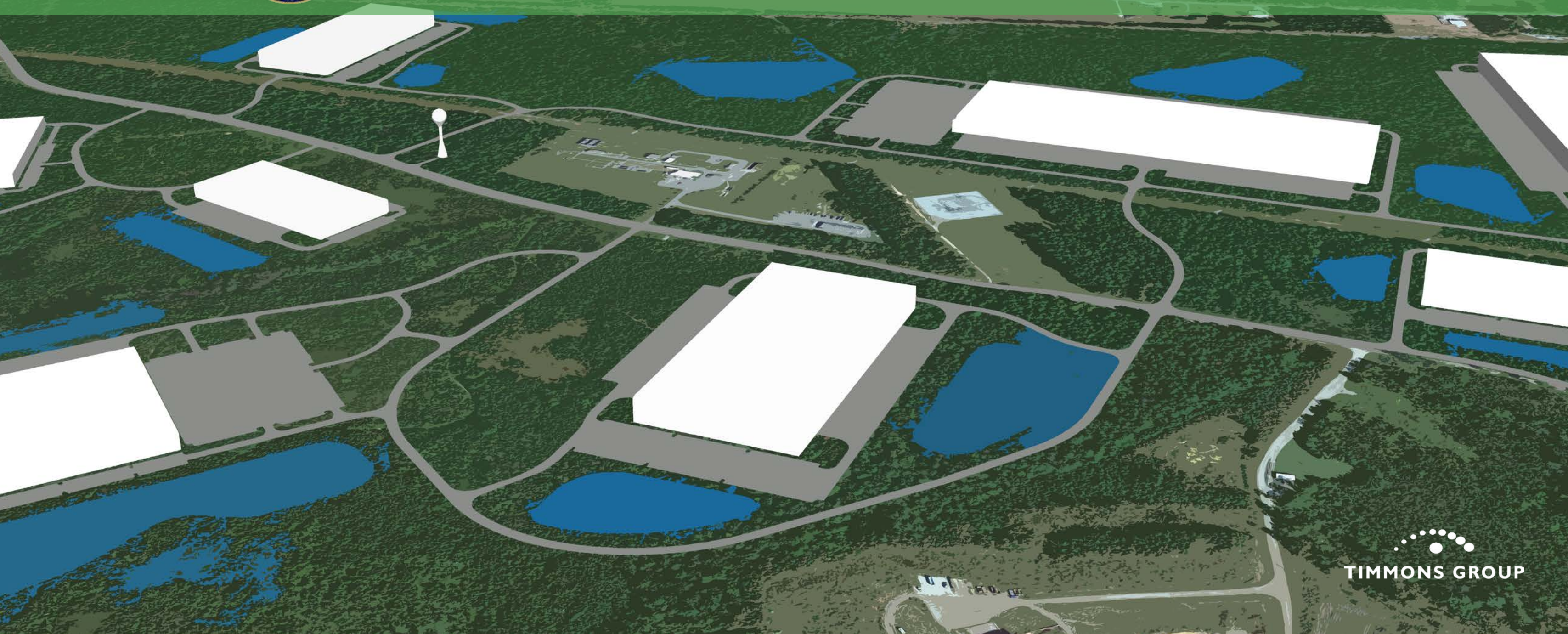




SUSSEX GREEN ENTERPRISE PARK

MASTER PLAN | SEPTEMBER 2024



Sussex Green
Sussex County, Virginia
September 2024

Prepared for:



Economic Development
David Conmy, Director

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<https://www.sussexcountyva.gov/page/economic-development/>

Prepared by:



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Sussex Green | Master Plan

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I. Executive Summary

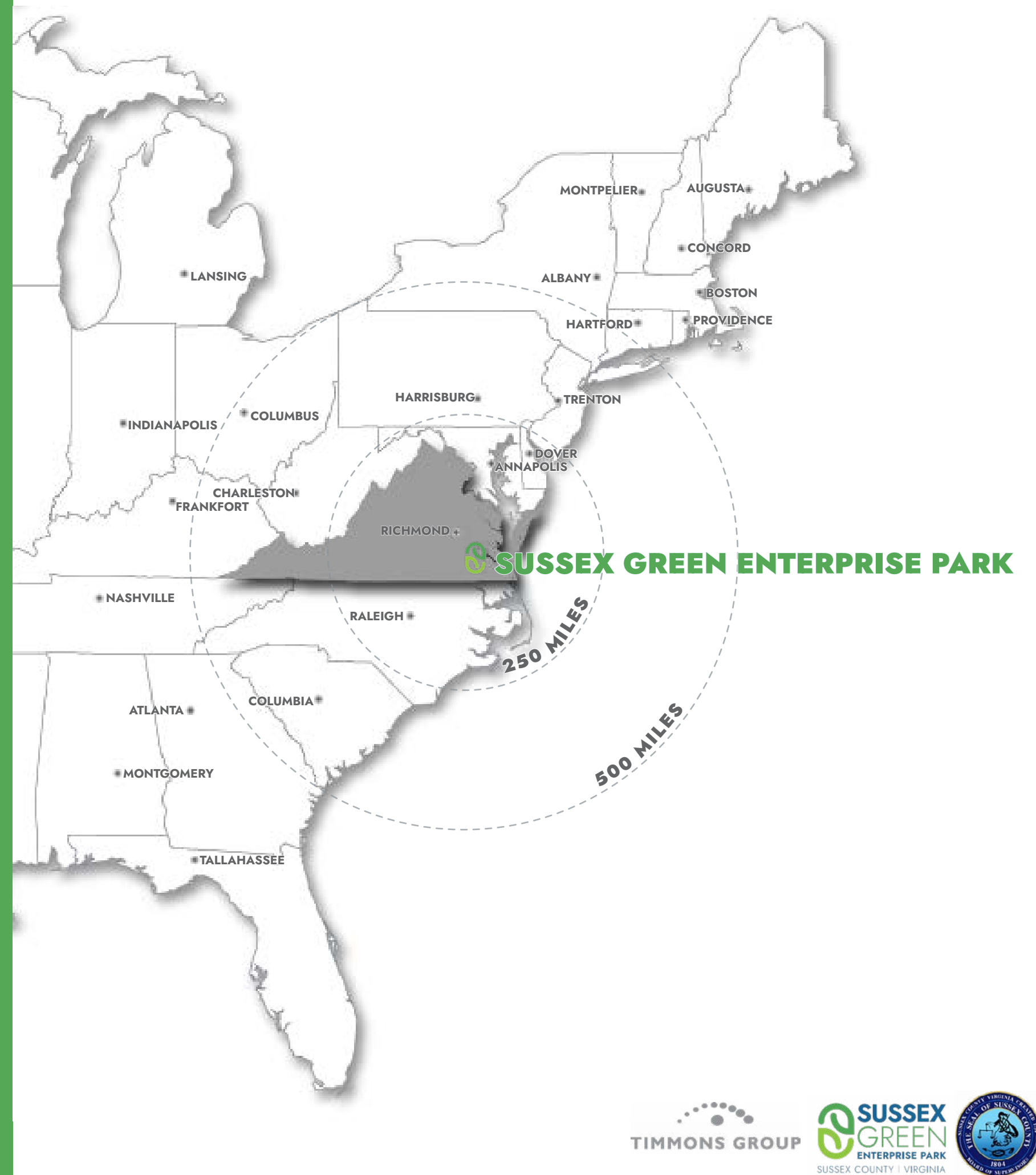
Sussex Green Enterprise Park boasts a strategic location that is easily accessible from major transportation hubs and near significant economic centers. With close proximity to U.S. Route 460 — the primary arterial to both nearby Virginia ports and points west — Sussex Green seamlessly connects to global markets via road, rail, air, and sea, all within a short drive from the site.

The Enterprise Park has been planned with customer growth and expansion of operations in mind. With hundreds of available acres, much of which is directly adjacent to the Norfolk Southern Rail line, there is flexibility to design and build facilities that meet specific company needs utilizing streamlined permitting processes. Whether technology production and manufacturing, research and development, or logistics, the park can accommodate a variety of industries.

Ideally situated between two growing and vibrant regions – Hampton Roads to the east and the Richmond Metro area to the west — businesses located on Sussex Green have access to a talented and plentiful workforce. And, with Interstate 295 just 15 miles away, accessibility to both top-notch employees and key markets could not be easier.

As a county-owned business park, Sussex Green eagerly offers a business-friendly environment. From its incredibly low real estate tax rate, a clearly-defined incentives program, essential partnerships with state government, the nearby Town of Waverly, and neighboring localities, Sussex County is committed to helping businesses maximize their investment at every step.

This Master Plan has been produced through joint funding from Sussex County, the Virginia Economic Development Partnership's Business Ready Sites Program, and the Virginia Tobacco Region Revitalization Commission's Southern Virginia Program.



II. Background & Goals

Background

Sussex Green Enterprise Park is a large-scale industrial center strategically located in the southeast quadrant of Virginia between the Richmond and Hampton Roads regions. Through repeated and generous support from the Virginia Tobacco Region Revitalization Commission (TRRC) since 2011, investigation and acquisition of the 1,130 acres comprising Sussex Green (formerly known as “Sussex Megasite”) has occurred. While solely owned by Sussex County and frequently considered for a variety of industrial projects, site development opportunities were never comprehensively defined for the full site but, rather, done on an individual basis for each prospective user. More importantly, the attributes and challenges of the site were never evaluated in a holistic fashion to ensure alignment of industry needs with what can be delivered in a timely and cost-effective manner.

Subsequently, this Master Plan was prepared for the purpose of identifying and presenting realistic site development options to targeted business sectors, particularly those looking for strategic access to the eastern United States for technology, manufacturing and logistics operations. Through the master planning process, Sussex County also convened key stakeholders to define a clear vision for Sussex Green Enterprise Park, one that would guide its development activities and embody both the values and goals it seeks to accomplish in the future.

Sussex Green Enterprise Park will attract future-focused companies committed to integrating sustainability and commerce. Nestled in Sussex County, Virginia, this park incorporates natural beauty, dynamic multi-modal transportation, and renewable infrastructure systems, fostering a seamless blend of environmental stewardship and economic development. Unique in its approach to partnering with industry and key stakeholders, Sussex Green Enterprise Park will have a transformational impact on the community and the world. Guided by a proactive government and supportive leadership, our sustainable vision propels progress towards a brighter, greener future.

