:
17. DIRECTIONS TO THE SITE	
18. IDENTIFY THE SPECIFIC NATIONWIDE PERMIT(S) YOU PROPOSE TO USE	
22-SPGP-RCIR	
19. DESCRIPTION OF PROPOSED NATIONWIDE PERMIT ACTIVITY (<i>see instructions</i>)	
<p>The purpose of the project is to construct six data center buildings of varying sizes, totaling approximately 2.1 million square feet of building space. The project includes the necessary accessories for natural gas power generation facilities, electrical distribution substations, and emergency power backup systems to support the primary data centers use. Access roads and stormwater infrastructure are planned throughout the facilities.</p> <p>Permanent impacts to 0.95-acres of wetlands (0.02-acres of PEM wetland, 0.75-acre of PFO wetland, 0.01-acres of POW wetland, 0.17-acres of PSS wetland) and 669-linear feet of stream (73-linear feet of R6 stream and 596-linear feet of R4 stream) proposed in this application are necessary in order to accomplish the project goals within the boundary limits of the site. Please refer to the Impacts and Mitigation section of this application, for additional details on Impact areas and avoidance/minimization measures taken. In general, impacts are associated with grading for site access/circulation, or for retaining wall construction.</p> <p>Alternatives</p> <p>The Applicant considered the following offsite alternative locations for the project:</p> <p>-Alternative #1: Charles City County Parcel PIN #7-12-B was considered as an option, as it is adjacent to Roxbury Industrial Park, as identified in the Charles City County Comprehensive Plan, and the development of this property would have appeared to be in keeping with the goals of the County's Comprehensive Plan.</p>	

Charles City County, as the current owner of the property, elected not to sell this property to the Applicant and preserve it for future commercial use that may support the broader Roxbury Industrial Park. As such, this property, although adequate for the project, was eliminated from consideration.

-Alternative #2: Charles City County Parcels 8-1 & 8-2 were considered as they also appeared to be in keeping with the Charles City County Comprehensive Plans goals and were in close proximity to an existing Dominion Energy Substation, thus potentially reducing the need for lengthy extensions of overhead transmission lines to support the proposed use, but these two parcels were under contract for purchase by a 3rd party at the time they were identified and thus were eliminated from consideration.

-Alternative 3: Charles City County Parcels with PIN Numbers: 3-21, 7-140, 7-139, 7-83, 7-84, and 7-94 were also considered, but most of these parcels are within an Agricultural zone and in relative close proximity to existing rural residential homes, and may have been less in keeping with Charles City County's Comprehensive Plan. The rezoning and other development hurdles associated with these parcels made their selection impractical.

The Applicant considered the following onsite alternative layout:

-Initially, the site was designed into three sections, each with its own data center and substation infrastructure. Proceeding with this layout would result in more than 3 acres of wetland impacts and nearly 2,000-linear feet of stream impacts. While maximizing project size was valuable to satisfy additional market demand, the Applicant and Engineers reduced the size and footprint of the project to the current design in order to avoid the substantial impacts to aquatic resources. The overall building area was consolidated, roads and utilities were bundled, and retaining walls were proposed to reduce the impacts significantly to those proposed, despite the loss of capacity.

The Applicant, land planners, and engineers have worked to avoid and minimize impacts on the site to the maximum extent practicable with the current layout. Due to the extensive water resources and topographic constraints, no other practicable alternatives exist for the planned development.

Project duration: 04/2026 - 10/2028

Project cost: \$2,500,000,000

The purpose of the project is to construct six data center buildings of varying sizes, totaling approximately 2.1 million square feet of building space, to help with the data storage needs. The project includes the necessary accessories for natural gas power generation facilities, electrical distribution substations, and emergency power backup systems to support the primary data centers use. Access roads and stormwater infrastructure are planned throughout the facilities. In general, impacts are associated with grading for site access/circulation, or for retaining wall construction. Of the 39.55-acres of wetlands and 11,647-linear feet of stream delineated on the subject property, only 0.95-acres of wetlands and 669-linear feet of stream are proposed for impact within the 118-acre LOD. As such, nearly 98% of wetlands and 95% of streams have been successfully avoided by the proposed project.

20. DESCRIPTION OF PROPOSED MITIGATION MEASURES (*see instructions*)

As noted on the impact maps, the proposed permanent impacts to wetlands and streams are primarily due to site circulation and roads, rather than from building placement. Of the 39.55-acres of wetlands and 11,647-linear feet of stream delineated on the subject property, only 0.95-acres of wetlands and 669-linear feet of stream are proposed for impact within the 118-acre LOD. As such, nearly 98% of wetlands and 95% of streams have been successfully avoided by the proposed project. The site infrastructure is laid out to avoid existing electrical transmission lines and corresponding right-of-way and avoid wetlands as much as possible. The project includes thousands of linear feet of site-retaining walls proposed to minimize encroachment into wetlands and streams, multiple con-span bridges to minimize fill into wetlands and streams, and grouped utilities that are proposed to follow planned access roads to minimize the impact on the wetlands found within the property. The site is designed to follow as much of the existing topography as possible, thereby maintaining the natural flow of water towards the wetlands, including the placement of stormwater retention between the buildings and the wetlands. In addition, utilities which cannot be installed under proposed roadways will be directionally drilled under existing resources to avoid impacting those areas. As indicated, direct impacts to wetlands are unavoidable, but measures have been taken toward avoiding and minimizing impacts.

Due to the location and extent of wetlands onsite, the permanent impacts to 0.95-acres of wetlands (0.02-acres of PEM wetland, 0.75-acre of PFO wetland, 0.01-acres of POW wetland, and 0.17-acres of PSS wetland) and 669-linear feet of stream (73-linear feet of R6 stream and 596-linear feet of R4 stream) proposed in this JPA are unavoidable. Although complete avoidance was not possible due to the topography and extent of water resources onsite, coupled with the necessary utility infrastructure needed for the project to be feasible, other measures were/will be taken by the Applicant to minimize impacts. These include:

-Utilizing con-span bridges to traverse wetlands and streams without impacting the ordinary high-water level. Clearing in the PFO wetlands will be necessary to install the con-span bridges, and these areas have therefore been considered impacted. However, the overall loss of ecosystem functions and values is minimized by using the con-span bridges as opposed to fill and culverts.

-Grouping and stacking utilities to minimize the necessary impact on the stream bed and footprint needed for critical infrastructure.

-Using aerial utilities wherever possible.

-Use of extensive retaining walls to maintain the existing width and wetland area as much as practicable. Despite the significant additional design and construction

or am acting as the duly authorized agent of the applicant.

Jessica Consolvo

09/25/2025

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF AGENT

DATE

The pre-construction notification must be signed by the person who desires to undertake the proposed activity (applicant) and, if the statement in Block 11 has been filled out and signed, the authorized agent.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

**Instructions for Preparing a
Department of the Army
Nationwide Permit (NWP) Pre-Construction Notification (PCN)**

Blocks 1 through 4. To be completed by the Corps of Engineers.

Block 5. Applicant's Name. Enter the name and the e-mail address of the responsible party or parties. If the responsible party is an agency, company, corporation, or other organization, indicate the name of the organization and responsible officer and title. If more than one party is associated with the preconstruction notification, please attach a sheet of paper with the necessary information marked Block 5.

Block 6. Address of Applicant. Please provide the full address of the party or parties responsible for the PCN. If more space is needed, attach an extra sheet of paper marked Block 6.

Block 7. Applicant's Telephone Number(s). Please provide the telephone number where you can usually be reached during normal business hours.

Blocks 8 through 11. To be completed, if you choose to have an agent.

Block 8. Authorized Agent's Name and Title. Indicate name of individual or agency, designated by you, to represent you in this process. An agent can be an attorney, builder, contractor, engineer, consultant, or any other person or organization. Note: An agent is not required.

Blocks 9 and 10. Agent's Address and Telephone Number. Please provide the complete mailing address of the agent, along with the telephone number where he / she can be reached during normal business hours.

Block 11. Statement of Authorization. To be completed by the applicant, if an agent is to be employed.

Block 12. Proposed Nationwide Permit Activity Name or Title. Please provide a name identifying the proposed NWP activity, e.g., Windward Marina, Rolling Hills Subdivision, or Smith Commercial Center.

Block 13. Name of Waterbody. Please provide the name (if it has a name) of any stream, lake, marsh, or other waterway to be directly impacted by the NWP activity. If it is a minor (no name) stream, identify the waterbody the minor stream enters.

Block 14. Proposed Activity Street Address. If the proposed NWP activity is located at a site having a street address (not a box number), please enter it in Block 14.

Block 15. Location of Proposed Activity. Enter the latitude and longitude of where the proposed NWP activity is located. Indicate whether the project location provided is the center of the project or whether the project location is provided as the latitude and longitude for each of the "corners" of the project area requiring evaluation. If there are multiple sites, please list the latitude and longitude of each site (center or corners) on a separate sheet of paper and mark as Block 15.

Block 16. Other Location Descriptions. If available, provide the Tax Parcel Identification number of the site, Section, Township, and Range of the site (if known), and / or local Municipality where the site is located.

Block 17. Directions to the Site. Provide directions to the site from a known location or landmark. Include highway and street numbers as well as names. Also provide distances from known locations and any other information that would assist in locating the site. You may also provide a description of the location of the proposed NWP activity, such as lot numbers, tract numbers, or you may choose to locate the proposed NWP activity site from a known point (such as the right descending bank of Smith Creek, one mile downstream from the Highway 14 bridge). If a large river or stream, include the river mile of the proposed NWP activity site if known. If there are multiple locations, please indicate directions to each location on a separate sheet of paper and mark as Block 17.

Block 18. Identify the Specific Nationwide Permit(s) You Propose to Use. List the number(s) of the Nationwide Permit(s) you want to use to authorize the proposed activity (e.g., NWP 29).

Block 19. Description of the Proposed Nationwide Permit Activity. Describe the proposed NWP activity, including the direct and indirect adverse environmental effects the activity would cause. The description of the proposed activity should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal. Identify the materials to be used in construction, as well as the methods by which the work is to be done.

Provide sketches when necessary to show that the proposed NWP activity complies with the terms of the applicable NWP(s). Sketches usually clarify the activity and result in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed NWP activity (e.g., a conceptual plan), but do not need to be detailed engineering plans.

The written descriptions and illustrations are an important part of the application. Please describe, in detail, what you wish to do. If more space is needed, attach an extra sheet of paper marked Block 19.

Block 20. Description of Proposed Mitigation Measures. Describe any proposed mitigation measures intended to reduce the adverse environmental effects caused by the proposed NWP activity. The description of any proposed mitigation measures should be sufficiently detailed to allow the district engineer to determine that the adverse environmental effects of the activity will be no more than minimal and to determine the need for compensatory mitigation or additional mitigation measures.

Block 21. Purpose of Nationwide Permit Activity. Describe the purpose and need for the proposed NWP activity. What will it be used for and why? Also include a brief description of any related activities associated with the proposed project. Provide the approximate dates you plan to begin and complete all work.

Block 22. Quantity of Wetlands, Streams, or Other Types of Waters Directly Affected by the Proposed Nationwide Permit Activity. For discharges of dredged or fill material into waters of the United States, provide the amount of wetlands, streams, or other types of waters filled, flooded, excavated, or drained by the proposed NWP activity. For structures or work in navigable waters of the United States subject to Section 10 of the Rivers and Harbors Act of 1899, provide the amount of navigable waters filled, dredged, or occupied by one or more structures (e.g., aids to navigation, mooring buoys) by the proposed NWP activity.

For multiple NWPs, or for separate and distant crossings of waters of the United States authorized by NWPs 12 or 14, attach an extra sheet of paper marked Block 21 to provide the quantities of wetlands, streams, or other types of waters filled, flooded, excavated, or drained (or dredged or occupied by structures, if in waters subject to Section 10 of the Rivers and Harbors Act of 1899) for each NWP. For NWPs 12 and 14, include the amount of wetlands, streams, or other types of waters filled, flooded, excavated, or drained for each separate and distant crossing of waters or wetlands. If more space is needed, attach an extra sheet of paper marked Block 22.

Block 23. Identify Any Other Nationwide Permit(s), Regional General Permit(s), or Individual Permit(s) Used to Authorize Any Part of Proposed Activity or Any Related Activity. List any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. For linear projects, list other separate and distant crossings of waters and wetlands authorized by NWPs 12 or 14 that do not require PCNs. If more space is needed, attach an extra sheet of paper marked Block 23.

Block 24. Compensatory Mitigation Statement for Losses of Greater Than 1/10-Acre of Wetlands and/or of Greater Than 3/100-Acre of Stream Bed When Pre-Construction Notification is Required. Paragraphs (c) and (d) of NWP general condition 23 require compensatory mitigation at a minimum one-for-one replacement ratio for all wetland losses that exceed 1/10-acre and/or for all losses of stream bed that exceed 3/100-acre, unless the district engineer determines in writing that either some other form of mitigation is more environmentally appropriate or the adverse environmental effects of the proposed NWP activity are no more than minimal without compensatory mitigation, and provides an activity-specific waiver of this requirement. Describe the proposed compensatory mitigation for wetland losses greater than 1/10 acre and/or for losses of stream bed that exceed 3/100-acre, or provide an explanation of why the district engineer should not require wetland and/or stream compensatory mitigation for the proposed NWP activity. If more space is needed, attach an extra sheet of paper marked Block 24.

Block 25. Is Any Portion of the Nationwide Permit Activity Already Complete? Describe any work that has already been completed for the NWP activity.

Block 26. List the Name(s) of Any Species Listed As Endangered or Threatened under the Endangered Species Act that Might be Affected by the Nationwide Permit Activity. If you are not a federal agency, and if any listed species or designated critical habitat might be affected or is in the vicinity of the proposed NWP activity, or if the proposed NWP activity is located in designated critical habitat, list the name(s) of those endangered or threatened species that might be affected by the proposed NWP activity or utilize the designated critical habitat that might be affected by the proposed NWP activity. If you are a Federal agency, and the proposed NWP activity requires a PCN, you must provide documentation demonstrating compliance with Section 7 of the Endangered Species Act.

Block 27. List Any Historic Properties that Have the Potential to be Affected by the Nationwide Permit Activity. If you are not a Federal agency, and if any historic properties have the potential to be affected by the proposed NWP activity, list the name(s) of those historic properties that have the potential to be affected by the proposed NWP activity. If you are a Federal agency, and the proposed NWP activity requires a PCN, you must provide documentation demonstrating compliance with Section 106 of the National Historic Preservation Act.

Block 28. List the Wild and Scenic River or Congressionally Designated Study River if the Nationwide Permit Activity Would Occur in such a River. If the proposed NWP activity will occur in a river in the National Wild and Scenic River System or in a river officially designated by Congress as a “study river” under the Wild and Scenic Rivers Act, provide the name of the river. For a list of Wild and Scenic Rivers and study rivers, please visit <http://www.rivers.gov/>.

Block 29. Nationwide Permit Activities that also Require Permission from the Corps Under 33 U.S.C. 408. If the proposed NWP activity also requires permission from the Corps under 33 U.S.C. 408 because it will temporarily or permanently alter, occupy, or use a Corps federal authorized civil works project, indicate whether you have submitted a written request for section 408 permission from the Corps district having jurisdiction over that project.

Block 30. Other Information Required For Nationwide Permit Pre Construction Notifications. The terms of some of the Nationwide Permits include additional information requirements for preconstruction notifications:

- * NWP 3, Maintenance –information regarding the original design capacities and configurations of the outfalls, intakes, small impoundments, and canals.
- * NWP 31, Maintenance of Existing Flood Control Facilities –a description of the maintenance baseline and the dredged material disposal site.
- * NWP 33, Temporary Construction, Access, and Dewatering –a restoration plan showing how all temporary fills and structures will be removed and the area restored to pre project conditions.
- * NWP 44, Mining Activities –if reclamation is required by other statutes, then a copy of the final reclamation plan must be submitted with the pre construction notification.
- * NWP 45, Repair of Uplands Damaged by Discrete Events –documentation, such as a recent topographic survey or photographs, to justify the extent of the proposed restoration.
- * NWP 48, Commercial Shellfish Aquaculture Activities –(1) a map showing the boundaries of the project area, with latitude and longitude coordinates for each corner of the project area; (2) the name(s) of the species that will be cultivated during the period this NWP is in effect; (3) whether canopy predator nets will be used; (4) whether suspended cultivation techniques will be used; and (5) general water depths in the project area (a detailed survey is not required).
- * NWP 49, Coal Remining Activities –a document describing how the overall mining plan will result in a net increase in aquatic resource functions must be submitted to the district engineer and receive written authorization prior to commencing the activity.
- * NWP 50, Underground Coal Mining Activities –if reclamation is required by other statutes, then a copy of the reclamation plan must be submitted with the pre construction notification.

If more space is needed, attach an extra sheet of paper marked Block 30.

Block 31. Signature of Applicant or Agent. The PCN must be signed by the person proposing to undertake the NWP activity, and if applicable, the authorized party (agent) that prepared the PCN. The signature of the person proposing to undertake the NWP activity shall be an affirmation that the party submitting the PCN possesses the requisite property rights to undertake the NWP activity (including compliance with special conditions, mitigation, etc.).

DELINEATION OF WETLANDS, OTHER SPECIAL AQUATIC SITES, AND OTHER WATERS

Each PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current wetland delineation manual and regional supplement published by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many wetlands, other special aquatic sites, and other waters. The 45 day PCN review period will not start until the delineation is submitted or has been completed by the Corps.

DRAWINGS AND ILLUSTRATIONS

General Information.

Three types of illustrations are needed to properly depict the work to be undertaken. These illustrations or drawings are identified as a Vicinity Map, a Plan View or a Typical Cross Section Map. Identify each illustration with a figure or attachment number. For linear projects (e.g. roads, subsurface utility lines, etc.) gradient

drawings should also be included. Please submit one original, or good quality copy, of all drawings on 8½x11 inch plain white paper (electronic media may be substituted). Use the fewest number of sheets necessary for your drawings or illustrations. Each illustration should identify the project, the applicant, and the type of illustration (vicinity map, plan view, or cross section). While illustrations need not be professional (many small, private project illustrations are prepared by hand), they should be clear, accurate, and contain all necessary information.

ADDITIONAL INFORMATION AND REQUIREMENTS

For proposed NWP activities that involve discharges into waters of the United States, water quality certification from the State, Tribe, or EPA must be obtained or waived (see NWP general condition 25). Some States, Tribes, or EPA have issued water quality certification for one or more NWPs. Please check the appropriate Corps district web site to see if water quality certification has already been issued for the NWP(s) you wish to use. For proposed NWP activities in coastal states, state Coastal Zone Management Act consistency concurrence must be obtained, or a presumption of concurrence must occur (see NWP general condition 26). Some States have issued Coastal Zone Management Act consistency concurrences for one or more NWPs. Please check the appropriate Corps district web site to see if Coastal Zone Management Act consistency concurrence has already been issued for the NWP(s) you wish to use.

U.S. Army Corps of Engineers (USACE)

APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT – PARTNER APPENDIX

For use of this form, see 33 CFR 325. The proponent agency is CECW-COR.

AUTHORITIES: The Department of Army Corps of Engineers (Corps) and partner entities have established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and its partners. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. This supplemental information is provided to the partner entity along with the standard regulatory forms.

PARTNER INFORMATION

ORGANIZATION: VA Dept. of Environmental Quality (VDEQ) & VA Marine Resources Commn (VMRC)	PARTNER ID: 25-00097	NAME AND CODE: Form Name: COMMONWEALTH OF VIRGINIA JOINT PERMIT APPLICATION Form Code: NAO JPA
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This system has been created to collect the information necessary to initiate a Joint Permit Application for the state and federal aquatic resource permitting in the Commonwealth of Virginia. This Joint Permit Application covers the entities of US Army Corps of Engineers (USACE) Norfolk District (NAO), Virginia Department of Environmental Quality (VDEQ), and Virginia Marine Resources Commission (VMRC) in the Commonwealth of Virginia.

The Joint Permit Application (JPA) process and Standard JPA form are used by the US Army Corps of Engineers (USACE), the Virginia Marine Resources Commission (VMRC), the Virginia Department of Environmental Quality (DEQ), and the Local Wetlands Boards (LWB) for permitting purposes involving water, wetlands, and dune/beach resources, including water supply and water withdrawals projects (as defined in DEQ Regulation 9 VAC 25-210). [Learn More information, including State and Regional General Permits.](<https://www.nao.usace.army.mil/Missions/Regulatory/>) Once your request is submitted, a State Permit ID will be generated and can be found in the generated NAO_JPA_Report file, "Partner ID" field.

The Virginia Department of Environmental Quality VA Water Protection (DEQ-VWP) Additional Data Needs form collects any additional data that the DEQ needs when a VWP Permit and/or an individual 401 Water Quality Certification (WQC) is also required for the proposed work. A blank version of this form is available for download, then completion and upload, in the Location Specific Questions section.

JOINT PERMIT APPLICATION for Commonwealth of Virginia To apply for USACE Permits, as well as any required permits from the VDEQ and VMRC. [Learn more on the permits webpage](<https://www.nao.usace.army.mil/Missions/Regulatory-Branch/Regulatory-Permits/>). Once your request is submitted, a State Permit ID will be generated and can be found in the generated NAO_JPA_Report file, "Partner ID" field.

Please note that when a VDEQ permit is being requested, you must also complete and upload the State Data Requirements PDF form. This PDF should be uploaded to the box revealed when "YES" is selected to answer the mandatory "Are you also requesting a permit from the VDEQ?" question.

SUPPLEMENTAL INFORMATION COLLECTED

Regional General Conditions Checklist - These questions are needed to evaluate whether you satisfy regional conditions for USACE.

- Is work proposed in areas that contain submerged aquatic vegetation (SAV)? [Learn more about SAV] (<https://mobjack.vims.edu/sav/savwabmap/>)
 - No

- Is the project proposed within an area documented as an anadromous fish use area (confirmed or potential)? [Learn more about anadromous fish use areas] (<https://services.dwr.virginia.gov/fwis/>)
 - No

- Is any in-stream work proposed within streams identified as wild trout waters? [Learn more about wild trout waters] (<https://services.dwr.virginia.gov/fwis/>)
 - No

- Is a state-listed species or designated resource known within 2 miles of the proposed activity? For proposed activities located within Virginia's designated coastal zone, [Learn more at the Virginia Department of Wildlife Resources' (DWR) Virginia Fish and Wildlife Information Service (VAFWIS)] (<https://services.dwr.virginia.gov/fwis/>)
 - No
- Did you submit your project to DWR (ESSProjects@dwr.virginia.gov)?
 - Not Applicable (Question not presented)
- Is work proposed in the Chesapeake Bay National Estuarine Research Reserve in Virginia? This multi-site system along a salinity gradient of the York River includes Sweet Hall Marsh, Taskinas Creek, Catlett Islands, and Goodwin Islands. [Learn more about the Chesapeake Bay National Estuarine Research] (<https://www.vims.edu/cbnerr/>)
 - No
- Have you generated a USFWS official species list through IPAC?
 - Yes
- Please upload a copy of your USFWS IPAC species list.
 - 19067-E-Species List_ IPAC.pdf File(s) Uploaded
- Is there potential for the project to affect aquatic federally listed threatened or endangered species or designated critical habitat? [NMFS Section 7 mapper] (<https://noaa.maps.arcgis.com/apps/webappviewer/index.html?id=a85c0313b68b44e0927b51928271422a>)
 - No
- Are you proposing to plant any invasive plant species? [Learn more about invasive plant species] (<https://www.dcr.virginia.gov/natural-heritage/invspdflist>)
 - No
- Will any proposed new or replacement culverts or pipes be embedded below the streambed (countersunk)?
 - Yes
- Are you proposing temporary fill or impacts to aquatic resources?
 - No
- Upload a copy of your restoration plan.
 - Not Applicable (Question not presented)
- Will your project affect any structures or works built by the USACE? [Learn more about USACE Civil Works projects] (<https://usacena.maps.arcgis.com/apps/webappviewer/index.html?id=d19d8e578c294e92a327d9e8cd1047d9>)
 - No
- Are you are proposing a stream restoration project under Nationwide Permit 27?
 - No
- Upload a completed Natural Channel Design Review Checklist and Selected Morphological Characteristics form. [Access the form] (<https://www.epa.gov/cwa-404/natural-channel-design-review-checklist-under-cwa-section-404>)
 - Not Applicable (Question not presented)
- Are you also requesting a permit from the VDEQ?
 - Yes

- Upload a completed State Data Requirements PDF form.
 - 1_VDEQ_VWP_Additional_Data_Needs_PointOne_092525.pdf File(s) Uploaded

- Are you applying for a [PASDO Category A](<https://usace.contentdm.oclc.org/utis/getfile/collection/p16021coll15/id/3190>) permit?
 - No

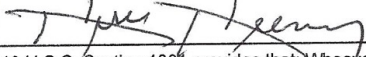
- Upload the PASDO Category A checklist. [Access the PASDO Category A checklist] (<https://usace.contentdm.oclc.org/utis/getfile/collection/p16021coll15/id/3190>)
 - Not Applicable (Question not presented)

COMMONWEALTH OF VIRGINIA JOINT PERMIT APPLICATION

U.S. Army Corps of Engineers (USACE) AUTHORIZATION TO ACT AS AN AGENT For use of this form, see Section 404 of the Clean Water Act, Section 10 of the Rivers and Harbors Act of 1899, and Section 103 of the Marine Protection, Research, and Sanctuaries Act, the proponent agency is CECW-COR.		Form Approved - OMB No. 0710-0003 Expires 2027-10-31	
The Agency Disclosure Notice (ADN)			
The Public reporting burden for this collection of information, 0710-003, is estimated to average 5 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or burden reduction suggestions to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil . Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.			
Purpose: This form is used by members of the public to authorize an agent (for example - a private consultant) to act on their behalf in all matters relating to all dealings with the USACE regarding the project. This includes taking all necessary actions for the application, processing, issuance, and/or acceptance of a Clean Water Act and/or Rivers and Harbors Act delineations, determinations, and/or permits.			
This form is a component in the Corps Regulatory Request System (RRS), which is an online permitting application portal for the Regulatory Program.			
ITEMS 1 THRU 3 - FOR USACE USE ONLY			
APPLICATION NO.		2. FIELD OFFICE CODE	3. DATE RECEIVED
ITEMS 4 THRU 14 - COMPLETD BY THE APPLICANT or REQUESTOR			
4. PROJECT NAME PointOne Richmond Campus		5. PROJECT LOCATION ..	
6. APPLICANT NAME (<i>first, middle, last</i>) <u>Kris Keeney</u>		7. AGENT NAME Jessica Consolvo	
Company (<i>if applicable</i>): PointOne Richmond, LLC		Company: ECS Mid-Atlantic, LLC	
E-mail Address: <u>Kris@pointonecorp.com</u>		E-mail Address: <u>jconsolvo@ecslimited.com</u>	
8. APPLICANT ADDRESS (<i>if applicable</i>) Address 13221 Woodland Park Rd, Suite 440		9. AGENT ADDRESS (<i>if applicable</i>) Address 2119 N Hamilton St Ste D	
City: Herndon	State: VA	City: Richmond	State: VA
10. APPLICANT PHONE NUMBERS. w/AREA CODE		11. AGENT PHONE NUMBERS. w/AREA CODE	
a. Mobile +17802923157	b.	c. Fax	a. Mobile +15715310313
			b.
			c. Fax
12. APPLICANT/AGENT CERTIFICATION			
By signing below, I hereby authorize the agent listed above, to act on my behalf in all matters relating to all dealings with the USACE regarding the project and properties listed above, including taking all necessary actions for the application, processing, issuance, and/or acceptance of a Clean Water Act and/or Rivers and Harbors Act delineations, determinations, and/or permits. Any and all acts carried out by my agent on my behalf as it relates to this project and property shall have the same effect as acts of my own.			

I agree to review all information submitted to the USACE on my behalf by my agent and certify that any information submitted on my behalf is true and correct.

13. SIGNATURE of APPLICANT or REQUESTOR



14. DATE

9/23/2025

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

Property Information

Property Names

Name Explanation	Name
Current Name	Saint Mary's Church Battlefield
Historic	Nance's Shop
Historic	Samaria Church

Property Evaluation Status

DHR Staff: Potentially Eligible

Property Addresses

Current - Lott Cary Road Route 602
Alternate - Barnetts Road Route 609

County/Independent City(s):	Charles City (County)
Incorporated Town(s):	No Data
Zip Code(s):	23030, 23140, 23231
Magisterial District(s):	No Data
Tax Parcel(s):	No Data
USGS Quad(s):	CHARLES CITY, PROVIDENCE FORGE, ROXBURY

Additional Property Information

Architecture Setting:	Rural
Acreage:	No Data

Site Description:

January 1993: The 6.5 mile long battlefield along routes 603, 609, and 602 remains a rural area, mixed agricultural and wooded, with scattered homes and farms.

August 2019: No visible change. The battlefield area remains lightly developed.

October 2021: The core battlefield area along Barnetts Road (SR 609) has generally maintained its rural character since it was assessed in 2019. The landscape is characterized by mixed agricultural fields and woods, with scattered homes and farms.

July 2022: There have been no significant changes since the previous survey.

August 2023: The small portion of the battlefield within the survey area generally extends south from Old Union Road and east from Roxbury Road with the unincorporated communities of Roxbury to the north and Barnetts to the south. The landscape within and around the surveyed area of the battlefield is only lightly developed and characterized by a mix of wooded areas and farmland.

Surveyor Assessment:

January 1993: Also known as Nance's Shop, the Battle of Saint Mary's Church occurred on June 24, 1864, as part of Grant's Overland Campaign (May-June 1864). Major General Wade Hampton's Confederate cavalry attempted to cut off Maj. Gen. Philip Sheridan's U.S. cavalry returning from their raid to Trevilian Station (in Louisa County). Sheridan fought a delaying action to protect a long supply train under his protection, then rejoined the Union army at Bermuda Hundred. The forces engaged were at the divisional level, the result of the engagement was inconclusive and total casualties were around 630.

See file for additional historic information.

August 2019: No change recommended to the status of potentially NRHP eligible.

October 2021: The core battlefield area along Barnetts Road (SR 609) has generally remained unchanged since the 2019 survey. Therefore, no change to the status of potentially NRHP eligible is recommended.

July 2022: The core battlefield area along Barnetts Road (SR 609) has generally remained unchanged since the 2021 survey. Therefore, no change to the status of potentially NRHP eligible is recommended.

August 2023: The Battle of Mary's Church was fought on June 24, 1864, when Confederate forces led by Maj. Gen. Wade Hampton intercepted two brigades of Union commanded by Brig. Gen. David McMurtie Gregg as they retreated east after the Battle of Trevilian Station. After holding Confederate forces long enough to allow their supply train passage, the Union troops withdrew, ending the battle. The engagement resulted in a combined 630 casualties and constituted the final battle of Grant's Overland Campaign. Only a small portion of the battlefield along Roxbury and Barnetts Roads between Old Union Road and Lewis Tyler Lane was surveyed as part of this effort. This resource was previously determined potentially eligible for listing in the NRHP for its association with a major Civil War engagement, and it is D+A's recommendation that it retains the characteristics and associations that make it potentially eligible for listing in the NRHP.

Surveyor Recommendation: Recommended Potentially Eligible

Ownership

Ownership Category	Ownership Entity
Private	No Data

Primary Resource Information

Resource Category: Defense
Resource Type: Battle Site
NR Resource Type: Site
Historic District Status: *No Data*
Date of Construction: 1864
Date Source: Written Data
Historic Time Period: Civil War (1861 - 1865)
Historic Context(s): Landscape, Military/Defense
Other ID Number: CWSAC - VA066
Architectural Style: No Discernable Style
Form: *No Data*
Number of Stories: *No Data*
Condition: Poor
Threats to Resource: Development
Cultural Affiliations: Euro-American
Cultural Affiliation Details:

No Data

Architectural Description:

January 1993: The battlefield is comprised of the following key landmarks: The Union (and Confederate) breastworks; St. Mary's (Samaria), Salem, and Hopewell Churches. Landmarks, hospitals, and possible burial sites; and Nance's Shop have been plowed over, burned, or otherwise destroyed; all of them are lost.

August 2019: No substantial visible change to the landscape or composition of the battlefield.

October 2021: No substantial changes to the landscape or composition of the battlefield were observed.

July 2022: No substantial changes to the landscape or composition of the battlefield were observed.

August 2023: The Battle of Mary's Church was fought on June 24, 1864 as the last battle of General Grant's Overland Campaign. Only a small portion of the battlefield along its southwest border. The portion of the battlefield within the survey area consists of largely undeveloped land that is mostly wooded although interrupted by large swaths of agricultural land. Development within this section of the battlefield is light, consisting mostly of small lots commonly containing mid- to late twentieth century roadside dwellings, with some homes set somewhat further back from the road. The area is crossed by several secondary and tertiary road corridors, including Barnetts Road, Roxbury Road, Church Lane, and Lewis Tyler Lane, each of which experiences relatively light traffic.

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2022-4314
Investigator: Anna White
Organization/Company: Dutton + Associates, LLC
Photographic Media: Digital
Survey Date: 8/22/2023

Dhr Library Report Number: CC-092

Project Staff/Notes:

Survey and reporting prepared by D+A Architectural Staff

Project Bibliographic Information:

Hope Smith, Rob Taylor, Dara Friedberg
Phase I Cultural Resource Survey of the ±587 Hectare (±1,451 Acre) Keydet South Solar Project Area, Charles City County, Virginia
Dutton + Associates, Nov 2023
DHR Project No. 2022-4314
DHR Report No. CC-092

Event Type: Other

Project Review File Number: 2020-4727

Investigator: Ted Karpyne

Organization/Company: TRC Environmental Corporation

Photographic Media: Digital

Survey Date: 5/11/2022

Dhr Library Report Number: CC-085

Project Staff/Notes:

At the request of DHR, TRC is conducting a viewshed study as a follow up to its draft report titled Phase I Cultural Resources Survey for the Charles City Landfill Project. The viewshed study will assess the project's visual impact to only two architectural resources: 018-0087 and 018-5004.

Project Bibliographic Information:

Heather Millis, Ted Karpyne, Tracy Millis, Bruce Idol, Hannah Smith
Viewshed Analysis and Evaluation of Effects for Samaria Church Battlefield (018-5004) and Property 018-0087 and Additional Investigation and KOCOA Analysis of Topographic Anomalies for the Charles City Landfill Project, Charles City County, Virginia (July 2022)
TRC Environmental Corporation

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2020-4727

Investigator: Ted Karpyne

Organization/Company: TRC Environmental Corporation

Photographic Media: Digital

Survey Date: 7/21/2021

Dhr Library Report Number: CC-080

Project Staff/Notes:

This survey resulted in the identification of 20 newly recorded architectural resources. As a result, 20 DHR ID numbers will be needed.

The survey also revisited 14 previously surveyed properties: 018-0087, 018-0088, 018-0090, 018-5055, 018-5056, 018-5057, 018-5058, 018-5059, 018-5060, 018-5103, 018-5104, 018-5105, 018-5158, and 018-5159. I'll need update the survey forms associated with these 14 properties.

In addition, the project assessed 018-5004 (Saint Mary's Church Battlefield).

Project Bibliographic Information:

2021 Millis, Tracy, Ted Karpyne, Jeff Johnson, Heather Millis, and Hannah Smith
Phase I Cultural Resources Survey for the Charles City Landfill Project, Charles City County, Virginia
DHR Report No. CC-080
DHR Project No. 2020-4727

Event Type: DHR Staff: Potentially Eligible

DHR ID: 018-5004

Staff Name: Roger Kirchen

Event Date: 11/19/2019

Staff Comment

DHR Project File No. 2019-0362

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*

Investigator: Robert Taylor

Organization/Company: Dutton + Associates, LLC

Photographic Media: Digital

Survey Date: 8/12/2019

Dhr Library Report Number: *No Data*

Project Staff/Notes:

Survey and data entry prepared by D+A Architectural History staff.

Project Bibliographic Information:

D+A. Phase I Cultural Resources Survey of the Skipjack Solar Project Area, Charles City County, Virginia. 2019.

Event Type: DHR Staff: Potentially Eligible

DHR ID: 018-5004

Staff Name: ABPP

Event Date: 1/24/2007

Staff Comment

Preliminary survey data from the American Battlefield Protection Program (ABPP) indicates that this historic Civil War battlefield is likely eligible for listing in the National Register of Historic Places and likely deserving of future preservation efforts. This survey information should be reassessed during future Section 106/NEPA compliance reviews.

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*

Investigator: CWSAC

Organization/Company: National Park Service

Photographic Media: *No Data*

Survey Date: 1/1/1993

Dhr Library Report Number: CC-057

Project Staff/Notes:

Civil War Sites Advisory Commission Survey Form - no photos submitted - not dated or signed, but surveys occurred during the period between 1991 and 1993

CWSAC - VA066

Bibliographic Information

Bibliography:

Name: Civil War Sites Advisory Commission

DHR CRM Report Number: Report on the Nation's Civil War Battlefields - Technical Volume I: Appendices

Record Type: Book

Bibliographic Notes: Includes 3 books - Report, Volume I: Appendices, and Volume II: Battle Summaries

Phase I Archaeological Survey of the Route 609 Intersection Reconstructions, Charles City County, Virginia: Archaeological Management Summary
CC-057

2013

CRAI - Emily Calhoun

DHR Project No. 2013-0427

J. Hope Smith, Lauren Gryctko

Phase I Cultural Resource Survey of the ±929.19-Hectare (±2,296-Acre) Skipjack Solar Project Area, Charles City County, Virginia: Volume II:

Architecture Field Results

Dutton + Associates, LLC

August 2019

DHR Report No. CC-069

DHR Project No. 2019-0362

Principal Investigator: Hope Smith

Project Architectural Historian: Robert J. Taylor, Jr.

Pickett and Lichtenberger

2023 Phase I Archaeological Survey Old Union Road Solar Site, Charles City County, Virginia

Hurt & Proffitt

DHR Project No. 2023-3327

DHR Report No. CC-088

Property Notes:

Name: Kenneth A. Bako

Company 1: NCSHPO

Address 1: 2323 Staley Road

City: Catharpin

State: Virginia

ZIP: 22018

Phone 1: 703-754-9361

Owner Relationship: Informant

Name: Edwin W. Besch

Company 1: NCSHPO

Address 1: 2323 Staley Road

City: Reston

State: Virginia

ZIP: 22019

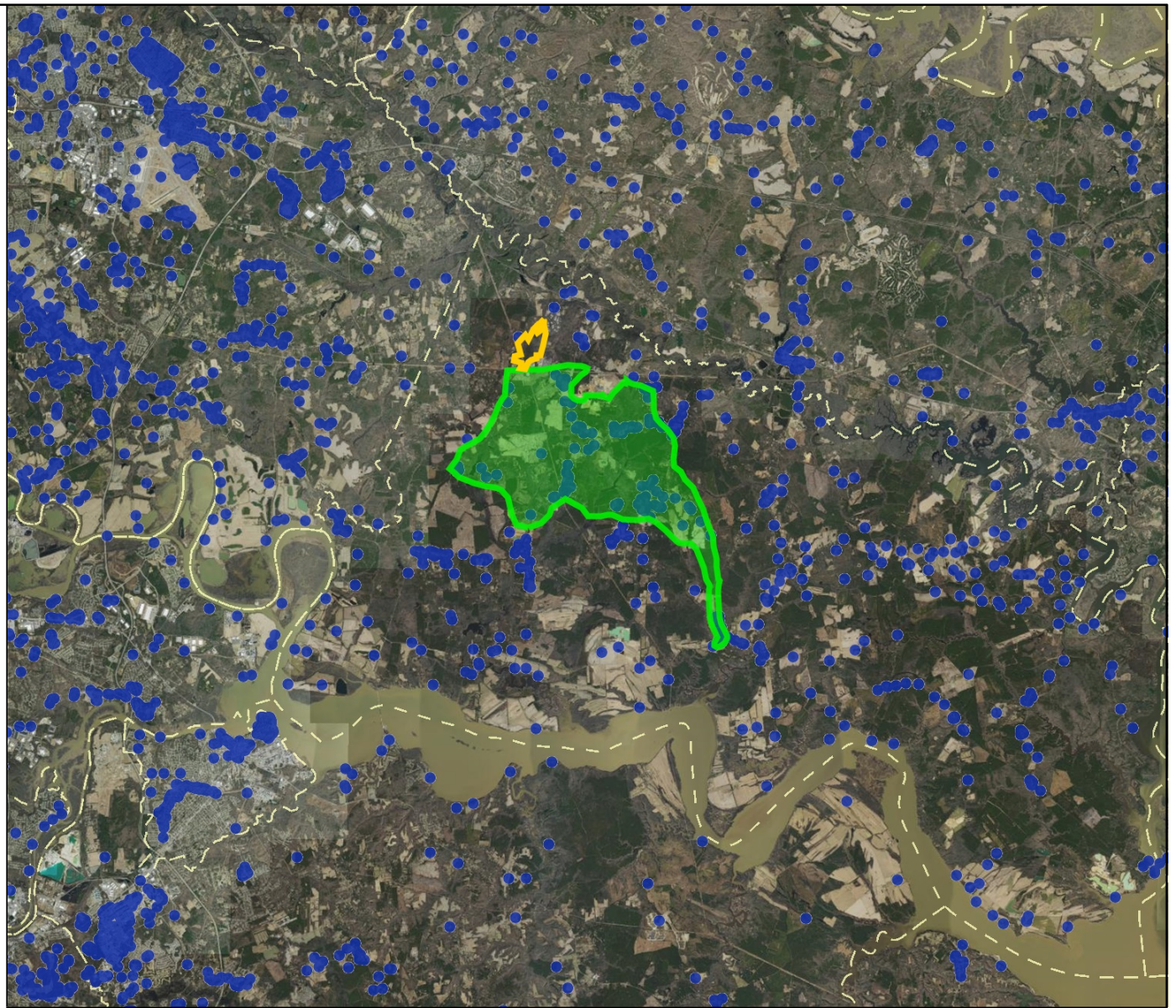
Phone 1: 703-476-1654

Owner Relationship: Informant, Informant

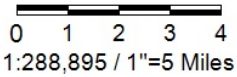


Legend

- Architecture Points
- Archaeology Points
- County Boundaries



Miles



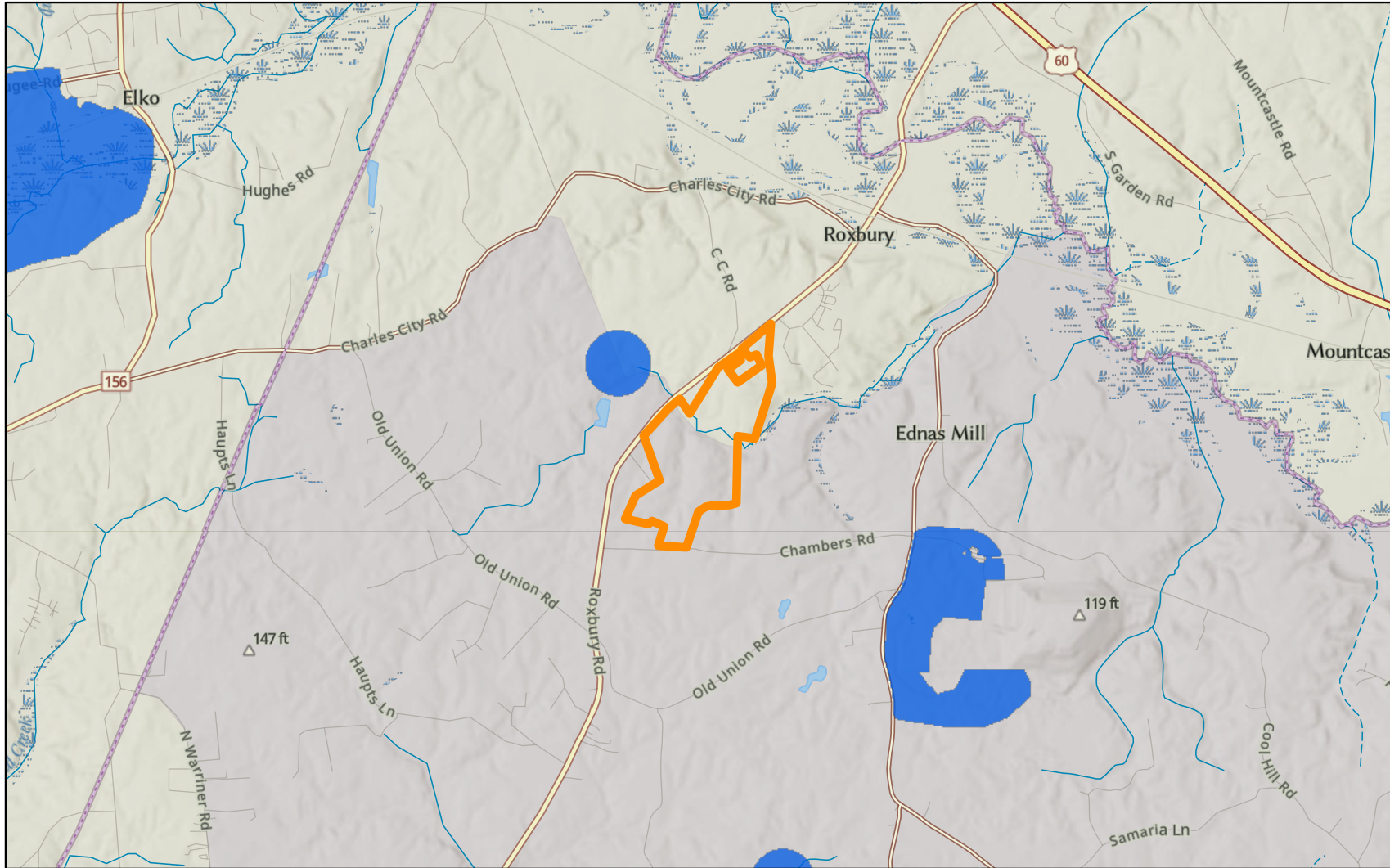
Title: Architecture Labels

Date: 7/11/2025

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

Natural Heritage Resources Map

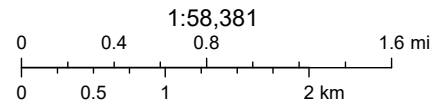


July 11, 2025

Adjacent States
 Stream Conservation Site

NH Screening Layer

Conservation Site



VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA,

JPA – State Specific Information

A. GENERAL INFORMATION

1. DEQ-VWP APPLICATION INSTRUCTIONS

"State waters" means all water, on the surface and under the ground, wholly or partially within or bordering the Commonwealth or within its jurisdiction, including wetlands. "Surface water" means all state waters that are not groundwater as groundwater is defined in § 62.1-255 of the Code of Virginia.