Goals

The primary goals of this Master Plan are to provide industrial prospects with sufficient information to assess the suitability of Sussex Green Enterprise Park for purposes aligned with the County’s economic development goals, namely:

- | | |
|--------------------------------|-------------------------------------|
| • Quality employment | • Resilient, sustainable operations |
| • Strategic capital investment | • Fiscal accountability |
| • Environmental stewardship | • Regional/Statewide impact |

This Master Plan establishes a framework from which both the industrial users and the local community of Sussex benefit from the advancement of these goals.

Regional Profile for Sussex County

- **Regional Population: 581,385**
- **Civilian Labor Force: 281,409**
- **Extended Labor Draw (from Hampton Roads): 850,000**
- **Median Age: 40.1**
- **Educational Attainment: 37.7% high school graduate, over 20% some college**

Data Source: Crater PDC - May 2023

Regional Context



III. The Property

Sussex County Owned

Located 15 miles from Interstate 295 and situated between Hampton Roads and Richmond Metro, Sussex Green consists of 1,130, all owned by Sussex County. The site is bisected by Beef Steak Road and adjacent to nearly 3 miles of the Norfolk Southern Railroad. Existing water, sewer, gas, and power are available to the site, with plans to expand to meet the needs of industrial users. Details of the property are shown on the following pages.

While not physically connected to the properties considered in this Master Plan, Sussex County also owns an additional site on the north side of U.S. Route 460 and directly across Cabin Point Road. Previously referred to as the Route 602 Industrial Park, this 156-acre parcel is well-suited for complementary uses to those envisioned for Sussex Green Enterprise Park. This includes traditional manufacturing or logistics and warehousing operations needing approximately 112 usable acres for development. Recently renamed Sussex Green North, a map of this site can be found in Appendix I.

Property Details

- I. Parcels*
- II. Environmental*
- III. Utilities*
- IV. Roadway & Connectivity*

MEI Designated Site

The site's designation as a targeted location for major employment and investment (MEI) expands its eligibility for State funding resources for infrastructure development and direct business incentives.



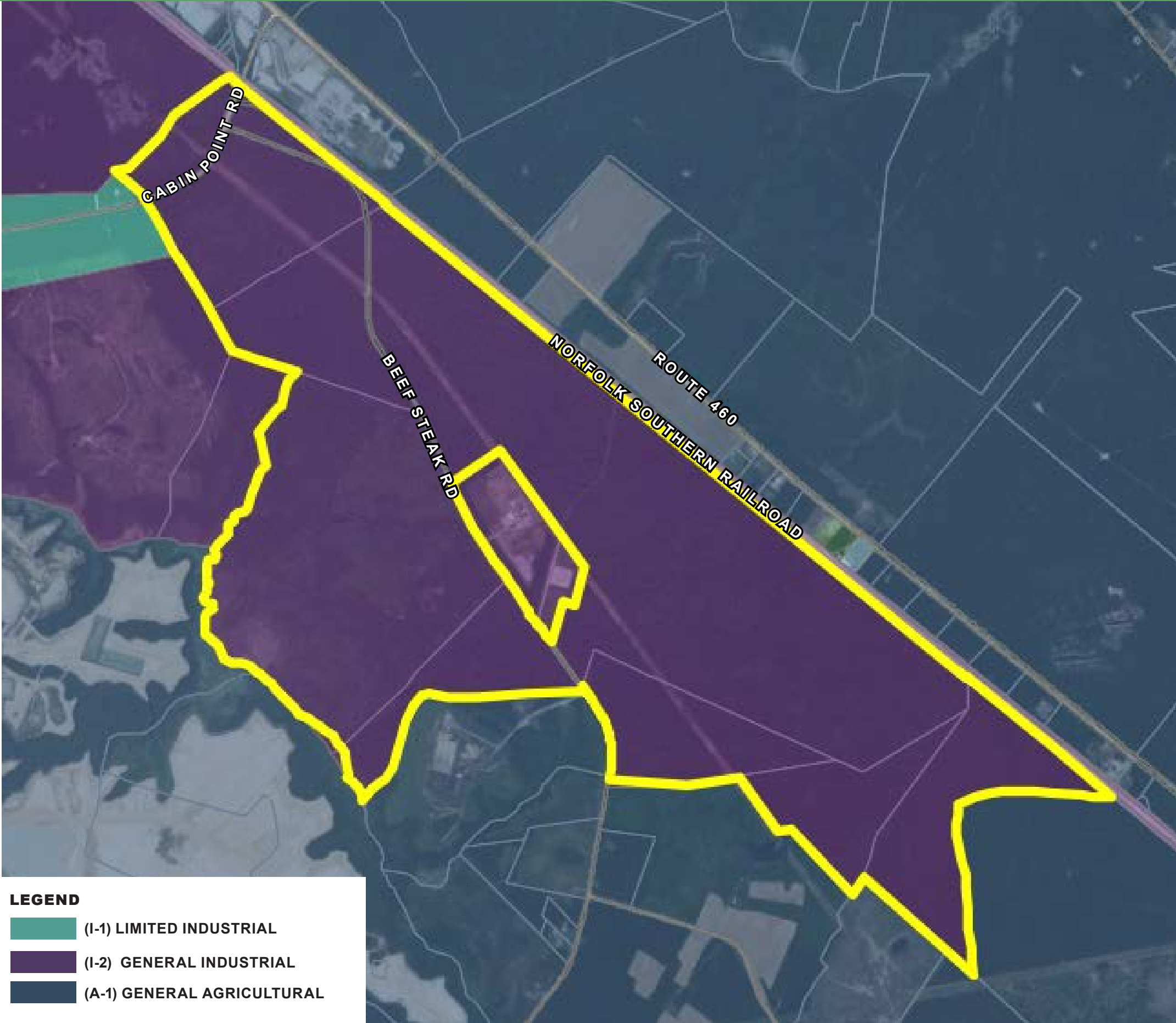
PARCELS

Ownership & Zoning

Sussex Green Enterprise Park consists of six parcels totaling 1,130 acres. Under the ownership of Sussex County, all of the property has been zoned I-2, General Industrial, to allow for a variety of industrial uses. Examples of permitted uses for the site include:

- Manufacturing
- Assembly (ex. auto, electrical)
- Packaging
- Laboratories
- Warehouses & Distribution Centers
- Storage yards (ex. building materials, wood, feed)
- Technology
- Agribusiness

Sussex Service Authority’s Black Swamp Wastewater Facility and a Prince George Electric Cooperative Substation are both located in the center of the Park. While these parcels are not technically part of the Sussex Green site, their adjacent proximity creates an advantage for industrial users. A 500kV transmission line owned by Dominion Energy also runs through the site.



IV. The Master Plan

A Flexible Development

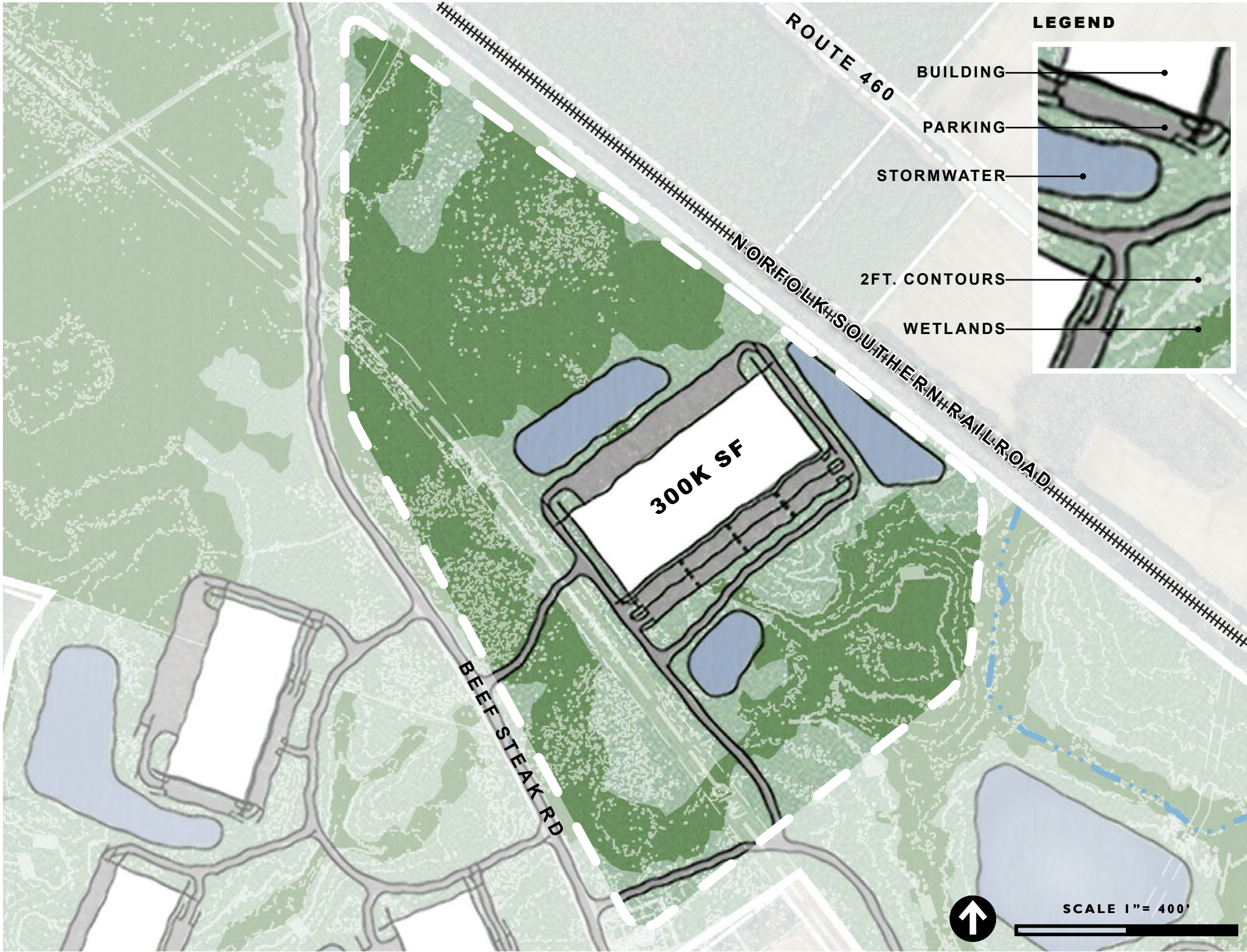
The proposed master plan for the Park maximizes developable areas and considers environmental constraints, while still providing some flexibility in site options within each of the four defined zones. With a complementary goal of integrating sustainable development practices throughout the site, the estimated buildable square footage that can be accommodated on the site is in excess of six million square feet. This includes 644 acres of property adjacent to the Norfolk Southern Rail line for heavier industrial uses or campus-style facilities, along with another 331 acres to the west of Beef Steak Road well-suited for logistics operations, technology centers, multi-tenant buildings and light manufacturing.

The following pages show possibilities of how each zone could be developed, in addition to roadway improvements that should be implemented with development of Sussex Green.

- I. **Zone 1 - 108 acres rail ready**
- II. **Zone 2 - 103 acres**
- III. **Zone 3 - 228 acres**
- IV. **Zone 4 - 536 acres rail ready**
- V. **Sussex Nature Park - 134 acres**



ZONE 1 | 108 AC (total)



Site Summary

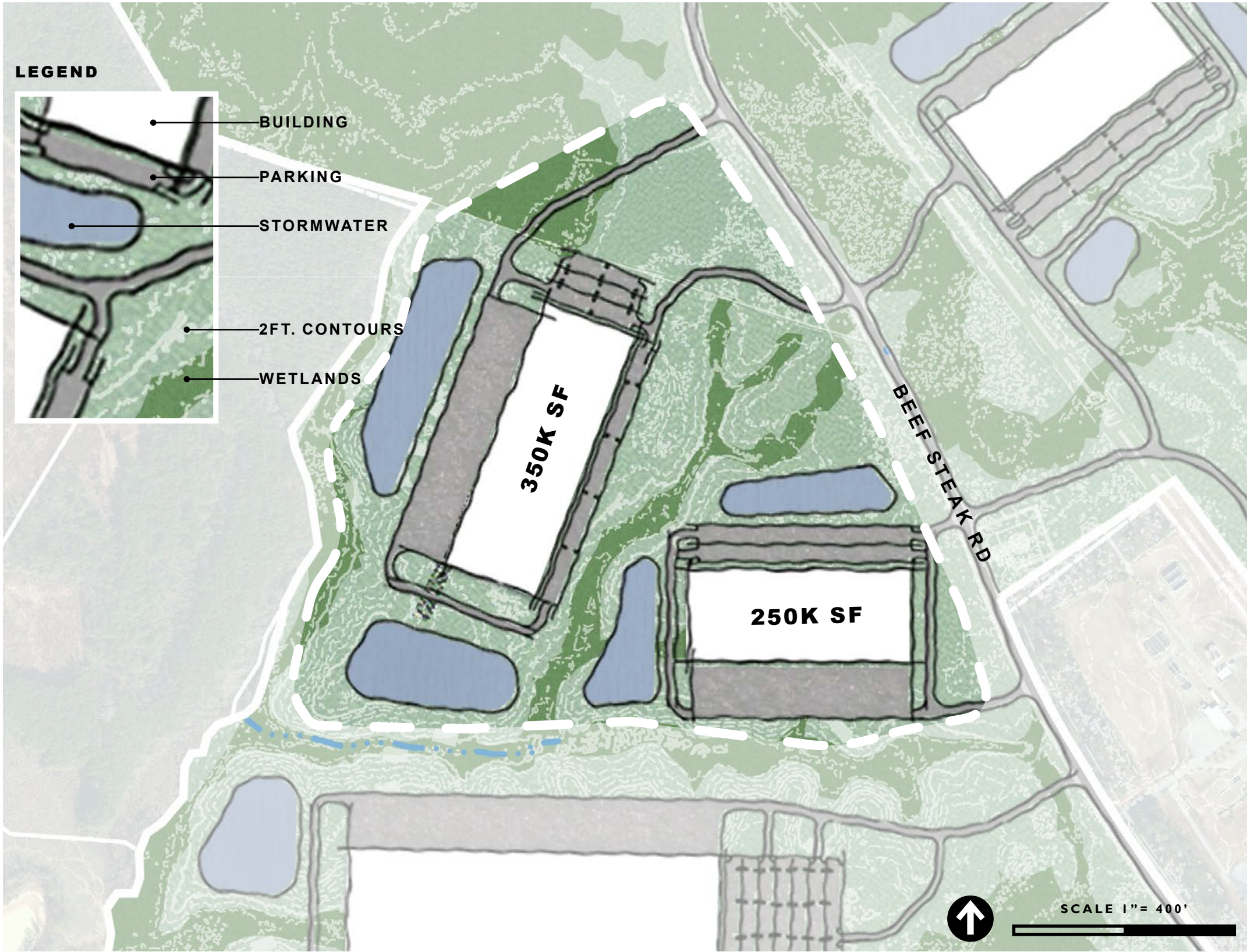
ZONE 1 is situated near the front door of Sussex Green and caters to a single user of up to 300,000 square feet of space. Additionally, it boasts approximately half a mile of direct frontage on the Norfolk Southern rail line that serves the Port of Virginia and Hampton Roads region less than forty miles to the east.

Zone 1

- ✓ 32 +/- Usable Acreage
- ✓ 2,725 LF +/- Rail Frontage
- ✓ 300K SF Buildout Expected
- ✓ Spur Access



ZONE 2A | Large Users | 103 AC (total)

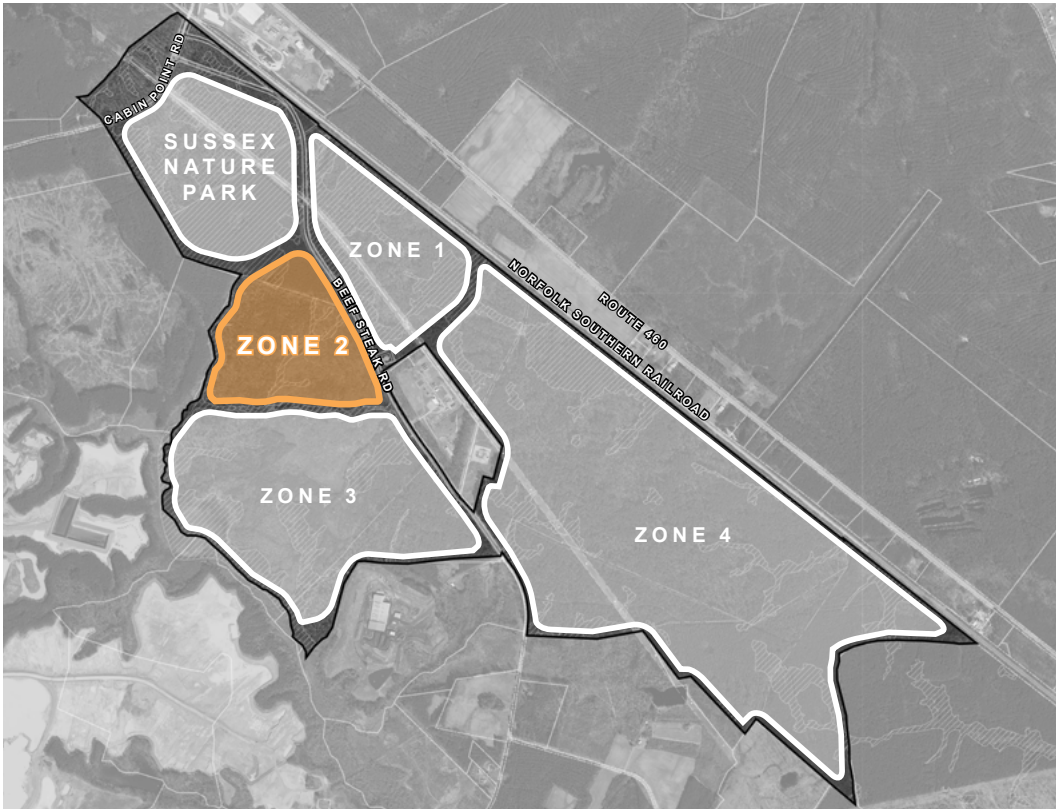


Site Summary

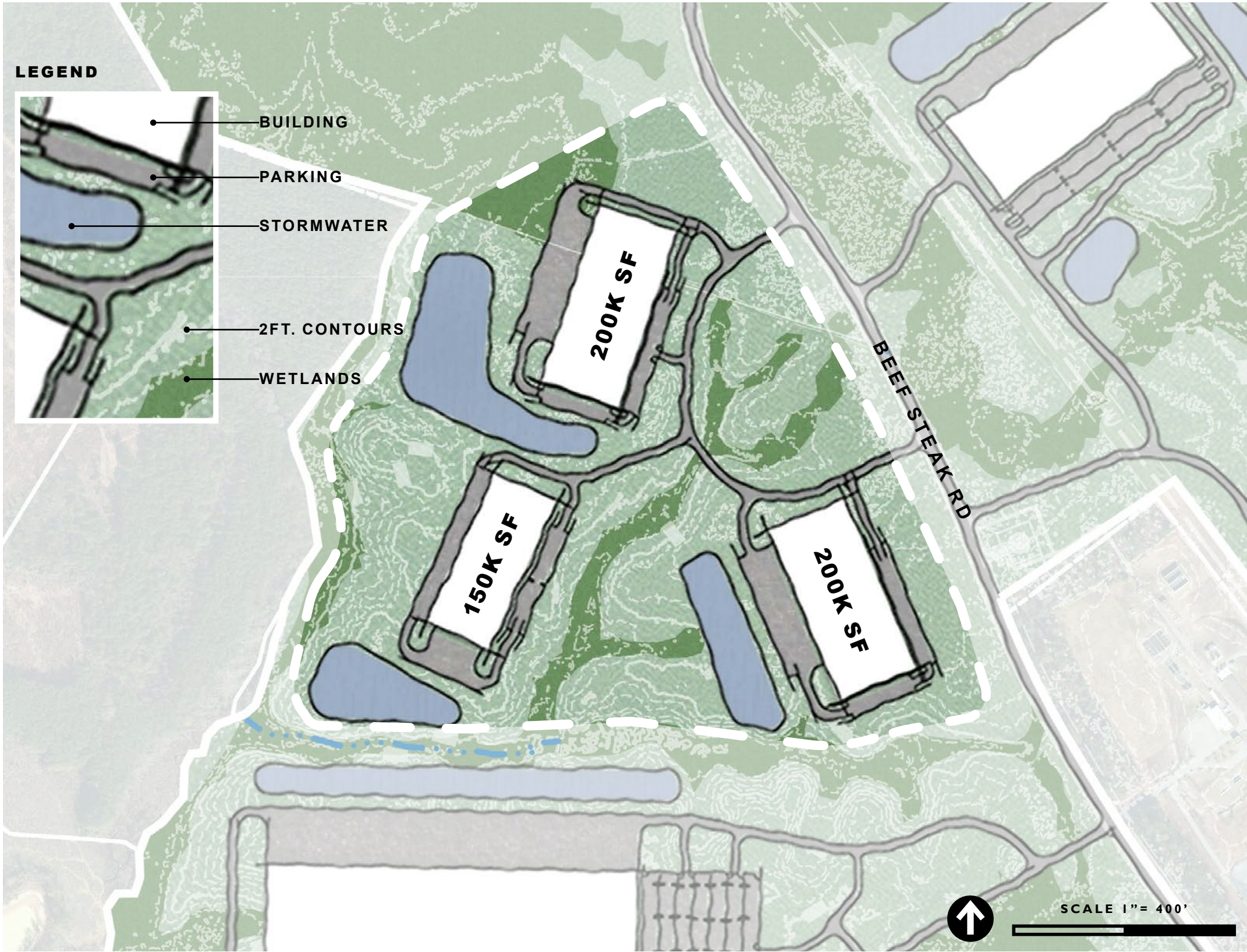
ZONE 2A is adjacent to the entrance of the Park, providing excellent visibility and exposure to users needing up to 600,000 square feet of expandable space. The land naturally has two developable bays. The plan shown here, represents approximately 250,000 and 350,000 square feet with the flexibility for separate entrances for each area.