In addition to completing the other information requested by the United States Army Corps of Engineers' (USACE) Regulatory Request System (RRS) portal, please complete the DEQ Supplemental Information to apply for a DEQ Virginia Water Protection (VWP) individual permit or VWP general permit coverage for work in waters and/or wetlands within the Commonwealth of Virginia.

DEQ Complete Application Checklists are provided on the DEQ web site to assist in completing the required information and providing the required attachments, such as but not limited to project drawings, the State Surface Water Determination (SSWD), USACE Nationwide Permit Section 401 Certification Compliance Worksheet(s), DEQ 45-day Coverage Checklist, and materials for a complete State Programmatic General Permit (SPGP) application. The DEQ Complete Application Checklists and any required DEQ application attachments can be uploaded using the RRS portal. The VWP Permit and Compliance Manual is another source of information for completing many of the DEQ questions. Please visit for these tools: <https://www.deq.virginia.gov/our-programs/water/wetlands-streams>.

Information required for a complete VWP general permit coverage application is in accordance with the following regulations, unless otherwise noted on item in the checklist: The VWP General Permit Regulations are [9VAC25-660](#) (WP1); [9VAC25-670](#) (WP2); [9VAC25-680](#) (WP3); and [9VAC25-690](#) (WP4). *Sections 50 and 60 contain Notification and Application requirements. Sections 30, 50, 60, and 70 of each VWP general permit regulation, [9VAC25-210-116](#), and § [62.1-44.15:23](#) should be used as a reference in reviewing the requirements of Conceptual Compensatory Mitigation Plan.*

Information required for a complete VWP individual permit application is in accordance with the following regulations, unless otherwise noted on item in the checklist: The VWP Permit Program Regulation is [9VAC25-210](#). Section 10 contains definitions. *Sections 80 and 100 contain Application requirements for VWP individual permits. Sections 80 and 116, and § [62.1-44.15:23](#), should be used as a reference for the Conceptual Compensatory Mitigation Plan.* This checklist does not include detailed Final Compensatory Mitigation Plan requirements, as those are not required for a complete application.

Information required for a complete VWP individual permit application for surface water withdrawal or diversion projects is in accordance with the following regulations, unless otherwise noted on item in the checklist: The VWP Permit Program Regulation is [9VAC25-210](#). Sections 10 and 300 contain definitions. *Sections 80, 100, 340, and 360 contain application requirements for VWP-Surface Water Supply individual permits. Section 350 contains application requirements for continuation of a surface water withdrawal, and Section 390 contains requirements for applying for a water supply variance, neither of which are included on this checklist. Sections 80 and 116, and § [62.1-44.15:23](#), should be used as a reference for the Conceptual Compensatory Mitigation Plan.* This checklist does not include detailed Final Compensatory Mitigation Plan requirements, as those are not required for a complete application.

The VWP Permit Program works in conjunction with USACE-Norfolk District to provide verification of coverage under these State Programmatic General Permits (SPGP) per requirements and Standard Operating Procedures developed by USACE-Norfolk District. Information required by the USACE for a complete SPGP application is in accordance with the details in the 22-SPGP-RCIR (Residential, Commercial, Institutional, and Recreational activities) and 22-SPGP-LT (Linear Transportation activities) located at: <https://www.nao.usace.army.mil/Missions/Regulatory/RBregional/>.

Not all activities will require a VWP permit or coverage. Completing the information carefully will assist DEQ in making a permit need determination.

DEQ prefers that required information identifying various boundaries, such as wetland boundaries, be submitted in Geographic Information System (GIS) shapefile format whenever possible.

Please do not attempt to send any money, credit card information, or proof of payment for fees at the time of application for VWP permitting purposes.

If a question does not apply to the project, respond NA (not applicable) in the space provided. *Upload additional pages, tables, narrative, and documents as necessary or requested.* DEQ may request other additional pertinent information necessary for a complete application, to make a permit decision, and/or issue a legal permit per regulation and Law.

2. APPLICATION PURPOSE(S): Select and complete all that apply:

- Nationwide Permit No.
- Regional Permit No.
- SPGP or PGP Name
- DEQ reapplication – existing permit or tracking number

3. APPLICANT, AGENT, PROPERTY OWNER, AND CONTRACTOR INFORMATION. For DEQ purposes, the applicant(s) is/are the *legal entity* to which the permit may be issued. "Legal name" means the full legal name of an individual, business, or other organization. For an individual, legal name means the first name, middle initial, last name, and suffix. For an entity authorized to do business in Virginia, the legal name means the exact name set forth in the entity's articles of incorporation, organization or trust, or formation agreement, as applicable. The applicant(s) can either be the property owner(s) or the person/people/company(ies) that intend(s) to undertake the activity. The agent is the person or company that is representing the applicant(s). *If the name entered in the USACE portion is not the legal name, enter the legal name here.* If an applicant, agent, or contractor is a company, provide the [State Corporation Commission](#) (SCC) information marked with an asterisk '*' below. ***Certain permits or authorizations may be provided via electronic mail instead of or in addition to postal mail.*

==

Legal Name(s) of Applicant(s) as registered with SCC*			Agent (if applicable) as registered with SCC*		
PointOne Richmond, LLC: Kris Keeney			ECS Mid-Atlantic, LLC (Attn: Jessica Consolvo)		
Applicant SCC-Registered Mailing address*			Agent SCC-Registered Mailing address*		
13221 Woodland Park Rd, Suite 440			2119-D N Hamilton St		
City	State	ZIP Code	City	State	ZIP Code
Herndon	VA	20171	Richmond	VA	23230
Email**			Email		
kris@pointonecorp.com			jconsolvo@ecslimited.com		
Primary Phone (Mobile)	Secondary Phone		Primary Phone (Mobile)	Secondary Phone	
			(571) 531-0313		
*Enter State Corporation Commission ID number			*Enter State Corporation Commission ID number		
11655108			S1208216		
OR			OR		
<input type="checkbox"/> Not required to register with SCC			<input type="checkbox"/> Not required to register with SCC		
Property owner(s) legal name, if different from applicant, as registered with SCC*			Contractor, if known, as registered with SCC*		
Thomas Evelyn					

Property owner SCC-Registered Mailing address*			Contractor SCC-Registered Mailing address*		
5900 Chambers Rd					
City	State	ZIP code	City	State	ZIP code
Charles City	VA	23030			
Email			Email		
qualitylog@aol.com& thomaswevelyn@gmail.com					
Primary Phone (Mobile)	Secondary Phone		Primary Phone (Mobile)	Secondary Phone	
*Enter State Corporation Commission ID number			*Enter State Corporation Commission ID number		
OR			OR		
<input checked="" type="checkbox"/> Not required to register with SCC			<input type="checkbox"/> Not required to register with SCC		

4. PREVIOUS ACTIONS RELATED TO THE PROPOSED WORK

If applicable, list in the table all *state* pre-application coordination, site visits, previous permits, applications, or State Surface Water Determination (SSWD) related to the project, whether issued, withdrawn, or denied. Historical information for past VWP permit submittals can be found online with VMRC - <https://webapps.mrc.virginia.gov/public/habitat/> - or VIMS - <http://ccrm.vims.edu/perms/newpermits.html>. Include any applications submitted or permits issued through the DEQ Stormwater Management Program; DEQ Virginia Pollutant Discharge Elimination Program (VPDES); Virginia Department of Health (VDH); and Virginia Department of Energy (Virginia Energy). Some examples of permit or reference numbers may be 22-0123 (VWP individual permit); WP4-22-0123 (VWP general permit coverage); SSWD-123456 (State Surface Waters Determination); VAR12345 (VPDES general permit coverage); VA1234567 (VPDES individual permit).

Agency	Action / Activity	Permit or Reference Number	Date of Action	If denied, give reason for denial
USACE	PJD	NAO-2025-01244	06/09/2025	

5. PROJECT INFORMATION

5.a. Project Name (*Example: Water Creek driveway crossing*) and total size of the project area (in acres)

PointOne Richmond Campus

5.b. Street Address, City/County/ZIP Code (911 address if available)

NE of Roxbury Rd/Chambers Rd Intersection

5.c. Subdivision

5.d. Lot/Block/Parcel #

4-13, 7-12-C, 7-133, and 7-92

5.e. Name of water body(ies) within project boundaries and drainage area (acres or square miles)

Possum Run & other UTs - 2.5 sq miles per StreamStats

5.f. Tributary(ies) to Basin and Sub-basin (*Example: Basin: James River, Sub-basin: Middle James River*)

James River, Lower James

5.g. Special Standards (based on DEQ Water Quality Standards [9VAC25-260 et seq.](#)) – list all that apply:

5.h. Project type - select one:

- Single user (private, non-commercial, residential)
- Multi-user (community, commercial, industrial, government)
- Surface water withdrawal

5.i. Latitude and longitude at center of project site (decimal degrees)

37.448158, -77.156805

5.j. USGS topographic map name

Roxbury, VA (2022)

5.k. 8-digit USGS Hydrologic Unit Code (HUC) for your project site (See <http://cfpub.epa.gov/surf/locate/index.cfm>)

02080206

5.l. If known, indicate the 10-digit and 12-digit USGS HUCs (See <http://consapps.dcr.virginia.gov/htdocs/maps/HUExplorer.htm>)

0208020605, 020802060504

5.m. Is there an access road to the project? Yes No. If yes, select all that apply:

- Public
- Private
- Improved
- Unimproved

5.n. Upload a detailed map, such as a USGS topographic map, street map, or GIS shapefile, showing all project site locations and boundaries, locality boundaries, and boundaries of any areas currently under preservation, conservation, or other protective instruments, such as deed restrictions.

5.o. Complete and upload to the RRS portal the Chesapeake Bay Preservation Act information in Appendix A.

5.p. Provide driving directions to your site, giving distances from the best and nearest visible landmarks or major intersections.

The site itself does not have a physical address, but the nearest address that can be used to navigate to the site is: 3200 Roxbury Rd, Charles City, VA 23030

6. DESCRIPTION OF THE PROJECT, PROJECT PRIMARY AND SECONDARY PURPOSES, PROJECT NEED, INTENDED USE(S), AND ALTERNATIVES CONSIDERED

Upload a narrative in response to these questions or items, numbering each response as shown in this section.

6.a. Describe all physical alteration of state surface waters, including wetlands. Indicate *whether or not tree clearing and/or grubbing will occur* (include the area in square feet and time of year). Ensure that the required plan-view, cross-sectional view, and profile view drawings required for a VWP complete application are detailed and include the proposed activities, structures, and related details – see requirements in DEQ’s VWP Complete Application Checklists on <https://www.deq.virginia.gov/permits/water/wetlands-streams-vwp> and/or the applicable Virginia Administrative Code Chapters for the type of VWP permit sought. Upload drawings to the RRS portal.

6.b. If there is any aspect of the project purpose and need that may be specific to state regulations or laws, such as when one or more activities are not regulated by USACE, please include these here.

6.c. Include a description of alternatives considered and measures taken to avoid or minimize impacts to surface waters, including wetlands, to the maximum extent practicable. Explain why the proposed project is the least environmentally damaging practicable alternative (LEDPA). Include factors such as, but not limited to, alternative construction technologies, alternative project layout and design, alternative locations, local land use regulations, and existing infrastructure. For utility crossings, include both alternative routes and alternative construction methodologies considered. A complete application for VWP General Permit Coverage includes discussion of on-site alternatives; for VWP Individual Permits, discussion of on-site and off-site alternatives. Refer to the applicable VWP Complete Application Checklist for more information.

6.d. What is the approximate cost of the entire project, including materials and labor?

6.e. What is the approximate cost of only the portion of the project affecting state waters (channelward of mean low water in tidal areas and below ordinary high water mark in nontidal areas)?

6.h. Has any work in state waters commenced (Y/N)? If yes, give details stating when the work was completed and/or when it commenced, who performed the work, and which agency (if any) directed you to submit this application. Clearly differentiate between completed work and proposed work on your project drawings.

6.i. **For VWP WP 1 general permit only:** Upload to the RRS portal a copy of the FEMA flood insurance rate map or FEMA-approved local floodplain map showing 100-year floodplain(s)

7. STATE LISTED THREATENED AND ENDANGERED SPECIES

Upload a narrative in response to these questions or items, numbering each response as shown in this section.

7.a. Please provide any information concerning the potential for your project to impact state threatened and endangered species and critical habitat (listed or proposed).

7.b. Include information when applicable regarding the location of the project in designated or critical habitats. Upload correspondence from agencies and/or reference materials that address potential impacts, such as database search results or confirmed waters and wetlands delineation/jurisdictional determination.

Contact information:

[U.S. Fish and Wildlife Service](#)

[Virginia Department of Wildlife Resources](#)

[Virginia Department of Conservation and Recreation-Natural Heritage](#)

8. STATE SURFACE WATERS IMPACT INFORMATION

Upload a narrative in response to these questions or items, numbering each response as shown in this section.

"Surface water" means all state waters that are not groundwater as groundwater is defined in § 62.1-255 of the Code of Virginia.

Please refer to the VWP Complete Application Checklists for the informational items and/or refer to the lists below. Users may expand upon the federal impact inventory provided in RRS in order to incorporate all of DEQ's information requirements and upload tables or spreadsheets into RRS. The RRS questions or informational requirements may differ for federal jurisdiction impacts.

[Cowardin classifications](#) may be found in Section 3 of the *Federal Geographic Data Committee. 2013. Classification of wetlands and deepwater habitats of the United States. FGDC-STD-004-2013. Second Edition. Wetlands Subcommittee, Federal Geographic Data Committee and U.S. Fish and Wildlife Service, Washington, DC.*

Please ensure that the associated project drawings clearly depict the location and footprint of each numbered impact site. For dredging, mining, and excavating projects, also complete section A.9.

8.a. For each wetland impact site, provide the following information in tabular format:

- 1) Site number or identifier
- 2) Latitude and longitude
- 3) Describe the activity(ies) at the impact site. Select all that apply from the following:
Fill, Discharge, Excavation, Flooding, Dredging, Surface water withdrawal or diversion, Draining, Dumping, Mechanized clearing of trees, Other (describe)
- 4) Identify the impact as impact temporary or permanent
 - a) If permanent, also complete section A.11
 - b) If temporary, describe the restoration actions proposed to bring the impact area to original conditions
- 5) Identify the wetland impact as non-tidal or tidal
 - a) If non-tidal, identify if it is isolated
 - b) If tidal, identify all if it is vegetated or non-vegetated
- 6) Cowardin classification (i.e., emergent, scrub-shrub, or forested)
- 7) For each Cowardin classification provide the proposed individual impacts quantified in square feet to the nearest whole number, cumulatively summed in square feet, and then the sum converted to acres and rounded to two decimal places using commonly accepted arithmetic principles of rounding
- 8) If applicable, area of tree clearing (acres)
- 9) Verify if this site under a deed restriction, conservation easement, restrictive covenant, or other land use protective instrument (i.e., protected areas)
- 10) DEQ classification of impacted resource(s)
(<https://law.lis.virginia.gov/admincode/title9/agency25/chapter260/section50/>) Select from the following:
- 11) Class II-Tidal waters in Chesapeake Bay/tidal tributaries, Class III-Coastal/Piedmont Zone nontidal waters, Class IV-Mountainous Zone waters, Class V-Stockable trout waters, Class VI-Natural trout waters, Class VII-Swamp waters

8.b. For each stream impact site, provide the following information in tabular format:

- 1) Site number or identifier
- 2) Latitude and longitude
- 3) Describe the activity(ies) at the impact site. Select all that apply from the following: Fill, Discharge, Excavation, Flooding, Dredging, Surface water withdrawal or diversion, Draining, Dumping, Mechanized clearing of trees, Other (describe)
- 4) Identify the impact as impact temporary or permanent
 - a) If permanent, also complete section A.11
 - b) If temporary, describe the restoration actions proposed to bring the impact area to original conditions
- 5) Identify the stream impact as non-tidal or tidal
- 6) Identify the stream as perennial or intermittent

- 7) Impact area quantified as follows:
 - a) by length in linear feet to the nearest whole number and by average width in feet to the nearest whole number
 - b) in square feet to the nearest whole number; and
 - c) when compensatory mitigation is required, the impacts identified according to the assessed type using the [Unified Stream Methodology \(USM\)](#)
- 8) If applicable, area of tree clearing (acres)
- 9) Verify if this site under a deed restriction, conservation easement, restrictive covenant, or other land use protective instrument (i.e., protected areas)
- 10) DEQ classification of impacted resource(s) (<https://law.lis.virginia.gov/admincode/title9/agency25/chapter260/section50/>) Select from the following:
- 11) Class II-Tidal waters in Chesapeake Bay/tidal tributaries, Class III-Coastal/Piedmont Zone nontidal waters, Class IV-Mountainous Zone waters, Class V-Stockable trout waters, Class VI-Natural trout waters, Class VII-Swamp waters

8.c. For each open water impact site, provide the following information in tabular format:

- 1) Site number or identifier
- 2) Latitude and longitude
- 3) Describe the activity(ies) at the impact site. Select all that apply from the following: Fill, Discharge, Excavation, Flooding, Dredging, Surface water withdrawal or diversion, Draining, Dumping, Mechanized clearing of trees, Other (describe)
- 4) Identify the impact as impact temporary or permanent
 - a) If permanent, also complete section A.11
 - b) If temporary, describe the restoration actions proposed to bring the impact area to original conditions
- 5) Identify the open water impact as non-tidal or tidal
- 6) Cowardin classification
- 7) For each Cowardin classification provide the individual impacts quantified in square feet to the nearest whole number, cumulatively summed in square feet, and then the sum converted to acres and rounded to two decimal places using commonly accepted arithmetic principles of rounding
- 8) If applicable, area of tree clearing (acres)
- 9) Verify if this site under a deed restriction, conservation easement, restrictive covenant, or other land use protective instrument (i.e., protected areas)
- 10) DEQ classification of impacted resource(s) (<https://law.lis.virginia.gov/admincode/title9/agency25/chapter260/section50/>) Select from the following:
- 11) Class II-Tidal waters in Chesapeake Bay/tidal tributaries, Class III-Coastal/Piedmont Zone nontidal waters, Class IV-Mountainous Zone waters, Class V-Stockable trout waters, Class VI-Natural trout waters, Class VII-Swamp waters

9. DREDGING, MINING, AND EXCAVATING

Please refer to the VWP Complete Application Checklists for the informational items and/or refer to the list below. The RRS requests information on activities involving dredging in *navigable Waters of the United States (WOTUS)*. Users may expand upon the federal impact inventory provided in RRS in order to incorporate all of DEQ's information requirements and upload tables or spreadsheets into RRS. The RRS questions or informational requirements may differ for federal jurisdiction impacts.

Note: VWP Individual Permits, and VWP WP3 and WP4 general permit dredging activities: Verification that the dredge material is free from toxic material may be required upon request by the DEQ. Verification may include evidence or certification that the material is free from toxic contaminants prior to disposal or that the dredging activity will not cause or contribute to a violation of water quality standards during dredging (e.g., grain size and composition analyses, tests for specific parameters or chemical constituents, or elutriate tests on the dredge material).

9.a. Provide dredging or excavation volume (cu yds) and area (sq ft) measurements and include the associated impact resource type(s) (vegetated wetlands, non-vegetated wetlands, subaqueous land, stream bed).

n/a

9.b. For all activities, provide the contributing drainage area in square miles and the average stream flow at site (flow rate under normal rainfall conditions) in cubic feet per second.

9.c. If this is a maintenance dredging project, provide the original DEQ or VMRC permit number(s) and upload a copy of the original permit.

9.d. Upload documentation (e.g., laboratory results or analytical reports) that *dredged* material from on-site areas is free of toxics. If not free of toxics, provide documentation of proper disposal, such as a bill of lading from commercial supplier or disposal site.

9.e. If on-site dewatering is proposed, please upload plan view and cross-sectional drawings of the dewatering area and associated outfall.

9.f. Will the dredged material be used for any commercial purpose or beneficial use? Yes No. If yes, please explain.

9.g. For mining projects: Upload to the RRS portal a description or explanation of the operation plans, including:

1) the frequency (e.g., every six weeks), duration (i.e., April through September), and volume (in cubic yards) to be removed per operation;

2) the temporary storage and handling methods of mined material, including the dimensions of the containment berm used for upland disposal of dredged material and the need (or no need) for a liner or impermeable material to prevent the leaching of any identified contaminants into ground water;

3) how equipment will access the mine site; and

4) verification that dredging:

a) will not occur in water body segments that are currently on the effective Section 303(d) Total Maximum Daily Load (TMDL) priority list (available at: <https://www.deq.virginia.gov/our-programs/water/water-quality/tmdl-development>) or that have an approved TMDL;

b) will not exacerbate any impairment; and

c) will be consistent with any waste load allocation/limit/conditions imposed by an approved TMDL (see spatial files at <https://geohub-vadeq.hub.arcgis.com/> to determine the extent of TMDL watersheds and impairment segments).

9.h. Have you applied for a permit from the [Virginia Department of Energy](#)? Yes No. If yes, provide the existing permit number and date of issuance.

9.i. Examples of excavation include boat ramps and stormwater pond excavation. If excavation is associated with boat ramps, also complete section B.2. If excavation is associated with stormwater management ponds, also complete section B.7.

1) Depth of excavation (from ground surface) in feet

2) Depth of water table (below ground surface) in feet

3) Normal pool elevation in feet above mean sea level

4) If wetlands occur adjacent to the feature being excavated:

a) Provide the wetland elevation in feet above mean sea level

b) Provide the measures were used to prevent drainage effect on wetlands

5) Are outfalls being installed or used in wetlands or streams? Yes No.

10. WATERS DELINEATION

10.a. Was a USACE Approved Jurisdictional Determination (AJD) or Preliminary Jurisdictional Determination (PJD) uploaded to the RRS portal? Yes No.

10.b. If a DEQ State Surface Waters Determination (SSWD) is available, upload a copy to the RRS portal. *If an AJD is being submitted as part of the application, it only confirms WOTUS boundaries. A SSWD will also be necessary to delineate state waters outside of federal jurisdiction (non-WOTUS).*

10.c. If an AJD with SSWD or a PJD is not available, upload to the RRS portal other correspondence indicating approval of the boundary(ies) of applicable state and federal jurisdictional surface waters from USACE, USDA-NRCS, or DEQ, including wetland delineation data sheets, if applicable.

10.d. Provide a Delineation / Impact map showing:

- 1) Geographic area of all delineated surface water boundaries (GIS shapefiles are acceptable);
- 2) Wetlands, stream, and open water impacts, as applicable, described per section A.8 above; and
- 3) Any other surface waters described with Cowardin classification or similar terminology.

Note: See [DEQ Memorandum Recent Supreme Court Decision Sackett v. Environmental Protection Agency \(EPA\) - Effect in Virginia and How to Move Forward Without Economic Dislocation](#), June 29, 2023, for more information about obtaining boundary and feature verifications in VA.

11. COMPENSATORY MITIGATION

Refer to DEQ's Complete Application Checklists for VWP General Permit Coverage or VWP Individual Permits at <https://www.deq.virginia.gov/permits/water/wetlands-streams-vwp> and the complete application requirements in the following Virginia Administrative Code sections, as applicable to the type of VWP permit being applied for:

[9VAC25-210](#)

[9VAC25-660](#)

[9VAC25-670](#)

[9VAC25-680](#)

[9VAC25-690](#)

Users may expand upon the federal compensatory mitigation information or plan provided in RRS in order to incorporate all of DEQ's information requirements and upload this along with supporting documentation into RRS. The RRS questions or informational requirements may differ for compensatory mitigation of federal jurisdiction impacts.

DEQ typically requires compensatory mitigation for permanent and conversion wetland impacts greater than 1/10 of an acre and for permanent stream bed impacts greater than 300 linear feet. There are instances when mitigation is not required.

If credits are being purchased, include documentation from the approved bank or in-lieu fee program sponsor of the availability of credits at the time of application.

12. STATE PROGRAMMATIC GENERAL PERMITS

Upload a narrative in response to these questions or items, numbering each response as shown in this section; or indicate that this application is not intended for 22-SPGP verification.

If applying for the USACE-Norfolk District 22-SPGP-RCIR or 22-SPGP-LT, review this section and provide any information not already provided elsewhere in the RRS portal. Also refer to the DEQ SPGP Complete Application Checklist at <https://www.deq.virginia.gov/permits/water/wetlands-streams-vwp>.

12.a. Pre-application information:

- 1) In order for the SPGP application process to be initiated, the following information must be obtained *prior to application*:
 - a) A valid Preliminary Screening Form (PSF), *OR*
 - b) A Preliminary Jurisdictional Determination (PJD) from the USACE, *OR*
 - c) An Approved Jurisdictional Determination (AJD) from the USACE

Note: A State Surface Waters Determination (SSWD), provided by DEQ to an applicant, may be relied upon for DEQ permitting purposes. The USACE and other state or federal agencies may or may not accept the SSWD for their permitting purposes. See [DEQ Memorandum Recent Supreme Court Decision Sackett v. Environmental Protection Agency \(EPA\) - Effect in Virginia and How to Move Forward Without Economic Dislocation](#) (June 29, 2023; Chapter 1 References), for more information about obtaining boundary and feature verifications in VA.

- 2) A development plan that accurately accounts for all impacts to Waters of the United States (WOTUS), including secondary impacts, and that is acceptable by the USACE for permitting (includes all types of impacts, to WOTUS such as fill, dredging, temporary, permanent, etc.)
- 3) An accounting of all types of impacts (e.g., fill, dredging, temporary, permanent, etc.) to WOTUS.

12.b. The complete SPGP application includes, at a minimum:

- 1) *The pre-application information listed above in section A.12.a.*
- 2) A complete and signed Standard [Joint Permit Application \(JPA\)](#) clearly marked with “22-SPGP-RCIR” or “22-SPGP-LT”. The applicant must utilize the most recent JPA version.
- 3) A compensatory mitigation plan *applicable to the SPGP verification being sought*. Verify that any bank credits proposed are not outside of the General Service Area (GSA) of the approved mitigation bank. Also, USACE approval is required if permittee-responsible mitigation (PRM) is proposed, or if mitigation proposals do not follow the hierarchy in the Federal Mitigation Rule.
 - a) Mitigation will generally be required for all projects where the permanent loss exceeds 0.1 acre of wetlands and/or 0.03 acre of stream bed and/or 300 linear feet of stream bed. Stream channel loss must be reported in acreage and linear feet.
 - b) For linear transportation project, mitigation will generally be required for all permanent loss of wetlands and/or 0.03 acre of stream bed or 300 linear feet of stream bed. Stream channel loss must be reported in acreage and linear feet.

13. APPLICANT, AGENT, PROPERTY OWNER, AND CONTRACTOR CERTIFICATIONS

READ THE FOLLOWING CAREFULLY BEFORE SIGNING.

Complete and sign the certifications tables below. If more space is needed, copy the signature blocks to a separate file for uploading with this application. Also sign and upload the Virginia Water Protection Permit Program Property Access Agreement - Standard in Appendix B.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information

submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief true, accurate, and complete. I am aware that there are significant penalties for submitting false information including the possibility of fine and imprisonment for knowing violations."

Legal Name(s) of Applicant PointOne Richmond, LLC: Kris Keeney	Legal Name(s) of Second Applicant, if applicable
Title Senior VP/ CLO	Title
Signature 	Signature
Date 9/24/2025	Date
Legal Name of Property Owner, if different Thomas Evelyn	Legal Name of Second Property Owner, if applicable
Property Owner Signature 	Second Property Owner Signature
Date 9/25/2025	Date

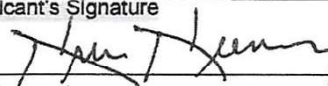
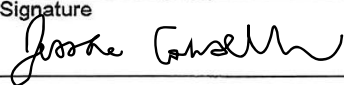
"I (we), [print APPLICANT LEGAL NAME(S)].

PointOne Richmond, LLC: Kris Keeney

hereby certify that I (we) have authorized [print AGENT LEGAL NAME(S)]

ECS Mid-Atlantic, LLC

to act on my (our) behalf and take all actions necessary to the processing, issuance, and acceptance of this permit and any and all standard and special conditions attached. I (we) hereby certify that the information submitted in this application is true and accurate to the best of my (our) knowledge."

Applicant's Signature 	Second Applicant's Signature, if applicable
Date 9/24/2025	Date
Agent's Title Environmental Professional	Second Agent's Title
Agent's Signature 	Second Agent's Signature
Date 9-25-25	Date

"I (we), [print APPLICANT LEGAL NAME(S)],

have contracted [print CONTRACTOR NAME(S)]

n/a

to perform the work described in this form. I (we) will read and abide by all conditions as set forth in all federal, state, and local permits as required for this project. I (we) understand that failure to follow the conditions of the permits may constitute a violation of applicable federal, state, and local statutes and that we will be liable for any civil and/or criminal penalties imposed by these statutes. In addition, I (we) agree to make available a copy of any permit to any regulatory representative visiting the project site to ensure permit compliance. If I (we) fail to provide the applicable permit upon request, I (we) understand that the representative will have the option of stopping our operation until it has been determined that we have a properly signed and executed permit and are in full compliance with all of the terms and conditions."

Contractor Name or Name of Company n/a	Contractor Title, if applicable
Mailing Address Street, City, State, Zip	
Contractor Signature	Contractor License Number
Date	License Expiration Date
Applicant Signature	Second Applicant Signature, if applicable
Date	Date

B. ACTIVITY-SPECIFIC SECTIONS

1. **SECTION B INSTRUCTIONS.** Complete each of the numbered subsections below *IF APPLICABLE TO THE PROPOSED ACTIVITIES*. If not applicable, respond "No" to the first question in each subsection and move to the next. If a subsection applies but a specific question does not, respond NA (not applicable). Upload any required or supporting document to the RRS portal, ensuring to match the numbering as shown in Section B.

2. BOAT RAMPS

2.a. Does this section apply to the project? Yes No.

2.b. Will excavation be required below the plane of the ordinary high water mark/mean high water line or in wetlands to construct the boat ramp? Yes No.

2.c. If yes, where will you dispose of the excavated material?

2.d. If yes, what type of design and materials will be used to construct the ramp (open pile design with salt treated lumber, concrete slab on gravel bedding, etc.)?

2.e. Will other structures be constructed concurrent with the boat ramp installation? Yes No. If yes, describe structures.

3. MISCELLANEOUS FILL and STRUCTURES IN STATE SURFACE WATERS

3.a. Does this section apply to the project? Yes No.

3.b. Explain the purpose of the filling activity and describe the type of structure(s) to be constructed over the filled area (if any) or in wetlands

3.c. Total area occupied by any structure in square feet

3.e. Provide documentation (e.g., laboratory results or analytical reports) that fill material from off-site locations is free of toxics. If not free of toxics, provide documentation of proper disposal (i.e., bill of lading from commercial supplier or disposal site). Documentation is not necessary for fill material obtained from on-site areas.

4. NONTIDAL STREAM CHANNEL MODIFICATIONS FOR RESTORATION OR ENHANCMENT, or TEMPORARY OR PERMANENT RELOCATIONS.

If proposed activities are being conducted for the purposes of compensatory mitigation, please upload all information required by the most recent version of the stream assessment methodology approved by the Norfolk District of the U.S. Army Corps of Engineers and the Virginia Department of Environmental Quality, in lieu of completing these questions. Required information outlined by the methodology can be found at: <http://www.nao.usace.army.mil/Missions/Regulatory/UnifiedStreamMethodology.aspx> or <https://www.deq.virginia.gov/permits/water/compensatory-mitigation>. For all projects proposing stream restoration provide a completed Natural Channel Design Review Checklist and Selected Morphological Characteristics form. These forms and the associated manual can be located at: https://www.epa.gov/sites/default/files/2015-07/documents/ncd_review_checklist.pdf.

4.a. Does this section apply to the project? Yes No.

4.b. Has the stream restoration project been designed by a local, state, or federal agency? Yes No. If yes, name of the agency

4.c. Is the agency also providing funding for this project? Yes No.

4.d. Stream dimensions at impact site (length and average width in linear feet, and area in square feet)

4.e. Contributing drainage area in acres and square miles

4.f. Existing average stream flow at site (flow rate under normal rainfall conditions) in cubic feet per second

4.g. Proposed average stream flow at site after modifications (flow rate under normal rainfall conditions) in cubic feet per second

4.h. Provide detailed explanation of the method(s) to be used to stabilize the banks; the composition of the existing stream bed (percent cobble, rock, sand, etc.); how low-flow channels will be maintained in the modified stream channel, if applicable; and what if any structure(s) will be placed in the stream to create riffles, pools, meanders, etc.

5. UTILITY CROSSINGS (below ordinary high water mark)

5.a. Does this section apply to the project? Yes No.

5.b. List all types of crossings that apply (overhead, trenched, directionally drilled, etc.)

5.c. List all methods of clearing corridor of vegetation (mechanized land clearing that disturbs the soil surface; cutting vegetation above the soil surface; etc.)

5.d. Will the proposed utility provide empty conduits for any additional utilities that may propose to co-locate at a later date? Yes No.

5.e. Describe the materials to be used in the installation of the utility line (including gravel bedding for trenched installations, bentonite slurries used during direction-drilling, etc.) and a sequence of events to detail how the installation will be accomplished (including methods used for in-stream and dry crossings).

5.f. Will there be an excess of excavated material? Yes No. If yes, describe the method that will be undertaken to dispose of, and transport, the material to its permanent disposal location and give that location.

5.g. If the materials will be stockpiled on site, will wetlands be impacted? Yes No. If yes, include these impacts with the wetland impacts table in section A.8. Stockpiled material should be placed on filter fabric or some other type of impervious surface.

5.h. If the utility line runs through wetlands or stream bed, will it be continually maintained (e.g., via mowing or herbicide)? Yes No. If yes, what is the maximum width in feet?

5.g. Will permanent access roads be placed through wetlands/streams? Yes No. If yes, will the roads be at grade or above grade?

6. ROAD CROSSINGS

6.a. Does this section apply to the project? Yes No.

6.b. Have you conducted hydraulic studies to verify the adequacy of the culverts? Yes No. If yes, upload a copy of the hydraulic study/report to the RRS portal. Note: *Virginia Department of Transportation (VDOT) standards require that the backwater for a 100 year storm not exceed 1 foot for all road, culvert, and bridge projects within FEMA-designated floodplains. DEQ requires pipes and culverts 24 inches or less in diameter to be countersunk three inches below the natural stream bed elevations, and pipes and culverts greater than 24 inches to be countersunk at least six inches below the natural stream bed elevations. Hydraulic capacity is determined based on the reduced capacity due to the countersunk position. For all bridges proposed over navigable waterways (including all tidal water bodies), you will be required to contact the U.S. Coast Guard to determine if a permit is required from their agency.*

6.c. Will the culverts be countersunk below the stream bottom? Yes No. If no, explain

6.d. Describe the materials to be used, the method of construction (including the use of cofferdams), the sequence of construction events, and if bedrock conditions may be encountered. Upload to the RRS the cross-sections and profile plans of the culvert crossings including wing walls or rip rap.

7. IMPOUNDMENTS, DAMS, AND STORMWATER MANAGEMENT FACILITIES.

If the impoundment or dam is a component of a water withdrawal project, also complete section C. If the structure involves dredging or excavation, also complete applicable questions in section A.9 for this excavation.

7.a. Does this section apply to the project? Yes No.

7.b. What type(s) of impoundment is/are involved – proposed, existing, or both?

7.c. Will the impoundment, dam, or stormwater management facility be used for agricultural purposes (e.g., in the operation of a farm)? *For DEQ permitting purposes, a farm is considered to be a property or operation that produces goods for market.* Yes No.

7.d. Is the project excluded from the [Virginia Dam Safety Regulations](#)? *If uncertain, contact the Virginia Department of Conservation and Recreation’s Dam Safety Program at (804) 371-6095 or dam@dcr.virginia.gov.*
 Yes No Uncertain.

7.e. Provide the dimensions of impoundment, dam, or stormwater management facility, including the height and width of all structures.

7.f. For impoundments in stream beds, what is the area of the impoundment structure to be located in or on the stream bed in square feet and the *area and length* of streambed that will be excavated and/or back-flooded in square feet and linear feet?

7.g. What is the area of vegetated wetlands that will be excavated and/or back-flooded by the impoundment in square feet?

7.h. What type of materials will be used in the construction (earth, concrete, rock, etc.) and what is the source of the materials being used?

7.i. *For stormwater management and flood control facilities,*

1) What is the drainage area upstream of the impoundment in square miles?

2) What is the design storm event in “year storm” and the proposed peak outflow for the design storm in cubic feet per second?

3) What is the retention time in hours?

4) Has the facility been designed in accordance with applicable requirements in the Erosion and Stormwater Management regulation 9VAC25-875? Yes No Uncertain.

7.j. For all facilities:

1) What is the storage capacity of impoundment in acre-feet? *Capacity should be given for the normal pool of recreational or farm ponds, or design pool for stormwater management ponds or reservoirs (the elevation the pond will be at for the design storm, e.g., 10-year, 24-hour storm).*

2) What is the surface area of the impoundment in acres? *Surface area should be given for the normal pool of recreational or farm ponds, or design pool for stormwater management ponds or reservoirs (the elevation the pond will be at for the design storm, e.g., 10-year, 24-hour storm).*

3) Current average flow (flow rate under normal rainfall conditions) in cubic feet per second and method used to derive average flow

4) Will the impoundment structure be designed to pass a minimum flow at all times? Yes No. If yes, please give the minimum rate of flow in cubic feet per second.

5) Are fish ladders being proposed to accommodate the passage of fish? Yes No.

8. PRIVATE PIERS; MARGINAL WHARVES; UNCOVERED OR COVERED BOAT LIFTS; BOATHOUSES; GAZEBOS; OTHER ROOFED STRUCTURES OVER WATERWAYS; FREE-STANDING MOORING PILES; MOORING BUOYS; OSPREY NESTING POLES; DOLPHINS.

8.a. Does this section apply to the project? Yes No.

8.b. Is there an existing pier on the property? Yes No. If yes, will it be removed? Yes No.

8.c. In locating the structure(s), is the property or lot platted to the mean low water shoreline? Yes No.

8.d. If applicable, will the sides of the structure be enclosed? Yes No.

8.e. What is the area covered by the roof structure in square feet

8.f. If applicable, how many moorings are proposed?

8.g. Describe how access to the mooring(s) will occur.

8.h. Total number of vessels to be moored and location (pier, wharf, or other proposed structure).

8.i. Complete the table with the type (e.g., sail, power, skiff, etc.), size, and registration number of the vessel(s) to be moored. If not the same as the applicant, include the name and complete mailing address(es) of the vessel owner(s).

Type	Length	Width	Draft	Registration #	Owner Name	Owner Address

9. MARINAS AND COMMERCIAL, GOVERNMENTAL, AND COMMUNITY PIERS

9.a. Does this section apply to the project? Yes No.

9.b. Will the facility be equipped to off-load sewage from boats? Yes No. Have you obtained the Virginia Department of Health’s approval for sanitary facilities? Yes No.

9.c. If petroleum products or other hazardous materials will be stored or handled at the facility, upload a spill contingency plan.

9.d. How many wet slips and dry storage slips are present, and/or how many of each are proposed?

10. OUTFALLS NOT ASSOCIATED WITH SURFACE WATER WITHDRAWALS

Complete the “Outfalls” column in the table provided for Section C.2.

C. SURFACE WATER WITHDRAWALS / DIVERSIONS

- SECTION C INSTRUCTIONS.** *The following sections are typically related to surface water withdrawal and/or diversion activities; Federal Energy Regulatory Commission license projects; or impacts likely to require instream flow limits.* Examples of such projects include, but are not limited to, reservoirs, irrigation projects, power generation facilities, and public water supply facilities that may or may not have associated features, such as dams, intake pipes, outfall structures, berms, etc. **If completing these sections, enter NA (not applicable) in any section that does not apply to the project.** Refer to the VWP Permit Program regulation [9VAC25-210](#) and the Virginia

Water Protection Individual Permit Checklist on DEQ's website: <https://www.deq.virginia.gov/permits/water/water-withdrawal/surface-water>.

If there is not enough space here to respond, upload a narrative in response to these questions or items, numbering each response as shown in this section.

2. **INTAKES, OUTFALLS, AND WATER CONTROL STRUCTURES (including all proposed water withdrawal activities)**

Intakes		Outfalls	
Identifier of withdrawal point		Identifier of outfall point	
Latitude / Longitude at withdrawal point (Deg/Min/Sec)		Latitude / Longitude at outfall point (Deg/Min/Sec)	
Type of pipe		Type of pipe	
Size of pipe (inside and outside diameter)		Size of pipe (inside and outside diameter)	
Type of pump		Hydraulic capacity of pipe	
Size of pump		Daily rate of discharge (mgd)	
Average daily rate of withdrawal (mgd)		Maximum temperature (degrees Fahrenheit)	
Maximum daily rate of withdrawal (mgd)		Contributing drainage area at outfall point (sq mi)	
Velocity of withdrawal (fps)		Average daily stream flow under normal rainfall conditions at outfall point (cfs)	
Screen mesh size (inches and mm) – if other units, specify		Method used to derive average daily streamflow	
Contributing drainage area at withdrawal point (sq mi)			
Average daily stream flow under normal rainfall conditions at withdrawal point (cfs)			
Method used to derive average daily streamflow			
Average annual stream flow at withdrawal point			

3. **INTAKES AND DAMS**

3.a. For intakes and dams, use the table below to provide the median monthly stream flows in cubic feet per second (cfs) at the water intake or dam site (not at the stream gage; if there is not a gage at the intake or dam site, you will need to interpolate flows to the intake or dam site based upon the most closely related watershed in which there is an operational stream gage monitored by the United States Geologic Survey (USGS)). *Median flow, sometimes referred*

to as the '50% exceedence flow', is the value at which half of the measurements are above and half of the measurements are below. The median flow generally must be calculated from USGS historical data. Please do not provide mean (average) flow. *Required for gages at intake and outfall sites.