Zone 2A

- ✓ 68 +/- Usable Acreage
- ✓ 600K SF Buildout Expected
- ✗ Spur Access



ZONE 2B | Small Users | 103 AC (total)

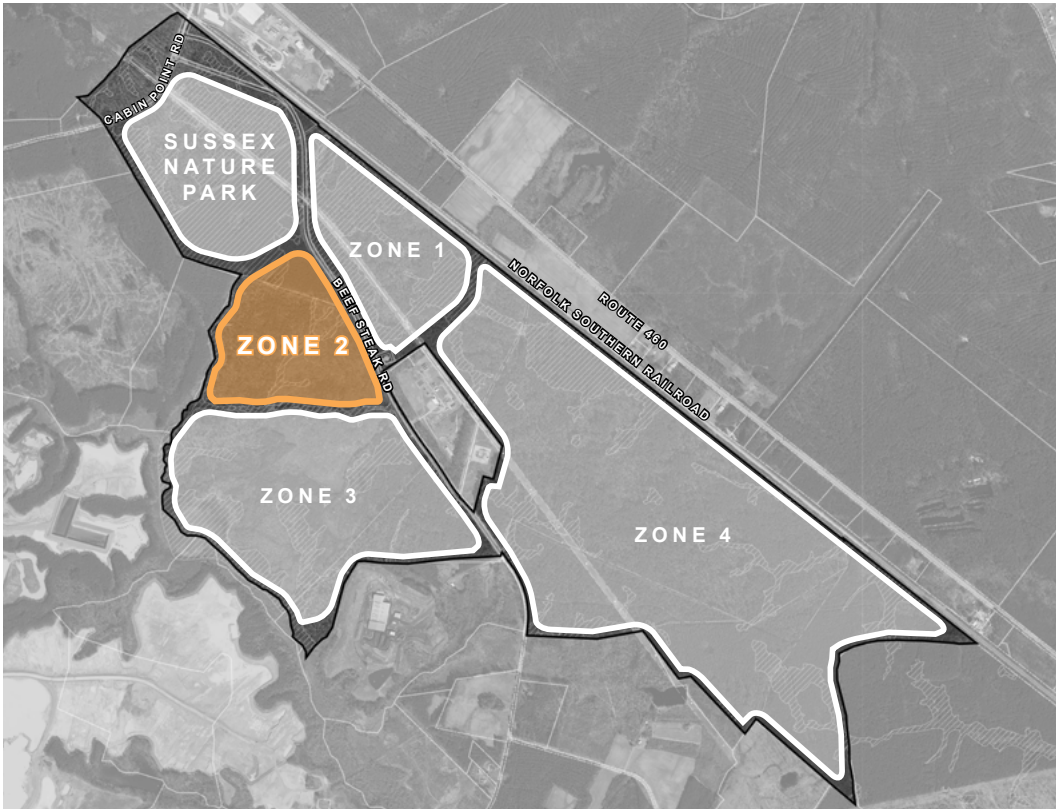


Site Summary

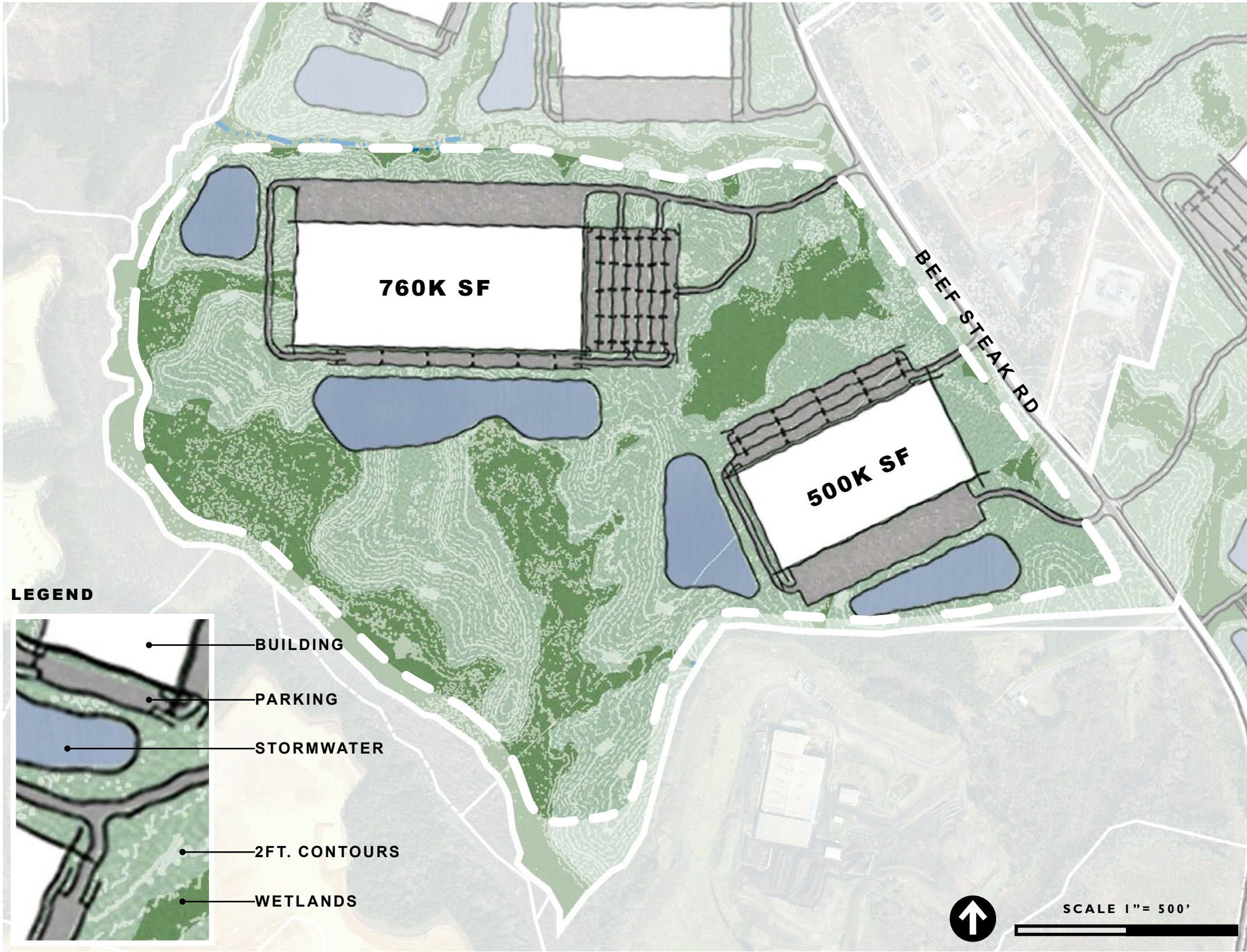
ZONE 2B is an alternate layout, still providing excellent visibility and exposure to users needing up to 600,000 square feet of smaller building footprints. The buildable space is flexible and a loop connector road allows users (<200,000 s.f.) to operate separately and securely alongside other similar-sized users.

Zone 2B

- ✓ 65 +/- Usable Acreage
- ✓ 550K - 600K SF Buildout Expected
- ✗ Spur Access



ZONE 3A | Large Users | 228 AC (total)



Site Summary

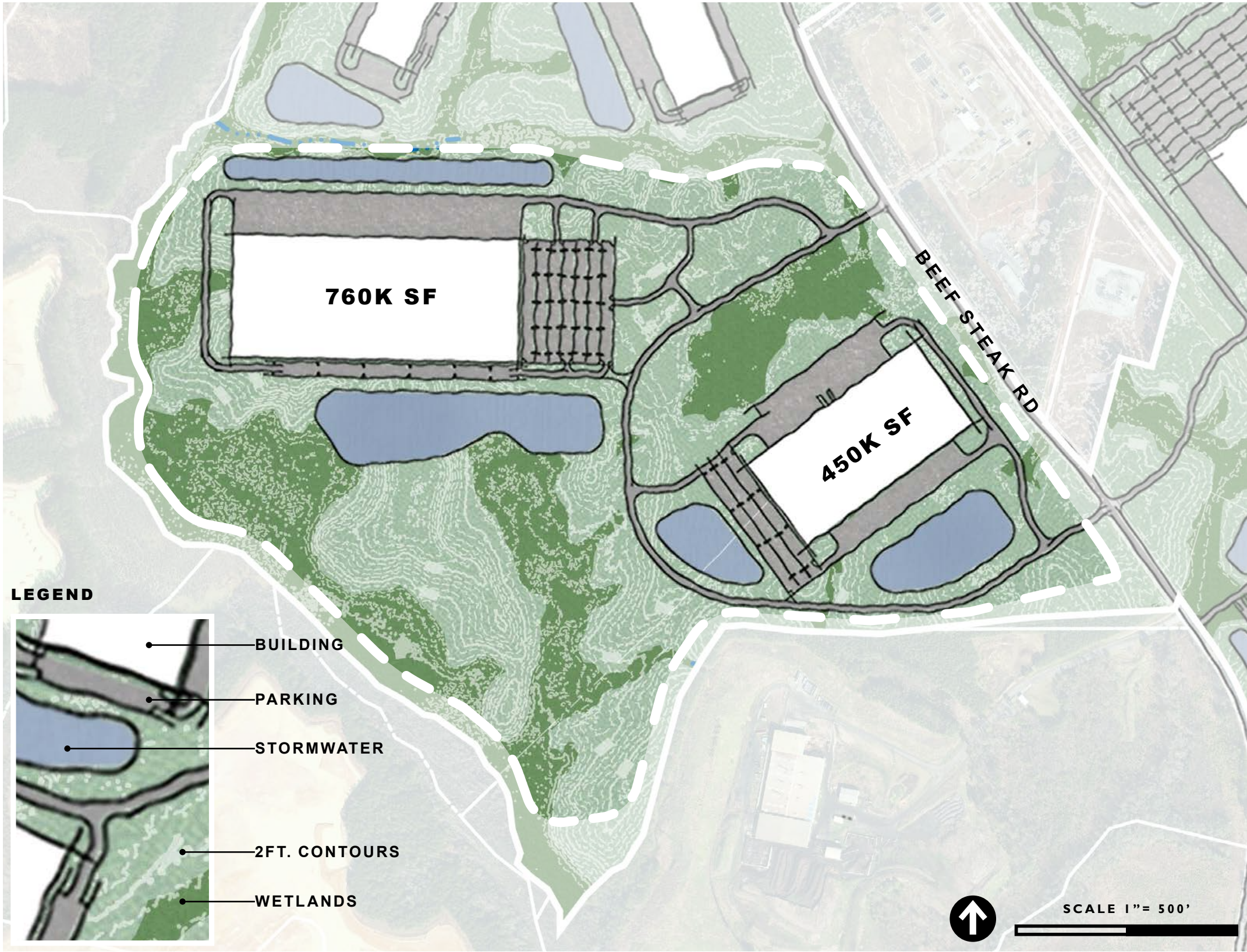
ZONE 3A offers significant space centrally located in Sussex Green Enterprise Park, providing larger users up to 1.3 million square feet on two large development bays. Further, this site is separated from access to other users, creating a highly secure space for industries that need both privacy and perimeter security.

Zone 3A

- ✓ 127 +/- Usable Acreage
- ✓ 1.3M SF Buildout Expected
- ✗ Spur Access



ZONE 3B | Small Users | 228 AC (total)

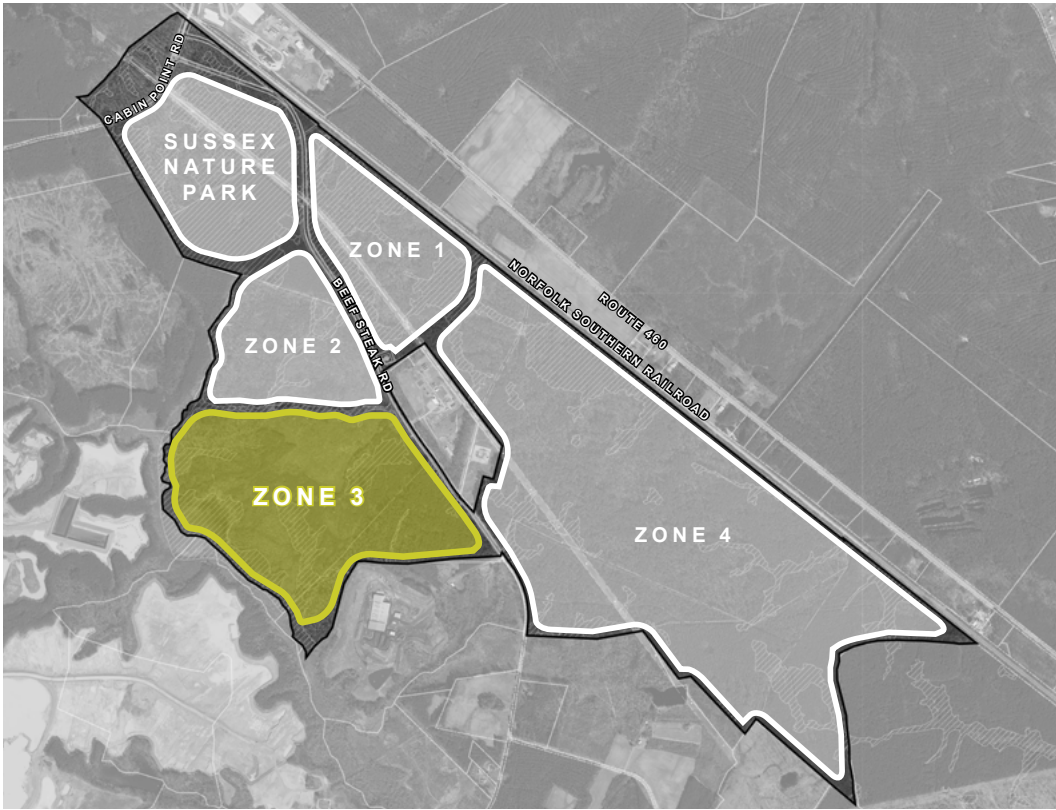


Site Summary

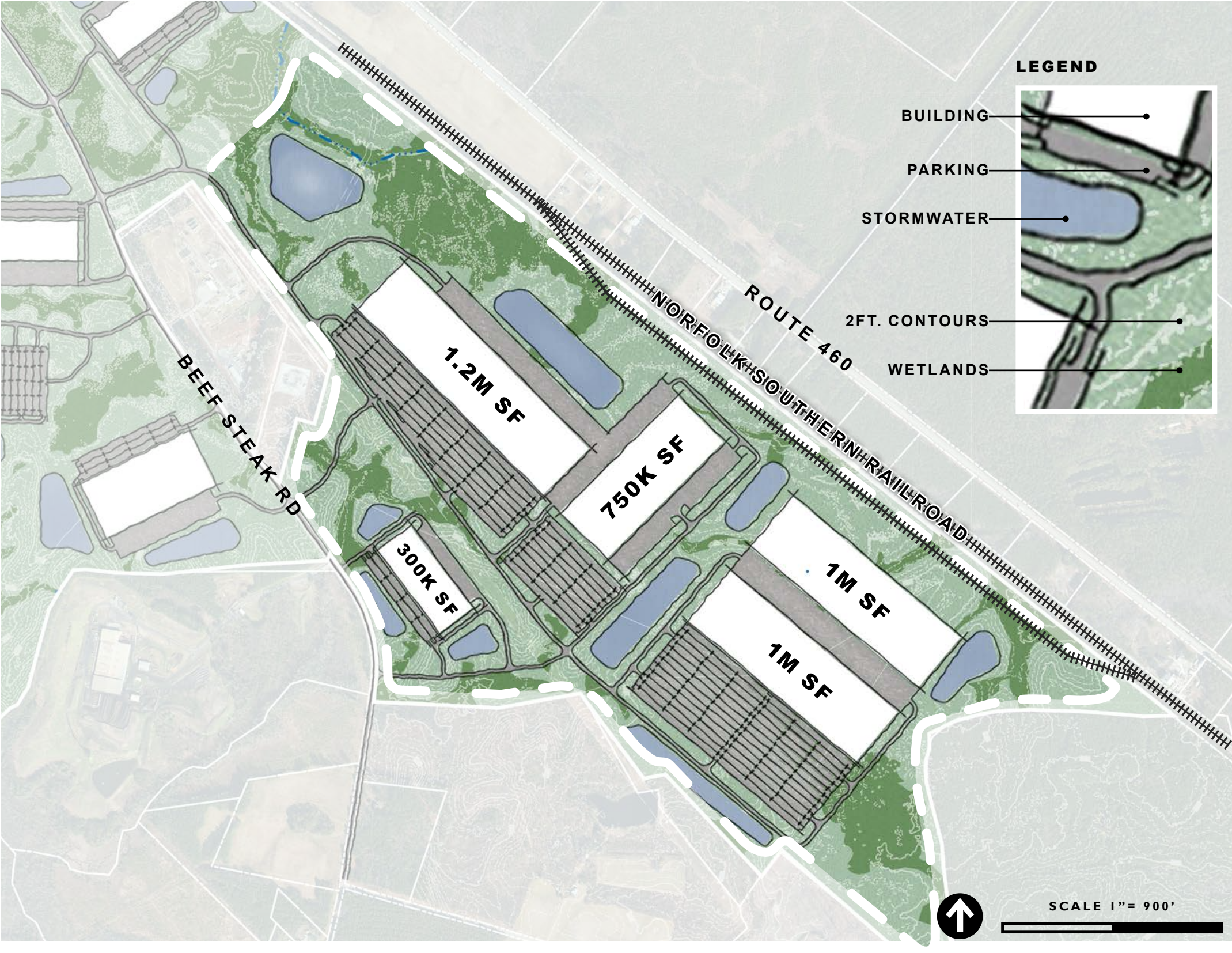
For users wanting to plan for future expansion, ZONE 3B offers the potential for a separate loop road connection that provides access to additional square footage on an adjacent parcel. This option also provides for security if it is needed, and allows for an increase of several hundred thousand square feet in buildable area.