Example USGS stream flow gage number and name: USGS 01671100 Little River near Doswell, VA

Example calculations used: drainage area correction factors were used

Example period of record: 40 (should span a minimum of 30 years)

Month	Median Flow (CFS)	Gage Number(s) and Name(s)*	Type of Calculation*	Period of Record (YRS)*
JANUARY				
FEBRUARY				
MARCH				
APRIL				
MAY				
JUNE				
JULY				
AUGUST				
SEPTEMBER				
OCTOBER				
NOVEMBER				
DECEMBER				

3.b. Provide any available historical low flows at the intake or dam site.

3.c. Describe how the proposed withdrawal at the intake or dam site will impact stream flows in terms of rates, volumes, frequency, etc. (e.g., percent of the flow to be withdrawn, percent of withdrawal returned to the original source, etc.).

3.d. Describe how the withdrawal of water will vary over time. For example, will the withdrawal vary by the time of year, by the time of day, or by the time of week? Examples of projects that should describe variable withdrawals include but are not limited to: power plant cooling withdrawals that increase and decrease seasonally; golf course irrigation; municipal water supply; nurseries; ski resorts that use water for snowmaking; and resorts with weekend or seasonal variations.

3.e. Provide the amount of water that will be lost due to consumptive use. For the purpose of this application, consumptive use means the withdrawal of surface waters without recycling of said waters to their source or basin of origin. Examples of consumptive uses are water that is evaporated in cooling towers or by other means in power plants; irrigation water (all types); residential water use that takes place outside of the home; and residential water use both inside and outside of homes for residences served by septic systems. Projects that propose a transfer of water from one river basin to another and/or localities that sell water to other jurisdictions, should document the portion of the withdrawal that is not returned to the originating watershed.

3.f. Proposed monthly consumptive volume and volume of return flow in million gallons.

3.g. For withdrawals proposed on an impoundment, provide a description of flow or release control structures. Include type of structure, rate of flow, size, capacity, invert elevation of outfall pipes referenced to the normal pool elevation, and the mechanism used to control release. Provide a description of available water storage facilities. Include the volume, depth, normal pool elevation, unusable storage volume and dimensions. If applicable, stage-storage relationship at the impounding structure (the volume of water in the impoundment at varying stages of water depth) and volume or rate of withdrawals from the storage facility.

3.h. Upload a map showing the *location* of each withdrawal and return of flow point.

3.i. Provide the following information at the water intake or dam site. Specify the units of measurement (e.g., million gallons per day, gallons per minute, cubic feet per second, etc.).

End of 15-year <i>Permit</i> Term	End of 30-year <i>Planning</i> Term
Proposed maximum instantaneous withdrawal:	Proposed maximum instantaneous withdrawal:
Proposed average daily withdrawal	Proposed average daily withdrawal
Proposed maximum daily withdrawal	Proposed maximum daily withdrawal
Proposed maximum monthly withdrawal	Proposed maximum monthly withdrawal
Proposed maximum annual withdrawal	Proposed maximum annual withdrawal

3.j. Describe how the above withdrawals were calculated, including the relevant assumptions made in that calculation and the documentation or resources used to support the calculations, such as population projections, population growth rates, per-capita use, new uses, changes to service areas, and if applicable, evapotranspiration data and irrigation data. Provide the calculations showing how the demand volumes were derived.

4. INTERBASIN TRANSFERS

4.a. For interbasin transfer of water resources proposed from either the *Chowan River, New River, Potomac River, Roanoke River, Big Sandy River, or Tennessee River* basins to another river basin, provide the destination location (discharge point) of the transfer; the 8-digit USGS Hydrologic Unit Code (HUC) (<https://www.dcr.virginia.gov/soil-and-water/hu>); if known, the 10-digit and 12-digit USGS HUCs; and the latitude and longitude in Deg/Min/Sec.

4.b. Provide the amount of water that will be lost due to consumptive use. For the purpose of this application, consumptive use means the withdrawal of surface waters without recycling of said waters to their source or basin of origin. Examples of consumptive uses are water that is evaporated in cooling towers or by other means in power plants; irrigation water (all types); residential water use that takes place outside of the home; and residential water use both inside and outside of homes for residences served by septic systems. Projects that propose a transfer of water from one river basin to another and/or localities that sell water to other jurisdictions, should document the portion of the withdrawal that is not returned to the originating watershed.

4.c. Proposed monthly consumptive volume and volume of return flow in million gallons.

4.d. Upload a map showing the *location* of each withdrawal and return of flow point.

5. WATER WITHDRAWAL USES, NEED, AND ALTERNATIVES

5.a. Describe the proposed use(s) and need for the surface water and information on how demand for surface water was determined. *Golf courses* must provide documentation to justify the amount of water withdrawal, such as the amount of acreage under irrigation, the acreage of fairways versus greens, type of turf grass, evapotranspiration, and irrigation efficiency. Agricultural users must supply documentation justifying their requested withdrawal amount, such as type of crop, livestock, or other agriculture animal, number of animals, watering needs, acres irrigated, inches of water applied, and frequency of application. Other users of withdrawals for purposes other than those described above must provide sufficient documentation to justify the requested withdrawal amounts. Demand justification should include all of the requirements contained in [9VAC25-210-340.B](#).

5.b. For surface water withdrawals, public water supply withdrawals, and projects that will alter instream flows, provide information to establish the local water supply need. If there is not enough space to respond here, upload a separate file containing the table and information shown below.

EXISTING		PROJECTED	
Existing supply sources, yields, and demands		Projected demands over a minimum 30-year planning period	
Peak day withdrawal		Projected demands in local or regional water supply plan (9VAC25-780 et seq.) or demand for the project service area, if that is smaller in area	
Average daily withdrawal		Statistical population (growth) trends	
Safe yield (reservoir)		Projected demands by type of water use	
Lowest daily flow of record		Projected demands without water conservation measures	
Types of water uses (residential, public water supply, commercial, industrial, agricultural)		Projected demands with long-term water conservation measures	

Existing water conservation measures and drought response plan, including what conditions trigger implementation			
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5.c. For surface water withdrawals other than public water supply, upload to the RRS portal information or documentation that demonstrates alternate sources of water are available for the proposed project during times of reduced instream flow, including all of the requirements contained in [9VAC25-210-360.4](#).

5.d. Upload to the RRS portal information *from the State Water Resources Plan and the local or regional water supply plan(s)* that cover(s) the area in which the proposed water withdrawal project is located, including information that pertains to projected demand, analysis of alternatives, and water conservation measures. Discuss any discrepancies between the water supply plan and the proposed project. For projects that propose a transfer of water resources from the Chowan River, New River, Potomac River, Roanoke River, Big Sandy River, or Tennessee River basins to another river basin, include information for both the source and receiving basins.
<https://www.deq.virginia.gov/our-programs/water/water-quantity/water-supply-planning/virginia-water-resources-plan>
<https://www.deq.virginia.gov/our-programs/water/water-quantity/water-supply-planning>

5.e. Upload to the RRS portal an alternatives analysis for the proposed water withdrawal project, including the required range of alternatives to be analyzed; a narrative outlining the opportunities and status of regional efforts undertaken; and the criteria used to evaluate each alternative. The analysis must address all of the criteria contained in [9VAC25-210-360](#).

5.f. Upload to the RRS portal a description of any existing, flow-dependent beneficial uses along the affected stream reach, including both instream and offstream uses; the stream flow necessary to protect existing beneficial uses; how the proposed withdrawal will impact existing beneficial uses; and any measures proposed to mitigate any adverse impacts that may arise. For projects that propose a transfer of water resources from the Chowan River, New River, Potomac River, Roanoke River, Big Sandy River, or Tennessee River basins to another river basin, include both the source and receiving basins. For the purposes of this application, beneficial instream uses include, but are not limited to, the protection of fish and wildlife habitat; maintenance of waste assimilation; recreation; navigation; and cultural and aesthetic values. Offstream beneficial uses include, but are not limited to, domestic uses (including public water supply); agricultural uses; electric power generation; commercial uses; and industrial uses.

5.g. Describe the aquatic life known to be present along the affected stream reach and the aquatic life that may be impacted by the proposed water withdrawal. Include the species' habitat requirements. For projects that propose a transfer of water resources from either the Chowan River, New River, Potomac River, Roanoke River, Big Sandy River, or Tennessee River basins to another river basin, include both the source and receiving basins. If applicable, upload to the RRS portal any species survey results or reports to date.

6. PUBLIC COMMENTS/ISSUES FOR MAJOR WATER WITHDRAWALS OR INTERBASIN TRANSFERS

6.a. For new or expanded surface water supply projects, upload to RRS a summary of the steps taken to seek public input per 9VAC25-210-320 and a list of the issues raised during the public information process.

6.b. *For transfer of water resources proposed from either the Chowan River, New River, Potomac River, Roanoke River, Big Sandy River, or Tennessee River basins to another river basin:* If public input was not required per 9VAC25-210-320, upload a summary of any coordination and/or notice provided to the public, local/state government, and interested parties in the affected river basins and identify any issues raised.

APPENDIX A

Chesapeake Bay Preservation Act Information

Please answer the following questions to determine if your project is subject to the requirements of the Bay Act Regulations:

1. Is your project located within Tidewater Virginia? Yes No.
(<https://www.deq.virginia.gov/our-programs/coastal-zone-management/about-czm/czm-boundaries>)

If “no”, the Bay Act requirements do not apply. If “yes”, then please continue to question #2, and note the Virginia Water Protection (VWP) complete permit application requirements regarding Chesapeake Bay Preservation Areas.

2. Please indicate if the project proposes to impact any of the following Resource Protection Area (RPA) features:
 - Tidal wetlands;
 - Nontidal wetlands connected by surface flow and contiguous to tidal wetlands or water bodies with perennial flow;
 - Tidal shores;
 - Other lands considered by the local government to meet the provisions of subsection A of 9VAC25-830-80 and to be necessary to protect the quality of state waters (contact the local government for specific information);
 - A buffer area not less than 100 feet in width located adjacent to and landward of the components listed above, and along both sides of any water body with perennial flow.

If the answer to question #1 was “yes” and any of the features listed under question #2 will be impacted, compliance with the Chesapeake Bay Preservation Area Designation and Management Regulations is required. **The Chesapeake Bay Preservation Area Designation and Management Regulations** are enforced through locally adopted ordinances based on the Chesapeake Bay Preservation Act (CBPA) program. Compliance with state and local CBPA requirements mandates the submission of a **Water Quality Impact Assessment (WQIA)** for the review and approval of the local government. Contact the appropriate local government office to determine if a WQIA is required for the proposed activity(ies).

The individual localities are responsible for enforcing the CBPA requirements, *not* DEQ. Therefore, local permits for land disturbance are not issued through this JPA process. If a VWP permit or coverage is issued, it **does not constitute compliance with the CBPA regulations nor does it guarantee that the local government will grant approval for encroachments into the RPA that may result from this project.**

Notes for all projects in RPAs

Development, redevelopment, construction, land disturbance, or placement of fill within the RPA features listed above requires the approval of the locality and may require an exception or variance from the local Bay Act ordinance. Please contact the appropriate local government to determine the types of development or land uses that are permitted within RPAs.

Pursuant to 9VAC25-830-110, *on-site delineation of the RPA is required for all projects in CBPAs.*

Because USGS maps are not always indicative of actual “in-field” conditions, they may not be used to determine the site-specific boundaries of the RPA.

Notes for shoreline erosion control projects in RPAs

Re-establishment of woody vegetation in the buffer will be required by the locality to mitigate for the removal or disturbance of buffer vegetation associated with your proposed project. Please contact the local government to determine the mitigation requirements for impacts to the 100-foot RPA buffer. Pursuant to 9VAC25-830-140.5.a(4) of the Virginia Administrative Code, shoreline erosion projects are a permitted modification to RPAs provided that the project is based on the “best technical advice” and complies with applicable permit conditions and meets the applicable criteria in 9VAC25-830-140.

APPENDIX B

Virginia Water Protection Permit Program Property-Access Agreement – Standard

[insert PROPERTY OWNER NAME(S) – must include ALL] (“Owner”)

Thomas Evelyn

who own[s] the property located at

[insert ADDRESS and/or DEED BOOK INFORMATION and/or TAX PARCEL #] (“Property”),

4-13, 7-12-C, 7-133, and 7-92

and **[insert APPLICANT OR PERMITTEE NAME(S)]** (“Applicant or Permittee”),

PointOne Richmond, LLC

hereby authorizes the Department of Environmental Quality, its employees, agents, and contractors (“Authorized Parties”) the right of entry to the Property to conduct inspections necessary to evaluate the application for and ensure compliance with **[insert PERMIT NUMBER]** (“VWP Permit”).

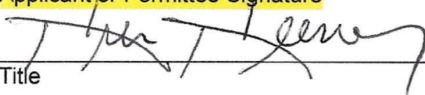
pending

For the purpose of this section, the time for inspection shall be deemed reasonable during regular business hours. Nothing contained herein shall make an inspection time unreasonable during an emergency. Inspections may include but are not limited to the following activities:

1. Enter upon the property, and have access to, inspect and copy any records that required as part of the VWP permit;
2. Inspect any facilities, operations, or practices (including monitoring and control equipment) regulated or required under the VWP permit; and
3. Sample or monitor any substance, parameter, or activity for the purpose of ensuring compliance with the VWP permit or as otherwise required by law.

The Owner and the Applicant or Permittee understands that access to the Property is a requirement pursuant to 9VAC25-210-90 and the VWP Permit. The DEQ may enforce the provisions of this agreement utilizing all applicable procedures and authorities under Va. Code §§ 62.1-44.15 and 10.1-1186. *Complete the table(s) below:*

[Include Title for owners who are not individual persons. If more than four signature blocks are applicable, copy the signature blocks to a separate document for upload that shows each individual owner listed on the property record.]

Property Owner Name (print) Thomas Evelyn	Applicant or Permittee Name (print) Kris Keeney
Property Owner Signature see next page	Applicant or Permittee Signature 
Title Individual	Title Senior VP/CLO
Date	Date 9/24/2025

APPENDIX B

Virginia Water Protection Permit Program Property-Access Agreement – Standard

[insert PROPERTY OWNER NAME(S) – must include ALL] (“Owner”)

Thomas Evelyn

who own[s] the property located at

[insert ADDRESS and/or DEED BOOK INFORMATION and/or TAX PARCEL #] (“Property”),
4-13, 7-12-C, 7-133, and 7-92

and **[insert APPLICANT OR PERMITTEE NAME(S)]** (“Applicant or Permittee”),

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pending

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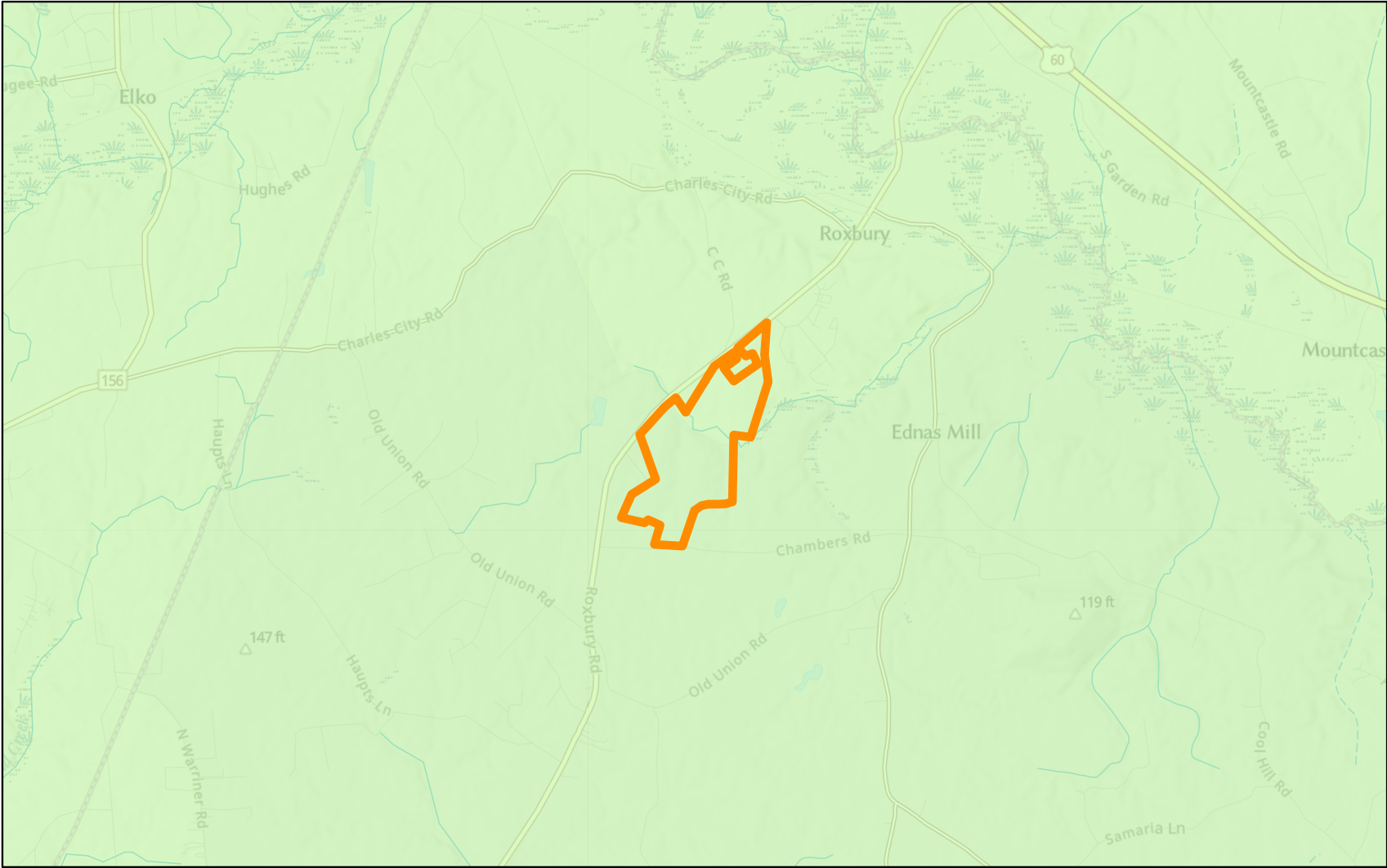
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2. Inspect any facilities, operations, or practices (including monitoring and control equipment) regulated or required under the VWP permit; and
3. Sample or monitor any substance, parameter, or activity for the purpose of ensuring compliance with the VWP permit or as otherwise required by law.

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Property Owner Name (print) Thomas Evelyn	Applicant or Permittee Name (print) Kris Keeney
Property Owner Signature 	Applicant or Permittee Signature <div style="border: 1px solid red; padding: 5px; display: inline-block;">see previous page</div>
Title Individual	Title Senior VP/CLO
Date 9/25/2025	Date

Predicted Suitable Habitat



July 11, 2025

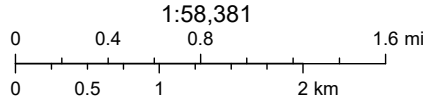
Adjacent States

Medium (3-5 species)

Predicted Suitable Habitats Summary, Tier I Layer

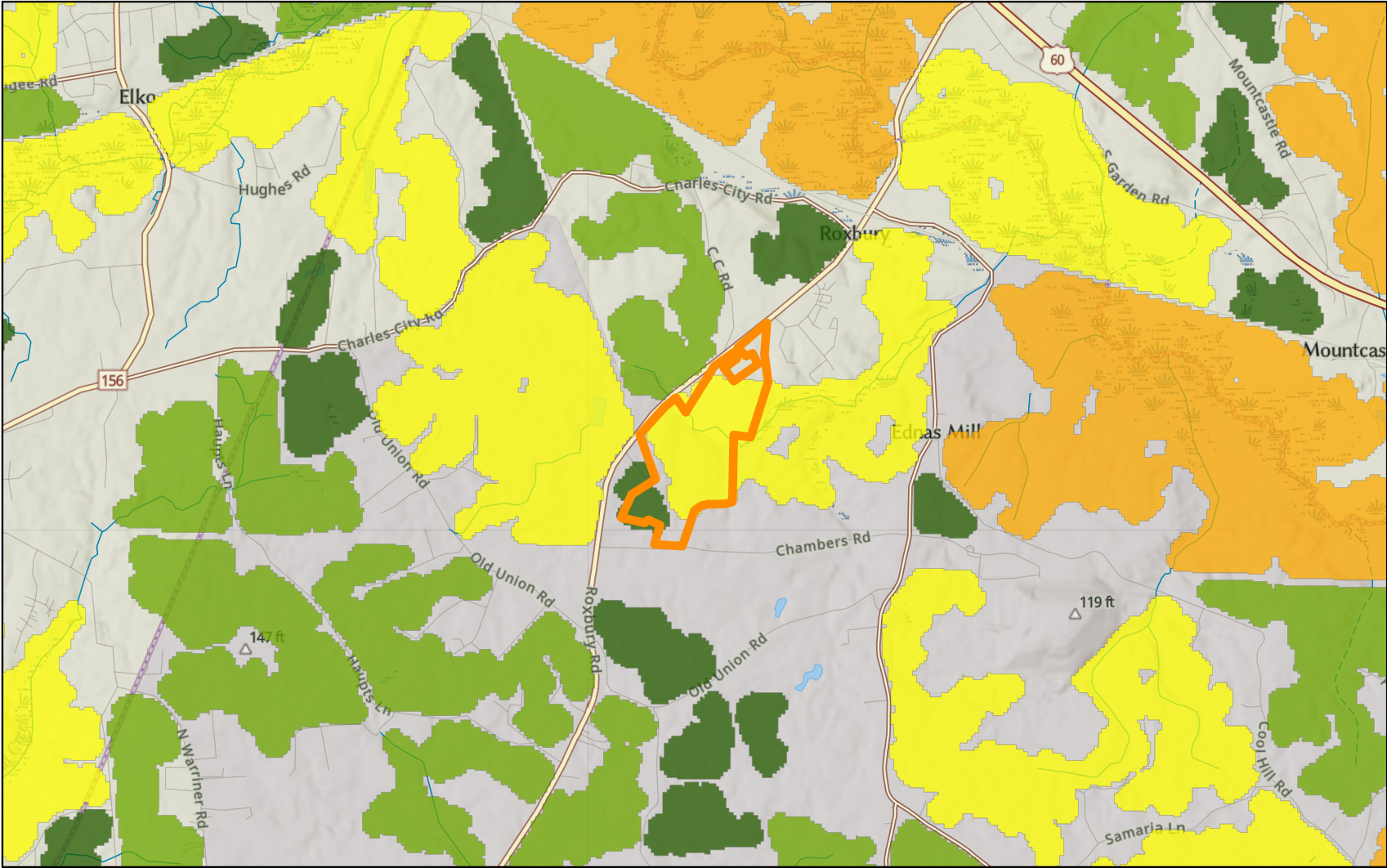
High (more than 5 species)

Low (less than 3 species)



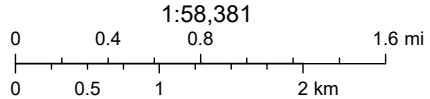
VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA,

Ecological Cores



July 11, 2025

Adjacent States	Ecological Cores	C2: Very High	C4: Moderate
C1: Outstanding	C3: High	C5: General	



VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA,

Property Information

Property Names

Name Explanation	Name
Function/Location	House, Route 622

Property Evaluation Status

Not Evaluated

Property Addresses

Current - Route 622, Off Of

County/Independent City(s): Charles City (County)

Incorporated Town(s): No Data

Zip Code(s): No Data

Magisterial District(s): No Data

Tax Parcel(s): No Data

USGS Quad(s): ROXBURY

Additional Property Information

Architecture Setting: No Data

Acreage: No Data

Site Description:

No Data

Surveyor Assessment:

Typical late 19th century vernacular I house for region., per recon. survey.

Surveyor Recommendation: No Data

Primary Resource Information

Resource Category: Domestic

Resource Type: Single Dwelling

NR Resource Type: Building

Historic District Status: No Data

Date of Construction: Ca 1870

Date Source: Site Visit

Historic Time Period: Reconstruction and Growth (1866 - 1916)

Historic Context(s): Domestic

Other ID Number: No Data

Architectural Style: Other

Form: No Data

Number of Stories: 2.0

Condition: No Data

Interior Plan: Central Passage, Single Pile

Threats to Resource: No Data

Cultural Affiliations: No Data

Cultural Affiliation Details:

No Data

Architectural Description:

Integral rear ell. Primary Porch - Screened, hipped roof, weatherboarded parapet., per recon. survey.

Exterior Components

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	2/2
Structural System and	Frame	Wood	Other

Exterior Treatment	Other	Brick	<i>No Data</i>
Chimneys	1-story, 3-bay	Wood	Screened
Porch	Hipped	Metal	Standing Seam
Roof			

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Edwards, David
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 1/1/1989
Dhr Library Report Number: *No Data*
Project Staff/Notes:
No Data

Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data



Legend

- Architecture Resources
- Architecture Labels
- Individual Historic District Properties
- Archaeological Resources
- Archaeology Labels
- DHR Easements
- County Boundaries



Feet

0 50 100 150 200
1:2,500 / 1"=208 Feet

Title: Architecture Labels

Date: 7/11/2025

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

Snapshot

Date Generated: July 11, 2025

Site Name: No Data
Site Classification: Terrestrial, open air
Year(s): 1775 - 1799, 1800 - 1899, 1900 - 1924
Site Type(s): Dwelling, single
Other DHR ID: No Data
Temporary Designation: No Data

Site Evaluation Status
Not Evaluated

Locational Information

USGS Quad: ROXBURY
County/Independent City: Charles City (County)
Physiographic Province: No Data
Elevation: No Data
Aspect: No Data
Drainage: No Data
Slope: No Data
Acreage: No Data
Landform: Other
Ownership Status: No Data
Government Entity Name: No Data

Site Components

Component 1

Category: No Data
Site Type: No Data
Cultural Affiliation: Indeterminate
Cultural Affiliation Details: No Data
DHR Time Period: Colony to Nation, Early National Period
Start Year: 1775
End Year: 1799
Comments: No Data

Component 2

Category: No Data
Site Type: No Data
Cultural Affiliation: No Data
Cultural Affiliation Details: No Data
DHR Time Period: Antebellum Period, Civil War, Early National Period, Reconstruction and Growth
Start Year: 1800
End Year: 1899
Comments: No Data

Component 3

Category: No Data
Site Type: No Data
Cultural Affiliation: No Data
Cultural Affiliation Details: No Data
DHR Time Period: Reconstruction and Growth, World War I to World War II
Start Year: 1900

End Year: 1924
Comments: No Data

Component 4

Category: Domestic
Site Type: Dwelling, single
Cultural Affiliation: No Data
Cultural Affiliation Details: No Data
DHR Time Period: No Data
Start Year: No Data
End Year: No Data
Comments: No Data

Bibliographic Information

Bibliography:

No Data

Informant Data:

No Data

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Staff/Notes:

No Data

Project Review File Number:

No Data

Sponsoring Organization:

No Data

Organization/Company:

Unknown (DSS)

Investigator:

Garrow & Assoc.-Raleigh

Survey Date:

5/1/1995

Survey Description:

The site is located in a cultivated field offering 100% visibility. The field area was intensively surface collected (approx. 75% of the visible artifacts were selectively collected) and 10 shovel tests were placed in the area of highest artifact concentration. The shovel tests averaged 35 cm in depth and revealed intact stratified cultural deposits. All soil was screened through 1/4 " mesh hardware cloth. All artifacts were bagged and catalogued by province. The site was photographed and mapped. A relative was interviewed regarding possible structures at the site location. Site dimensions were established using the extent of the surface artifact scatter.

Threats to Resource:

No Data

Site Conditions:

Surface Deposits Present And With Subsurface Integrity

Survey Strategies:

Historic Map Projection

Specimens Collected:

Yes

Specimens Observed, Not Collected:

Yes

Artifacts Summary and Diagnostics:

Ceramics Total=383: 13 creamware, 53 pearlware, 196 whiteware, 10 ironstone, 75 porcelain, 28 stoneware(UID), earthenware 8. Glass Total=492: 362 container, 38 table, 92 window. MEtal Total=42: 5 nails(cut), 16 nails(UID), 21 other.

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository:

Garrow & Assoc., Inc.-Memphis TN

Permanent Curation Repository:

No Data

Field Notes:

Yes

Field Notes Repository:

Garrow &

Photographic Media:

No Data

Survey Reports:

No Data

Survey Report Information:

Lily, Thomas G. and Mimi Holland-Lilly. 1995. Archaeological survey of the Jon Black and Betty Black Parcels, Charles City County LNG Peakshaving Facility, Virginia. Garrow & Assoc., Inc., Raliegh. Submitted to Chambers Development Co., Smyrna, Georgia.

Survey Report Repository:

Garrow & Assoc., Inc.-Raleigh

DHR Library Reference Number:

No Data

Significance Statement:

No Data

Surveyor's Eligibility Recommendations:

No Data

Surveyor's NR Criteria Recommendations, :








No Data

Surveyor's NR Criteria Considerations:

No Data

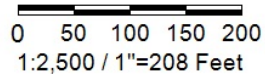


Legend

-  Architecture Resources
-  Architecture Labels
-  Individual Historic District Properties
-  Archaeological Resources
-  Archaeology Labels
-  DHR Easements
-  County Boundaries



Feet



Title: Archaeological Resources

Date: 7/11/2025

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

Snapshot

Date Generated: July 11, 2025

Site Name: No Data
Site Classification: Terrestrial, open air
Year(s): No Data
Site Type(s): Artifact scatter
Other DHR ID: No Data
Temporary Designation: Site 1

Site Evaluation Status

DHR Staff: Not Eligible

Locational Information

USGS Quad: ROXBURY
County/Independent City: Charles City (County)
Physiographic Province: No Data
Elevation: 135
Aspect: Facing Northeast
Drainage: James
Slope: 0 - 2
Acreage: 1.530
Landform: Ridge Top
Ownership Status: Private
Government Entity Name: No Data

Site Components

Component 1

Category: Domestic
Site Type: Artifact scatter
Cultural Affiliation: Indeterminate
Cultural Affiliation Details: No Data
DHR Time Period: Antebellum Period, Civil War, Early National Period, Reconstruction and Growth, World War I to World War II
Start Year: No Data
End Year: No Data
Comments: Site is likely a nineteenth to early twentieth century house site. The house has been razed with no intact remnants.

Bibliographic Information

Bibliography:

No Data

Informant Data:

No Data

CRM Events

Event Type: DHR Staff: Not Eligible

DHR ID: 44CC0442
Staff Name: Roger Kirchen
Event Date: 2/9/2017
Staff Comment: 2016-1002

Event Type: Survey:Phase I

Project Staff/Notes:

No Data

Project Review File Number: 2016-1002
Sponsoring Organization: No Data
Organization/Company: Archaeological Consultants of the Carolinas, Inc.
Investigator: Dawn Reid
Survey Date: 4/1/2016

Survey Description:

34 acre tract and 12 mile corridoar

Current Land Use	Date of Use	Comments
Forest	4/6/2016 12:00:00 AM	The tract had been recently clear cut prior to the survey. Trees were only present along the perimeter of the tract boundary.

Threats to Resource: Development, Erosion
Site Conditions: 75-99% of Site Destroyed, Destruction of Surface and Subsurface Deposits
Survey Strategies: Subsurface Testing, Surface Testing
Specimens Collected: Yes
Specimens Observed, Not Collected: Yes

Artifacts Summary and Diagnostics:

amethyst bottle glass - 1
brown bottle glass - 1
clear bottle glass - 1
clear unidentified glass - 1
light blue flat glass - 1
light green burned glass - 2
light green flat glass - 3
undecorated kaolin pipe bowl fragment - 1
lead glazed red ware ceramic - 1
lead glazed stoneware ceramic - 1
sponged whiteware - 1
undecorated ironstone - 3
undecorated whiteware - 1
possible door hinge - 1
cut nail fragment - 1
square nail fragment - 7
unidentified nail fragment - 1
wire nail - 1

Summary of Specimens Observed, Not Collected:








A small quantity of brick was observed on the surface but was not collected.

Current Curation Repository: Archaeological Consultants of the Carolinas, Inc.
Permanent Curation Repository: VDHR
Field Notes: Yes
Field Notes Repository: Archaeological Consultants of the Carolinas, Inc.
Photographic Media: Digital
Survey Reports: No
Survey Report Information:
No Data
Survey Report Repository: No Data

DHR Library Reference Number:	CC-064
Significance Statement:	Site appears to be remnants of a historic residence dating from the nineteenth and twentieth centuries. Any structures that were located at the site have been razed, and no intact structural features remain. Site has been severely disturbed by logging and erosion. No intact deposits remain.
Surveyor's Eligibility Recommendations:	Recommended Not Eligible
Surveyor's NR Criteria Recommendations, :	No Data
Surveyor's NR Criteria Considerations:	No Data

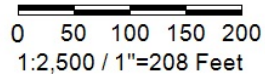


Legend

-  Architecture Resources
-  Architecture Labels
-  Individual Historic District Properties
-  Archaeological Resources
-  Archaeology Labels
-  DHR Easements
-  County Boundaries



Feet

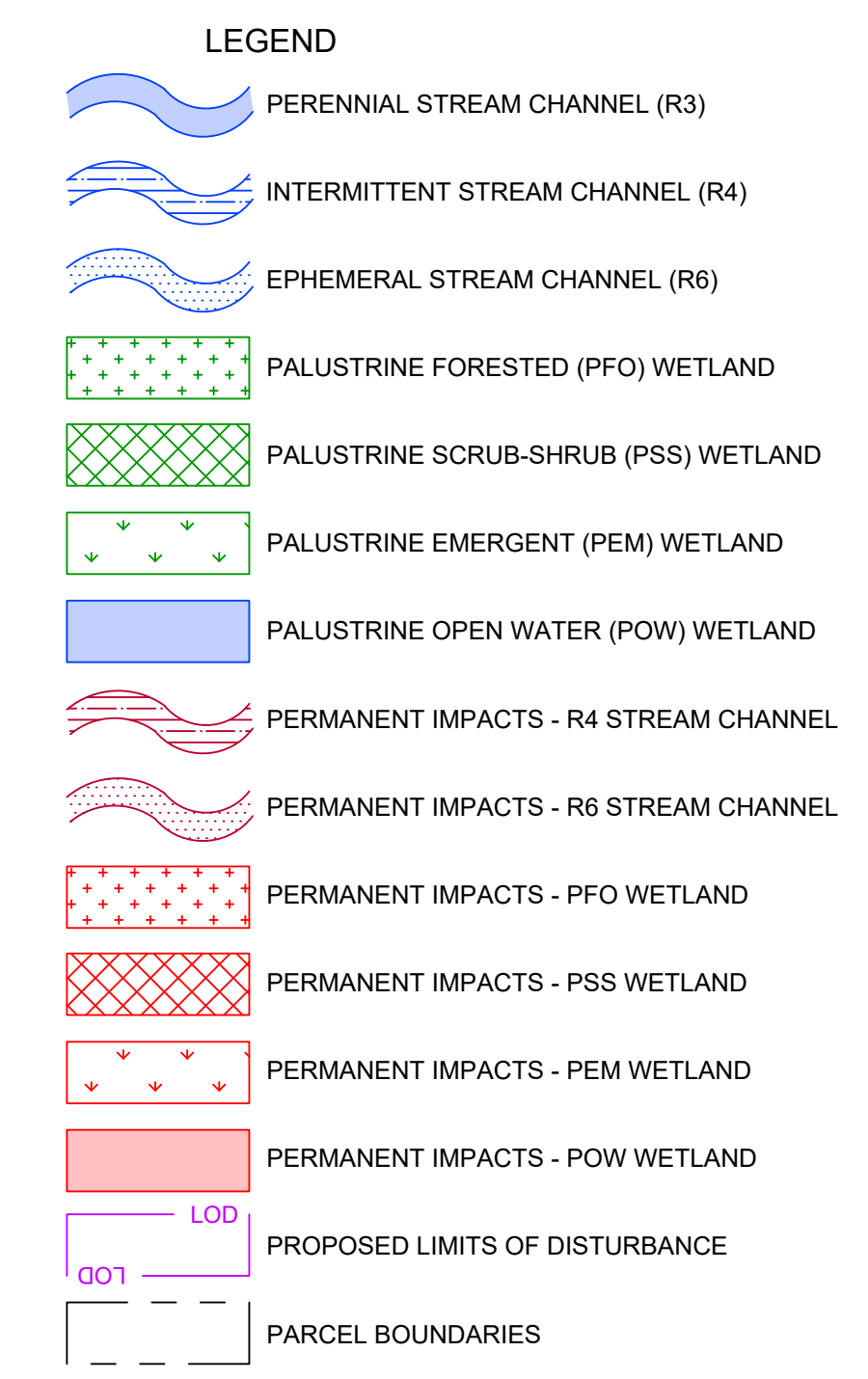
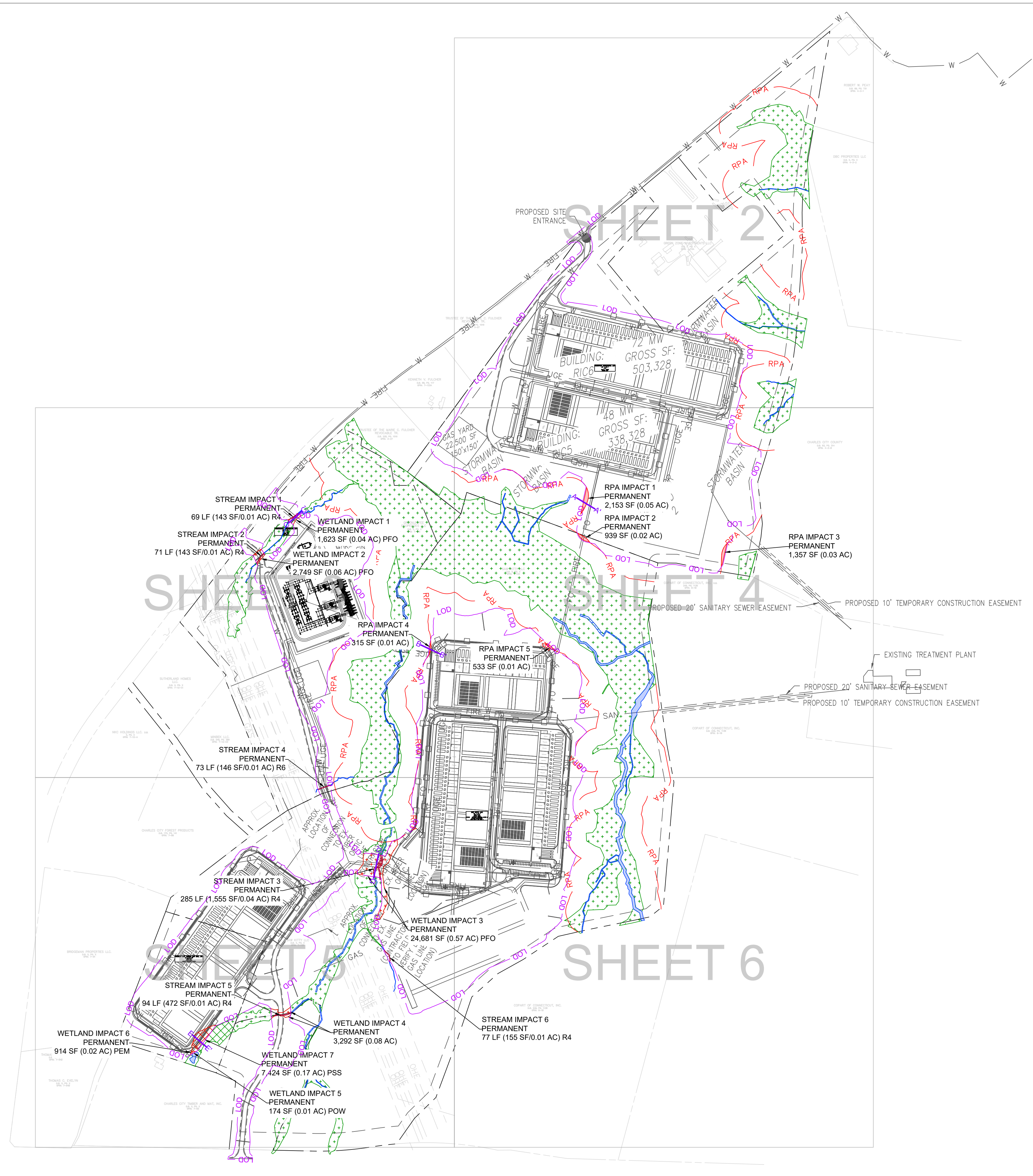


Title: Archaeological Resources

Date: 7/11/2025

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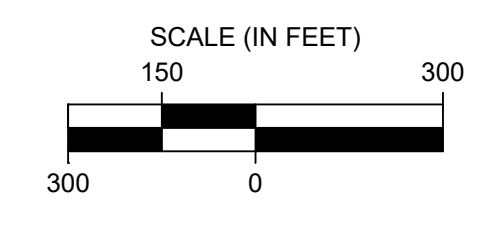
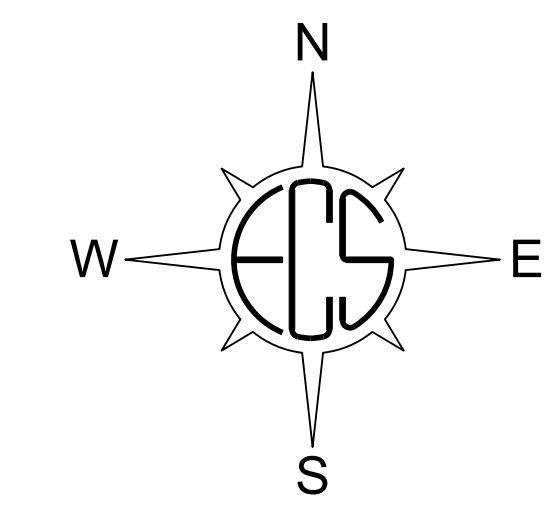
Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.