Zone 3B

- ✓ 113 +/- Usable Acreage
- ✓ 1.2M SF Buildout Expected
- ✗ Spur Access



ZONE 4A | Large Users | 536 AC (total)

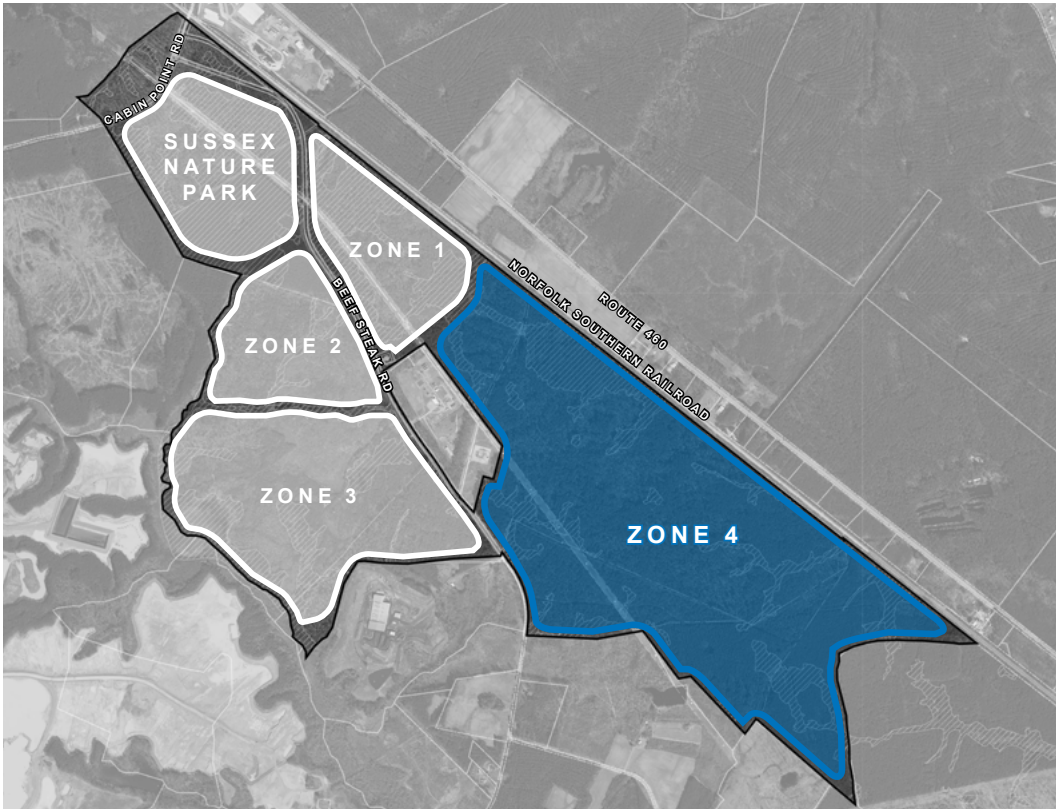


Site Summary

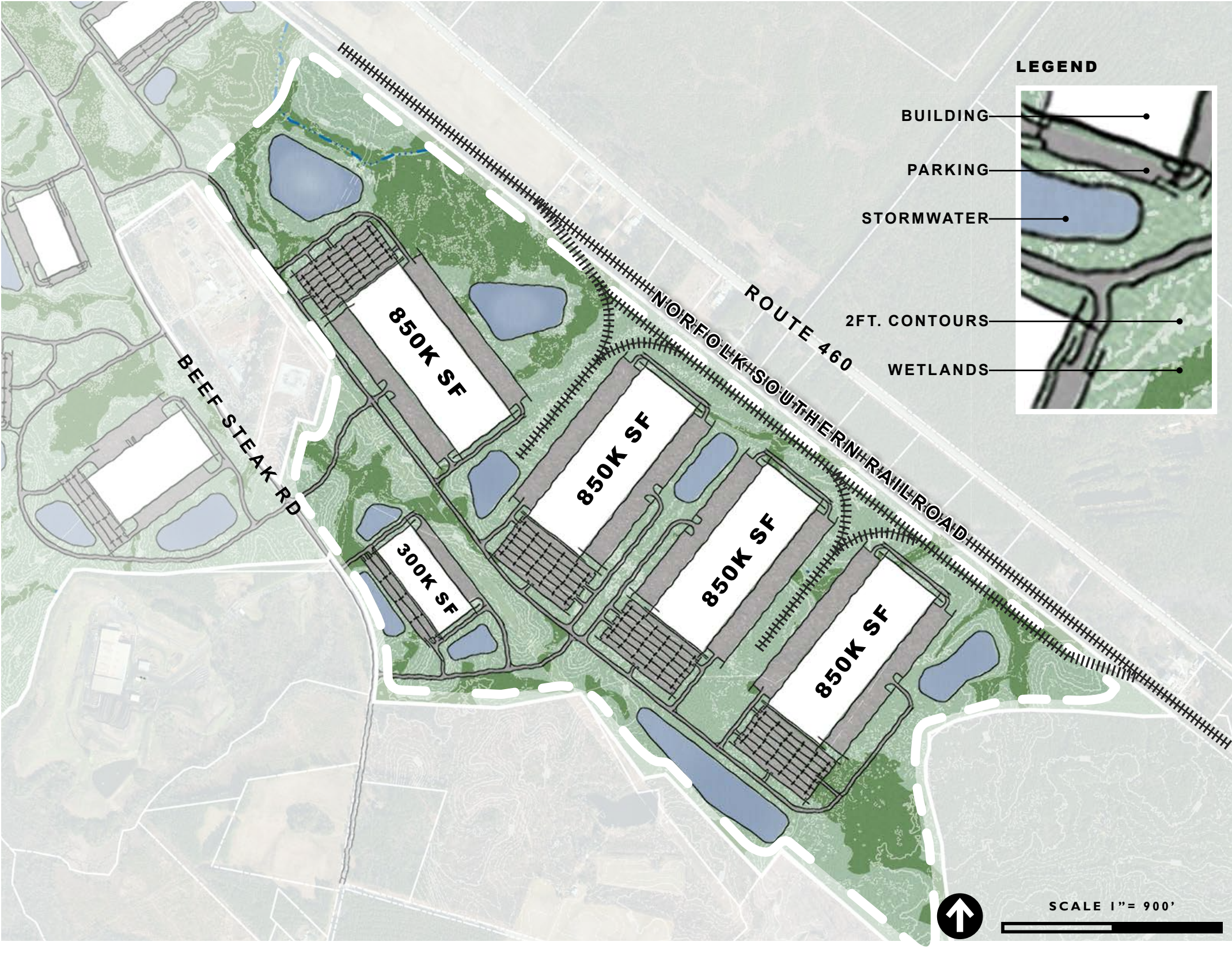
ZONE 4A is the anchor site within Sussex Green Enterprise Park. For manufacturers needing rail access and a campus-style option, Zone 4A can accommodate building capacity of over 4 million square feet. This significant parcel represents one of the only large acreage sites adjacent to rail in the entire Commonwealth of Virginia.

Zone 4A

- 422 +/- Usable Acreage**
- 5,000 LF +/- Rail Frontage**
- 4.2M SF Buildout Expected**
- Spur Access**



ZONE 4B | Small Users | 536 AC (total)

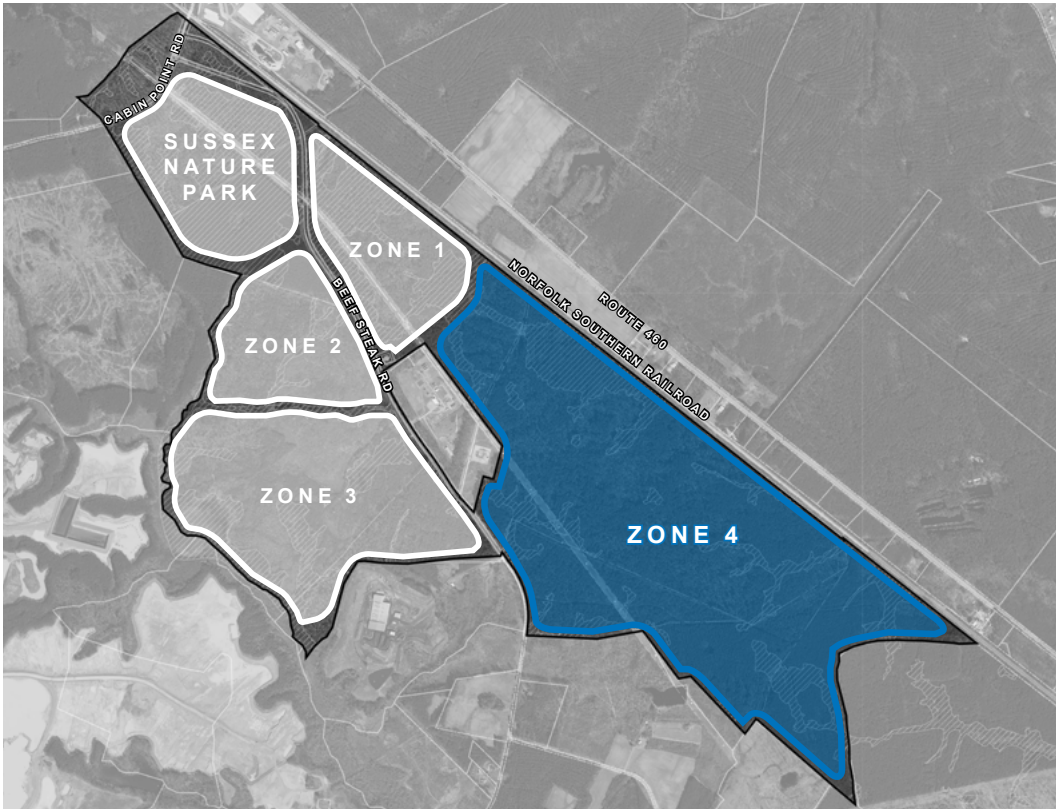


Site Summary

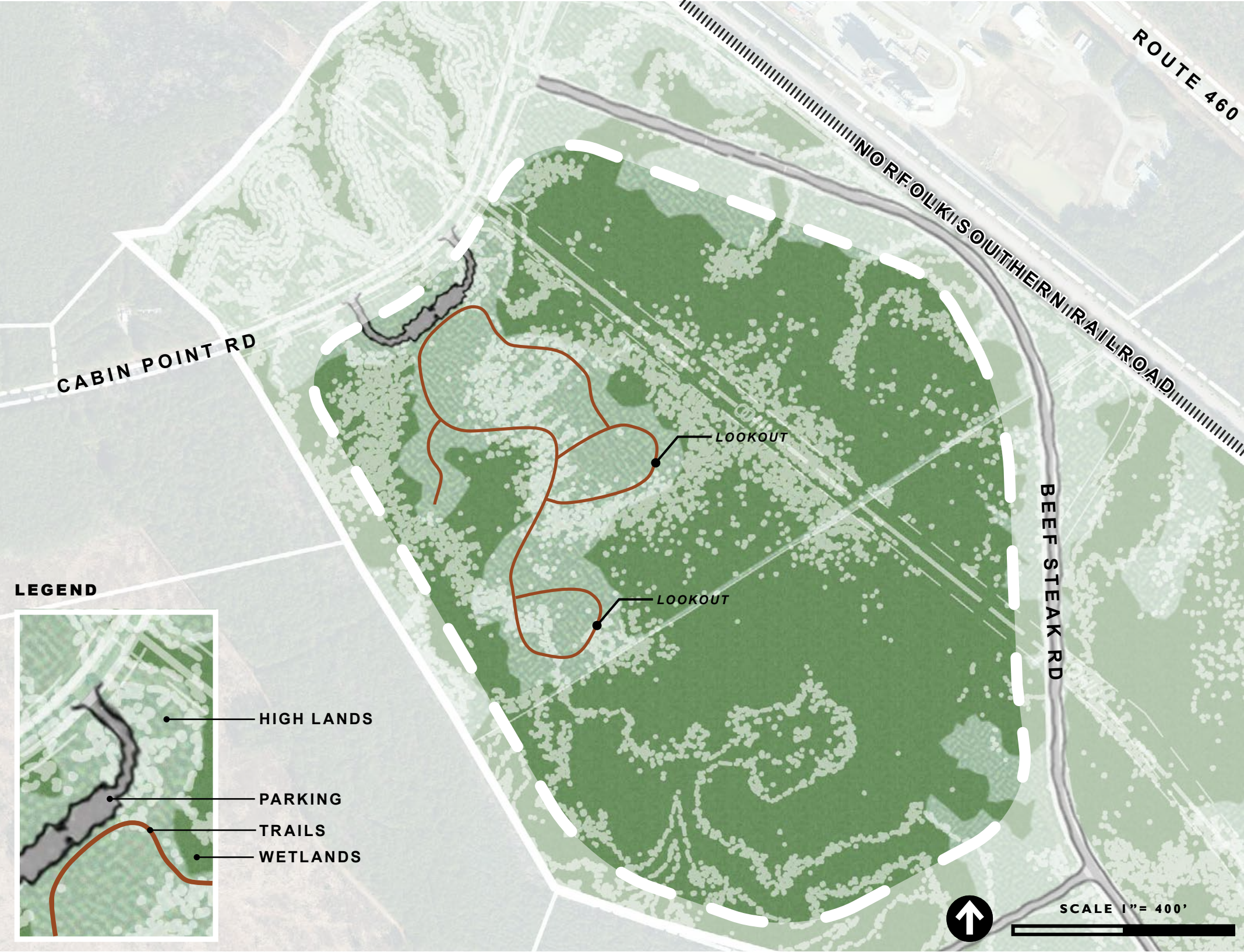
ZONE 4B represents an alternate configuration on the anchor parcel within Sussex Green, providing manufacturers with options for smaller building footprints. Still offering rail frontage on the Norfolk Southern line, ZONE 4B allows larger users to access the nearby Port of Virginia. Rail spurs will provide tailored operational access to an estimated 3.7 million square feet of manufacturing space.

Zone 4B

- ✓ 422 +/- Usable Acreage
- ✓ 5,000 LF +/- Rail Frontage
- ✓ 3.7M SF Buildout Expected
- ✓ Spur Access

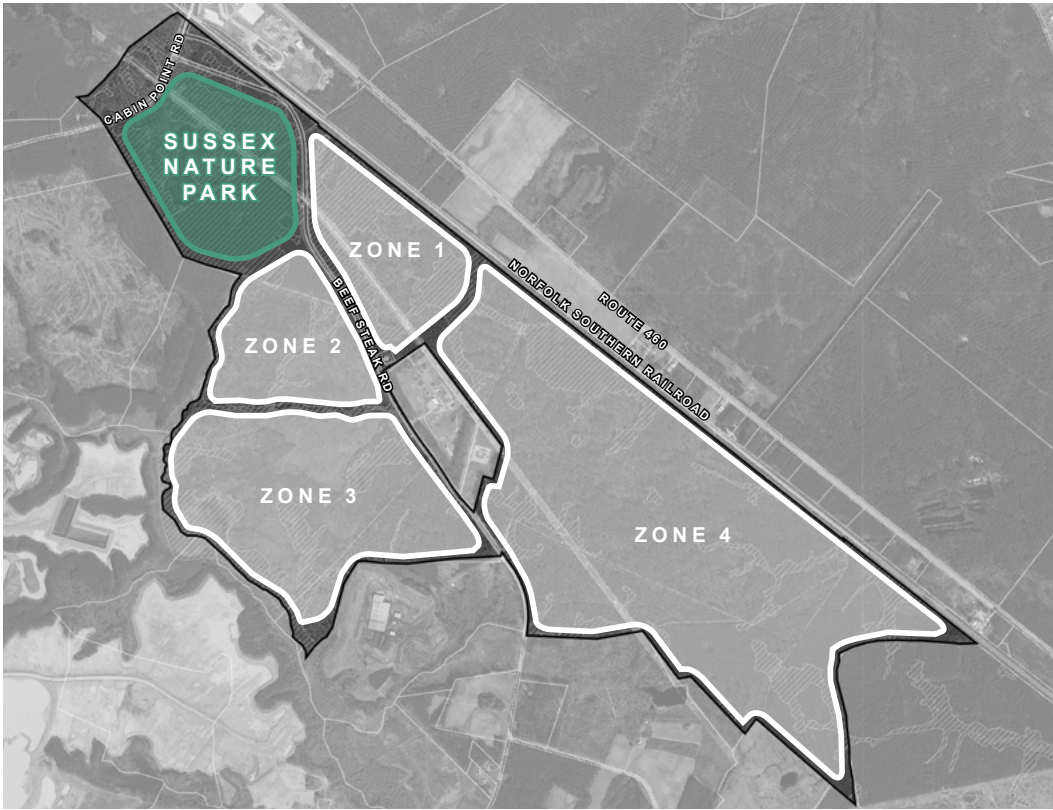


SUSSEX NATURE PARK | 134 AC (total)



Site Summary

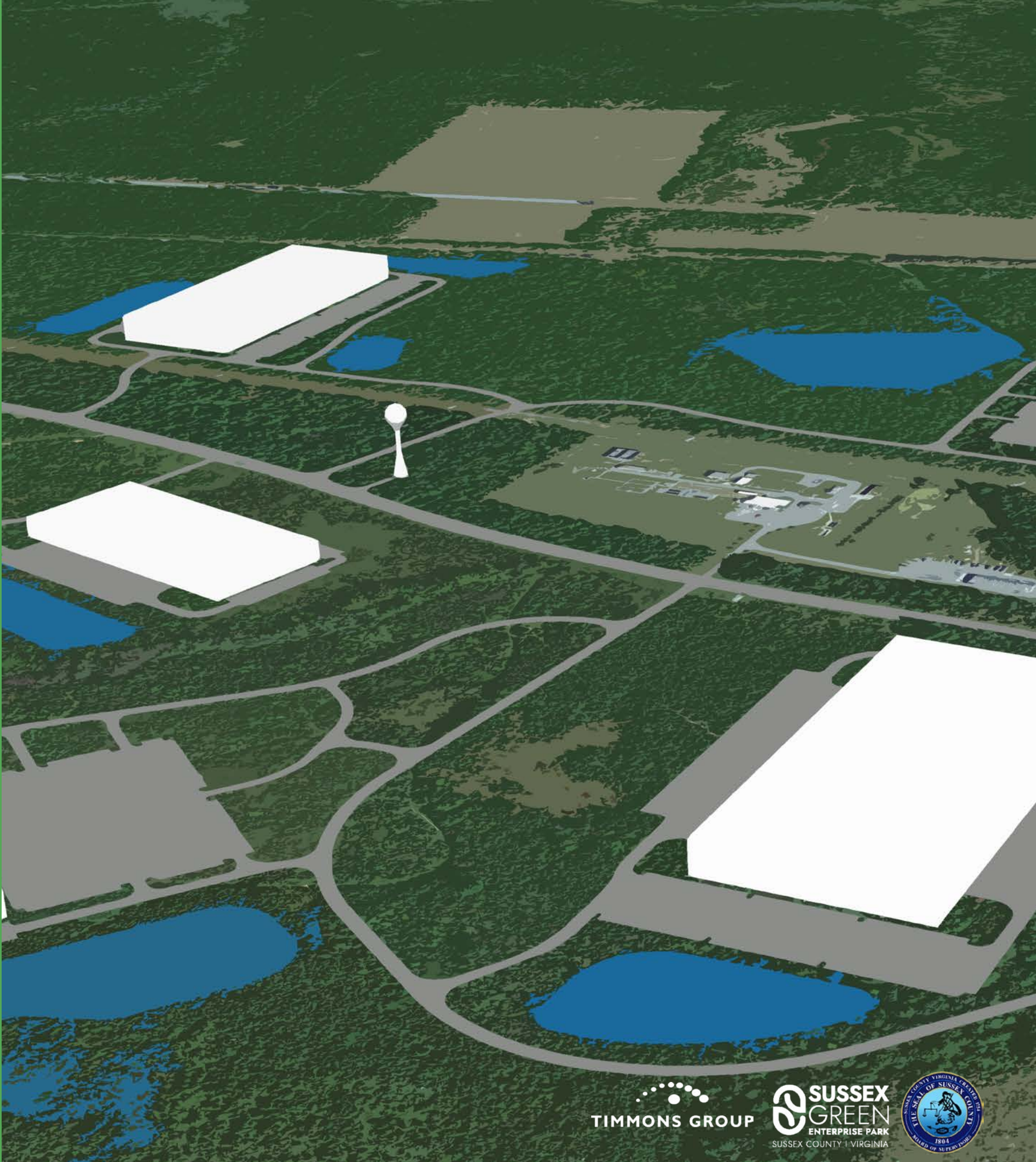
Located at the entrance to Sussex Green Enterprise Park, Sussex Nature Park sets the tone for this unique business center integrating environmental sustainability with low-impact industrial uses. By designing and utilizing this preserved space for passive recreation, walking trails, and nature watching, Sussex County seeks to create a beautiful public space that also acts as a desirable buffer to the industries beyond. Sussex Nature Park will also be an attractive and peaceful amenity for employees working in the adjacent Enterprise Park.