*WATER FEATURES WERE DELINEATED BY ECS USING A SUB-METER ACCURACY GPS UNIT ON THE FOLLOWING DATES:

- MARCH 7, 2025
- MARCH 12, 2025
- MARCH 13, 2025

Impact ID	Duration	Cowardin	Linear Feet (LF)	Sq. Feet (SF)	Acres (AC)
RPA Impact 1	Permanent	-	-	2,153	0.05
RPA Impact 2	Permanent	-	-	939	0.02
RPA Impact 3	Permanent	-	-	1,357	0.03
RPA Impact 4	Permanent	-	-	315	0.01
RPA Impact 5	Permanent	-	-	533	0.01
Stream Impact 1	Permanent	R4	69	143	0.01
Stream Impact 2	Permanent	R4	71	143	0.01
Stream Impact 3	Permanent	R4	285	1,555	0.04
Stream Impact 4	Permanent	R6	73	146	0.01
Stream Impact 5	Permanent	R4	94	472	0.01
Stream Impact 6	Permanent	R4	77	155	0.01
Wetland Impact 1	Permanent	PFO	-	1,623	0.04
Wetland Impact 2	Permanent	PFO	-	2,749	0.06
Wetland Impact 3	Permanent	PFO	-	24,681	0.57
Wetland Impact 4	Permanent	PFO	-	3,292	0.08
Wetland Impact 5	Permanent	POW	-	174	0.01
Wetland Impact 6	Permanent	PEM	-	914	0.02
Wetland Impact 7	Permanent	PSS	-	7,424	0.17



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**POINTONE DATA CENTER CAMPUS
ROXBURY ROAD
CHARLES CITY COUNTY, VIRGINIA**

**WATERS OF THE U.S.
IMPACT MAP
POINTONE, LLC**

ECS REVISIONS	
ENGINEER	DRAFTING
JMH	TJW
SCALE	1" = 100'
PROJECT NO.	47:19067-F
SHEET	1 OF 6
DATE	23 SEP 2025



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Virginia Ecological Services Field Office
6669 Short Lane
Gloucester, VA 23061-4410
Phone: (804) 693-6694



In Reply Refer To:

07/11/2025 18:52:22 UTC

Project Code: 2025-0120790

Project Name: 19067-E-PointOne Richmond Campus-Update

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*). Any activity proposed on National Wildlife Refuge lands must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Project Code in the header of this

letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Virginia Ecological Services Field Office

6669 Short Lane

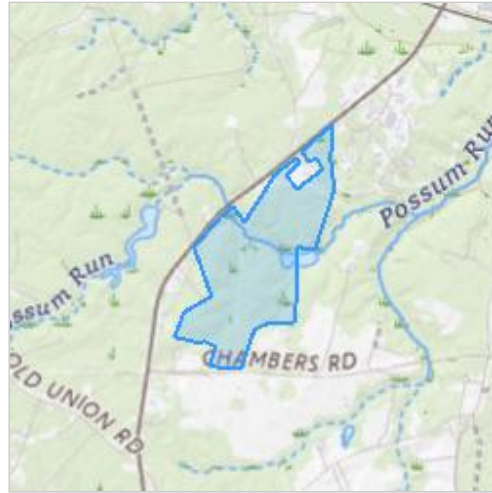
Gloucester, VA 23061-4410

(804) 693-6694

PROJECT SUMMARY

Project Code: 2025-0120790
Project Name: 19067-E-PointOne Richmond Campus-Update
Project Type: Acquisition of Lands
Project Description: Due diligence for propose data center development
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@37.448117350000004,-77.15699681992443,14z>



Counties: Charles City County, Virginia

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

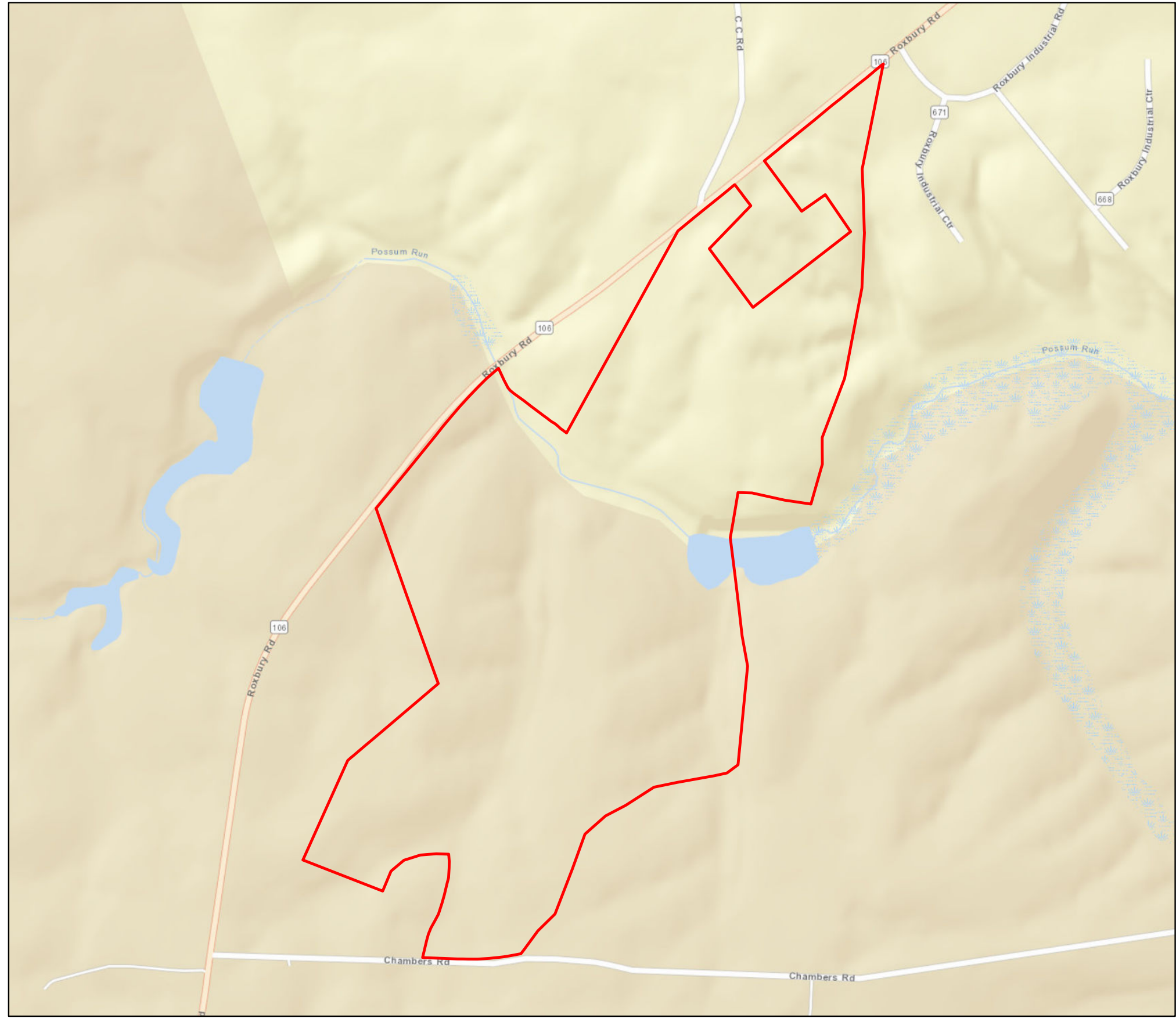
USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

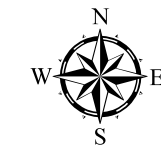
IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Dana Spontak
Address: 804 Professional Place West
City: Chesapeake
State: VA
Zip: 23320
Email: dspontak@ecslimited.com
Phone: 7575035991



LEGEND

Project Study Area



USGS TOPOGRAPHIC MAP
 SOILS DATA: USDA NRCS WEB SOIL SURVEY
 WETLANDS DATA: NATIONAL WETLANDS INVENTORY
 FLOODPLAIN DATA: FEMA NATIONAL FLOOD HAZARD LAYER
 LIDAR DATA: USGS 3D ELEVATION PROGRAM
 SERVICE LAYER CREDITS: WORLD STREET MAP: VITA, ESRI, HERE, GARMIN.
 INCREMENT P, INTERMAP, NGA, USGS



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**POINTONE DATA CENTER CAMPUS
 ROXBURY ROAD
 CHARLES CITY, CHARLES CITY
 COUNTY, VIRGINIA**

**FIGURE 1
 SITE LOCATION MAP
 BOWMAN**

ECS REVISIONS

ENGINEER	DRAFTING
JMH	RKO

PROJECT NO.
47-20864

SHEET
1 OF 1

DATE
MARCH 20, 2025

Appendix B. Aquatic Resource Inventory:

<i>Aquatic Resource Name</i>	<i>State</i>	<i>Cowardin System</i>	<i>Cowardin Class</i>	<i>HGM Class</i>	<i>Local Waterway Name</i>	<i>Measurement Type</i>	<i>Measurement Amount</i>	<i>Measurement Units</i>	<i>Waters Type</i>	<i>Latitude</i>	<i>Longitude</i>
Pond_A_POW	VIRGINIA					Area	0.04	ACRE		37.440154	-77.163298
Stream_A_R4	VIRGINIA					Linear	287	FOOT		37.453533	-77.151536
Stream_B_R4	VIRGINIA					Linear	804	FOOT		37.451603	-77.152618
Stream_C_R4	VIRGINIA					Linear	170	FOOT		37.450523	-77.151676
Stream_D_R4	VIRGINIA					Linear	265	FOOT		37.450113	-77.151693
Stream_F_R4	VIRGINIA					Linear	405	FOOT		37.446729	-77.155279
Stream_G_R3	VIRGINIA					Linear	778	FOOT		37.446502	-77.155519
Stream_H_R4	VIRGINIA					Linear	976	FOOT		37.44846	-77.16131
Stream_I_R3	VIRGINIA					Linear	1800	FOOT		37.446481	-77.159061
Stream_J_R6	VIRGINIA					Linear	259	FOOT		37.444368	-77.160519
Stream_K_R4	VIRGINIA					Linear	1464	FOOT		37.442877	-77.15971
Stream_L_R4	VIRGINIA					Linear	204	FOOT		37.441695	-77.159466
Stream_M_R6	VIRGINIA					Linear	156	FOOT		37.441276	-77.159334
Stream_N_R4	VIRGINIA					Linear	224	FOOT		37.440878	-77.161294
Stream_O_R4	VIRGINIA					Linear	930	FOOT		37.43964	-77.16114
Stream_P_R3	VIRGINIA					Linear	1843	FOOT		37.445546	-77.154526

Stream_Q_R4	VIRGINIA					Linear	365	FOOT		37.444725	-77.154671
Stream_R_R4	VIRGINIA					Linear	717	FOOT		37.442725	-77.155369
Wetland_A_PFO	VIRGINIA					Area	2.59	ACRE		37.454056	-77.151371
Wetland_B_PFO	VIRGINIA					Area	1.13	ACRE		37.451538	-77.151909
Wetland_C_PFO	VIRGINIA					Area	1.03	ACRE		37.450288	-77.151729
Wetland_D_PFO	VIRGINIA					Area	0.26	ACRE		37.447641	-77.152367
Wetland_E_PFO	VIRGINIA					Area	17.61	ACRE		37.446408	-77.155146
Wetland_F_PFO	VIRGINIA					Area	1.16	ACRE		37.448358	-77.161312
Wetland_G_PEM	VIRGINIA					Area	0.41	ACRE		37.447025	-77.162346
Wetland_H_PFO	VIRGINIA					Area	5.19	ACRE		37.445975	-77.159654
Wetland_I_PFO	VIRGINIA					Area	1.47	ACRE		37.443091	-77.159826
Wetland_J_PEM	VIRGINIA					Area	0.39	ACRE		37.441996	-77.160215
Wetland_K_PFO	VIRGINIA					Area	0.01	ACRE		37.441899	-77.159693
Wetland_L_PFO	VIRGINIA					Area	1.03	ACRE		37.441071	-77.160897
Wetland_M_PSS	VIRGINIA					Area	0.46	ACRE		37.440507	-77.162833
Wetland_N_PEM	VIRGINIA					Area	0.08	ACRE		37.440113	-77.163242
Wetland_O_PFO	VIRGINIA					Area	1.06	ACRE		37.439166	-77.161528
Wetland_P_PFO	VIRGINIA					Area	5.63	ACRE		37.445797	-77.155142

Appendix C. Impact Inventory:

<i>Water Name</i>	<i>Impact Name</i>	<i>Activity</i>	<i>Type of Material Being Discharged</i>	<i>Resource Type</i>	<i>Permanent Loss (Y/N)</i>	<i>Impact Duration</i>	<i>Amount Type</i>	<i>Proposed Length</i>	<i>Proposed Width</i>	<i>Proposed Amount</i>	<i>Amount Units</i>
Stream_H_R4	Stream Impact 1	Discharge of fill material	clean fill for grading for con-span	River/Stream	Yes	Permanent	Fill Area	69	2.07	142.82999999999998	Square Feet
Stream_H_R4	Stream Impact 2	Discharge of fill material	clean fill for grading for con-span	River/Stream	Yes	Permanent	Fill Area	71	2.01	142.70999999999998	Square Feet
Stream_K_R4	Stream Impact 3	Discharge of fill material	clean fill for culvert/road crossing	River/Stream	Yes	Permanent	Fill Area	285	5.456	1554.96	Square Feet
Stream_J_R6	Stream Impact 4	Discharge of fill material	clean fill for culvert/road crossing/utility easement	River/Stream	Yes	Permanent	Fill Area	73	2	146	Square Feet
Stream_N_R4	Stream Impact 5	Discharge of fill material	clean fill for culvert/road crossing	River/Stream	Yes	Permanent	Fill Area	94	5.02	471.87999999999994	Square Feet
Stream_L_R4	Stream Impact 6	Discharge of fill material	clean fill for grading for road	River/Stream	Yes	Permanent	Fill Area	77	2.01	154.76999999999998	Square Feet
Wetland_F_PFO	Wetland Impact 1	Discharge of fill material	clean fill for grading for con-span	Non-Tidal Wetland	Yes	Permanent	Fill Area			1623	Square Feet
Wetland_F_PFO	Wetland Impact 2	Discharge of fill material	clean fill for grading for con-span	Non-Tidal Wetland	Yes	Permanent	Fill Area			2749	Square Feet
Wetland_I_PFO	Wetland Impact 3	Discharge of fill material	clean fill for culvert/road crossing	Non-Tidal Wetland	Yes	Permanent	Fill Area			24681	Square Feet
Wetland_L_PFO	Wetland Impact 4	Discharge of fill material	clean fill for culvert/road crossing	Non-Tidal Wetland	Yes	Permanent	Fill Area			3292	Square Feet
Pond_A_POW	Wetland Impact 5	Discharge of fill material	clean fill, retaining wall	Pond	Yes	Permanent	Fill Area			174	Square Feet
Wetland_N_PEM	Wetland Impact 6	Discharge of fill material	clean fill, retaining wall	Non-Tidal Wetland	Yes	Permanent	Fill Area			914	Square Feet
Wetland_M_PSS	Wetland Impact 7	Discharge of fill material	clean fill, retaining wall	Non-Tidal Wetland	Yes	Permanent	Fill Area			7424	Square Feet

Provide any additional information you may have about the proposed quantity of wetlands, streams, or other types of waters directly affected by the proposed activity. This level of detail is helpful to better understand the type of impacts that are proposed for your project.

Palustrine emergent (PEM) wetland: 0.02-ac

Palustrine forested (PFO) wetland: 0.75-ac

Palustrine open water (POW): 0.01-ac

Palustrine scrub-shrub (PSS) wetland: 0.17-ac

Ephemeral (R6) stream: 73-lf

Intermittent (R4) stream: 596-lf

-Stream Impact 1 - Permanent - 69-lf (0.01-ac) R4: will result from the installation of a con-span bridge and the necessary grading to support an access road. It should be noted that the con-span will avoid the need to fill or enclose the wetland and stream area, but tree clearing will be required. This impact area is necessary in order to accomplish project goals.

-Stream Impact 2 - Permanent - 71-lf (0.01-ac) R4: will result from the installation of a con-span bridge and the necessary grading to support an access road. This con-span will also avoid the need for filling within the stream channel and the OHWM will not be impacted, but clearing will be required. This impact area is necessary in order to accomplish project goals.

-Stream Impact 3 - Permanent - 285-lf (0.01-ac) R4: will result from the installation of a culvert and the necessary grading to support an access road. This impact area is necessary to connect the eastern and western portions of the site.

-Stream Impact 4 - Permanent - 73-lf (0.01-ac) R6: will result from the installation of a culvert and the necessary grading to support a utility easement and access road. This impact area is necessary in order to accomplish project goals.

-Stream Impact 5 - Permanent - 94-lf (0.01-ac) R4: will result from the installation of a culvert and the necessary grading to support an access road. This impact area is necessary in order to accomplish project goals.

-Stream Impact 6 - Permanent - 77-lf (0.01-ac) R4: will result from the grading associated with an access road installation. This impact is necessary in order to accomplish project goals.

-Wetland Impact 1 - Permanent - 1,632-sf (0.04-ac) PFO: will result from the clearing needed for the installation of a con-span bridge and the necessary grading to support an access road. This impact area is necessary in order to accomplish project goals.

-Wetland Impact 2 - Permanent - 2,749-sf (0.06-ac) PFO: will result from the clearing needed for the installation of a con-span bridge and the necessary grading to support an access road. This impact area is necessary in order to accomplish project goals.

-Wetland Impact 3 - Permanent - 24,681-sf (0.57-ac) PFO: will result from the installation of a culvert and the necessary grading to support an access road needed to connect the eastern and western portions of the site. This impact area is necessary in order to accomplish project goals.

-Wetland Impact 4 - Permanent - 3,292-sf (0.08-ac) PFO: will result from the installation of a culvert and the necessary grading to support an access road required to provide alternative access to the subject site. This impact area is necessary in order to accomplish project goals.

-Wetland Impact 5 - Permanent - 174-sf (0.01-ac) POW: will result from the construction of a retaining wall that minimally encroaches into an existing pond. This impact area is necessary in order to support the required access road around the building.

-Wetland Impact 6 - Permanent - 914-sf (0.02-ac) PEM: will result from the construction of a retaining wall. This impact area is necessary in order to accomplish project goals.

-Wetland Impact 7 - Permanent - 7,424-sf (0.17-ac) PSS: will result from the construction of a retaining wall. This impact area is necessary in order to accomplish project goals.

Definitions and help text

Water Name: The name of the wetland, stream, or other type of water that would be impacted.

Impact Name: Useful if entering more than one impact for the same or multiple waters (e.g., linear projects) and name accordingly. This may be different than the Water Name; keep it short and simple. For example, if Stream-1 is the water, the impact name could be “Crossing-1,” “Crossing-2,” “Crossing-3.” A short name helps describe the impact and is useful when looking at a list of impacts.

Activity: Options are:

- Conversion of waters type (forested wetland to emergent wetland, stream to lake)
- Discharge of dredged material
- Discharge of fill material
- Dredging (Section 10)
- Ecological restoration
- Other (Aquaculture, Work, Aerial or Submarine cable crossings)
- Removal (Sec 10 structures)
- Structure (Sec 10 only)
- Transport of dredged material (Sec 103)

Type of Material Being Discharged: Describe the material to be discharged within USACE jurisdiction. Make sure this description is consistent with your illustrations. Discharge material includes: rock, sand, clay, concrete, etc.

Resource Type: Options are Harbor/Ocean, Lake, Non-Tidal wetland, Other, Pond, River/Stream, and Tidal wetland.

Permanent Loss (Y/N): Only enter “YES” when the ‘discharge of dredged or fill material’ activity types are chosen. A permanent loss means the conversion of an aquatic resource to dry land.

Impact Duration: Options are Permanent or Temporary. An example of a temporary impact is the discharge of fill for temporary access roads that are later removed and returned to pre-construction contours.

Amount Type: Options are Area or Volume.

Amount Units: Options are Acre or Square Feet if Amount Type=Area, Cubic Yards if Amount Type=Volume.

Proposed Length and Proposed Width: Unit is linear feet.

Proposed Amount: Unit is square feet.

Appendix D-1. Compensatory Mitigation Inventory for Mitigation Banks/in Lieu Fee (ILF) Program:

<i>Mitigation Entry Name</i>	<i>Mitigation Type</i>	<i>Name</i>	<i>Credit Unit</i>	<i>Proposed Credit Amount</i>
Wetlands	Mitigation Bank		Acre Based	1.79
Streams	Mitigation Bank		Assessment Based	725

Appendix H. Supporting Information:

<i>Document Type</i>	<i>Document Created Date (YYYY-MM-DD)</i>	<i>Document Label</i>	<i>Information Source/Citation</i>	<i>Uploaded file name</i>
Endangered Threatened Species Information	2025-07-11	NHDE	DCR	01-NH.pdf
Historic Properties Cultural Resources Information	2025-07-11	VCRIS DSS	DHR	018-0084 offsite.pdf
Historic Properties Cultural Resources Information	2025-07-11	VCRIS DSS	DHR	018-5004 offsite.pdf
Endangered Threatened Species Information	2025-07-11	NHDE	DCR	02-PSH.pdf
Endangered Threatened Species Information	2025-07-11	NHDE	DCR	03-EC.pdf
Project Plans	2025-09-24	Impacts_Maps	ECS/Bowman	19067-E_PointOne_Impacts_20250923.pdf
Project Plans	2025-09-24	Impact_PlanViews	ECS	19067-E_PointOne_PlanViews_20250923.pdf
Project Plans	2025-09-24	Impacts_Cross Sections	ECS	19067-E_PointOne_XSections_20250923.pdf
Historic Properties Cultural Resources Information	2025-07-11	VCRIS DSS	DHR	44CC0362 offsite.pdf
Historic Properties Cultural Resources Information	2025-07-11	VCRIS DSS	DHR	44CC0442 offsite.pdf
Mitigation Plan	2025-09-24	Mitigation Narrative	ECS	Conceptual Mitigation Plan.pdf
Maps plans plots or plats	2025-03-24	Site Figures	USGS_Aerial_NWI_FEMA_NRCS WSS_LiDAR	Figure 1.pdf
Maps plans plots or plats	2025-03-24	Site Figures	USGS_Aerial_NWI_FEMA_NRCS WSS_LiDAR	Figure 2.pdf

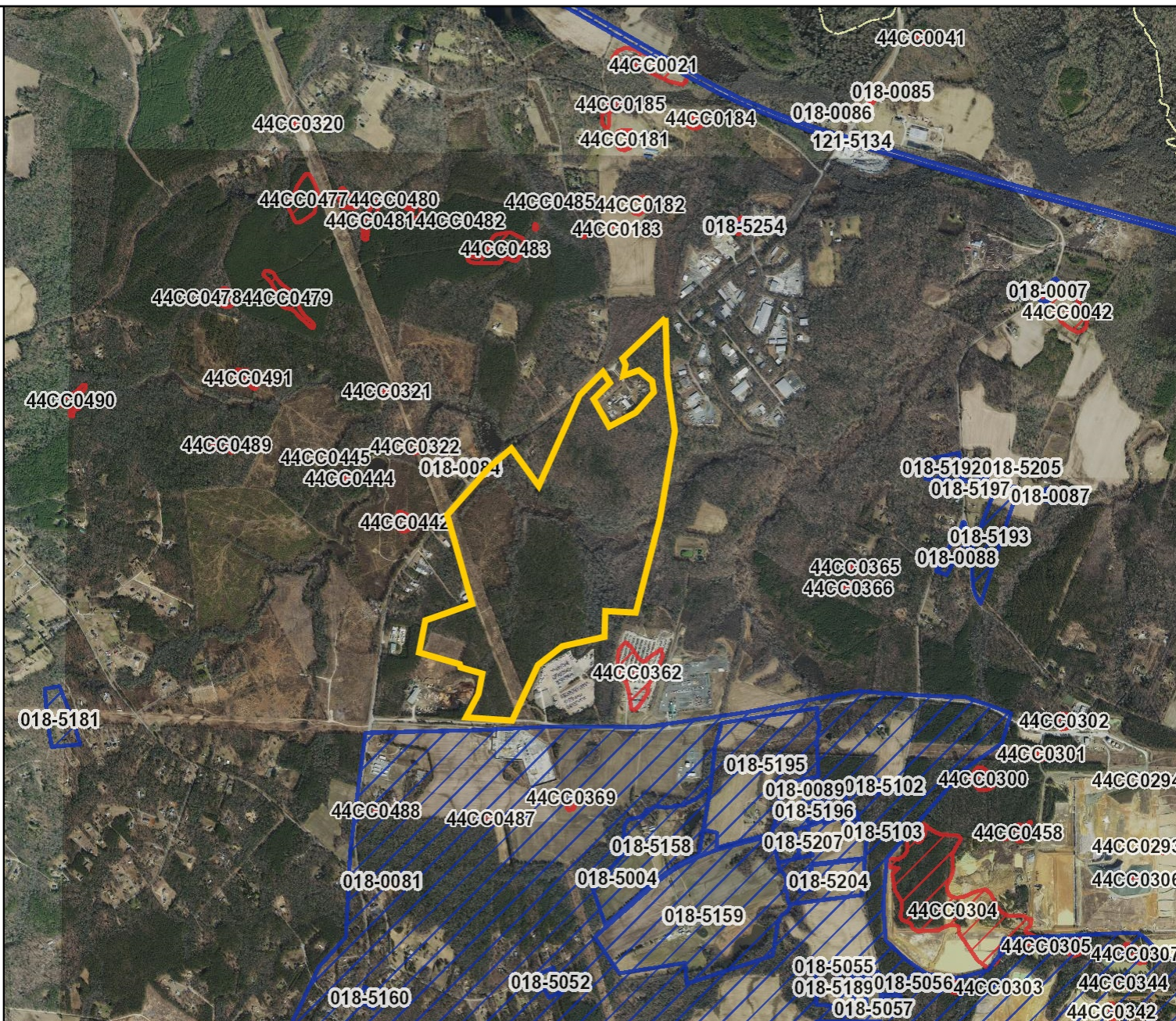
Maps plans plots or plats	2025-03-24	Site Figures	USGS_Aerial_NWI_FEMA_NRCS WSS_LiDAR	Figure 3.pdf
Maps plans plots or plats	2025-03-24	Site Figures	USGS_Aerial_NWI_FEMA_NRCS WSS_LiDAR	Figure 4.pdf
Maps plans plots or plats	2025-03-24	Site Figures	USGS_Aerial_NWI_FEMA_NRCS WSS_LiDAR	Figure 5.pdf
Maps plans plots or plats	2025-03-24	Site Figures	USGS_Aerial_NWI_FEMA_NRCS WSS_LiDAR	Figure 6.pdf
Maps plans plots or plats	2025-03-24	Site Figures	USGS_Aerial_NWI_FEMA_NRCS WSS_LiDAR	Figure 7.pdf
Other	2025-06-09	PJD	USACE	PointOne Data Center Campus PJD_Signed_compressed.pdf
Endangered Threatened Species Information	2025-07-11	IPAC	USFWS	PointOne_BatSurveyReport.pdf
Other	2025-06-09	PJD	USACE	Signed_PJD Letter.pdf
Mitigation Plan	2025-09-24	USM Forms for Stream Impacts 1-6	USM template	USM_Stream Impact 1_R4.pdf
Mitigation Plan	2025-09-24	USM Forms for Stream Impacts 1-6	USM template	USM_Stream Impact 2_R4.pdf
Mitigation Plan	2025-09-24	USM Forms for Stream Impacts 1-6	USM template	USM_Stream Impact 3_R4.pdf
Mitigation Plan	2025-09-24	USM Forms for Stream Impacts 1-6	USM template	USM_Stream Impact 4_R6.pdf
Mitigation Plan	2025-09-24	USM Forms for Stream Impacts 1-6	USM template	USM_Stream Impact 5_R4.pdf
Mitigation Plan	2025-09-24	USM Forms for Stream Impacts 1-6	USM template	USM_Stream Impact 6_R4.pdf
Historic Properties Cultural Resources Information	2025-07-11	VCRIS DSS	DHR	VCRIS Map.pdf

Endangered Threatened Species Information	2025-07-11	VSFWIS	DWR	VaFWIS List.pdf
Endangered Threatened Species Information	2025-07-11	VSFWIS	DWR	VaFWIS Map.pdf
Endangered Threatened Species Information	2025-07-11	IPAC	USFWS	species list.pdf



Legend

- ▣ Architecture Resources
- Architecture Labels
- ▣ Individual Historic District Properties
- ▣ Archaeological Resources
- Archaeology Labels
- ▣ DHR Easements
- County Boundaries



Feet



1:36,112 / 1"=3,009 Feet

Title:

Date: 7/11/2025

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Property Information

Property Names

Name Explanation Function/Location	Name House, Route 622
--	---------------------------------

Property Evaluation Status

Not Evaluated

Property Addresses

Current - Route 622, Off Of

County/Independent City(s): Charles City (County)

Incorporated Town(s): *No Data*

Zip Code(s): *No Data*

Magisterial District(s): *No Data*

Tax Parcel(s): *No Data*

USGS Quad(s): ROXBURY

Additional Property Information

Architecture Setting: *No Data*

Acreage: *No Data*

Site Description:

No Data

Surveyor Assessment:

Typical late 19th century vernacular I house for region., per recon. survey.

Surveyor Recommendation: *No Data*

Primary Resource Information

Resource Category: Domestic

Resource Type: Single Dwelling

NR Resource Type: Building

Historic District Status: *No Data*

Date of Construction: Ca 1870

Date Source: Site Visit

Historic Time Period: Reconstruction and Growth (1866 - 1916)

Historic Context(s): Domestic

Other ID Number: *No Data*

Architectural Style: Other

Form: *No Data*

Number of Stories: 2.0

Condition: *No Data*

Interior Plan: Central Passage, Single Pile

Threats to Resource: *No Data*

Cultural Affiliations: *No Data*

Cultural Affiliation Details:

No Data

Architectural Description:

Integral rear ell. Primary Porch - Screened, hipped roof, weatherboarded parapet., per recon. survey.

Exterior Components

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	2/2
Structural System and	Frame	Wood	Other

Exterior Treatment			
Chimneys	Other	Brick	<i>No Data</i>
Porch	1-story, 3-bay	Wood	Screened
Roof	Hipped	Metal	Standing Seam

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance








Project Review File Number: *No Data*
Investigator: Edwards, David
Organization/Company: Unknown (DSS)
Photographic Media: *No Data*
Survey Date: 1/1/1989
Dhr Library Report Number: *No Data*
Project Staff/Notes:
No Data

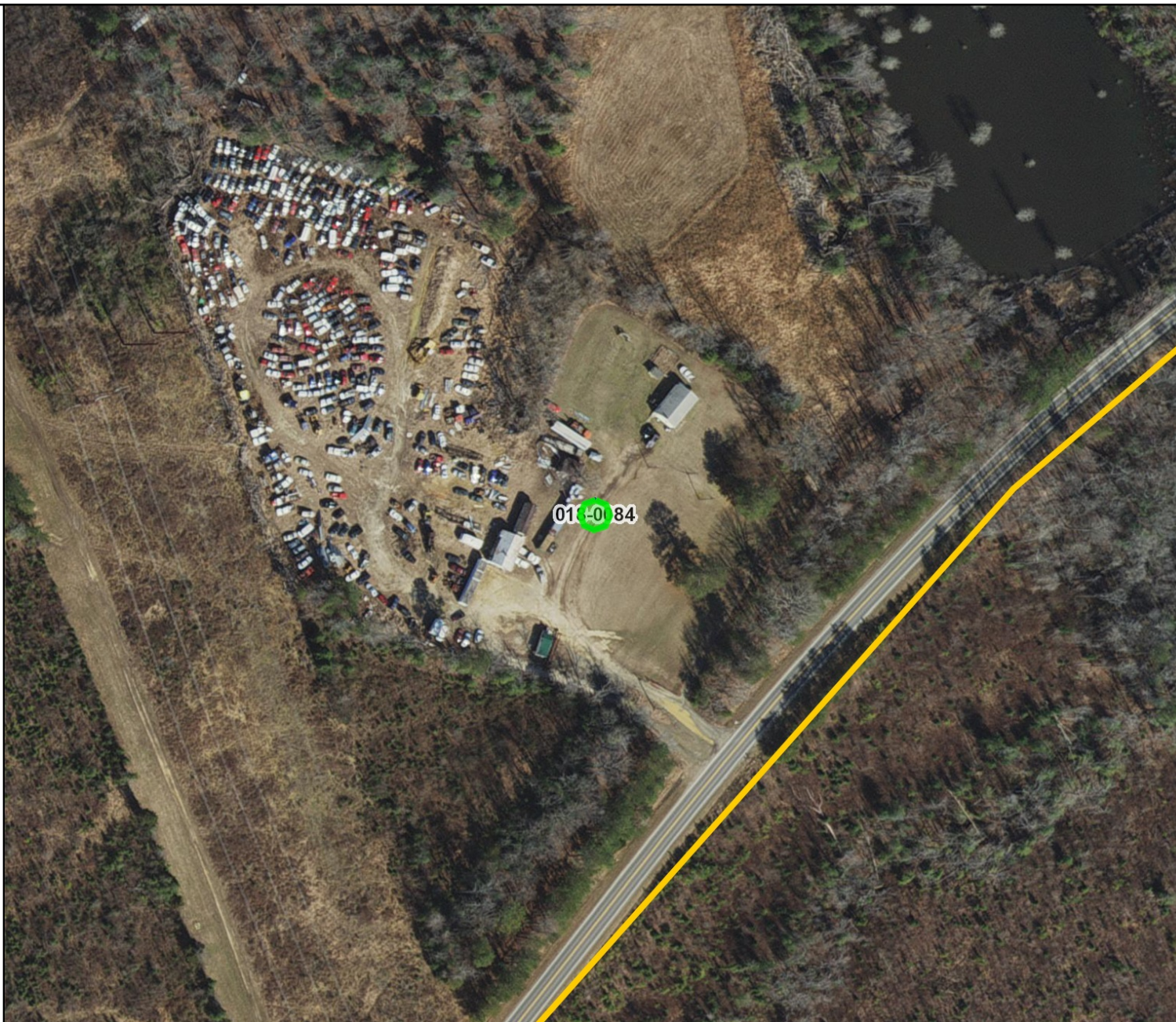
Bibliographic Information

Bibliography:
No Data
Property Notes:
No Data

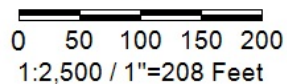


Legend

-  Architecture Resources
-  Architecture Labels
-  Individual Historic District Properties
-  Archaeological Resources
-  Archaeology Labels
-  DHR Easements
-  County Boundaries



Feet



Title: Architecture Labels

Date: 7/11/2025

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Property Information

Property Names

Name Explanation	Name
Current Name	Saint Mary's Church Battlefield
Historic	Nance's Shop
Historic	Samaria Church

Property Evaluation Status

DHR Staff: Potentially Eligible

Property Addresses

Current - Lott Cary Road Route 602
 Alternate - Barnetts Road Route 609

County/Independent City(s):	Charles City (County)
Incorporated Town(s):	No Data
Zip Code(s):	23030, 23140, 23231
Magisterial District(s):	No Data
Tax Parcel(s):	No Data
USGS Quad(s):	CHARLES CITY, PROVIDENCE FORGE, ROXBURY

Additional Property Information

Architecture Setting: Rural

Acreage: No Data

Site Description:

January 1993: The 6.5 mile long battlefield along routes 603, 609, and 602 remains a rural area, mixed agricultural and wooded, with scattered homes and farms.

August 2019: No visible change. The battlefield area remains lightly developed.

October 2021: The core battlefield area along Barnetts Road (SR 609) has generally maintained its rural character since it was assessed in 2019. The landscape is characterized by mixed agricultural fields and woods, with scattered homes and farms.

July 2022: There have been no significant changes since the previous survey.

August 2023: The small portion of the battlefield within the survey area generally extends south from Old Union Road and east from Roxbury Road with the unincorporated communities of Roxbury to the north and Barnetts to the south. The landscape within and around the surveyed area of the battlefield is only lightly developed and characterized by a mix of wooded areas and farmland.

Surveyor Assessment:

January 1993: Also known as Nance's Shop, the Battle of Saint Mary's Church occurred on June 24, 1864, as part of Grant's Overland Campaign (May-June 1864). Major General Wade Hampton's Confederate cavalry attempted to cut off Maj. Gen. Philip Sheridan's U.S. cavalry returning from their raid to Trevilian Station (in Louisa County). Sheridan fought a delaying action to protect a long supply train under his protection, then rejoined the Union army at Bermuda Hundred. The forces engaged were at the divisional level, the result of the engagement was inconclusive and total casualties were around 630.

See file for additional historic information.

August 2019: No change recommended to the status of potentially NRHP eligible.

October 2021: The core battlefield area along Barnetts Road (SR 609) has generally remained unchanged since the 2019 survey. Therefore, no change to the status of potentially NRHP eligible is recommended.

July 2022: The core battlefield area along Barnetts Road (SR 609) has generally remained unchanged since the 2021 survey. Therefore, no change to the status of potentially NRHP eligible is recommended.

August 2023: The Battle of Mary's Church was fought on June 24, 1864, when Confederate forces led by Maj. Gen. Wade Hampton intercepted two brigades of Union commanded by Brig. Gen. David McMurtie Gregg as they retreated east after the Battle of Trevilian Station. After holding Confederate forces long enough to allow their supply train passage, the Union troops withdrew, ending the battle. The engagement resulted in a combined 630 casualties and constituted the final battle of Grant's Overland Campaign. Only a small portion of the battlefield along Roxbury and Barnetts Roads between Old Union Road and Lewis Tyler Lane was surveyed as part of this effort. This resource was previously determined potentially eligible for listing in the NRHP for its association with a major Civil War engagement, and it is D+A's recommendation that it retains the characteristics and associations that make it potentially eligible for listing in the NRHP.

Surveyor Recommendation: Recommended Potentially Eligible

Ownership

Ownership Category	Ownership Entity
Private	No Data

Primary Resource Information

Resource Category: Defense
Resource Type: Battle Site
NR Resource Type: Site
Historic District Status: *No Data*
Date of Construction: 1864
Date Source: Written Data
Historic Time Period: Civil War (1861 - 1865)
Historic Context(s): Landscape, Military/Defense
Other ID Number: CWSAC - VA066
Architectural Style: No Discernable Style
Form: *No Data*
Number of Stories: *No Data*
Condition: Poor
Threats to Resource: Development
Cultural Affiliations: Euro-American
Cultural Affiliation Details:
No Data

Architectural Description:

January 1993: The battlefield is comprised of the following key landmarks: The Union (and Confederate) breastworks; St. Mary's (Samaria), Salem, and Hopewell Churches. Landmarks, hospitals, and possible burial sites; and Nance's Shop have been plowed over, burned, or otherwise destroyed; all of them are lost.

August 2019: No substantial visible change to the landscape or composition of the battlefield.

October 2021: No substantial changes to the landscape or composition of the battlefield were observed.

July 2022: No substantial changes to the landscape or composition of the battlefield were observed.

August 2023: The Battle of Mary's Church was fought on June 24, 1864 as the last battle of General Grant's Overland Campaign. Only a small portion of the battlefield along its southwest border. The portion of the battlefield within the survey area consists of largely undeveloped land that is mostly wooded although interrupted by large swaths of agricultural land. Development within this section of the battlefield is light, consisting mostly of small lots commonly containing mid- to late twentieth century roadside dwellings, with some homes set somewhat further back from the road. The area is crossed by several secondary and tertiary road corridors, including Barnetts Road, Roxbury Road, Church Lane, and Lewis Tyler Lane, each of which experiences relatively light traffic.

Secondary Resource Information

Historic District Information

Historic District Name: *No Data*
Local Historic District Name: *No Data*
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2022-4314
Investigator: Anna White
Organization/Company: Dutton + Associates, LLC
Photographic Media: Digital
Survey Date: 8/22/2023

Dhr Library Report Number: CC-092

Project Staff/Notes:

Survey and reporting prepared by D+A Architectural Staff

Project Bibliographic Information:

Hope Smith, Rob Taylor, Dara Friedberg
Phase I Cultural Resource Survey of the ±587 Hectare (±1,451 Acre) Keydet South Solar Project Area, Charles City County, Virginia
Dutton + Associates, Nov 2023
DHR Project No. 2022-4314
DHR Report No. CC-092

Event Type: Other

Project Review File Number: 2020-4727

Investigator: Ted Karpyneec

Organization/Company: TRC Environmental Corporation

Photographic Media: Digital

Survey Date: 5/11/2022

Dhr Library Report Number: CC-085

Project Staff/Notes:

At the request of DHR, TRC is conducting a viewshed study as a follow up to its draft report titled Phase I Cultural Resources Survey for the Charles City Landfill Project. The viewshed study will assess the project's visual impact to only two architectural resources: 018-0087 and 018-5004.

Project Bibliographic Information:

Heather Millis, Ted Karpyneec, Tracy Millis, Bruce Idol, Hannah Smith
Viewshed Analysis and Evaluation of Effects for Samaria Church Battlefield (018-5004) and Property 018-0087 and Additional Investigation and KOCOA Analysis of Topographic Anomalies for the Charles City Landfill Project, Charles City County, Virginia (July 2022)
TRC Environmental Corporation

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: 2020-4727

Investigator: Ted Karpyneec

Organization/Company: TRC Environmental Corporation

Photographic Media: Digital

Survey Date: 7/21/2021

Dhr Library Report Number: CC-080

Project Staff/Notes:

This survey resulted in the identification of 20 newly recorded architectural resources. As a result, 20 DHR ID numbers will be needed.

The survey also revisited 14 previously surveyed properties: 018-0087, 018-0088, 018-0090, 018-5055, 018-5056, 018-5057, 018-5058, 018-5059, 018-5060, 018-5103, 018-5104, 018-5105, 018-5158, and 018-5159. I'll need update the survey forms associated with these 14 properties.

In addition, the project assessed 018-5004 (Saint Mary's Church Battlefield).

Project Bibliographic Information:

2021 Millis, Tracy, Ted Karpyneec, Jeff Johnson, Heather Millis, and Hannah Smith
Phase I Cultural Resources Survey for the Charles City Landfill Project, Charles City County, Virginia
DHR Report No. CC-080
DHR Project No. 2020-4727

Event Type: DHR Staff: Potentially Eligible

DHR ID: 018-5004

Staff Name: Roger Kirchen

Event Date: 11/19/2019

Staff Comment

DHR Project File No. 2019-0362

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*

Investigator: Robert Taylor

Organization/Company: Dutton + Associates, LLC

Photographic Media: Digital

Survey Date: 8/12/2019

Dhr Library Report Number: *No Data*

Project Staff/Notes:

Survey and data entry prepared by D+A Architectural History staff.

Project Bibliographic Information:

D+A. Phase I Cultural Resources Survey of the Skipjack Solar Project Area, Charles City County, Virginia. 2019.

Event Type: DHR Staff: Potentially Eligible

DHR ID: 018-5004

Staff Name: ABPP

Event Date: 1/24/2007

Staff Comment

Preliminary survey data from the American Battlefield Protection Program (ABPP) indicates that this historic Civil War battlefield is likely eligible for listing in the National Register of Historic Places and likely deserving of future preservation efforts. This survey information should be reassessed during future Section 106/NEPA compliance reviews.

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*

Investigator: CWSAC

Organization/Company: National Park Service

Photographic Media: *No Data*

Survey Date: 1/1/1993

Dhr Library Report Number: CC-057

Project Staff/Notes:

Civil War Sites Advisory Commission Survey Form - no photos submitted - not dated or signed, but surveys occurred during the period between 1991 and 1993

CWSAC - VA066

Bibliographic Information

Bibliography:

Name: Civil War Sites Advisory Commission
DHR CRM Report Number: Report on the Nation's Civil War Battlefields - Technical Volume I: Appendices
Record Type: Book
Bibliographic Notes: Includes 3 books - Report, Volume I: Appendices, and Volume II: Battle Summaries

Phase I Archaeological Survey of the Route 609 Intersection Reconstructions, Charles City County, Virginia: Archaeological Management Summary
CC-057
2013
CRAI - Emily Calhoun
DHR Project No. 2013-0427

J. Hope Smith, Lauren Gryctko
Phase I Cultural Resource Survey of the ±929.19-Hectare (±2,296-Acre) Skipjack Solar Project Area, Charles City County, Virginia: Volume II:
Architecture Field Results
Dutton + Associates, LLC
August 2019
DHR Report No. CC-069
DHR Project No. 2019-0362
Principal Investigator: Hope Smith
Project Architectural Historian: Robert J. Taylor, Jr.

Pickett and Lichtenberger
2023 Phase I Archaeological Survey Old Union Road Solar Site, Charles City County, Virginia
Hurt & Proffitt
DHR Project No. 2023-3327
DHR Report No. CC-088

Property Notes:

Name: Kenneth A. Bako
Company 1: NCSHPO
Address 1: 2323 Staley Road
City: Catharpin
State: Virginia
ZIP: 22018
Phone 1: 703-754-9361

Owner Relationship: Informant

Name: Edwin W. Besch

Company 1: NCSHPO

Address 1: 2323 Staley Road

City: Reston

State: Virginia

ZIP: 22019

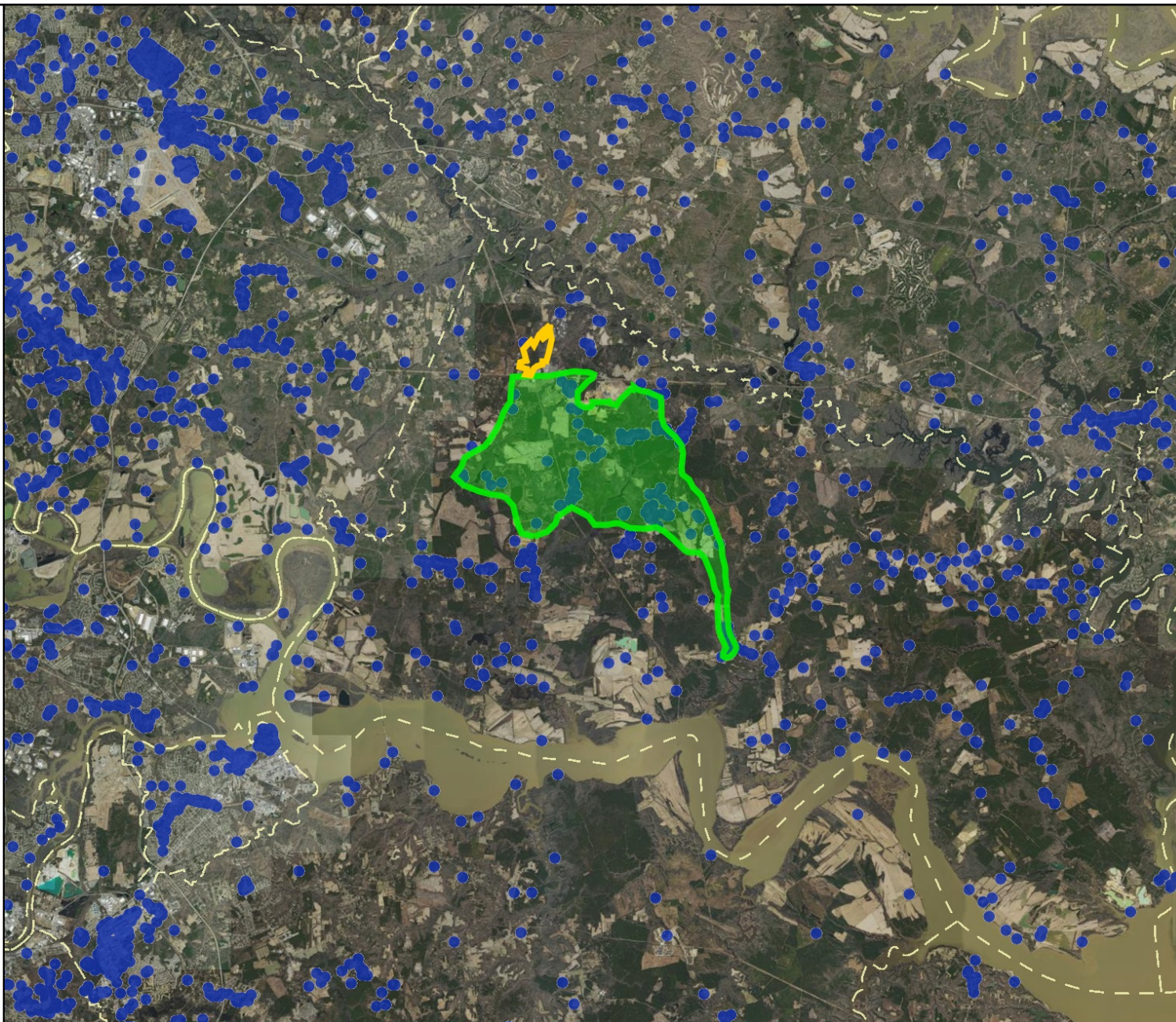
Phone 1: 703-476-1654

Owner Relationship: Informant, Informant

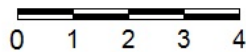


Legend

- Architecture Points
- Archaeology Points
- County Boundaries



Miles



1:288,895 / 1"=5 Miles

Title: Architecture Labels

Date: 7/11/2025

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Snapshot

Date Generated: July 11, 2025

Site Name: No Data
Site Classification: Terrestrial, open air
Year(s): 1775 - 1799, 1800 - 1899, 1900 - 1924
Site Type(s): Dwelling, single
Other DHR ID: No Data
Temporary Designation: No Data

Site Evaluation Status

Not Evaluated

Locational Information

USGS Quad: ROXBURY
County/Independent City: Charles City (County)
Physiographic Province: No Data
Elevation: No Data
Aspect: No Data
Drainage: No Data
Slope: No Data
Acreage: No Data
Landform: Other
Ownership Status: No Data
Government Entity Name: No Data

Site Components

Component 1

Category: No Data
Site Type: No Data
Cultural Affiliation: Indeterminate
Cultural Affiliation Details: No Data
DHR Time Period: Colony to Nation, Early National Period
Start Year: 1775
End Year: 1799
Comments: No Data

Component 2

Category: No Data
Site Type: No Data
Cultural Affiliation: No Data
Cultural Affiliation Details: No Data
DHR Time Period: Antebellum Period, Civil War, Early National Period, Reconstruction and Growth
Start Year: 1800
End Year: 1899
Comments: No Data

Component 3

Category: No Data
Site Type: No Data
Cultural Affiliation: No Data
Cultural Affiliation Details: No Data
DHR Time Period: Reconstruction and Growth, World War I to World War II
Start Year: 1900

End Year: 1924
Comments: No Data

Component 4

Category: Domestic
Site Type: Dwelling, single
Cultural Affiliation: No Data
Cultural Affiliation Details: No Data
DHR Time Period: No Data
Start Year: No Data
End Year: No Data
Comments: No Data

Bibliographic Information

Bibliography:

No Data

Informant Data:

No Data

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Staff/Notes:

No Data

Project Review File Number:

No Data

Sponsoring Organization:

No Data

Organization/Company:

Unknown (DSS)

Investigator:

Garrow & Assoc.-Raleigh

Survey Date:

5/1/1995

Survey Description:

The site is located in a cultivated field offering 100% visibility. The field area was intensively surface collected (approx. 75% of the visible artifacts were selectively collected) and 10 shovel tests were placed in the area of highest artifact concentration. The shovel tests averaged 35 cm in depth and revealed intact stratified cultural deposits. All soil was screened through 1/4 " mesh hardware cloth. All artifacts were bagged and catalogued by provenience. The site was photographed and mapped. A relative was interviewed regarding possible structures at the site location. Site dimensions were established using the extent of the surface artifact scatter.

Threats to Resource:

No Data

Site Conditions:

Surface Deposits Present And With Subsurface Integrity

Survey Strategies:

Historic Map Projection

Specimens Collected:

Yes

Specimens Observed, Not Collected:

Yes

Artifacts Summary and Diagnostics:

Ceramics Total=383: 13 creamware, 53 pearlware, 196 whiteware, 10 ironstone, 75 porcelan, 28 stoneware(UID), earthenware 8. Glass Total=492: 362 container, 38 table, 92 window. MEtal Total=42: 5 nails(cut), 16 nails(UID), 21 other.

Summary of Specimens Observed, Not Collected:

No Data

Current Curation Repository:

Garrow & Assoc., Inc.-Memphis TN

Permanent Curation Repository:

No Data

Field Notes:

Yes

Field Notes Repository:

Garrow &

Photographic Media:

No Data

Survey Reports:

No Data

Survey Report Information:

Lily, Thomas G. and Mimi Holland-Lilly. 1995. Archaeological survey of the Jon Black and Betty Black Parcels, Charles City County LNG Peakshaving Facility, Virginia. Garrow & Assoc., Inc., Raliegh. Submitted to Chambers Development Co., Smyrna, Georgia.

Survey Report Repository:

Garrow & Assoc., Inc.-Raleigh

DHR Library Reference Number:

No Data

Significance Statement:

No Data

Surveyor's Eligibility Recommendations:

No Data

Surveyor's NR Criteria Recommendations, :

No Data

Surveyor's NR Criteria Considerations:

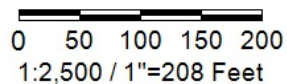
No Data

Legend

- ▣ Architecture Resources
- ▣ Architecture Labels
- ▣ Individual Historic District Properties
- ▣ Archaeological Resources
- ▣ Archaeology Labels
- ▣ DHR Easements
- ▣ County Boundaries



Feet



Title: Archaeological Resources

Date: 7/11/2025

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

Snapshot

Date Generated: July 11, 2025

Site Name: No Data
Site Classification: Terrestrial, open air
Year(s): No Data
Site Type(s): Artifact scatter
Other DHR ID: No Data
Temporary Designation: Site 1

Site Evaluation Status

DHR Staff: Not Eligible

Locational Information

USGS Quad: ROXBURY
County/Independent City: Charles City (County)
Physiographic Province: No Data
Elevation: 135
Aspect: Facing Northeast
Drainage: James
Slope: 0 - 2
Acreage: 1.530
Landform: Ridge Top
Ownership Status: Private
Government Entity Name: No Data

Site Components

Component 1

Category: Domestic
Site Type: Artifact scatter
Cultural Affiliation: Indeterminate
Cultural Affiliation Details: No Data
DHR Time Period: Antebellum Period, Civil War, Early National Period, Reconstruction and Growth, World War I to World War II
Start Year: No Data
End Year: No Data
Comments: Site is likely a nineteenth to early twentieth century house site. The house has been razed with no intact remnants.

Bibliographic Information

Bibliography:

No Data

Informant Data:

No Data

CRM Events

Event Type: DHR Staff: Not Eligible

DHR ID: 44CC0442
Staff Name: Roger Kirchen
Event Date: 2/9/2017
Staff Comment: 2016-1002

Event Type: Survey:Phase I

Project Staff/Notes:

No Data

Project Review File Number: 2016-1002
Sponsoring Organization: No Data
Organization/Company: Archaeological Consultants of the Carolinas, Inc.
Investigator: Dawn Reid
Survey Date: 4/1/2016

Survey Description:

34 acre tract and 12 mile corridor

Current Land Use	Date of Use	Comments
Forest	4/6/2016 12:00:00 AM	The tract had been recently clear cut prior to the survey. Trees were only present along the perimeter of the tract boundary.

Threats to Resource: Development, Erosion
Site Conditions: 75-99% of Site Destroyed, Destruction of Surface and Subsurface Deposits
Survey Strategies: Subsurface Testing, Surface Testing
Specimens Collected: Yes
Specimens Observed, Not Collected: Yes

Artifacts Summary and Diagnostics:

amethyst bottle glass - 1
brown bottle glass - 1
clear bottle glass - 1
clear unidentified glass - 1
light blue flat glass - 1
light green burned glass - 2
light green flat glass - 3
undecorated kaolin pipe bowl fragment - 1
lead glazed red ware ceramic - 1
lead glazed stoneware ceramic - 1
sponged white ware - 1
undecorated ironstone - 3
undecorated white ware - 1
possible door hinge - 1
cut nail fragment - 1
square nail fragment - 7
unidentified nail fragment - 1
wire nail - 1

Summary of Specimens Observed, Not Collected:

A small quantity of brick was observed on the surface but was not collected.

Current Curation Repository: Archaeological Consultants of the Carolinas, Inc.
Permanent Curation Repository: VDHR
Field Notes: Yes
Field Notes Repository: Archaeological Consultants of the Carolinas, Inc.
Photographic Media: Digital
Survey Reports: No
Survey Report Information:
No Data
Survey Report Repository: No Data

DHR Library Reference Number: CC-064

Significance Statement: Site appears to be remnants of a historic residence dating from the nineteenth and twentieth centuries. Any structures that were located at the site have been razed, and no intact structural features remain. Site has been severely disturbed by logging and erosion. No intact deposits remain.








Surveyor's Eligibility Recommendations: Recommended Not Eligible

Surveyor's NR Criteria Recommendations, : No Data

Surveyor's NR Criteria Considerations: No Data

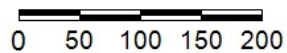


Legend

-  Architecture Resources
-  Architecture Labels
-  Individual Historic District Properties
-  Archaeological Resources
-  Archaeology Labels
-  DHR Easements
-  County Boundaries



Feet



1:2,500 / 1"=208 Feet

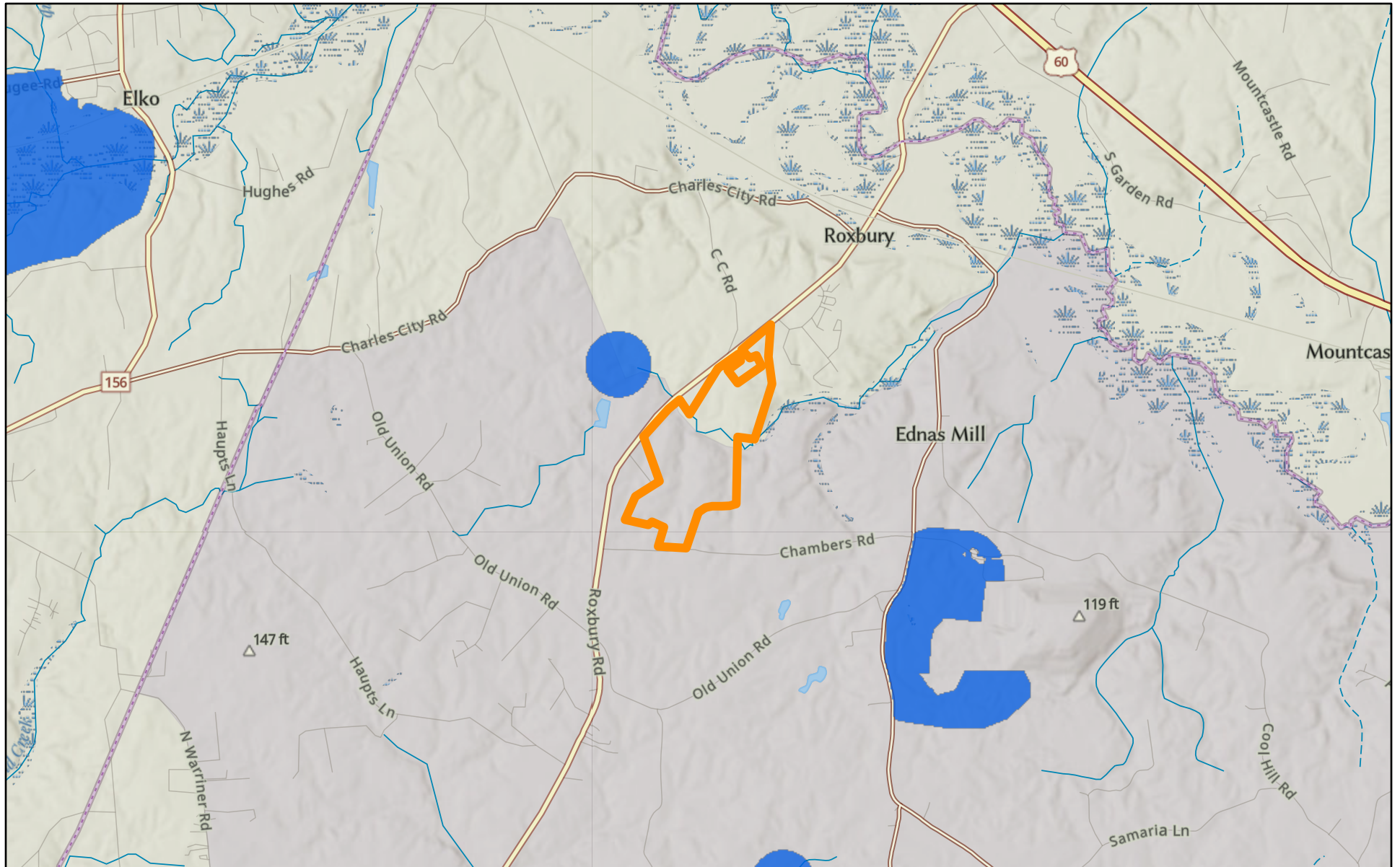
Title: Archaeological Resources

Date: 7/11/2025

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

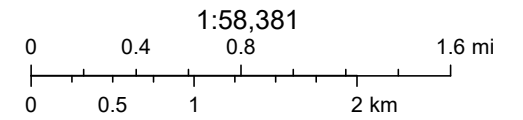
Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

Natural Heritage Resources Map



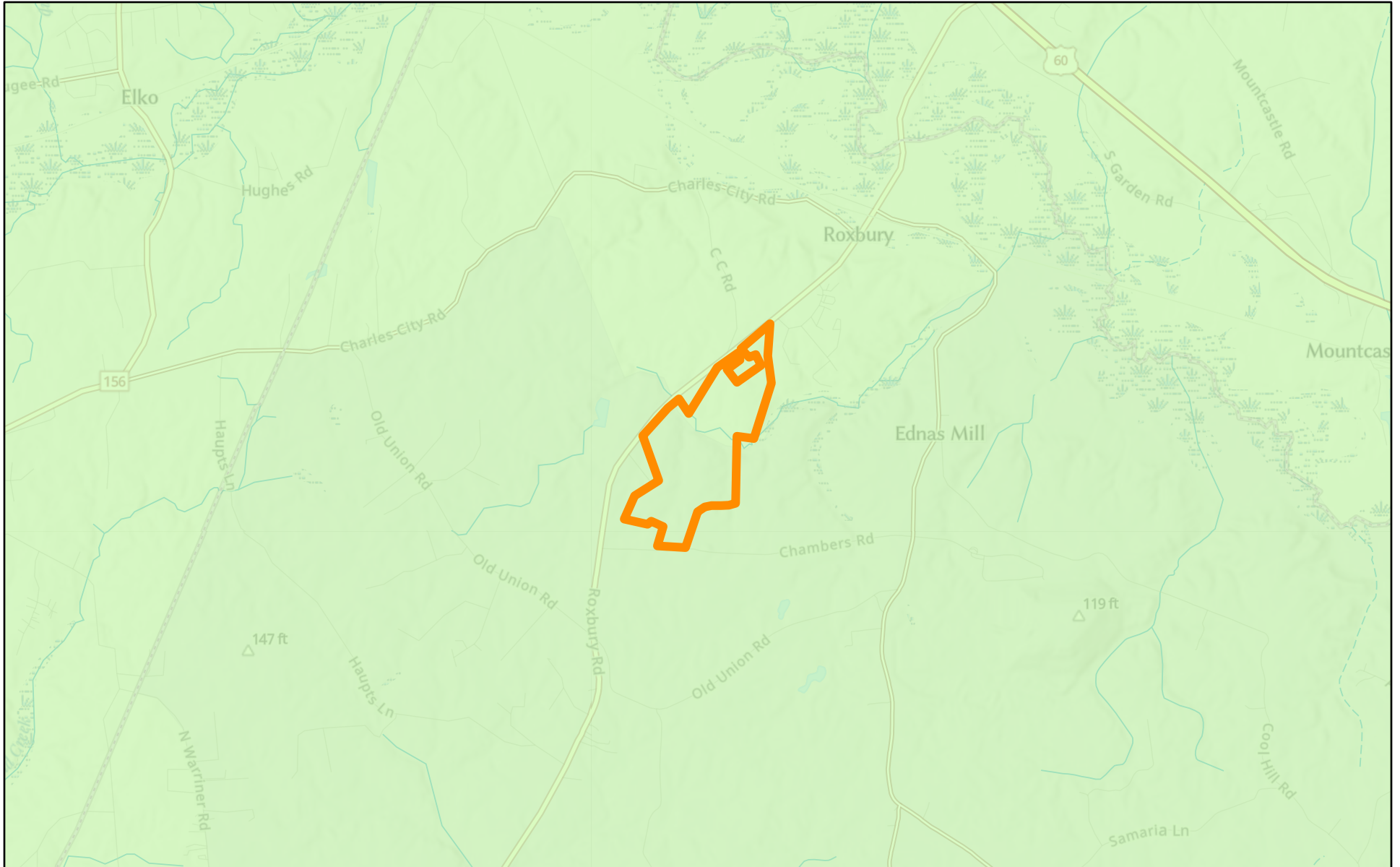
July 11, 2025

- Adjacent States
- Stream Conservation Site
- NH Screening Layer
- Conservation Site



VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA,

Predicted Suitable Habitat



July 11, 2025

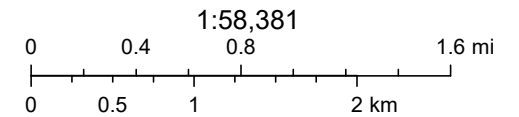
■ Adjacent States

■ Medium (3-5 species)

Predicted Suitable Habitats Summary, Tier I Layer

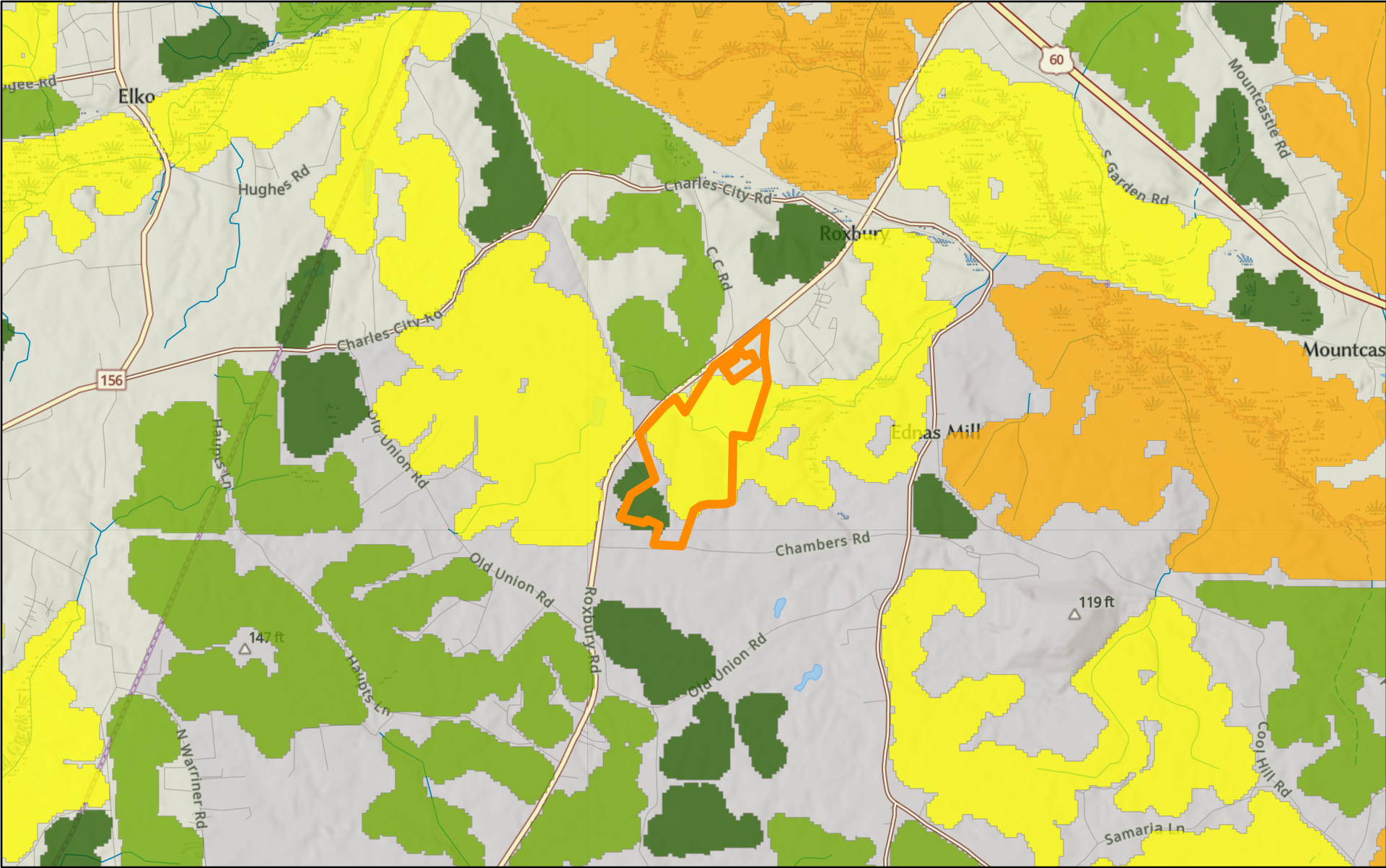
■ High (more than 5 species)

■ Low (less than 3 species)









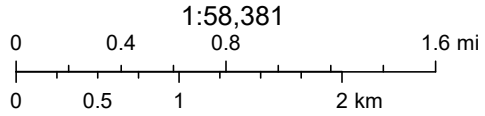
VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/
NASA, USGS, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA,

Ecological Cores



July 11, 2025

 Adjacent States	Ecological Cores	 C2: Very High	 C4: Moderate
 C1: Outstanding	 C3: High	 C5: General	



VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS, FEMA,

Crist, Shawn (DEQ)

From: Jessica A Consolvo <JConsolvo@ecslimited.com>
Sent: Tuesday, December 16, 2025 8:51 AM
To: Steffey, Randy L CIV USARMY CENAO (USA) (randy.l.steffey@usace.army.mil)
Cc: Crist, Shawn (DEQ)
Subject: FW: PointOne Bat Survey Report

CAUTION: This Email originated from OUTSIDE of the COV. Do not open attachments or click links unless this email comes from a known sender and you know the content is safe..

Good morning,

I believe we are nearing federal coordination, so I wanted to pass along the below correspondence from USFWS regarding **WP4-25-2174 and NAO-2025-01244** and the presence/absence survey conducted for protected bat species.

This email references the report completed by Grow Environmental, dated August 15, 2025. The report was included in the RRS submittal, but please let me know if a separate copy is needed at any point.

Thank you.

JESSICA A CONSOLVO | JConsolvo@ecslimited.com

Environmental Professional

T 571.531.0313 **D** 571.531.0313 **C** 571.531.0313

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

From: Christopher Grow <chris@growenv.com>
Sent: Friday, November 21, 2025 10:03 AM
To: Jessica A Consolvo <JConsolvo@ecslimited.com>; Dana Spontak, CWB <DSpontak@ecslimited.com>
Subject: Fwd: [EXTERNAL] PointOne Bat Survey Report

See below.

Christopher Grow, PWS, TNQHP
Certified Senior Ecologist

Grow Environmental Solutions, LLC

1297 Yorkshire Drive

Memphis, TN 38119

Cell [\(931\) 247-8915](tel:9312478915)

Begin forwarded message:

From: "Case, Rachel L" <rachel_case@fws.gov>
Date: November 21, 2025 at 8:41:19 AM CST
To: chris@growenv.com
Cc: "Dana Spontak, CWB" <DSpontak@ecslimited.com>
Subject: Re: [EXTERNAL] PointOne Bat Survey Report

Hi Chris,

We have reviewed the survey report entitled “Summer 2025 Presence/Probable Absence Survey for PointOne Richmond Campus Charles City County, Virginia,” dated August 15, 2025.

This mist-net survey was conducted by a qualified surveyor from August 8-9, 2025. The field and analysis methods described in the report adhere to the current version of the Service’s *Range-wide Indiana Bat and Northern Long-eared Bat Survey Guidelines*. Any deviations from the approved survey plan were sufficiently justified.

The target species for this survey included the federally listed endangered northern long-eared bat (*Myotis septentrionalis*, NLEB) and the federally proposed endangered tricolored bat (*Perimyotis subflavus*, TCB). None of these species were captured during the survey; therefore, our office finds it acceptable to conclude the probable absence of the NLEB and TCB within the project area.

Please note that approval of these results does not constitute consultation under the Endangered Species Act, does not authorize implementation of any portion of the proposed action, and does not exempt the applicant from permitting requirements that may be imposed by other state or federal agencies.

The results of this survey are valid for a minimum of 5 years. Please contact virginiafieldoffice@fws.gov if you have additional questions.

Best,

Rachel Case
Fish and Wildlife Biologist
U.S. Fish and Wildlife Service
Virginia Field Office
6669 Short Lane
Gloucester, VA 23061
<https://www.fws.gov/office/virginia-ecological-services>

From: chris@growenv.com <chris@growenv.com>
Sent: Thursday, September 11, 2025 11:08 AM
To: Case, Rachel L <rachel_case@fws.gov>
Cc: 'Dana Spontak, CWB' <DSpontak@ecslimited.com>
Subject: [EXTERNAL] PointOne Bat Survey Report

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Rachel –

I tried sending this to Jackie but it failed and said her email is no longer valid.

See attached final report for the PointOne bat survey in Charles City, Virginia. We request concurrence with your office that the project will ***not likely adversely affect*** the federally listed northern long-eared bat, federally proposed tri-colored bat, or any other federally listed bat species within the project site.

Thanks,

Christopher Grow, PWS, TNQHP
Certified Senior Ecologist

Grow Environmental Solutions, LLC

1297 Yorkshire Drive
Memphis, TN, 38119
Cell [\(931\) 247-8915](tel:9312478915)





United States Department of the Interior



FISH AND WILDLIFE SERVICE
Virginia Ecological Services Field Office
6669 Short Lane
Gloucester, VA 23061-4410
Phone: (804) 693-6694

In Reply Refer To:
Project code: 2025-0120790
Project Name: 19067-E-PointOne Richmond Campus-Update

07/11/2025 18:59:00 UTC

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for '19067-E-PointOne Richmond Campus-Update'

Dear Dana Spontak:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on July 11, 2025, for '19067-E-PointOne Richmond Campus-Update' (here forward, Project). This project has been assigned Project Code 2025-0120790 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project. **Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter.**

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based on your IPaC submission and a standing analysis completed by the Service, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Northern Long-eared Bat (<i>Myotis septentrionalis</i>)	Endangered	May affect
Tricolored Bat (<i>Perimyotis subflavus</i>)	Proposed	May affect
	Endangered	

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened

You may coordinate with our Office to determine whether the Action may cause prohibited take of the species listed above.

Conclusion

Further coordination with the Service is voluntary for those species with a determination of “May Affect.” A “May Affect” determination in this key indicates that the project, as entered, is not consistent with the questions in the key. Not all projects that reach a “May Affect” determination are anticipated to result in adverse impacts to listed species. Through the technical assistance process, the Service might be able to provide information that either indicates incidental take is not reasonably certain to occur, or the Service might be able to provide recommendations that enable the project to be conducted in a way that avoids the likelihood of incidentally taking listed bats. Please contact our Virginia Ecological Services Field Office for more information. The Service has developed interim voluntary guidance for non-federal actions involving forest habitat modification that may affect the northern long-eared bat. Review the guidance posted here for more information for NLEB: <https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis> and TCB: <https://www.fws.gov/species/tricolored-bat-perimyotis-subflavus>

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate. Projects that receive a may affect determination for tricolored bat through the key, should contact the appropriate Ecological Services Field Office if they want to conference on this species.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

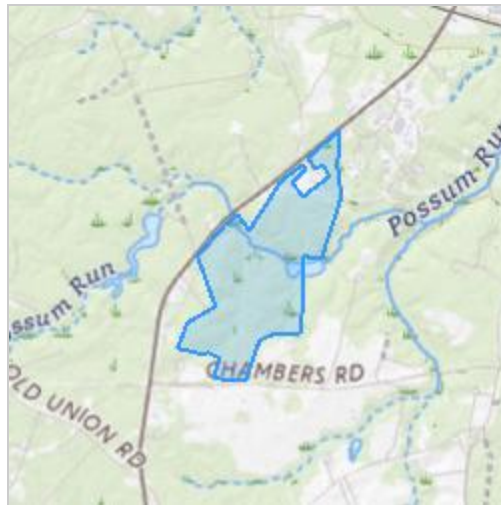
19067-E-PointOne Richmond Campus-Update

2. Description

The following description was provided for the project '19067-E-PointOne Richmond Campus-Update':

Due diligence for propose data center development

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@37.448117350000004,-77.15699681992443,14z>



DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect” for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

Note: For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

7. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

No

8. Will the action cause effects to a bridge?

Note: Covered bridges should be considered as bridges in this question.

No

9. Will the action result in effects to a culvert or tunnel at any time of year?

No

10. Are trees present within 1000 feet of the action area?

Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

11. Does the action include the intentional exclusion of bats from a building or structure?

Note: Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

No

12. Does the action involve removal, modification, or maintenance of a human-made structure (barn, house, or other building) **known or suspected to contain roosting bats**?

No

13. Will the action cause construction of one or more new roads open to the public?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

14. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

15. Will the action include or cause any construction or other activity that is reasonably certain to increase the number of travel lanes on an existing thoroughfare?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

No

16. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

Note: For information regarding NSF/ANSI 60 please visit <https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects>

No

17. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

No

18. Will the action include drilling or blasting?

No

19. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use)?

No

20. Will the proposed action involve the use of herbicides or other pesticides other than herbicides (e.g., fungicides, insecticides, or rodenticides)?

No

21. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

22. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

23. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

Yes

24. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

No

25. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

No

26. Does the project intersect with the 0- 9.9% forest density category?

Automatically answered

No

27. Does the project intersect with the 10.0- 19.9% forest density category map?

Automatically answered

No

28. Does the project intersect with the 20.0- 29.9% forest density category map?

Automatically answered

No

29. Does the project intersect with the 30.0- 100% forest density category map?

Automatically answered

Yes

30. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 100 acres in total extent?

Yes

31. Does the action area intersect the northern long-eared bat species list area?

Automatically answered

Yes

32. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known NLEB hibernacula? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

33. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

34. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats?

Automatically answered

No

35. [Semantic] Is the action area located within 150 feet of a documented northern long-eared bat roost site?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency. Have you contacted the appropriate agency to determine if your action is within 150 feet of any documented northern long-eared bat roosts?

Note: A document with links to Natural Heritage Inventory databases and other state-specific sources of information on the locations of northern long-eared bat roosts is available here. Location information for northern long-eared bat roosts is generally kept in state natural heritage inventory databases – the availability of this data varies by state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited.

Automatically answered

No

36. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?

If unsure, answer "Yes."

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

37. Has a presence/probable absence summer bat survey targeting the northern long-eared bat following the Service's [Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

38. Does the action area intersect the tricolored bat species list area?

Automatically answered

Yes

39. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known tricolored bat hibernacula? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

40. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

41. Has a presence/probable absence bat survey targeting the [tricolored bat and following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

42. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?

(If unsure, answer ""Yes."")

Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (*Tillandsia usneoides*), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the [Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines](#).

Yes

43. Do you have any documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

118

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Dana Spontak
Address: 804 Professional Place West
City: Chesapeake
State: VA
Zip: 23320
Email: dspontak@ecslimited.com
Phone: 7575035991

FINAL REPORT

Summer 2025 Presence/Probable Absence Survey
for PointOne Richmond Campus
Charles City County, Virginia

Prepared by:



for

ECS Mid-Atlantic, LLC

August 15, 2025

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INTRODUCTION

Grow Environmental Solutions, LLC (GES) was contracted by ECS Mid-Atlantic, LLC (ECS) to provide a bat presence/probable absence survey for an approximately 117-acre project site (PointOne) located northeast of the intersection of Roxbury Rd. and Chambers Rd. in Charles City County, Virginia (**Figure 1**). The goal of the survey was to document presence or absence of the federally listed northern long-eared bat (*Myotis septentrionalis*), as well as the federally proposed tri-colored bat (*Perimyotis subflavus*) within the project site. A bat study plan was provided to U.S. Fish and Wildlife Service (USFWS) Virginia Field Office on 1 August 2025 and was approved on 1 August 2025. To determine the presence or probable absence of northern long-eared and tri-colored bats within the project site, GES surveyed 2 sites (5 nets/site). Site 1 was surveyed for 1 calendar night and Site 2 was surveyed for 1 calendar night for a total of 10 net nights within the project area. No northern long-eared or tri-colored bats were captured during the mist-net surveys. No other federal- or state-listed bat species were captured during the mist-net survey.

METHODS

Two sites (Site 1 and Site 2) were selected and surveyed (5 nets/site) for 1 calendar night each (total of 2 calendar nights) within the project area (**Table 1; Figure 2**). The site was selected based upon habitat suitable for northern long-eared bats, as well as tri-colored bats. The site selected provided a variety of habitats including openings within interior forests, 4WD trails, appropriate flyways, and proximity to water resources. Forested habitat within the project area is dominated by white oak (*Quercus alba*), loblolly pine (*Pinus taeda*), red maple (*Acer rubrum*), southern red oak (*Quercus falcata*), sweetgum (*Liquidambar styraciflua*), swamp chestnut oak (*Quercus michauxii*), and pignut hickory (*Carya glabra*). Understory species was primarily muscadine (*Vitis rotundifolia*). The project area is suburban in nature and is surrounded by commercial to the north and south, with some residences to the west, and forest to the east. Streams and wetlands were identified within the project site. A water resources survey was provided by ECS and is included in **Figure 2**.

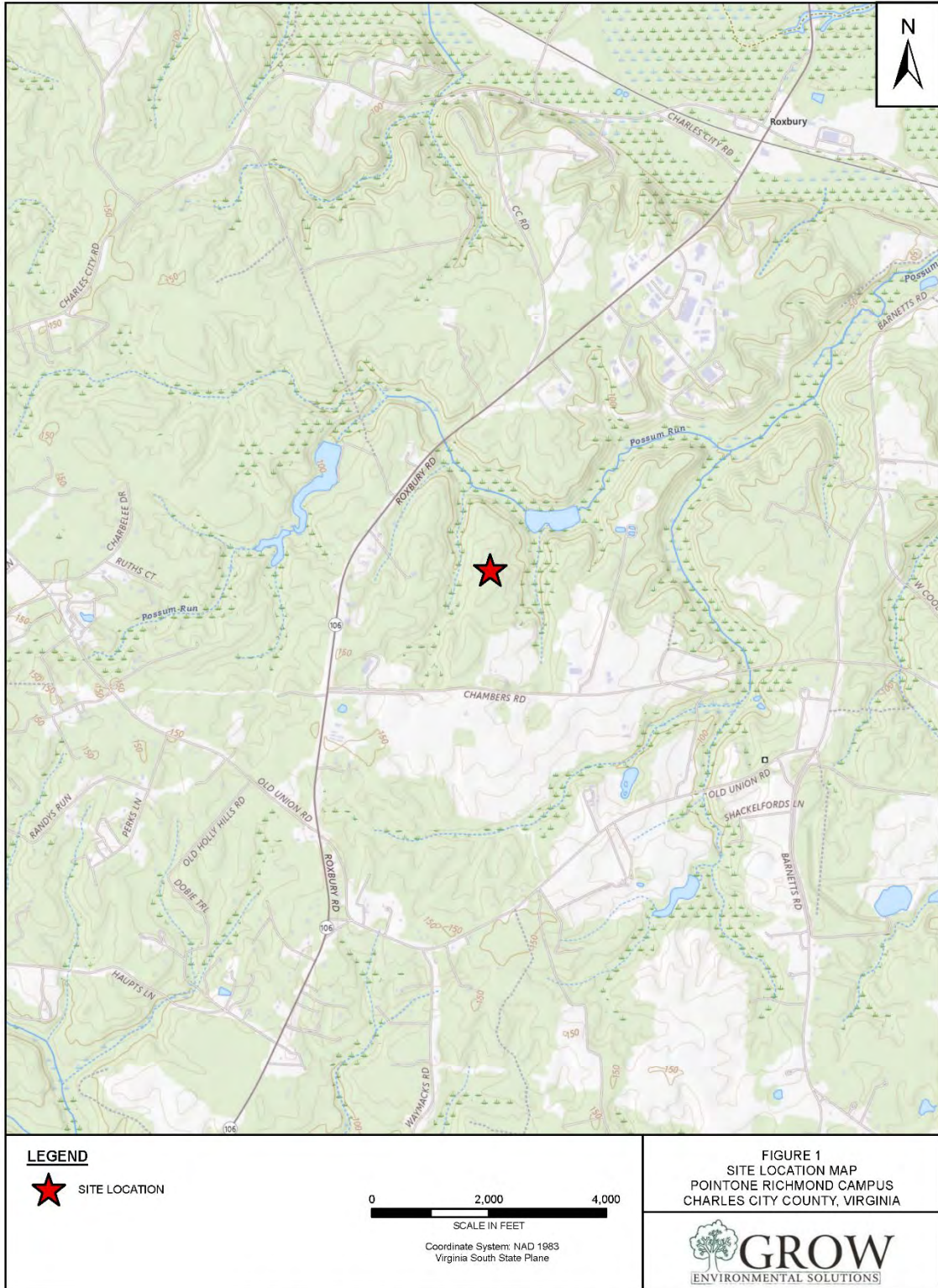
Because the project is non-linear in nature, the level of effort was based on the total acreage of the project (<123 ac). The mist-net site locations were selected after GES biologist, Christopher Grow, conducted an initial site visit. Mist-net surveys were implemented in accordance with guidelines outlined in the USFWS 2024 *Range-wide Indiana Bat and Northern Long-eared Bat Summer Survey Guidelines*.

**SUMMER 2025 PRESENCE/PROBABLE ABSENCE SURVEY
POINTONE RICHMOND CAMPUS
CHARLES CITY COUNTY, VIRGINIA**

Table 1. Mist-net site locations for PointOne, Charles City County, VA.

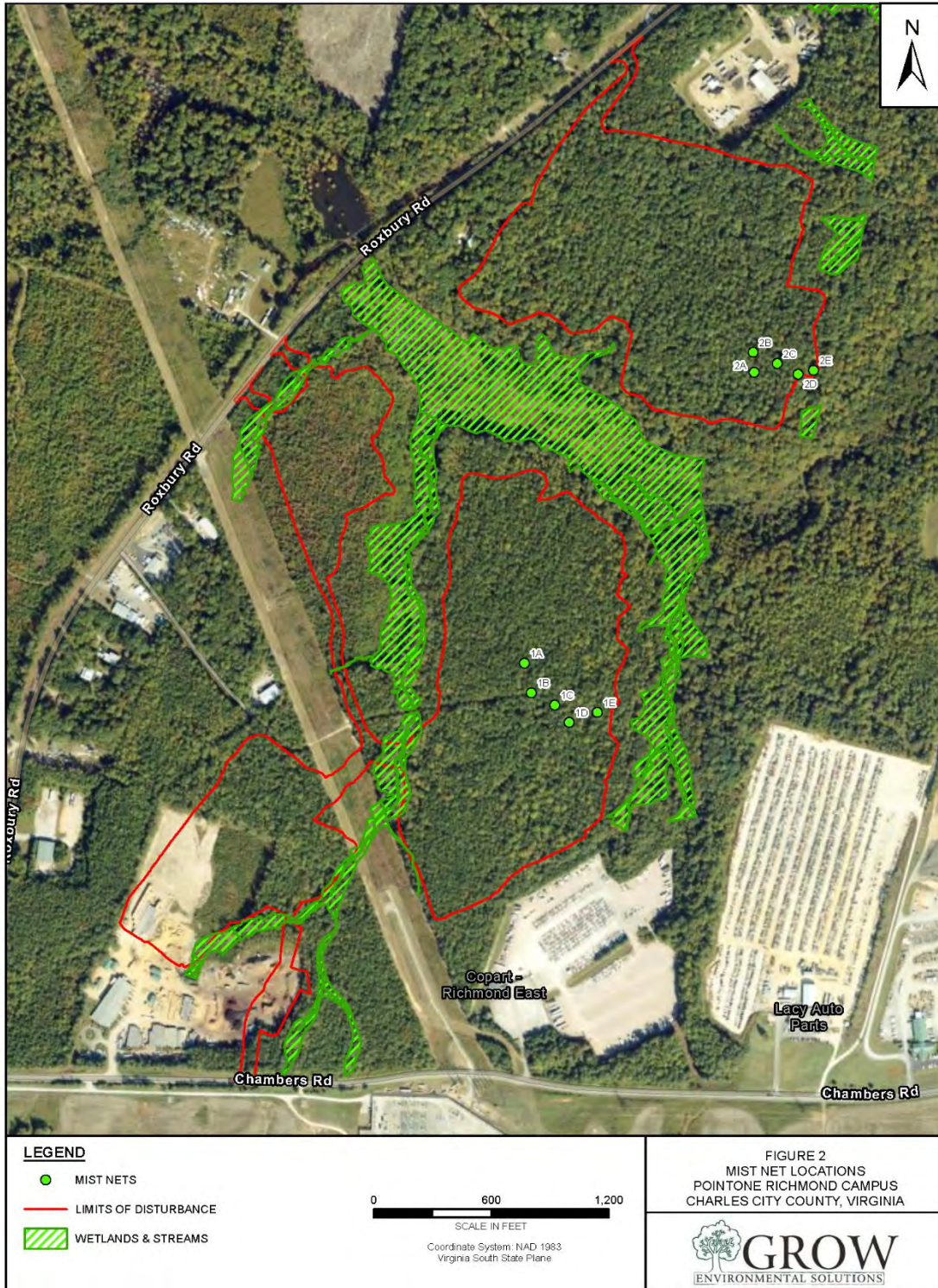
Site No./Net	Description	Dates (2025)	County	Quad	Latitude	Longitude
1/A	Interior forest corridor	August 8 & 9	Charles City	Roxbury, VA	37.444349	-77.157431
1/B	Interior forest corridor	August 8 & 9	Charles City	Roxbury, VA	37.443933	-77.157317
1/C	Interior forest corridor	August 8 & 9	Charles City	Roxbury, VA	37.443756	-77.156907
1/D	Interior forest corridor	August 8 & 9	Charles City	Roxbury, VA	37.443512	-77.156658
1/E	Interior forest corridor	August 8 & 9	Charles City	Roxbury, VA	37.443646	-77.156162
2/A	Interior forest corridor	August 8 & 9	Charles City	Roxbury, VA	37.448383	-77.153320
2/B	Interior forest corridor	August 8 & 9	Charles City	Roxbury, VA	37.448665	-77.153331
2/C	Interior forest corridor	August 8 & 9	Charles City	Roxbury, VA	37.448502	-77.152912
2/D	Interior forest corridor	August 8 & 9	Charles City	Roxbury, VA	37.448348	-77.152548
2/E	Interior forest corridor	August 8 & 9	Charles City	Roxbury, VA	37.448400	-77.152275

**SUMMER 2025 PRESENCE/PROBABLE ABSENCE SURVEY
POINTONE RICHMOND CAMPUS
CHARLES CITY COUNTY, VIRGINIA**



Data Source: USGS Topo: USGS The National Map; National Boundaries Dataset; 3DEP Elevation Program; Geographic Names Information System; National

**SUMMER 2025 PRESENCE/PROBABLE ABSENCE SURVEY
POINTONE RICHMOND CAMPUS
CHARLES CITY COUNTY, VIRGINIA**



Data Source: Hybrid Reference Layer. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

**SUMMER 2025 PRESENCE/PROBABLE ABSENCE SURVEY
POINTONE RICHMOND CAMPUS
CHARLES CITY COUNTY, VIRGINIA**

Survey site locations were recorded using ArcGIS Field Collector. Mist-nets were set prior to sunset and deployed approximately 30 minutes prior to sunset due to the darkness of the forest interior. Nets were left open for approximately 5+ hours after sunset each night and checked every 10-15 minutes. Disturbance near the nets was kept to a minimum. Weather data, including temperature, relative wind speed, and cloud cover was recorded on an hourly basis to ensure compliance with mist-net survey guidelines (e.g., temperature during survey > 50°F, no rain, etc.).

Mist-nets used consisted of 70/2 denier polyester (36mm mesh size) and were of low visibility and high-quality. Nets between 6 and 12 meters (~20 – 40 ft) in length, depending upon the width of the corridor, were used for each net set. Double-high net systems consisted of two 6-meter (~20 ft) nets per set of poles and covered approximately 6 meters (~20 ft) in height. A triple-high net system consisted of three 12-meter (~40 ft) nets and covered approximately 10 meters (30 ft) in height. Two sites were surveyed (5 nets/site) for 1 calendar night each (total of 2 calendar nights) utilizing 4 double-high net systems (Net A, Net C, Net D, and Net E) and 1 triple-high net system (Net B). Total mist-net nights for the project site were 10.

Data recorded for bats captured included capture time, species, sex, age (adult or juvenile), reproductive condition (pregnant, lactating, post-lactating, testes descended, nonreproductive), weight (g), forearm length (mm), and Reichard Wing-Damage Index. In addition, the specific net set and height of capture in that specific net set were recorded for each bat. Completed data sheets and photos are provided in **Appendix A** and **Appendix B**, respectively.

All mist-net equipment was decontaminated prior to and following the completion of the project. Decontamination protocols followed those outlined in the guidance and found on whitenosesyndrome.org. Procedures included the utilization of COVID-specific personal protective equipment (PPE) when handling bat species.

RESULTS

Mist-net surveys were conducted 8 August 2025 and 9 August 2025 by qualified biologist, Christopher Grow (Federal Permit #ES37492B, Virginia State Permit #3901648) of GES. Mr. Grow was present and available to freely identify bats that were captured at each net. No northern long-eared or tri-colored bats were captured during the survey. No other federal- or state-listed bat species were captured during the survey. A total of 4 bats representing 2 species (*Eptesicus fuscus* and *Lasiurus borealis*) were captured during mist-net survey efforts (**Table 2**). The captured bats were examined for signs of WNS by using the Reichard Wing-Damage Index. No major traumas were observed on the captured bats.

Table 2. Summary of bat captures for PointOne, Charles City County, VA.

Species	Adult Male		Adult Female				Juvenile		Escaped*	Total
	NR	TD	P	L	PL	NR	Male	Female		
<i>Eptesicus fuscus</i>	0	2	0	0	0	0	0	0	1	3
<i>Lasiurus borealis</i>	0	0	0	0	0	0	0	0	1	1
Total	0	2	0	0	0	0	0	0	2	4

NR = non-reproductive; TD = testes descended; P = pregnant; L = lactating; PL = post lactating
* Species was determined, but bat escaped prior to collection of morphometric data.

CONCLUSIONS

The species of bats captured during the survey were typical for the geographic location, level of effort (i.e. number of survey nights), and habitats present. **No northern long-eared or tri-colored bats were captured during the survey. No other federal- or state-listed bat species were captured during the survey. Therefore, it is unlikely the species is present within the project area during the maternity/summer roosting season.**

ECS is interested in moving forward with this project as soon as possible. As such, GES seeks concurrence that the project will ***not likely adversely affect*** the federally listed northern long-eared bat, federally proposed tri-colored bat, or any other federally listed bat species within the project site. No other conservation measures are necessary based on the survey results.

**SUMMER 2025 PRESENCE/PROBABLE ABSENCE SURVEY
POINTONE RICHMOND CAMPUS
CHARLES CITY COUNTY, VIRGINIA**

APPENDIX A
Datasheets



Site No.:		Project/Firm: POINT ONE / ECS Low-Arctic				Date: 8/9/25	
Location: NE OF ROXBURY RD & CHAMBERS RD						County: CHARLES CITY	
State: VA		Quad: ROXBURY		Quadrant:		Surveyors: C. Green / D. Spawak	
Lat/Long (DMS): N 37.443933		W -77.157317		Zone:			

#	Time	Species	Age	Sex	Repro. Cond.*	RFA (mm)	Mass (g)	Net/It	Guano/Hair	Wing Score	Band # Type
1	2035	E. fuscus	A	M	~	ESCAPED	412	E/S	—	—	—
2	2125	E. fuscus	A	M	TD	42	16	E/S	—	—	—
3											
4											
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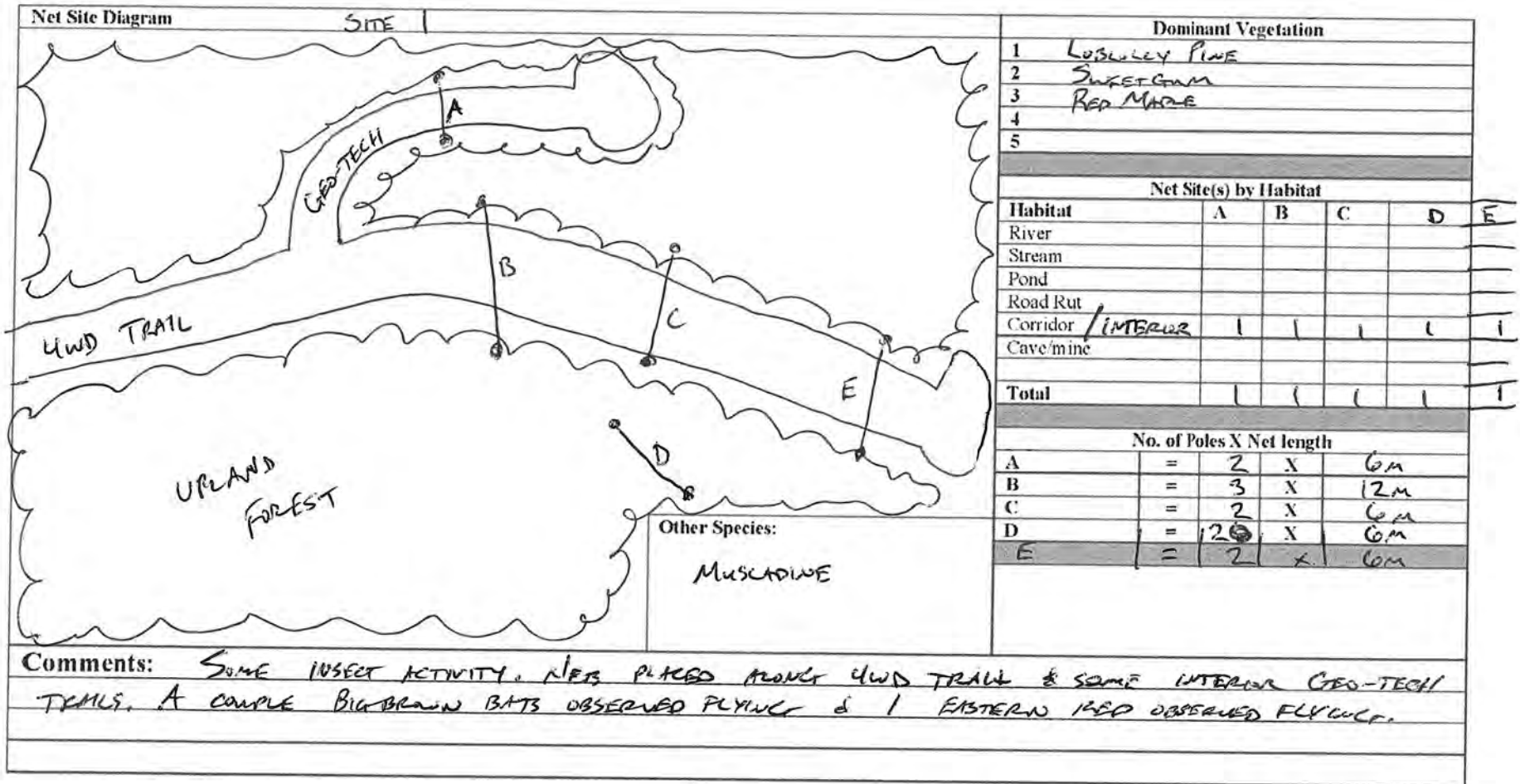
Moon Phase: WAXING GIBBONS		% 98.4%	
Rise		Set	
Moon:	2006	0515	
Sun:	0618	2008	

Time	Temp	Sky	Wind	# Bats
2000	76	2	1	0
2100	77	2	1	1
2200	70	1	0	1
2300	69	1	0	0
2400	67	1	0	0
0100	67	1	0	0
0200	66	1	0	0
Avg	69.6	1.29	0.29	0.29

Sky Code	
0	Clear
1	Few Clouds
2	Partly Cloudy
3	Cloudy or overcast
4	Smoke or fog
5	Drizzle or light rain
6	Thunderstorm

Beauford Wind Code	
0	Calm (0 mph)
1	Light wind (1-3 mph)
2	Light breeze (4-7 mph)
3	Gentle breeze (8-12 mph)
4	Moderate breeze (13-18 mph)

*Repro. Cond (Reproductive Condition): (P) pregnant; (L) lactating; (PL) post-lactating; (NR) non-reproductive; (TD) testes descended





Site No. <u>2</u>		Project/Firm: <u>POINTONE / ERS MID-ATLANTIC</u>				Date: <u>8/9/25</u>			
Location: <u>NE OF ROXBURY RD & CHAMBERS RD</u>									
County: <u>CHARLES CITY</u>				State: <u>VA</u>		Quad: <u>ROXBURY</u>		Quadrant:	
Lat/Long (DMS):		N <u>37.44502</u>		W <u>-77.152912</u>		Zone:		Surveyors: <u>C. Grass / P. SPENTAK</u>	

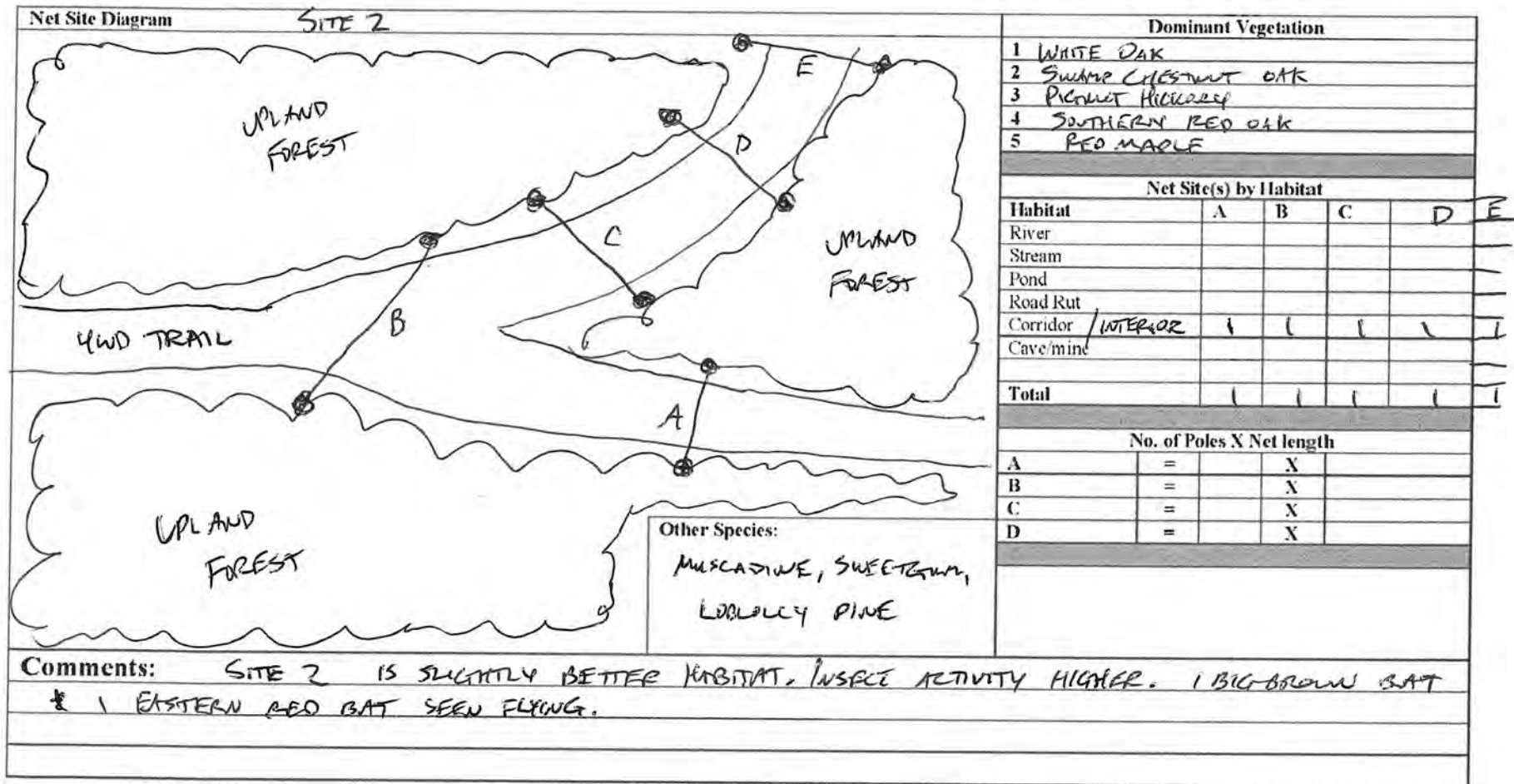
#	Time	Species	Age	Sex	Repro. Cond.*	RFA (mm)	Mass (g)	Net/ Ht	Guano/ Hair	Wing Score	Band # Type	Moon Phase:	%
1	2040	<i>L. borealis</i>										Waning Gibbous	99.9%
2	2213	<i>E. fuscus</i>	A	M	TD	37	10	13/18"				Rise	Set
3												Moon: 2037	0624
4												Sun: 0419	2007
5													
6													
7													
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28													
29													
30													

Time	Temp	Sky	Wind	# Bats
1930	75	0	0	0
2030	73	0	0	0
2130	71	0	0	1
2230	69	0	0	1
2330	69	0	0	0
2430	69	0	0	0
0130	66	0	0	0
Avg	69.5	0	0	0.25
0230	69	0	0	0

Sky Code	
0	Clear
1	Few Clouds
2	Partly Cloudy
3	Cloudy or overcast
4	Smoke or fog
5	Drizzle or light rain
6	Thunderstorm

Beauford Wind Code	
0	Calm (0 mph)
1	Light wind (1-3 mph)
2	Light breeze (4-7 mph)
3	Gentle breeze (8-12 mph)
4	Moderate breeze (13-18 mph)

*Repro. Cond (Reproductive Condition): (P) pregnant; (L) lactating; (PL) post-lactating; (NR) non-reproductive, (TD) testes descended



**SUMMER 2025 PRESENCE/PROBABLE ABSENCE SURVEY
POINTONE RICHMOND CAMPUS
CHARLES CITY COUNTY, VIRGINIA**

APPENDIX B
Photo Log

PHOTOS
PointOne Richmond Campus
Charles City County, Virginia
August 8 and August 9, 2025



Photo 1: Overview of Net A (double-high) at Site #1.
Coordinates: 37.444349, -77.157431



Photo 2: Overview of Net B (triple-high) at Site #1.
Coordinates: 37.443933, -77.157317

PHOTOS
PointOne Richmond Campus
Charles City County, Virginia
August 8 and August 9, 2025



Photo 3: Overview of Net C (double-high) at Site #1.
Coordinates: 37.443756, -77.156907



Photo 4: Overview of Net D (double-high) at Site #1.
Coordinates: 37.443512, -77.156658

PHOTOS
PointOne Richmond Campus
Charles City County, Virginia
August 8 and August 9, 2025



Photo 5: Overview of Net E (double-high) at Site #1.
Coordinates: 37.443646, -77.156162



Photo 6: Overview of Net A (double-high) at Site #2.
Coordinates: 37.448383, -77.153320

PHOTOS
PointOne Richmond Campus
Charles City County, Virginia
August 8 and August 9, 2025



Photo 7: Overview of Net B (triple-high) at Site #2.
Coordinates: 37.448665, -77.153331



Photo 8: Overview of Net C (double-high) at Site #2.
Coordinates: 37.448502, -77.152912

PHOTOS
PointOne Richmond Campus
Charles City County, Virginia
August 8 and August 9, 2025



Photo 9: Overview of Net D (double-high) at Site #2.
Coordinates: 37.448348, -77.152548



Photo 10: Overview of Net E (double-high) at Site #1.
Coordinates: 37.448400, -77.152275

PHOTOS
PointOne Richmond Campus
Charles City County, Virginia
August 8 and August 9, 2025



Photo 6: Example of big brown bat (*Eptesicus fuscus*) caught within Site 1.



Photo 7: Example of big brown bat (*Eptesicus fuscus*) caught within Site 2.

APPENDIX C
Permits



NATIVE ENDANGERED SPECIES RECOVERY

Permit Number: ES37492B**Version Number:** 2**Effective:** 2024-10-15 **Expires:** 2029-10-15**Issuing Office:****Department of the Interior****U.S. FISH AND WILDLIFE SERVICE**

ES Atlanta Permit Office

1875 Century Boulevard

Atlanta, Georgia 30345

permitsR4ES@fws.gov

**Robert
Tawes**

FWS T&E Chief

Digitally signed by

Robert Tawes

2024-10-10 09:09:59

Permittee:

Christopher Grow

1297 YORKSHIRE DRIVE

MEMPHIS, TN 38119

US

Authority: Statutes and Regulations: 16 U.S.C. 1539 (a) 50 CFR 17.22, 50 CFR 13

Location where authorized activity may be conducted:

Alabama, Arkansas, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maine, Maryland, Massachusetts, Michigan, Minnesota, Mississippi, Missouri, New Hampshire, New Jersey, New York, North Carolina, Ohio, Oklahoma, Pennsylvania, Rhode Island, South Carolina, Tennessee, Vermont, Virginia, West Virginia, Wisconsin, and Wyoming.

Reporting requirements:

Annual reports are due by January 31 following each year that this permit is in effect.

Authorizations and Conditions:

A. General conditions set out in Subpart D of 50 CFR 13, and specific conditions contained in Federal regulations cited above, are hereby made a part of this permit. All activities authorized herein must be carried out in accordance with and for the purposes described in the application submitted. Continued



Threatened and Endangered Species Collection Research Survey Permit

Customer ID:	3901648	Mobile: (931)247-8915
Permittee:	ANTHONY CHRISTOPHER GROW	City/County: Out of State
Mailing Address:	1297 Yorkshire Dr Memphis, TN 38119-5029	
Email:	chris@growenv.com	

Contract Species Survey

Affiliation: Grow Environmental Solutions, LLC

Authorized County/Cities:

Affiliation Address: 1297 Yorkshire Dr Memphis, TN 38119-5029

Charles City; Spotsylvania

Authorized Terrestrial Collection Methods: Collection by Hand; Other; Terrestrial Mist Nets; Acoustics/radio telemetry

Authorized Aquatic Collection Methods:

Permittee MUST notify DWR within the 7 day period prior to each sampling event. Notification must be made via email to: collectionpermits@dwr.virginia.gov Report Due: 31 January 2026 ANNUAL REPORTS MUST BE SUBMITTED VIA: https://services.dwr.virginia.gov/collection_permits/ STANDARD CONDITIONS ATTACHED APPLY TO THIS PERMIT.

Authorized Species: Small Mammals, Indiana bat; Northern long-eared bat; Tri-colored bat; Gray bat

Authorized Sub-Permittees:

John Drury Wilhite

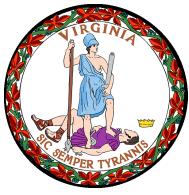
Special Conditions: Project Added 8/6/2025: PointOne Richmond Campus Surveys Charles City

Applicants may appeal permit decisions within 60 days of issuance. The appeal must be in writing to the Director, Department of Wildlife Resources.

Issued By: The Virginia Department of Wildlife Resources

Date: 4/29/2025

Permit Effective: 4/29/2025 through 12/31/2025



Scientific Collection Permit

Customer ID:	3901648	Mobile: (931)247-8915
Permittee:	ANTHONY CHRISTOPHER GROW	City/County: Out of State
Mailing Address:	1297 Yorkshire Dr Memphis, TN 38119-5029	
Email:	chris@growenv.com	

Contract Species Survey/ Other/ Presence/Absence Surveys

Affiliation: Grow Environmental Solutions LLC

Authorized County/Cities:

Affiliation Address: 1297 Yorkshire Dr
Memphis, TN 38119

Charles City; Fauquier; Loudoun; Prince William;
Spotsylvania

Authorized Terrestrial Collection Methods: Terrestrial Mist Nets (Bats/Birds); Other; Acoustics/Radio Telemetry

Authorized Aquatic Collection Methods:

Authorized Water Body:

Permittee MUST notify DWR within the 7 day period prior to each sampling event. Notification must be made via email to: collectionpermits@dwr.virginia.gov Report Due: 31 January 2025, 31 January 2026 ANNUAL REPORTS MUST BE SUBMITTED VIA: https://services.dwr.virginia.gov/collection_permits/ STANDARD CONDITIONS ATTACHED APPLY TO THIS PERMIT.

Authorized Species: Small Mammals; Indiana bat; Northern long-eared bat; Gray bat; Tri-colored bat

Authorized Sub-Permittees: John Drury Wilhite

Conditions: Added 4/29/2025 Staples Reserve Project Spotsylvania County; Project Added 8-6-2025 PointOne Richmond Campus Charles City

Applicants may appeal permit decisions within 60 days of issuance. The appeal must be in writing to the Director, Department of Wildlife Resources.

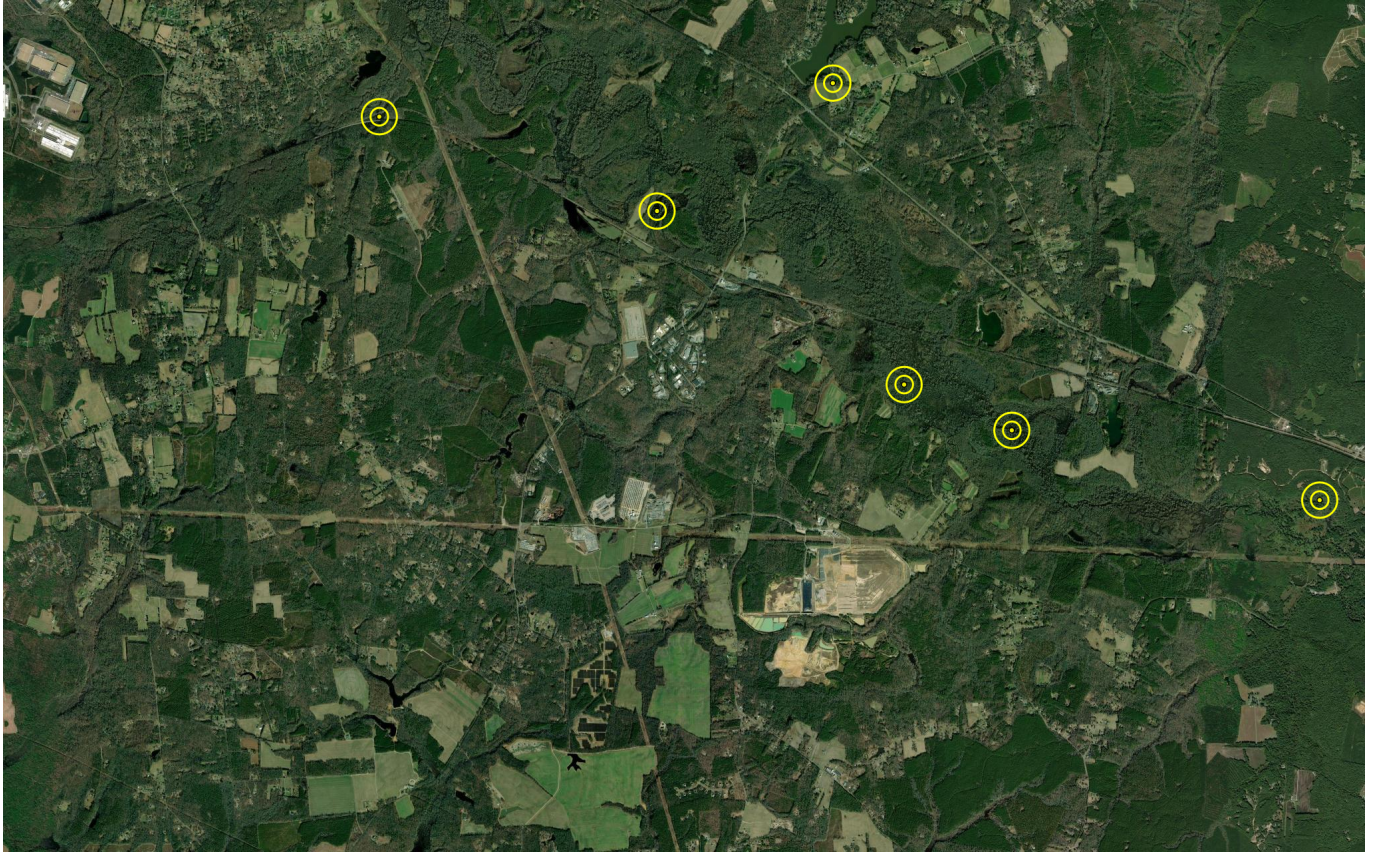
Issued By: The Virginia Department of Wildlife Resources

Date: 7/22/2024

Permit Effective: 7/22/2024 through 12/31/2025



CCB Mapping Portal



Layers: VA Eagle Nest Locator, VA Eagle Nest Buffers

Map Center [longitude, latitude]: [-77.1434211730957, 37.44992311064815]

Map Link:

<https://www.ccbirds.org/maps/#layer=VA+Eagle+Nest+Locator&layer=VA+Eagle+Nest+Buffers&zoom=14&lat=37.44992311064815&lng=-77.1434211730957&base=World+Imagery+%28ESRI%29>

Report Generated On: 07/11/2025

The Center for Conservation Biology (CCB) provides certain data online as a free service to the public and the regulatory sector. CCB encourages the use of its data sets in wildlife conservation and management applications. These data are protected by intellectual property laws. All users are reminded to view the [Data Use Agreement](#) to ensure compliance with our data use policies. For additional data access questions, view our [Data Distribution Policy](#), or contact our Data Manager, Marie Pitts, at mlpitts@wm.edu or 757-221-7503.

Report generated by [The Center for Conservation Biology Mapping Portal](#).

To learn more about CCB visit ccbirds.org or contact us at info@ccbirds.org



United States Department of the Interior



FISH AND WILDLIFE SERVICE
Virginia Ecological Services Field Office
6669 Short Lane
Gloucester, VA 23061-4410
Phone: (804) 693-6694

In Reply Refer To:

07/11/2025 18:52:22 UTC

Project Code: 2025-0120790

Project Name: 19067-E-PointOne Richmond Campus-Update

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*). Any activity proposed on National Wildlife Refuge lands must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Project Code in the header of this

letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Virginia Ecological Services Field Office

6669 Short Lane

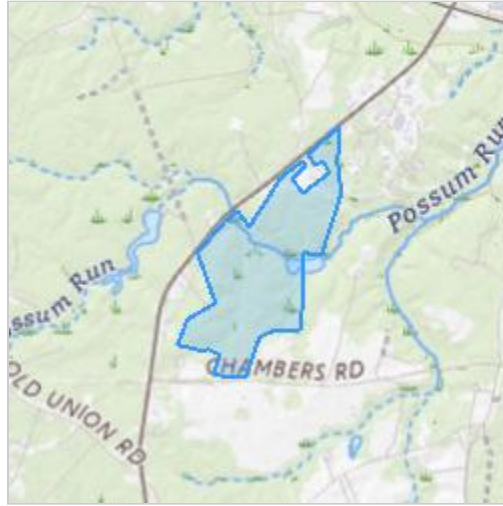
Gloucester, VA 23061-4410

(804) 693-6694

PROJECT SUMMARY

Project Code: 2025-0120790
Project Name: 19067-E-PointOne Richmond Campus-Update
Project Type: Acquisition of Lands
Project Description: Due diligence for propose data center development
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@37.448117350000004,-77.15699681992443,14z>



Counties: Charles City County, Virginia

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Dana Spontak
Address: 804 Professional Place West
City: Chesapeake
State: VA
Zip: 23320
Email: dspontak@ecslimited.com
Phone: 7575035991



Virginia Department of Wildlife Resources

[Home](#) » [By Map](#) » VaFWIS GeographicSelect Options

Fish and Wildlife Information Service

Options

Species Information

[By Name](#)

[By Land Management](#)

[References](#)

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Database Search

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VaFWIS Search Report Compiled on 7/11/2025, 2:45:46 PM

Known or likely to occur within a **2 mile radius around point 37,26,47.1 -77,09,25.6** [View Map of Site Location](#)
in **036 Charles City County, 127 New Kent County, VA**

516 Known or Likely Species ordered by Status Concern for Conservation
(displaying first 26) (26 species with Status* or Tier I** or Tier II**)

BOVA Code	Status*	Tier**	Common Name	Scientific Name	Confirmed	Database(s)
050022	FESE	Ia	Bat, Northern Long-eared	Myotis septentrionalis		BOVA
010032	FESE	Ib	Sturgeon, Atlantic	Acipenser oxyrinchus		BOVA
040110	FTSE	Ia	Rail, eastern black	Laterallus jamaicensis jamaicensis		BOVA
050020	SE	Ia	Bat, little brown	Myotis lucifugus		BOVA
050034	SE	Ia	Bat, Rafinesque's eastern big-eared	Corynorhinus rafinesquii macrotis		BOVA,HU6
050027	FPSE	Ia	Bat, Tricolored	Perimyotis subflavus		BOVA
040096	ST	Ia	Falcon, peregrine	Falco peregrinus		BOVA
040293	ST	Ia	Shrike, loggerhead	Lanius ludovicianus		BOVA
040379	ST	Ia	Sparrow, Henslow's	Centronyx henslowii		BOVA
040292	ST		Shrike, migrant loggerhead	Lanius ludovicianus migrans		BOVA
100079	FP	IIIa	Butterfly, Monarch	Danaus plexippus		BOVA
030067	CC	IIa	Terrapin, northern diamond-backed	Malaclemys terrapin terrapin		BOVA,HU6
030063	CC	IIIa	Turtle, spotted	Clemmys guttata	Yes	BOVA,SppObs,HU6
030031	CC	IIIc	Kingsnake, scarlet	Lampropeltis elapsoides		BOVA
010077		Ia	Shiner, bridle	Notropis bifrenatus		BOVA

040213		Ic	Owl, northern saw-whet	Aegolius acadicus		BOVA
040052		Ila	Duck, American black	Anas rubripes		BOVA,HU6
040029		Ila	Heron, little blue	Egretta caerulea caerulea		BOVA
040036		Ila	Night-heron, yellow-crowned	Nyctanassa violacea violacea		BOVA
040181		Ila	Tern, common	Sterna hirundo		HU6
040320		Ila	Warbler, cerulean	Setophaga cerulea		BOVA,HU6
040140		Ila	Woodcock, American	Scolopax minor		BOVA,HU6
040203		IIb	Cuckoo, black-billed	Coccyzus erythrophthalmus		BOVA
040105		IIb	Rail, king	Rallus elegans		BOVA,HU6
080336		IIc	Beetle, Gammon's stenelmis riffle	Stenelmis gammoni		BOVA
100003		IIc	Skipper, rare	Problema bulenta		BOVA

To view **All 516 species** [View 516](#)

*FE=Federal Endangered; FT=Federal Threatened; SE=State Endangered; ST=State Threatened; FP=Federal Proposed; FC=Federal Candidate; CC=Collection Concern

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

Virginia Wildlife Action Plan Conservation Opportunity Ranking:

a - On the ground management strategies/actions exist and can be feasibly implemented.; b - On the ground actions or research needs have been identified but cannot feasibly be implemented at this time.; c - No on the ground actions or research needs have been identified or all identified conserva

[View Map of All Query Results from All Observation Tables](#)

Bat Colonies or Hibernacula: **Not Known**

Anadromous Fish Use Streams (1 records)

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

Stream ID	Stream Name	Reach Status	Anadromous Fish Species			View Map
			Different Species	Highest TE *	Highest Tier **	
C120	Chickahominy River	Confirmed	1		IV	Yes

Impediments to Fish Passage

N/A

Colonial Water Bird Survey (1 records)

[View Map of All Query Results Colonial Water Bird Survey](#)

Colony_Name	N Obs	Latest Date	N Species			View Map
			Different Species	Highest TE *	Highest Tier **	
Western Shore, Roxbury, Charles City	1	May 5 2013	2			Yes

Displayed 1 Colonial Water Bird Survey

Threatened and Endangered Waters

N/A

Managed Trout Streams

N/A

Bald Eagle Concentration Areas and Roosts

N/A

Bald Eagle Nests

N/A

Species Observations (29 records - displaying first 20 , [View Map of All Query Results](#)
 1 Observation with Threatened or Endangered species) [Species Observations](#)

obsID	class	Date Observed	Observer	N Species			View Map
				Different Species	Highest TE *	Highest Tier **	
650319	SppObs	May 23 2024	Mamie Gaspard	1	CC	III	Yes
426654	SppObs	Nov 10 2006	VCU - INSTAR	13		III	Yes
65160	SppObs	May 5 2000	JOSEPH C. MITCHELL (PRINCIPLE PERMITTEE), DEPT. BIOLOGY UNIV. RICHMOND	6		III	Yes
426660	SppObs	Jun 8 1995	VCU - INSTAR	12		III	Yes
339859	SppObs	Jun 8 1995	ADAMS. GONZALES	12		III	Yes
339873	SppObs	Jun 7 1995	GONZALES, ADAMS	6		III	Yes
426669	SppObs	Jun 7 1995	VCU - INSTAR	6		III	Yes
339869	SppObs	May 31 1995	ADAMS, GONZALES	13		III	Yes
426668	SppObs	May 31 1995	VCU - INSTAR	13		III	Yes
339851	SppObs	May 31 1995	ADAMS, GONZALES	4		IV	Yes
624855	SppObs	Jun 4 2015	Brian; Munford	1			Yes
635211	SppObs	Mar 14 2015	Brian Munford	1			Yes
635212	SppObs	Mar 14 2015	Brian Munford	1			Yes
426655	SppObs	Nov 21 2006	VCU - INSTAR	7			Yes
67275	SppObs	Apr 1 2000	DANIEL CRISTOL (PRINCIPLE PERMITTEE), BIOLOGY DEPT. COLLEGE OF WILLIAM AND MARY	1			Yes
67274	SppObs	Jan 20 2000	DANIEL CRISTOL (PRINCIPLE PERMITTEE), BIOLOGY DEPT. COLLEGE OF WILLIAM AND MARY	1			Yes
55060	SppObs	Apr 5 1997	DANIEL S. DROMBOWSKI, VIRGINIA COMMONWEALTH UNIVERSITY	2			Yes
55059	SppObs	Apr 4 1997	DANIEL S. DROMBOWSKI, VIRGINIA COMMONWEALTH UNIVERSITY	1			Yes
55055	SppObs	Mar 26 1997	DANIEL S. DROMBOWSKI, VIRGINIA COMMONWEALTH UNIVERSITY	1			Yes
55036	SppObs	Aug 31 1996	DANIEL S. DOMBROWSKI, GRADUATE STUDENT, VIRGINIA COMMONWEALTH UNIVERSITY	1			Yes

Displayed 20 Species Observations

Selected 29 Observations [View all 29 Species Observations](#)**Habitat Predicted for Aquatic WAP Tier I & II Species**

N/A

Habitat Predicted for Terrestrial WAP Tier I & II Species

N/A

Virginia Breeding Bird Atlas Blocks (3 records)

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

BBA ID	Atlas Quadrangle Block Name	Breeding Bird Atlas Species			View Map
		Different Species	Highest TE*	Highest Tier**	
53082	Roxbury_NE	4			Yes
53081	Roxbury_NW	36		III	Yes
53086	Roxbury_SE	44		III	Yes

Public Holdings:

N/A

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

FIPS Code	City and County Name	Different Species	Highest TE	Highest Tier
036	Charles City	394	FESE	I
127	New Kent	413	FESE	I

USGS 7.5' Quadrangles:

Roxbury
 Providence Forge

USGS NRCS Watersheds in Virginia:

N/A

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

HU6 Code	USGS 6th Order Hydrologic Unit	Different Species	Highest TE	Highest Tier
JL05	Turkey Island Creek	66	SE	I
JL09	Herring Creek	59	SE	I
JL21	White Oak Swamp	66	SE	I
JL22	Chickahominy River-Toe Ink Swamp	72	SE	I
JL23	Chickahominy River-Rumley Marsh	69	SE	I

Compiled on 7/11/2025, 2:45:46 PM 13861458.0 report=all searchType= R dist= 3218.688 poi= 37.2647.1-77.09.25.6
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 I 3861458

If you have difficulty reading or accessing documents, please [Contact Us](#) for assistance.

Site Location

37,26,47.1 -77,09,25.6
is the Search Point

Show Position Rings

Yes No

1 mile and 1/4 mile at the
Search Point

Show Search Area

Yes No

2 Search distance miles
radius

Search Point is at
map center

Base Map Choices

Topography

Map Overlay Choices

Current List: Position, Search,
BECAR, BAEANests,
TEWaters, TierII, Habitat,
Trout, Anadromous

[back](#)

Map
Click



Map
Scale

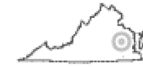


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Map Overlay Legend

T & E Waters

Federal

State

Predicted Habitat
WAP Tier I & II

Aquatic

Terrestrial

Trout Waters

Class I - IV

Class V - VI

Anadromous Fish Reach

Confirmed

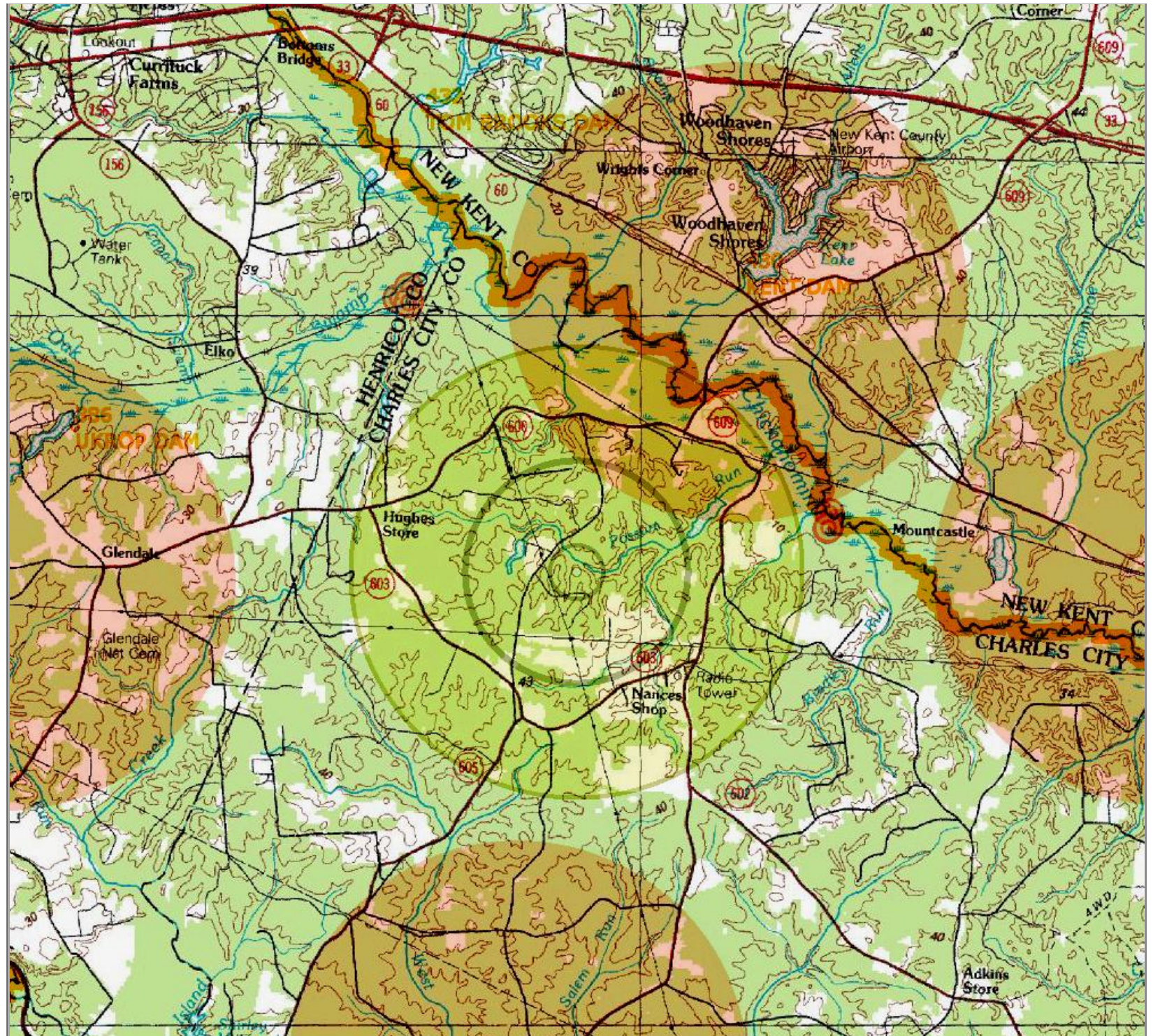
Potential

J23 Impediment

Position Rings
1 mile and 1/4
mile at the
Search Point

2 mile radius
Search Area

Bald Eagle
Concentration Areas
and Roosts





Point of Search 37,26,47.1 -77,09,25.6

Map Location 37,26,47.1 -77,09,25.6

Select **Coordinate System:** Degrees, Minutes, Seconds Latitude - Longitude

Decimal Degrees Latitude - Longitude

Meters UTM NAD83 East North Zone

Meters UTM NAD27 East North Zone

Base Map source: USGS 1:100,000 topographic maps (see [Microsoft terraserver-usa.com](http://Microsoft.terraserver-usa.com) for details)

Map projection is UTM Zone 18 NAD 1983 with left 301187 and top 4154581. Pixel size is 16 meters. Coordinates displayed are Degrees, Minutes, Seconds North and West. Map is currently displayed as 1000 columns by 1000 rows for a total of 1000000 pixels. The map display represents 16000 meters east to west by 16000 meters north to south for a total of 256.0 square kilometers. The map display represents 52502 feet east to west by 52502 feet north to south for a total of 98.8 square miles.

Topographic maps and Black and white aerial photography for year 1990+- are from the United States Department of the Interior, United States Geological Survey. Color aerial photography aquired 2002 is from Virginia Base Mapping Program, Virginia Geographic Information Network.

Shaded topographic maps are from TOPO! ©2006 National Geographic

<http://www.national.geographic.com/topo>

All other map products are from the Commonwealth of Virginia Department of Wildlife Resources.

map assembled 2025-07-11 14:46:22 (qa/qc March 21, 2016 12:20 - tn=3861458.0

dist=3218.688 I)

\$poi=37.4464167 -77.1571111

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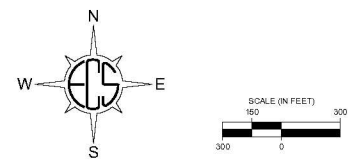
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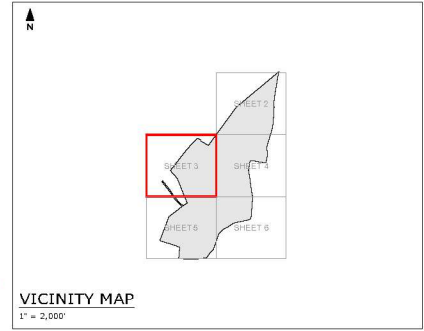


- LEGEND**
- PERENNIAL STREAM CHANNEL (R3)
 - INTERMITTENT STREAM CHANNEL (R4)
 - EPHEMERAL STREAM CHANNEL (R6)
 - PALUSTRINE FORESTED (PFO) WETLAND
 - PALUSTRINE SCRUB-GRUBS (PSS) WETLAND
 - PALUSTRINE EMERGENT (PEM) WETLAND
 - PALUSTRINE OPEN WATER (POW) WETLAND
 - PERMANENT IMPACTS - R4 STREAM CHANNEL
 - PERMANENT IMPACTS - R6 STREAM CHANNEL
 - TEMPORARY IMPACTS - R3 STREAM CHANNEL
 - TEMPORARY IMPACTS - R4 STREAM CHANNEL
 - PERMANENT IMPACTS - PFO WETLAND
 - PERMANENT IMPACTS - PSS WETLAND
 - PERMANENT IMPACTS - PEM WETLAND
 - PERMANENT IMPACTS - POW WETLAND
 - PERMANENT IMPACTS (CONVERSION TO PEM) - PFO WETLAND
 - PROPOSED LIMITS OF DISTURBANCE
 - PARCEL BOUNDARIES

*WATER FEATURES WERE DELINEATED BY ECS USING A SUB-METER
 ACCURACY: GPS UNIT ON THE FOLLOWING DATES:
 • MARCH 17, 2026
 • MARCH 12, 2026
 • MARCH 13, 2026

Impact ID	Duration	Cowardin	Linear Feet (LF)	Sq. Feet (SF)	Acres (AC)
Stream Impact 1	Temporary	R4	69	143	0.01
Stream Impact 2	Temporary	R4	71	143	0.01
Stream Impact 3	Temporary	R4	206	1,115	0.03
Stream Impact 4	Permanent	R6	128	256	0.01
Stream Impact 5	Permanent	R4	119	593	0.01
Stream Impact 6	Temporary	R3	28	223	0.01
Wetland Impact 1	Permanent (Conversion to PEM)	PFO	-	1,623	0.04
Wetland Impact 2	Permanent (Conversion to PEM)	PFO	-	2,749	0.06
Wetland Impact 3-1	Permanent (Conversion to PEM)	PFO	-	2,712	0.06
Wetland Impact 3-2	Permanent (Conversion to PEM)	PFO	-	8,748	0.20
Wetland Impact 4	Permanent	PFO	-	3,465	0.08
Wetland Impact 5	Permanent	POW	-	174	0.01
Wetland Impact 6	Permanent	PEM	-	914	0.02
Wetland Impact 7	Permanent	PSS	-	7,424	0.17
Wetland Impact 8	Permanent (Conversion to PEM)	PFO	-	2,679	0.06
Wetland Impact 9	Permanent (Conversion to PEM)	PFO	-	11,518	0.26
Total R3 Stream Impacts (Temporary)			28	223	0.01
Total R4 Stream Impacts (Temporary)			119	593	0.01
Total R6 Stream Impacts (Permanent)			128	256	0.01
Total PFO Wetland Impacts (Permanent)			-	6,177	0.14
Total PSS Wetland Impacts (Permanent)			-	7,424	0.17
Total PEM Wetland Impacts (Permanent)			-	914	0.02
Total POW Wetland Impacts (Permanent)			-	174	0.01

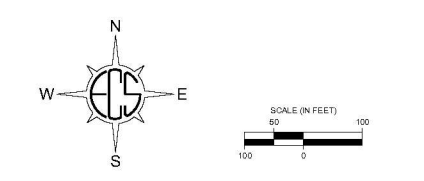




- LEGEND**
- PERENNIAL STREAM CHANNEL (R3)
 - INTERMITTENT STREAM CHANNEL (R4)
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 - PALUSTRINE FORESTED (PFO) WETLAND
 - PALUSTRINE SCRUB-SHRUB (PSS) WETLAND
 - PALUSTRINE EMERGENT (PEM) WETLAND
 - PALUSTRINE OPEN WATER (POW) WETLAND
 - PERMANENT IMPACTS - R4 STREAM CHANNEL
 - PERMANENT IMPACTS - R9 STREAM CHANNEL
 - TEMPORARY IMPACTS - R3 STREAM CHANNEL
 - TEMPORARY IMPACTS - R4 STREAM CHANNEL
 - PERMANENT IMPACTS - PFO WETLAND
 - PERMANENT IMPACTS - PSS WETLAND
 - PERMANENT IMPACTS - PEM WETLAND
 - PERMANENT IMPACTS - POW WETLAND
 - PERMANENT IMPACTS (CONVERSION TO PEM) - PFO WETLAND
 - PROPOSED LIMITS OF DISTURBANCE
 - PARCEL BOUNDARIES

*WATER FEATURES WERE DELINEATED BY ECS USING A SUB-METER ACCURACY GPS UNIT ON THE FOLLOWING DATES:

- MARCH 7, 2025
- MARCH 12, 2025
- MARCH 13, 2025



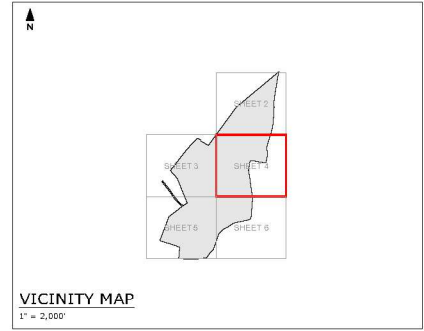
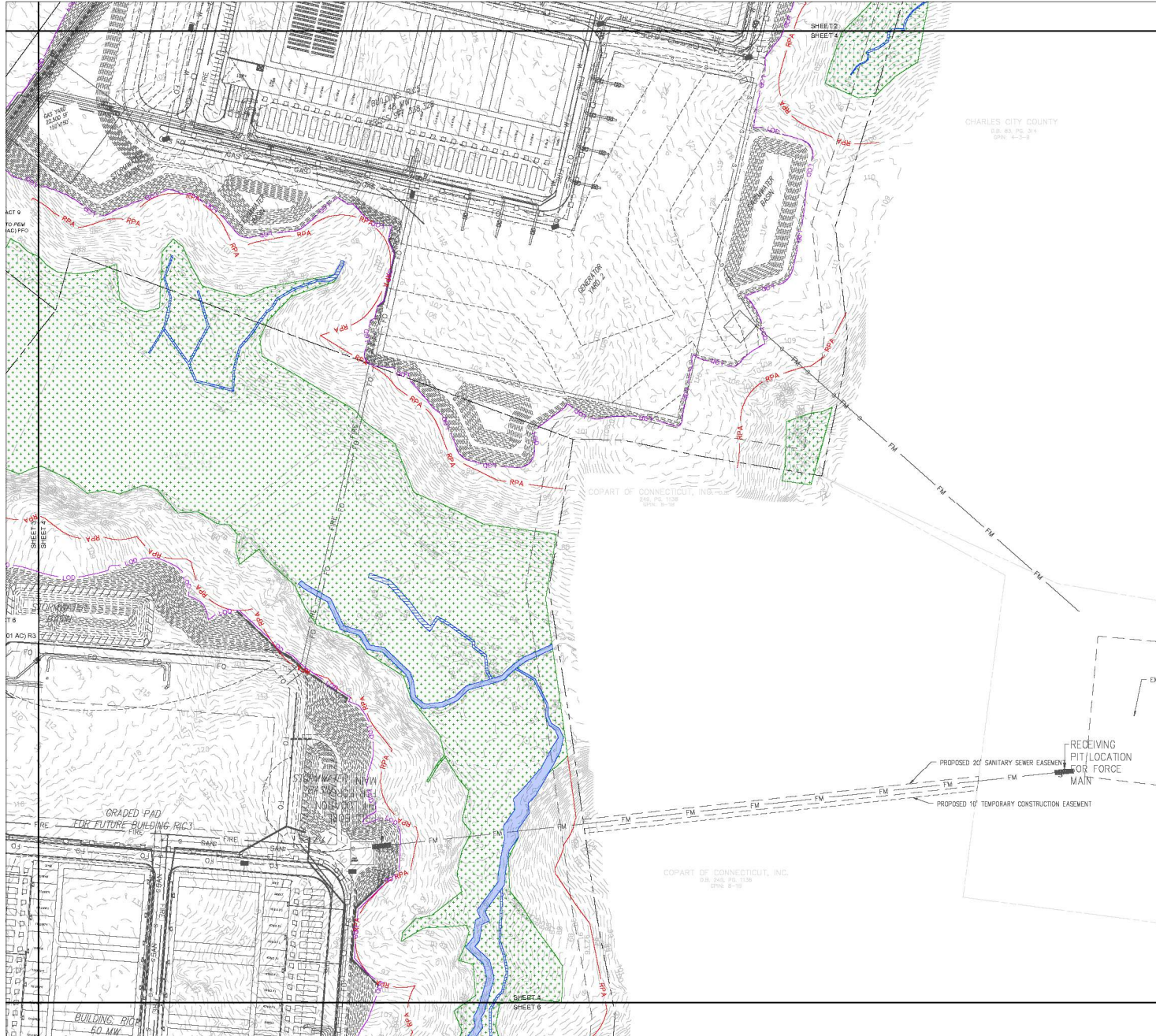
POINTONE DATA CENTER CAMPUS
ROXBURY ROAD
CHARLES CITY COUNTY, VIRGINIA

WATERS OF THE U.S.
IMPACT MAP
POINTONE, LLC

EGS REVISIONS
 T.J.W. - 27 OCT 2025
 T.A.W. - 07 NOV 2025

ENGINEER J.M.H.	DRAFTING T.J.W.
SCALE 1" = 100'	
PROJECT NO. 47.19067-F	
SHEET 1 3 OF 6	
DATE 23 SEP 2025	

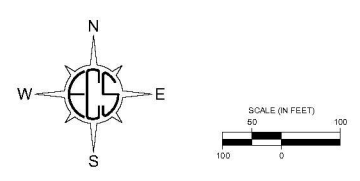
EGS: ATLANTIC, LLC
 1240 CHERRYWOOD ROAD
 HANOVER, MD 21076
 PHONE: 410-326-4400
 FAX: 410-326-4402
 "SETTING THE STANDARD FOR SERVICE"



- LEGEND**
- PERENNIAL STREAM CHANNEL (R3)
 - INTERMITTENT STREAM CHANNEL (R4)
 - EPHEMERAL STREAM CHANNEL (R6)
 - PALUSTRINE FORESTED (PFO) WETLAND
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 - PERMANENT IMPACTS - POW WETLAND
 - PERMANENT IMPACTS (CONVERSION TO PEM) - PFO WETLAND
 - PROPOSED LIMITS OF DISTURBANCE
 - LOT
 - PARCEL BOUNDARIES

*WATER FEATURES WERE DELINEATED BY EOS USING A SUB-METER ACCURACY GPS UNIT ON THE FOLLOWING DATES:

- MARCH 7, 2026
- MARCH 12, 2026
- MARCH 13, 2026



ECI, MAINTAINING LLC
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 HANOVER, MD 21076
 410-326-8800
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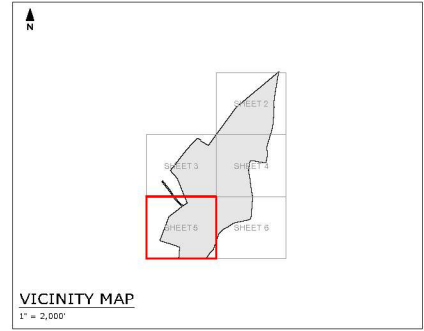
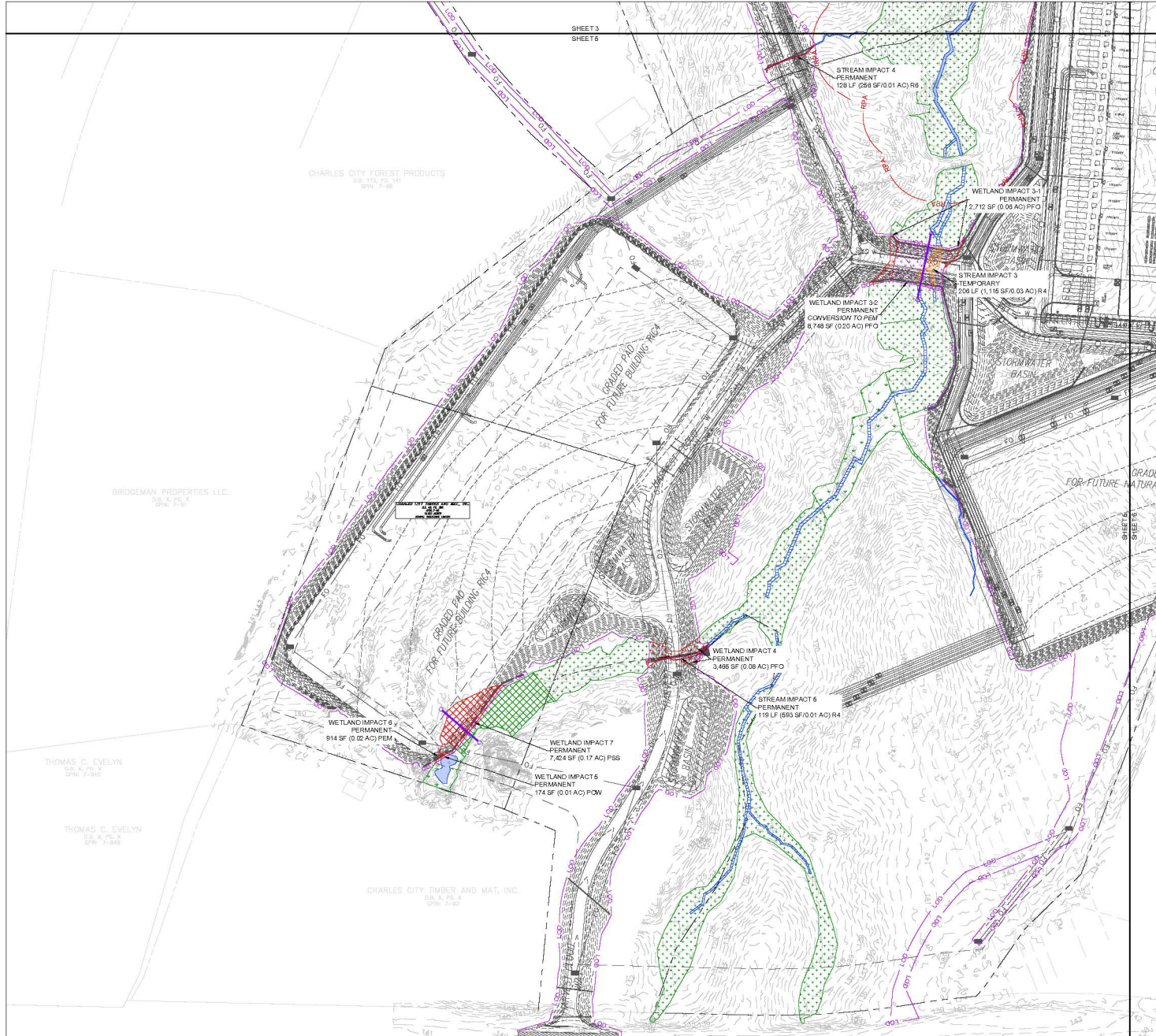
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 CHARLES CITY COUNTY, VIRGINIA

WATERS OF THE U.S.
 IMPACT MAP

POINTONE, LLC

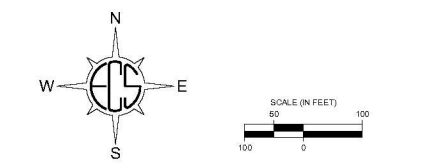
EOS REVISIONS	
T.J.W. - 27 OCT 2026	
T.A.W. - 07 NOV 2026	
ENGINEER	DRAFTING
J.M.H.	T.J.W.
SCALE 1" = 100'	
PROJECT NO. 47.19067-F	
SHEET 1 4 OF 6	
DATE 23 SEP 2025	



- LEGEND**
- PERENNIAL STREAM CHANNEL (R3)
 - INTERMITTENT STREAM CHANNEL (R4)
 - EPHEMERAL STREAM CHANNEL (R6)
 - PALUSTRINE FORESTED (PFO) WETLAND
 - PALUSTRINE SCRUB-SHRUB (PSS) WETLAND
 - PALUSTRINE EMERGENT (PEM) WETLAND
 - PALUSTRINE OPEN WATER (POW) WETLAND
 - PERMANENT IMPACTS - R4 STREAM CHANNEL
 - PERMANENT IMPACTS - R3 STREAM CHANNEL
 - TEMPORARY IMPACTS - R4 STREAM CHANNEL
 - PERMANENT IMPACTS - PFO WETLAND
 - PERMANENT IMPACTS - PSS WETLAND
 - PERMANENT IMPACTS - PEM WETLAND
 - PERMANENT IMPACTS - POW WETLAND
 - PERMANENT IMPACTS (CONVERSION TO PEM) - PFO WETLAND
 - PROPOSED LIMITS OF DISTURBANCE
 - PARCEL BOUNDARIES

*WATER FEATURES WERE DELINEATED BY ECS USING A SUB-METER ACCURACY GPS UNIT ON THE FOLLOWING DATES:

- MARCH 7, 2025
- MARCH 12, 2025
- MARCH 13, 2025



ECS, INCORPORATED
 1245 CHERRYWOOD ROAD
 HANOVER, MD 21076
 PHONE: 410-326-8800
 FAX: 410-326-8807



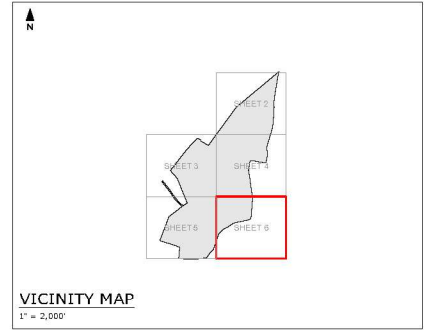
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 CHARLES CITY COUNTY, VIRGINIA

WATERS OF THE U.S.
IMPACT MAP
 POINTONE, LLC

ECS REVISIONS	
T.J.W. - 27 OCT 2025	
T.J.W. - 07 NOV 2025	
ENGINEER	DRAFTING
J.M.H.	T.J.W.
SCALE 1" = 100'	
PROJECT NO. 47.19067-F	
SHEET 1 5 OF 6	
DATE 23 SEP 2025	



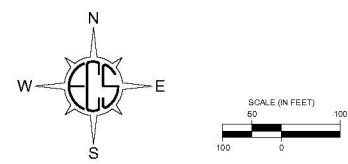
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- LEGEND**
- PERENNIAL STREAM CHANNEL (R3)
 - INTERMITTENT STREAM CHANNEL (R4)
 - EPHEMERAL STREAM CHANNEL (R6)
 - PALUSTRINE FORESTED (PFO) WETLAND
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 - PERMANENT IMPACTS - R4 STREAM CHANNEL
 - PERMANENT IMPACTS - R3 STREAM CHANNEL
 - TEMPORARY IMPACTS - R4 STREAM CHANNEL
 - TEMPORARY IMPACTS - R3 STREAM CHANNEL
 - PERMANENT IMPACTS - PFO WETLAND
 - PERMANENT IMPACTS - PSS WETLAND
 - PERMANENT IMPACTS - PEM WETLAND
 - PERMANENT IMPACTS - POW WETLAND
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 - PROPOSED LIMITS OF DISTURBANCE
 - PARCEL BOUNDARIES

*WATER FEATURES WERE DELINEATED BY EOS USING A SUB-METER ACCURACY GPS UNIT ON THE FOLLOWING DATES:

- MARCH 7, 2025
- MARCH 12, 2025
- MARCH 13, 2025



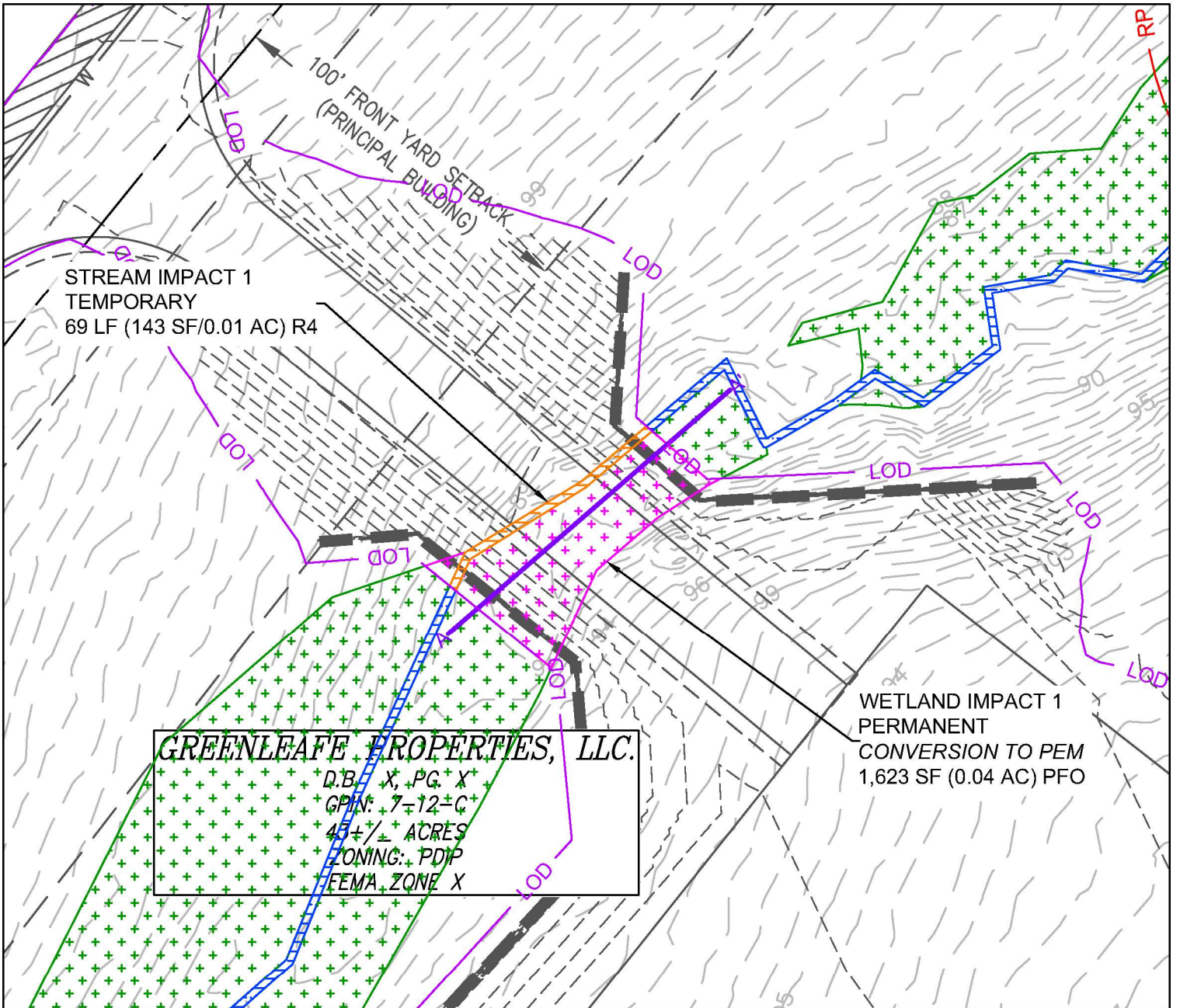
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 HANOVER, MD 21076
 410.326.8400
 #ECS100YEARS



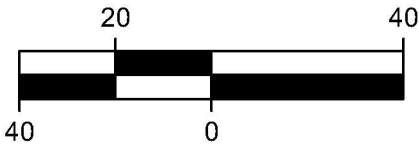
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CHARLES CITY COUNTY, VIRGINIA

WATERS OF THE U.S.
IMPACT MAP
POINTONE, LLC

ECS REVISIONS	
T.J.W. - 27 OCT 2025	
T.A.W. - 07 NOV 2025	
ENGINEER	DRAFTING
J.M.H.	T.J.W.
SCALE	1" = 100'
PROJECT NO.	47.19067-F
SHEET #	6 OF 6
DATE	23 SEP 2025



SCALE (IN FEET)



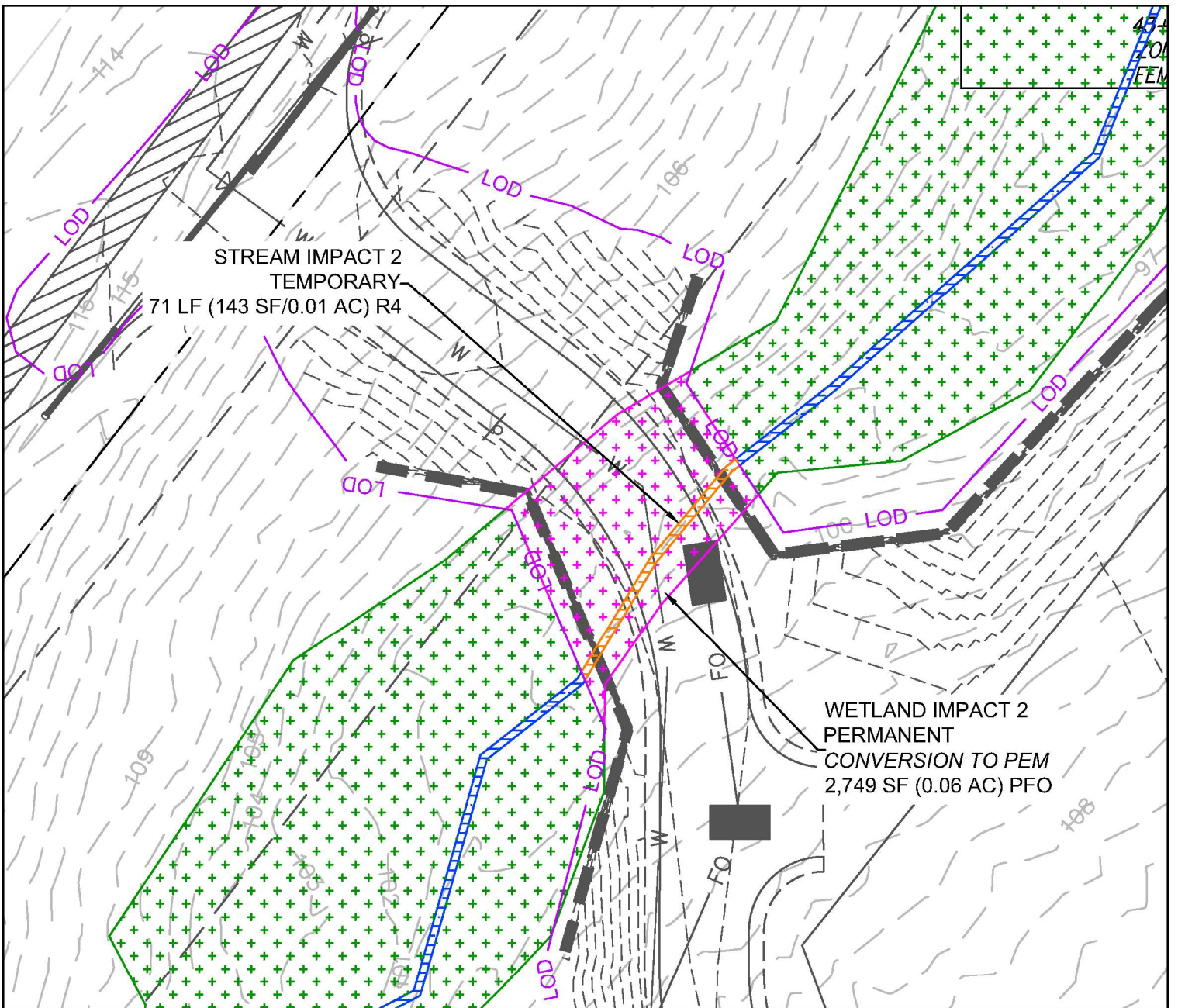
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CAMPUS
CHARLES CITY COUNTY,
VIRGINIA
SEPTEMBER 2025




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410-859-4300

PLAN VIEW
STREAM IMPACT 1
WETLAND IMPACT 1
WATERS OF THE U.S.

ECS PROJECT NO.
47:19067-F

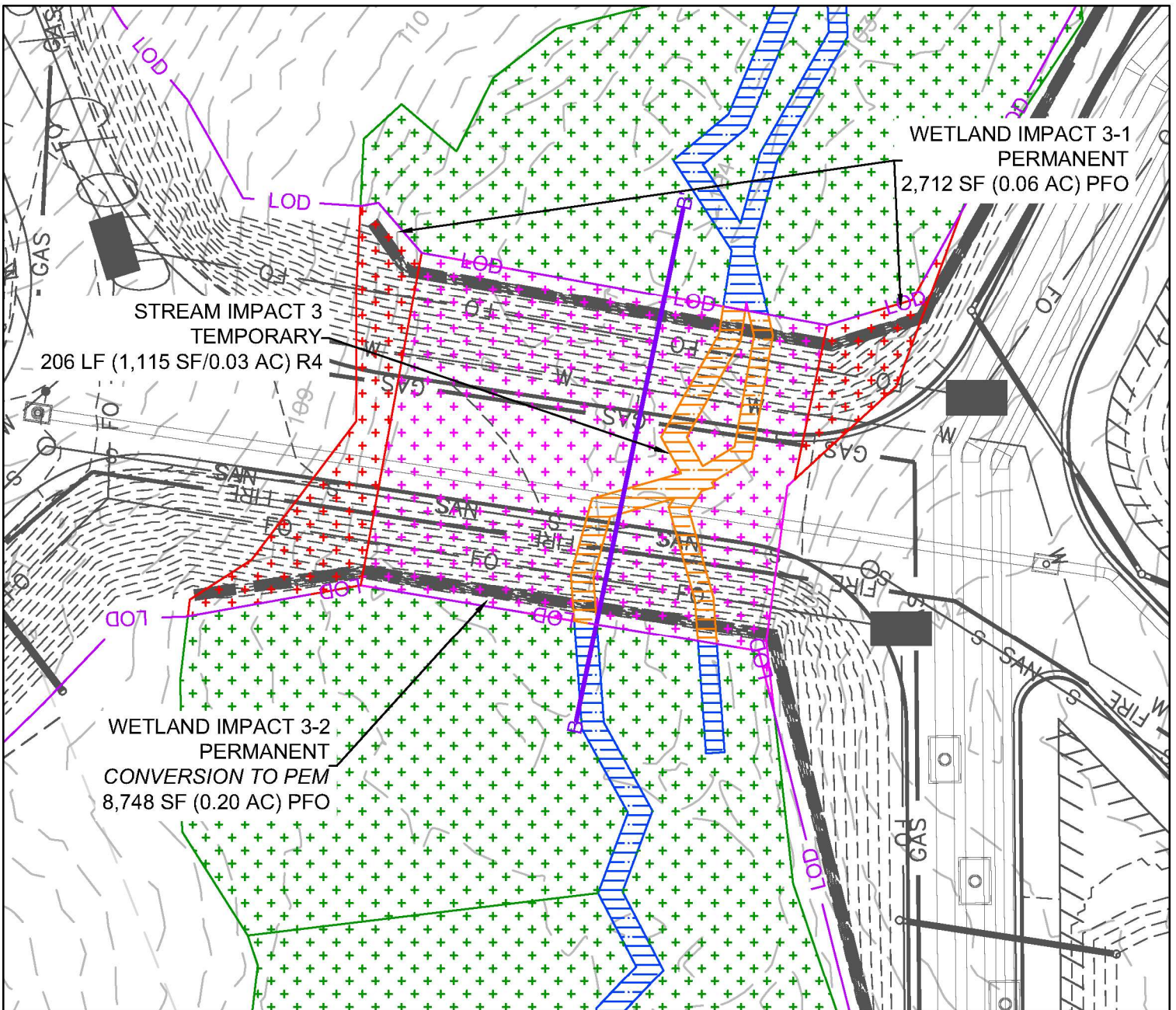


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CHARLES CITY COUNTY,
VIRGINIA
SEPTEMBER 2025

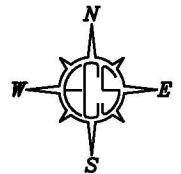
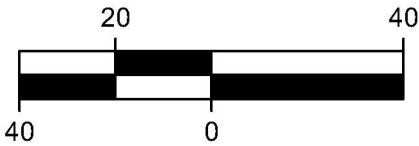


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410-859-4300

PLAN VIEW
STREAM IMPACT 2
WETLAND IMPACT 2
WATERS OF THE U.S.
ECS PROJECT NO.
47:19067-F



SCALE (IN FEET)



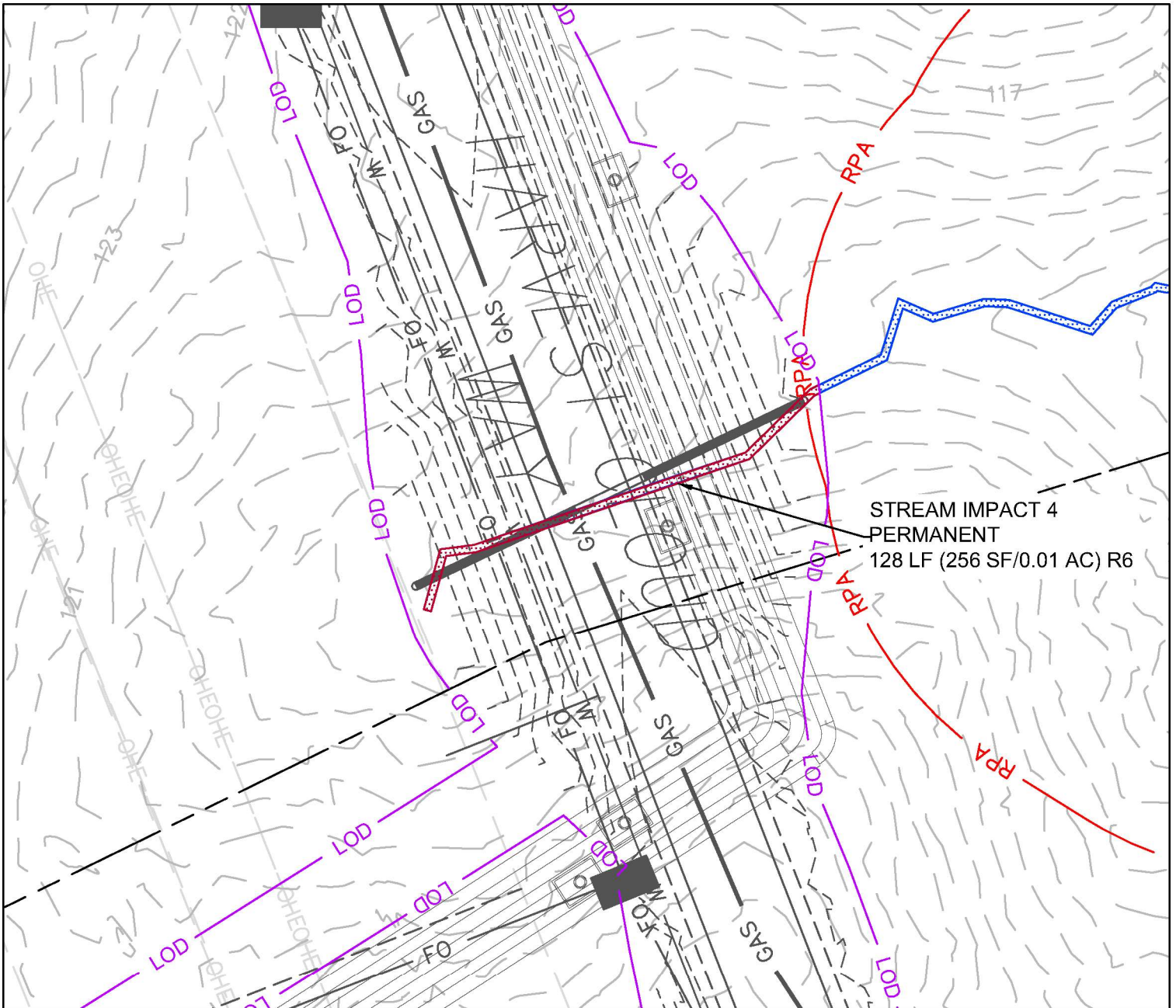
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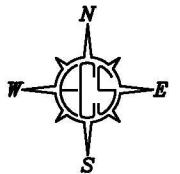
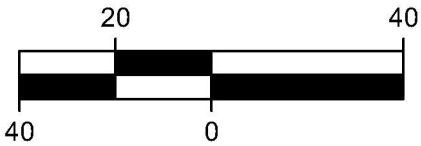
PLAN VIEW
 STREAM IMPACT 3
 WETLAND IMPACT 3
 WATERS OF THE U.S.

ECS PROJECT NO.
 47:19067-F



STREAM IMPACT 4
 PERMANENT
 128 LF (256 SF/0.01 AC) R6

SCALE (IN FEET)



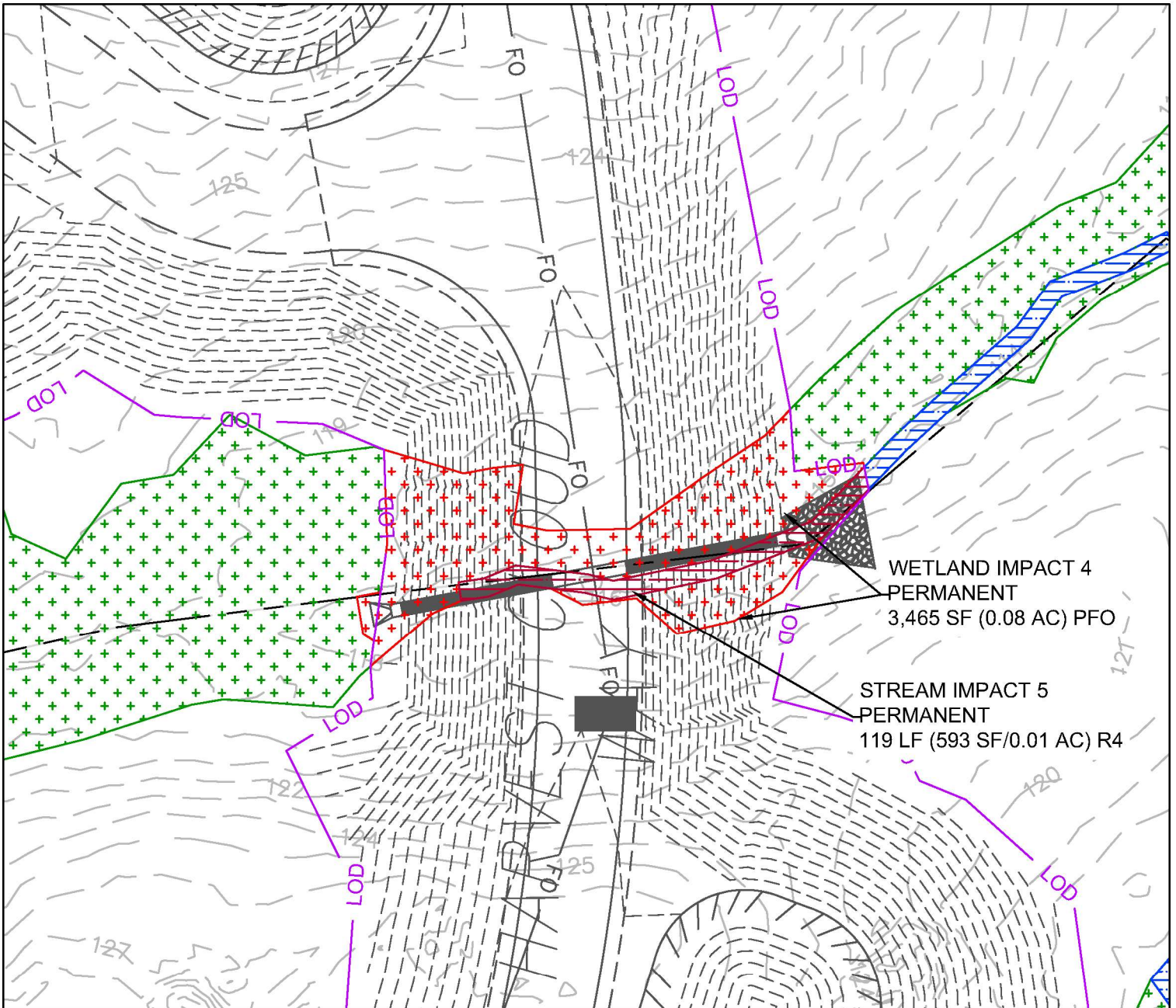
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PLAN VIEW
 STREAM IMPACT 4
 WATERS OF THE U.S.

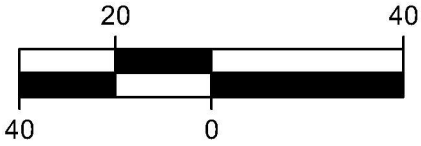
ECS PROJECT NO.
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WETLAND IMPACT 4
PERMANENT
3,465 SF (0.08 AC) PFO

STREAM IMPACT 5
PERMANENT
119 LF (593 SF/0.01 AC) R4

SCALE (IN FEET)



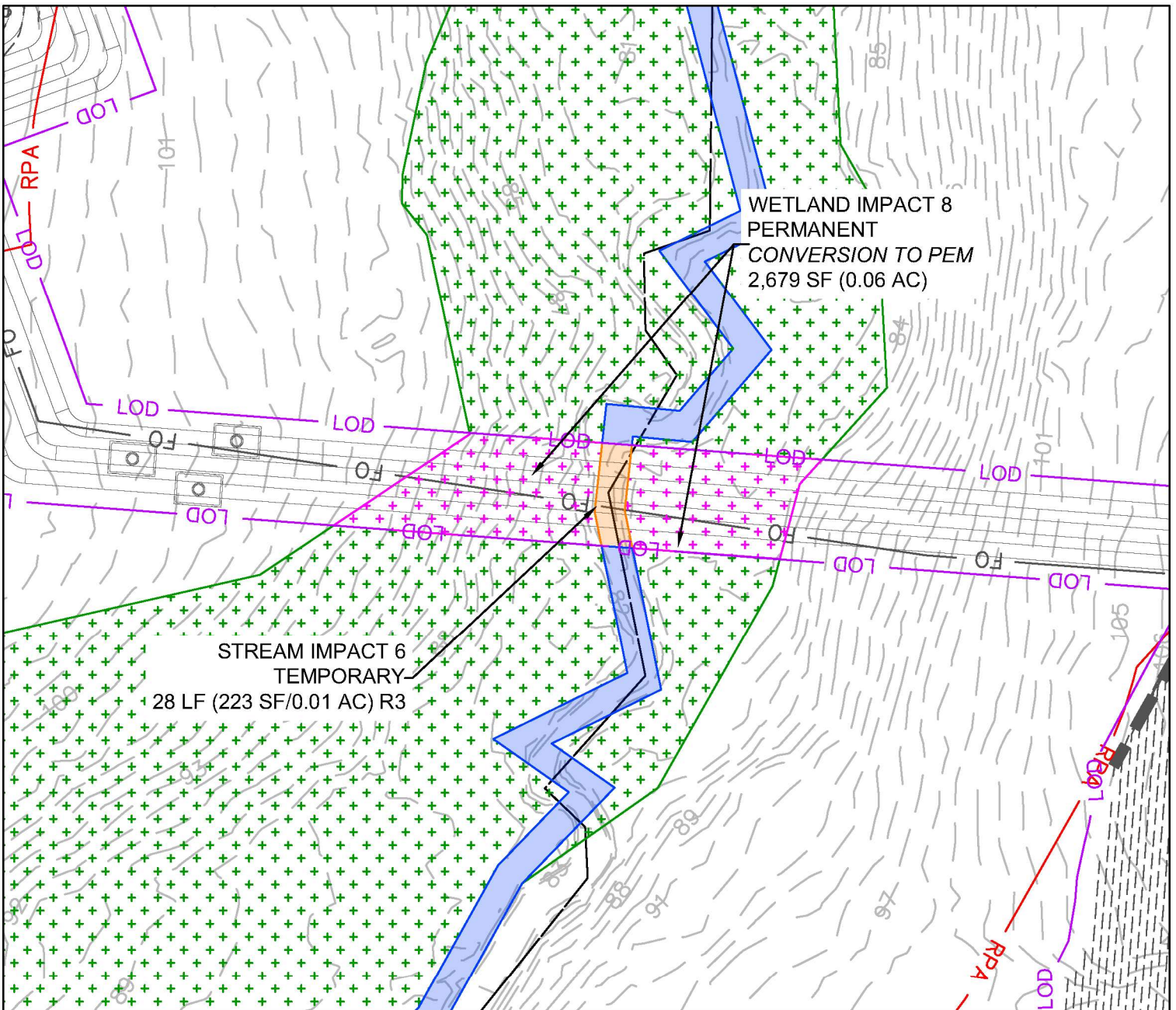
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SEPTEMBER 2025



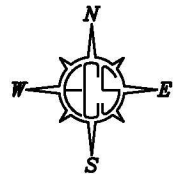
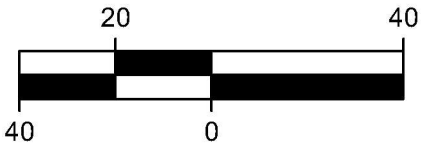
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PLAN VIEW
STREAM IMPACT 5
WETLAND IMPACT 4
WATERS OF THE U.S.

ECS PROJECT NO.
47:19067-F



SCALE (IN FEET)



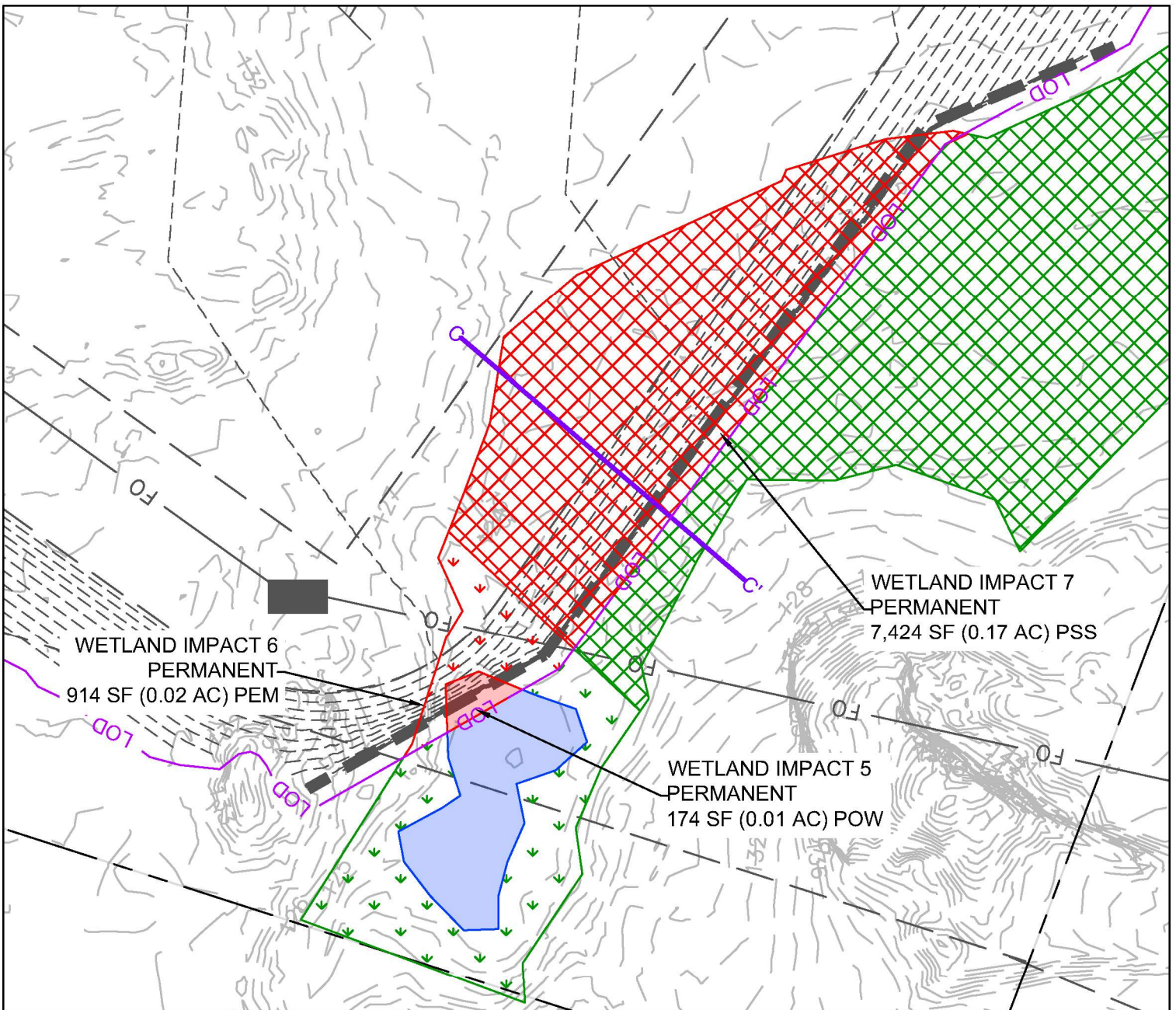
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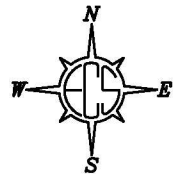
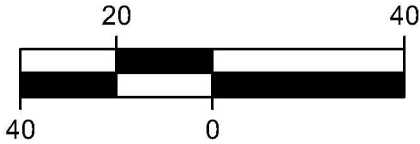
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PLAN VIEW
 STREAM IMPACT 6
 WETLAND IMPACT 8
 WATERS OF THE U.S.

ECS PROJECT NO.
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SCALE (IN FEET)



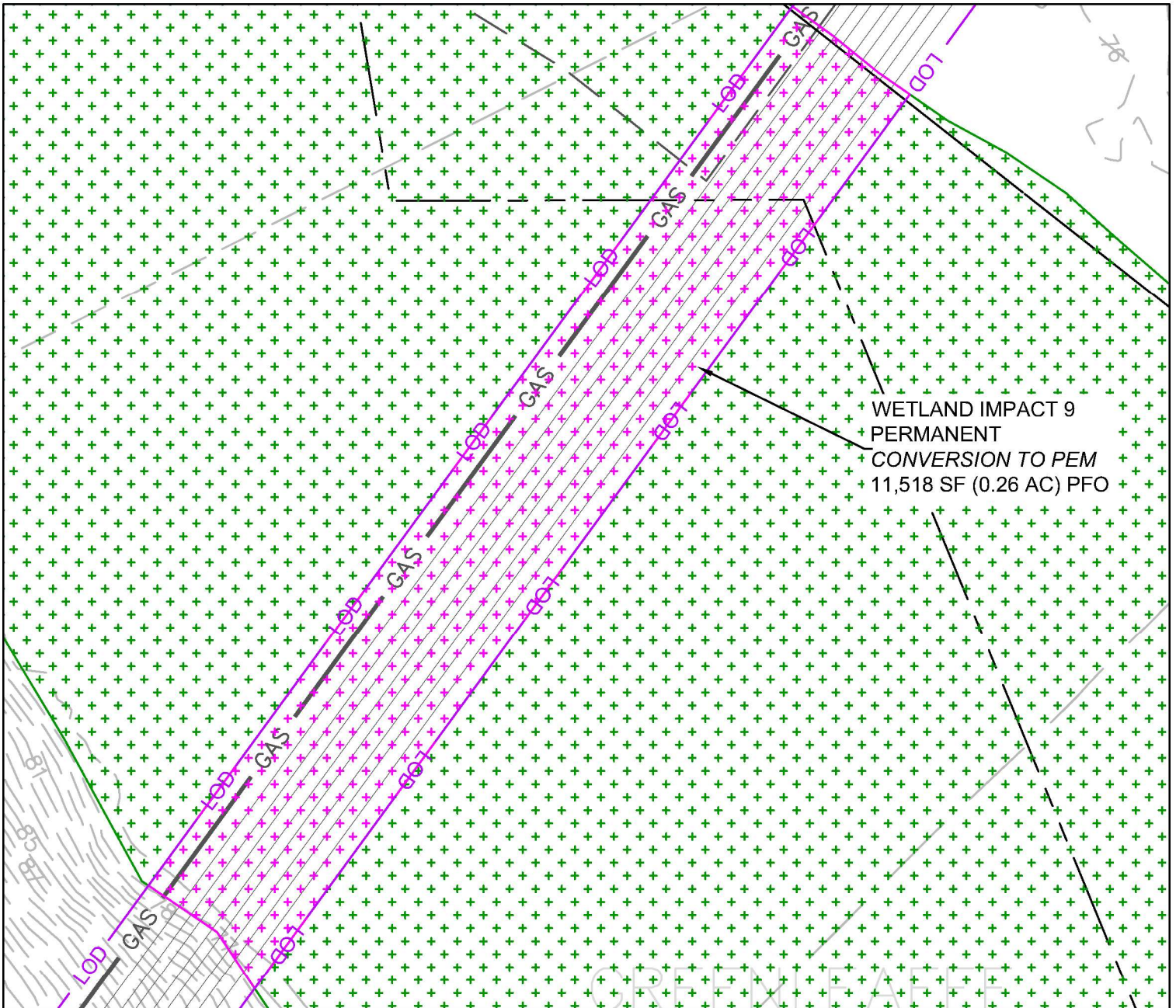
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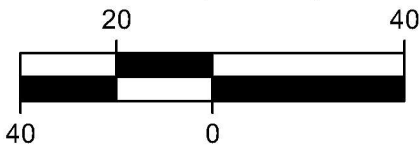
PLAN VIEW
WETLAND IMPACTS 5, 6,
AND 7
WATERS OF THE U.S.

ECS PROJECT NO.
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GREENFIELD

SCALE (IN FEET)



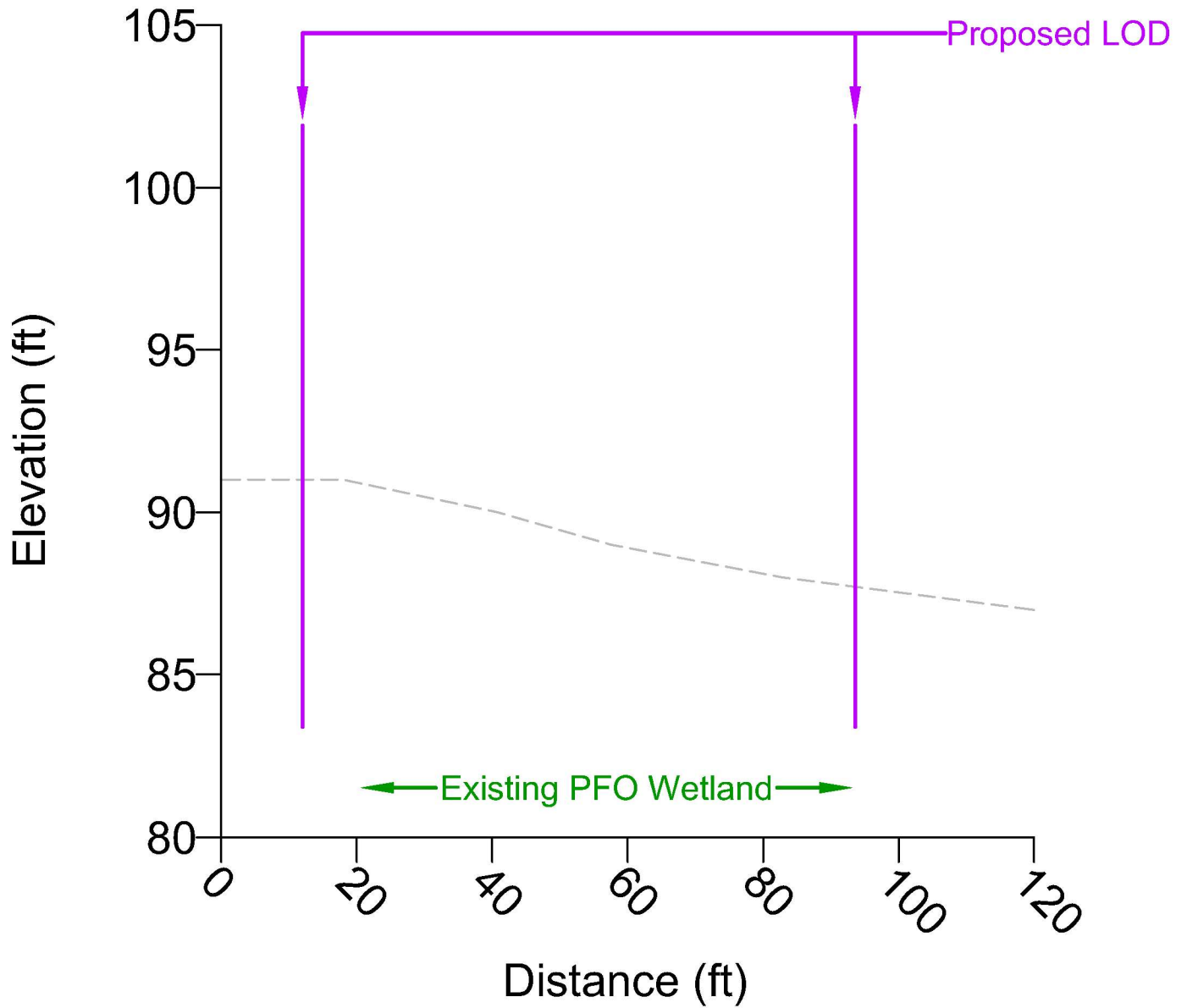
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CHARLES CITY COUNTY,
VIRGINIA
SEPTEMBER 2025



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PLAN VIEW
WETLAND IMPACT 9
WATERS OF THE U.S.

ECS PROJECT NO.
47:19067-F



----- EXISTING ELEVATION CONTOURS

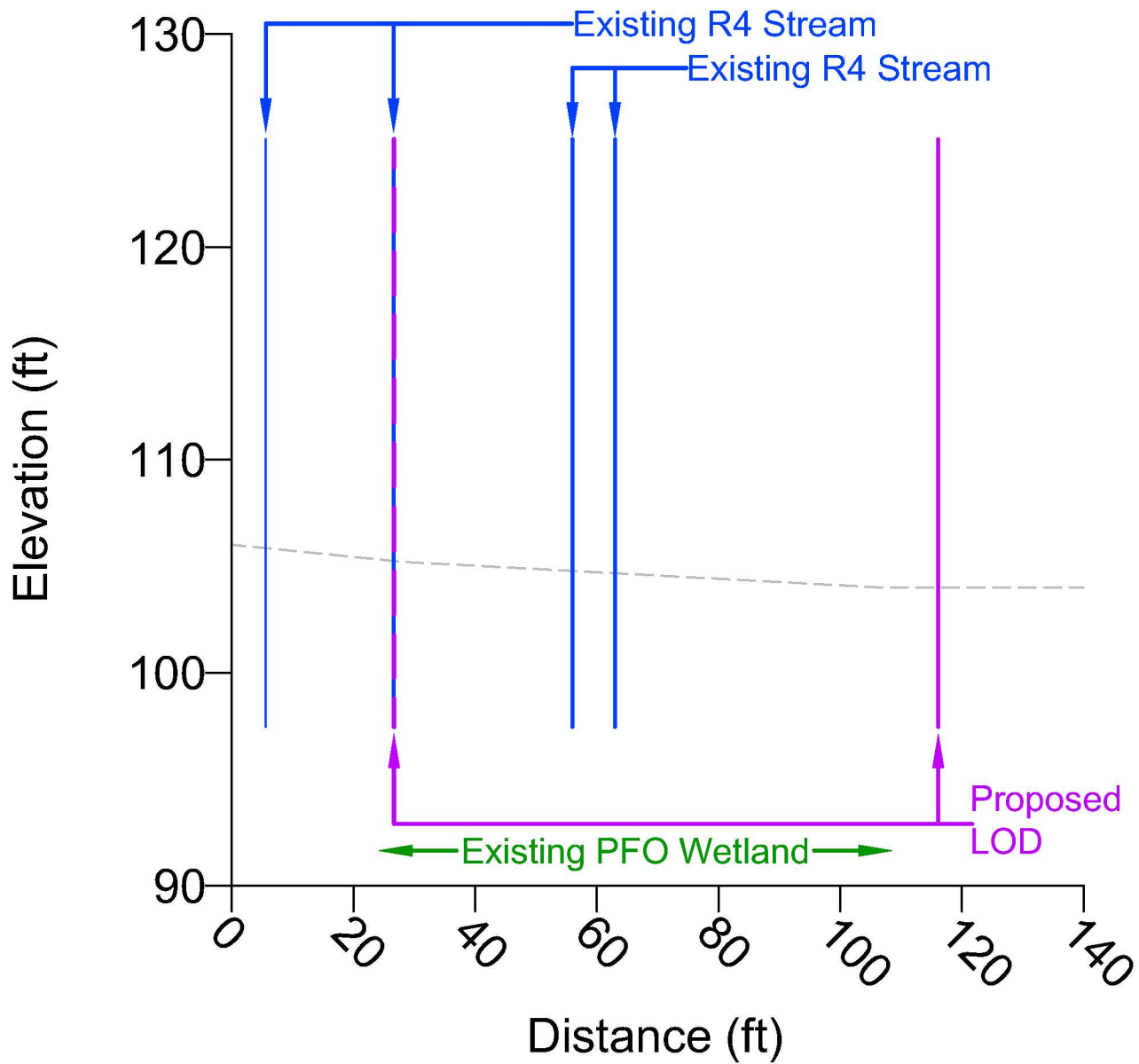
*A PRECAST CONCRETE BRIDGE SPAN IS PROPOSED AT THIS LOCATION. NO CHANGE IN SURFACE ELEVATION IS PROPOSED ALONG THIS CROSS SECTION.

PERMIT APPLICATION
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 CHARLES CITY COUNTY,
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CROSS SECTION
 A-A'
 WATERS OF THE U.S.
 ECS PROJECT NO.
 47:19067-F



----- EXISTING ELEVATION CONTOURS

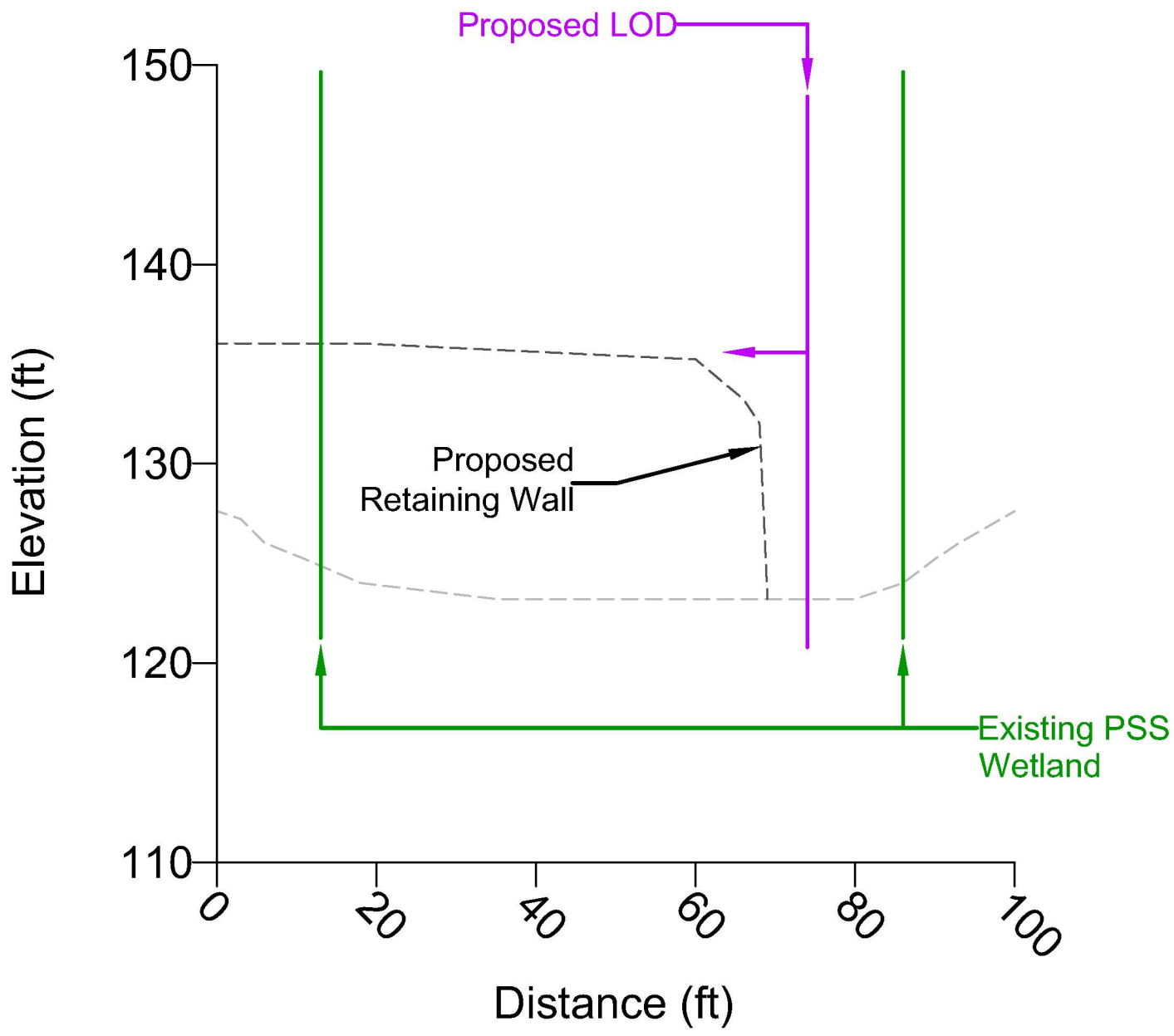
*A PRECAST CONCRETE BRIDGE SPAN IS PROPOSED AT THIS LOCATION. NO CHANGE IN SURFACE ELEVATION IS PROPOSED ALONG THIS CROSS SECTION.

PERMIT APPLICATION
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 CAMPUS
 CHARLES CITY COUNTY,
 VIRGINIA
 SEPTEMBER 2025



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 410-859-4300

CROSS SECTION
 B-B'
 WATERS OF THE U.S.
 ECS PROJECT NO.
 47:19067-F



----- EXISTING ELEVATION CONTOURS
 PROPOSED ELEVATION CONTOURS

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 CAMPUS
 CHARLES CITY COUNTY,
 VIRGINIA
 SEPTEMBER 2025



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 HANOVER, MARYLAND 21076
 410-859-4300

CROSS SECTION
 C-C'
 WATERS OF THE U.S.
 ECS PROJECT NO.
 47:19067-F

Crist, Shawn (DEQ)

From: Jessica A Consolvo <jconsolvo@ecslimited.com>
Sent: Thursday, December 4, 2025 9:27 AM
To: Crist, Shawn (DEQ)
Cc: Steffey, Randy L CIV USARMY CENAO (USA) (randy.l.steffey@usace.army.mil); kris@pointonecorp.com; Jessica A Consolvo
Subject: RE: JPA 25-2174 PointOne Richmond Campus Additional Info request
Attachments: Credit Availabilty Letter_Windrow_ECS_Charles City 12-02-2025.pdf; 2025-12-03-PointOneRichmond-NTW-LJAC-CreditAvail.pdf

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Shawn,

Attached are the two revised LOCAs for the wetland and stream credits. Wetlands have been revised to include the three shade impacts as requested.

Credit breakdowns are below for your reference.

Please confirm your receipt of this information, and let me know if anything else is needed to complete the VWP review? The Applicant is eager to proceed with their credit purchases if things are squared away. Thank you!

Wetland Compensation Requirements

Cowardin Classification	Impact Map Area #	Impact (Acres)	Compensation Ratio	Compensation Requirement (credits)
PEM	6	0.02	1:1	0.02
PFO	3-1, 4	0.14	2:1	0.28
PFO (Conv. to PEM) & PEM Shade	1, 2, 3-2	0.30	1.5:1	0.45
PFO (Conv. to PEM)	8, 9	0.33	1:1	0.33
POW	5	0.01	0.5:1	0.005
PSS	7	0.17	1.5:1	0.255
Total		0.97		1.34

Stream Compensation Requirements

Stream Impact #	Cowardin Classification	Impact (LF)	Compensation Ratio from Reach Condition Index (<i>see enclosed USMs</i>)	Compensation Requirement (credits)
4	R6	128	0.55:1	70
5	R4	119	1.19:1	142
	Total	247	-	212

JESSICA A CONSOLVO | JConsolvo@ecslimited.com

Environmental Professional

T 571.531.0313 **D** 571.531.0313 **C** 571.531.0313

ECS MID-ATLANTIC, LLC

ECS Hit 100 Offices! | [Read More](#)



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From: Crist, Shawn (DEQ) <Shawn.Crist@deq.virginia.gov>

Sent: Tuesday, November 25, 2025 8:33 AM

To: Jessica A Consolvo <jconsolvo@ecslimited.com>

Cc: Steffey, Randy L CIV USARMY CENAO (USA) (randy.l.steffey@usace.army.mil) <randy.l.steffey@usace.army.mil>; kris@pointonecorp.com

Subject: [EXTERNAL] JPA 25-2174 PointOne Richmond Campus Additional Info request

Based on my review of the submittal and the original, there's still a few items that need addressed:

1. Application Fee – 1200 based on the 1.03 acre of total wetland and stream disturbance. The applicant should receive a billing statement through the DEQ OARS system within the next few days
2. Shading impacts of the converted PEM from a PFO and Wetland Impacts 1, 2 and 3-2. According to Appendix C.9.5 of [Chapter 3 of the VWP Permit & Compliance Manual](#):

For bridges, piers, and walkways with a height to width ratio less than 0.8, these structures may pose impacts to wetlands due to shading and thus require compensatory mitigation of the effected resources at a 0.5:1 ratio. Based on the submitted cross-sections, the height to width ratio is less than 0.8. This mitigation should be calculated in addition to the permanent conversion of the PFO to PEM as the function of the PEM left following conversion from PFO will be impacted. Please adjust the mitigation details appropriately, including the noted updated mitigation LOCAs in your submittal.

As noted in a previous correspondence, DWR has agreed to withdraw its recommendation for TOYR for bats as you provided a negative bat survey.

If you have any questions, just let me know.



Shawn Crist

VWP Project Manager

[Virginia Department of Environmental Quality](#)

Blue Ridge Regional Office

901 Russell Drive

Salem, Virginia 24153

(434) 316-4031

From: Jessica A Consolvo <jconsolvo@ecslimited.com>
Sent: Monday, November 10, 2025 11:28 AM
To: Crist, Shawn (DEQ) <Shawn.Crist@deq.virginia.gov>; kris@pointonecorp.com
Cc: Steffey, Randy L CIV USARMY CENAO (USA) (randy.l.steffey@usace.army.mil) <randy.l.steffey@usace.army.mil>;
MRC - jpa Permits <jpa.permits@mrc.virginia.gov>; Richardson, Matthew (DEQ)
<Matthew.Richardson@deq.virginia.gov>
Subject: RE: JPA 25-2174 PointOne Richmond Campus, Charles City County, Virginia Additional Information and Permit Application Fee Request Letter

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Good morning, Shawn,

Attached you will find our response package, which also includes updated impact totals, maps, and conceptual mitigation plan – please confirm receipt, and we look forward to assisting if you have further questions.

As noted in the letter, upon receiving general concurrence of impacts, I can request updated mitigation LOCAs.

Do not hesitate to give me a call if you'd like to discuss anything in greater detail. Thank you.

JESSICA A CONSOLVO | JConsolvo@ecslimited.com

Environmental Professional

T 571.531.0313 **D** 571.531.0313 **C** 571.531.0313

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From: Crist, Shawn (DEQ) <Shawn.Crist@deq.virginia.gov>
Sent: Thursday, October 9, 2025 2:21 PM
To: kris@pointonecorp.com
Cc: Jessica A Consolvo <jconsolvo@ecslimited.com>; Steffey, Randy L CIV USARMY CENAO (USA) (randy.l.steffey@usace.army.mil) <randy.l.steffey@usace.army.mil>; MRC - jpa Permits <jpa.permits@mrc.virginia.gov>; Richardson, Matthew (DEQ) <Matthew.Richardson@deq.virginia.gov>
Subject: [EXTERNAL] JPA 25-2174 PointOne Richmond Campus, Charles City County, Virginia Additional Information and Permit Application Fee Request Letter

Please find attached a request for additional information on your project. If you have any questions, just let me know.



Shawn Crist
VWP Project Manager
[Virginia Department of Environmental Quality](#)
Blue Ridge Regional Office
901 Russell Drive
Salem, Virginia 24153
(434) 316-4031



December 3, 2025

Jessica Consolvo
ECS Mid-Atlantic
2119-D N Hamilton St
Richmond VA 23230

Subject: Virginia Stream and Wetland Mitigation Program Credit Availability for PointOne Richmond, LLC (the Applicant)

The Nature Conservancy (TNC) of Virginia has mitigation credits available for sale to the Applicant in the hydrologic unit code (HUC) 02080206.

This letter confirms that 1.34 advance non-tidal wetland credits are available for the Applicant to purchase for impacts in HUC 02080206 for a period of 60 days. These credits will be used as compensatory mitigation for impacts to 0.97 acres of non-tidal wetlands in HUC 02080206 in accordance with permit number NAO-2025-01244.

TNC acknowledges that the above-mentioned credits will be available for purchase by the Applicant until 2/1/2026 for the price of \$90,000/non-tidal wetland credit. The total purchase price for 1.34 advance non-tidal wetland credits is therefore \$120,600. **There is no guarantee of availability beyond this date. If purchase of credits is not made prior to the date listed, the Applicant must contact TNC to determine credit availability status.**

This letter does not document payment for impacts. TNC does not assume liability for the above-mentioned impacts through this correspondence. Please be advised that a purchase of mitigation credits from The Nature Conservancy's Virginia Stream and Wetland Mitigation Program is a payment for service and therefore is not, and shall not be acknowledged as, a charitable contribution.

Instructions for submitting payment: When the applicant is ready to submit payment for the above-mentioned credits, please submit a completed Conflict Inquiry Form and Credit Payment Checklist along with the payment written out to "**Virginia Stream and Wetland Mitigation Program**". Mail the Conflict Inquiry Form, checklist and check to SWMP at the address shown in the above letterhead. TNC reserves the right to refuse to accept payment until any conflict (whether disclosed by the form or not) is reviewed and approved by TNC.

Sincerely,

Karen K. Johnson
Director of Wetland and Stream Mitigation

CC: Randy Steffey, USACE
Shawn Crist, VADEQ



Windrow Mitigation LLC
1851 Bennington Rd
Rockville, Virginia 23146
Tel: 804.749.3276 | Fax: 804.749.4566
Visit Virginia's Mitigation Leader:
GreenWingMitigation.com

12-2-2025

To: Jessica A. Consolvo
ECS Mid-Atlantic
Via email: jconsolvo@ecslimited.com

Re: Credit Availability Letter
Windrow Mitigation Bank
Located in HUC 02080207
USACOE NOA 2014-0100

Jessica,

This letter is to confirm the availability of authorized stream credits from the Windrow Mitigation Bank. Windrow Mitigation LLC is authorized to transfer credits in the approved service area. Current available environmental credits include up to 212 LF of stream credits to resolve impacts permitted under federal regulations.

These credits are transferable under our Bank Development Plan and Mitigation Banking Instrument that was authorized by the USACE and VADEQ April 2020.

Project Specifics:

NAME:	TBD
COUNTY:	Charles City
HUC:	02080206
Coordinates:	37.448158° / -77.156805°
VADEQ / USACE Permit:	TBD
NOTICE ADDRESS:	TBD (Entity Name) Address 1 Address 2
SIGNATORY NAME & TITLE:	TBD

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen Gallagher", is written over a light blue circular stamp.

Stephen Gallagher, Development Manager

Ephemeral Stream Assessment Form (Form 1a)

Unified Stream Methodology for use in Virginia

For use in ephemeral streams

Project #	Project Name	Locality	Cowardin Class.	HUC	Date	SAR #	Impact/SAR length	Impact Factor
19067-F	PointOne Richmond Campus	Charles City	R6	02080206	3/12/25	4	128	1

Name(s) of Evaluator(s)	Stream Name and Information
FMF, KAK	Stream J, Stream Impact 4

2. RIPARIAN BUFFERS: Assess both bank's 100 foot riparian areas along the entire SAR. (rough measurements of length & width may be acceptable)

Riparian Buffers	Conditional Category						NOTES>>
	Optimal	Suboptimal		Marginal		Poor	
	Tree stratum (dbh > 3 inches) present, with > 60% tree canopy cover and an non-maintained understory . Wetlands areas.	High Suboptimal: Riparian areas with tree stratum (dbh > 3 inches) present, with 30% to 60% tree canopy cover and containing both herbaceous and shrub layers or a non-maintained understory.	Low Suboptimal: Riparian areas with tree stratum (dbh > 3 inches) present, with >30% tree canopy cover and a maintained understory. Recent cutover (dense vegetation).	High Marginal: Non-maintained, dense herbaceous vegetation with either a shrub layer or a tree layer (dbh > 3 inches) present, with <30% tree canopy cover.	Low Marginal: Non-maintained, dense herbaceous vegetation, riparian areas lacking shrub and tree stratum, hay production, ponds, open water. If present, tree stratum (dbh > 3 inches) present, with <30% tree canopy cover with maintained understory.	High Poor: Lawns, mowed, and maintained areas, nurseries; no-till cropland; actively grazed pasture, sparsely vegetated non-maintained area, recently seeded and stabilized, or other comparable condition.	
Condition Scores	1.5	High 1.2	Low 1.1	High 0.85	Low 0.75	High 0.6	Low 0.5

1. Delineate riparian areas along each stream bank into Condition Categories and Condition Scores using the descriptors.
2. Determine square footage for each by measuring or estimating length and width. Calculators are provided for you below.
3. Enter the % Riparian Area and Score for each riparian category in the blocks below.

	% Riparian Area>	Score >						
Right Bank	100%	1.1						100%
Left Bank	100%	1.1						100%

CI= (Sum % RA * Scores*0.01)/2

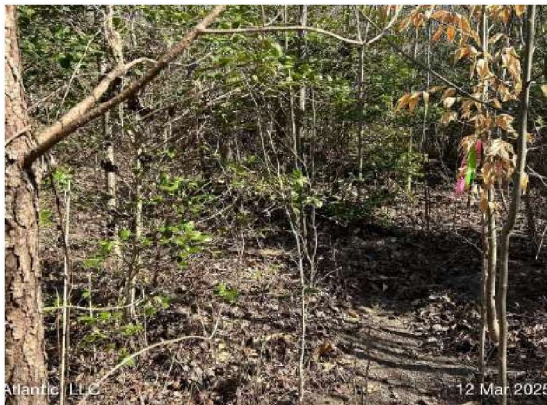
Rt Bank CI >	1.10	CI
Lt Bank CI >	1.10	1.10

REACH CONDITION INDEX and STREAM CONDITION UNITS FOR THIS REACH

NOTE: The CIs and RCI should be rounded to 2 decimal places. The CR should be rounded to a whole number.

THE REACH CONDITION INDEX (RCI) >>	0.55
RCI= (Riparian CI)/2	
COMPENSATION REQUIREMENT (CR) >>	70
CR = RCI X LF X IF	

INSERT PHOTOS:



DESCRIBE PROPOSED IMPACT:

Utility corridor/associated culvert

Stream Impact Assessment Form Page 2

Project #	Applicant	Locality	Cowardin Class.	HUC	Date	Data Point	SAR length	Impact Factor	
							500	1	
4. CHANNEL ALTERATION: Stream crossings, riprap, concrete, gabions, or concrete blocks, straightening of channel, channelization, embankments, spoil piles, constrictions, livestock							NOTES>>		
Conditional Category									
Channel Alteration	Negligible	Minor		Moderate		Severe			
	Channelization, dredging, alteration, or hardening absent. Stream has an unaltered pattern or has naturalized.	Less than 20% of the stream reach is disrupted by any of the channel alterations listed in the parameter guidelines.	20-40% of the stream reach is disrupted by any of the channel alterations listed in the parameter guidelines.	40 - 80% of reach is disrupted by any of the channel alterations listed in the parameter guidelines. If stream has been channelized, normal stable stream meander pattern has not recovered.	60 - 80% of reach is disrupted by any of the channel alterations listed in the parameter guidelines. If stream has been channelized, normal stable stream meander pattern has not recovered.	Greater than 80% of reach is disrupted by any of the channel alterations listed in the parameter guidelines AND/OR 80% of banks shored with gabion, riprap, or cement.			
SCORE	1.5	1.3	1.1	0.9	0.7	0.5		1.50	

REACH CONDITION INDEX and STREAM CONDITION UNITS FOR THIS REACH

NOTE: The CIs and RCI should be rounded to 2 decimal places. The CR should be rounded to a whole number.

THE REACH CONDITION INDEX (RCI) >>	1.19
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RCI= (Sum of all CI's)/5

COMPENSATION REQUIREMENT (CR) >>	142
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CR = RCI X LF X IF

INSERT PHOTOS:



DESCRIBE PROPOSED IMPACT:

road/culvert crossing



DEPARTMENT OF THE ARMY
US ARMY CORPS OF ENGINEERS
NORFOLK DISTRICT
FORT NORFOLK
803 FRONT STREET
NORFOLK VA 23510-1011

June 9, 2025

PRELIMINARY JURISDICTIONAL DETERMINATION

Southern Virginia Regulatory Section
NAO-2025-01244 (Possum Run)

Mike Latham, P.E.
Bowman
947 Myers Street
Richmond, Virginia 23230

Dear Mike Latham:

This letter is in regard to your request for a preliminary jurisdictional determination of the aquatic resources (e.g., wetlands, streams, and ponds), on an approximately 250.72-acre area located off Roxbury Road in Charles City County, Virginia (tax map parcel #'s 4-13, 7-12-C, 7-133, and 7-92) hereinafter referred to as project study area.

The map entitled "Waters of the U.S. Map, Bowman, PointOne Data Center Campus, Roxbury Road, Charles City, Charles City County, Virginia", (Sheets 1 thru 20), by ECS dated April 10, 2025 and received by the U.S. Army Corps of Engineers (Corps) on May 28, 2025 (copy enclosed) provides the locations of the aquatic resources within the project area referenced above. This letter is not confirming the Cowardin classifications of these aquatic resources.

These aquatic resources exhibit wetland criteria as defined in the 1987 Corps of Engineers Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement. This site also contains aquatic resources with an ordinary high-water mark.

This preliminary jurisdictional determination and associated aquatic resource delineation map may be submitted with a permit application.

Please be aware that you may be required to obtain a Corps permit for any discharge of dredged and/or fill material, either temporary or permanent, into a water of the U.S. In addition, you may be required to obtain a Corps permit for certain activities occurring within, under, or over a navigable water of the U.S. subject to the Section 10 of the Rivers and Harbors Act. Furthermore, you may be required to obtain state and local authorizations, including a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ), a permit from the Virginia Marine Resources Commission (VMRC), and/or a permit from your local wetlands board.

This delineation and preliminary jurisdictional determination may not be valid for the Wetland Conservation Provisions of the Food Security Act of 1985, as amended.

Therefore, if you or your tenant are US Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should discuss the applicability of a certified wetland determination with the local USDA service center, prior to starting work.

The Norfolk District has relied on the information and data provided by the requestor or agent to make this preliminary determination. If it is determined such information and data are materially false or materially incomplete, a new preliminary determination would be necessary.

This is a preliminary jurisdictional determination and is not a legally binding determination regarding whether Corps jurisdiction applies to the aquatic resources in question. To determine Corps' jurisdiction, you may request and obtain an approved jurisdictional determination.

This delineation of aquatic resources can be relied upon for no more than five years from the date of this letter. New information may warrant revision. Enclosed is a copy of the "Preliminary Jurisdictional Determination Form". Please review the document, sign, and return one copy to the Corps, either by email randy.l.steffey@usace.army.mil or by standard mail to Attn: Randy Steffey, U.S. Army Corps of Engineers, Norfolk District, CENAO-WR-R, 803 Front Street, Norfolk, VA 23510-1011.

If you have any questions, please contact the office either by telephone at (757) 201-7579 or by email at randy.l.steffey@usace.army.mil.

Sincerely,

**Randy
Steffey**

Digitally signed by
Randy Steffey
Date: 2025.06.09
10:42:29 -04'00'

Randy Steffey
Project Manager, Southern Virginia
Regulatory Section

Enclosure(s):

cc: ECS, Reece O'Donnell
ECS, Justin Hughes