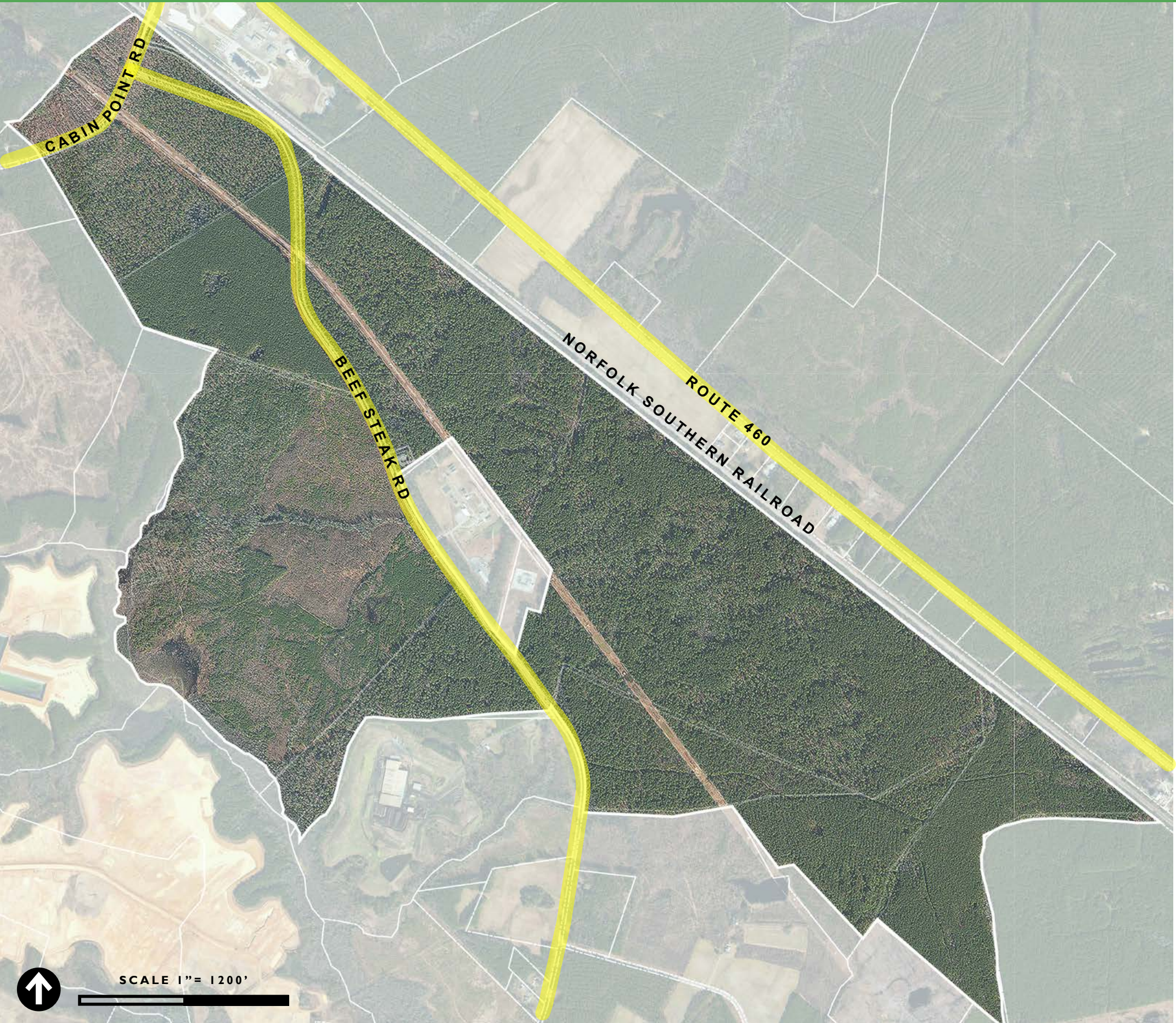


V. Property Details

A Closer Look

- I. *Roadway & Connectivity*
- II. *Proposed Road Network*
- III. *Proposed Intersections*
- IV. *Rail*
- V. *Utilities - Water & Wastewater*
- VI. *Utilities - Power & Gas*
- VII. *Environmental*





ROADWAY & CONNECTIVITY

Road Network

Sussex Green Enterprise Park is located within one mile of Route 460, a major four lane road that creates regional connectivity to the Hampton Roads and Richmond Metro areas. Interstate 295 is less than 15 miles from the site via route 460.

The site is bisected by Beef Steak Road, creating two distinct areas of development. Beef Steak Road is currently a two lane paved road with shoulder and ditch on either side. To meet the needs of industrial users, Beef Steak Road should be widened and improved with development to accommodate increased truck traffic. In addition, these improvements will provide necessary right of way for any utility expansions that may be needed.

Cabin Point Road runs through the northern portion of the site. The road is a two lane paved road with shoulder and ditch on either side. Interstate 95, via Cabin Point Road, is 18 miles from the site, creating an alternate means of travel for users to interstate and regional connection.

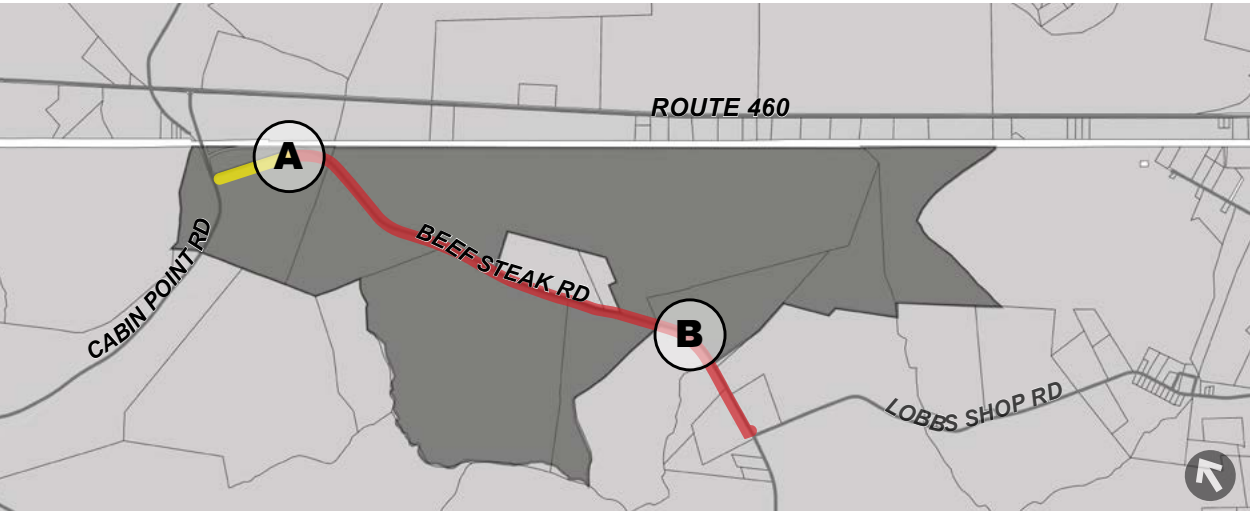
PROPOSED ROAD NETWORK

Key to successful growth of Sussex Green Enterprise Park is the independence of each area in terms of access and transportation. Beef Steak Road, which bisects the entire property, allows for each of the land bays to be accessed and developed as tenants arrive, and all with direct proximity to U.S. Route 460 and adjacent regions.

Beef Steak Road is designed with industrial use in mind. The ultimate road corridor will allow easy sharing of the road by trucks and cars alike. Continuous center lane designation for left turns further reduces the potential for conflicts with entering and exiting vehicles throughout the length of the property.

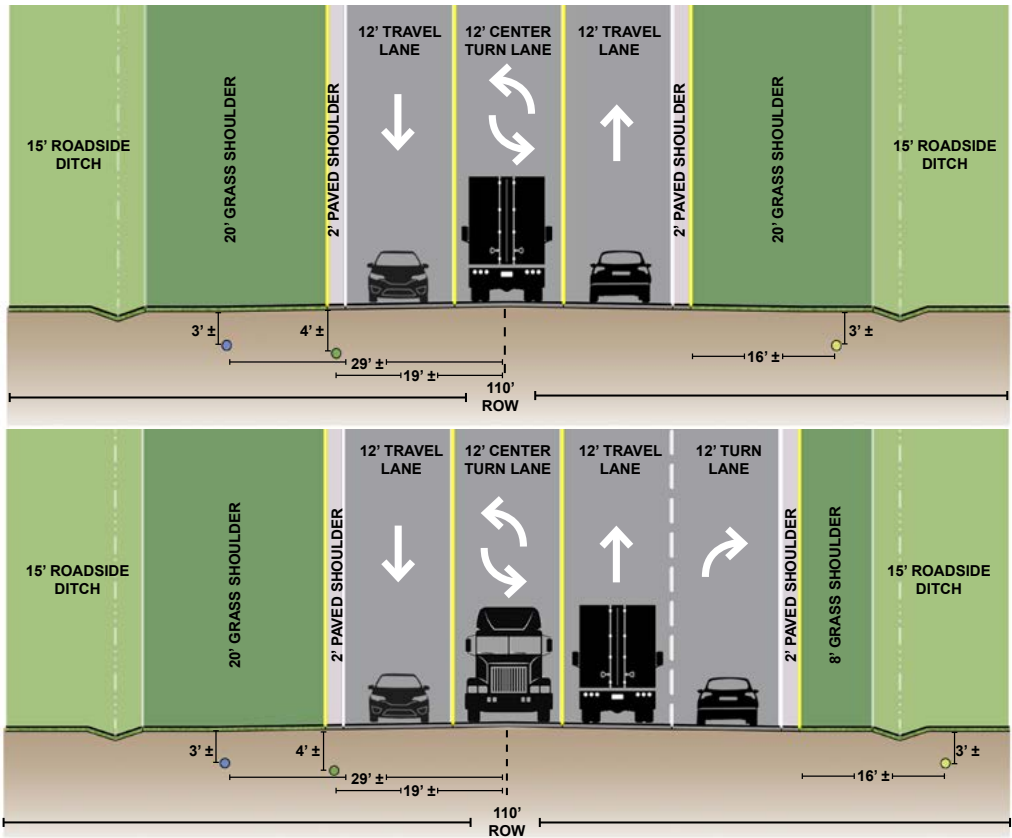
Lobbs Shop Road carries cars to the east with access to restaurants and other services in nearby Waverly.

KEY MAP



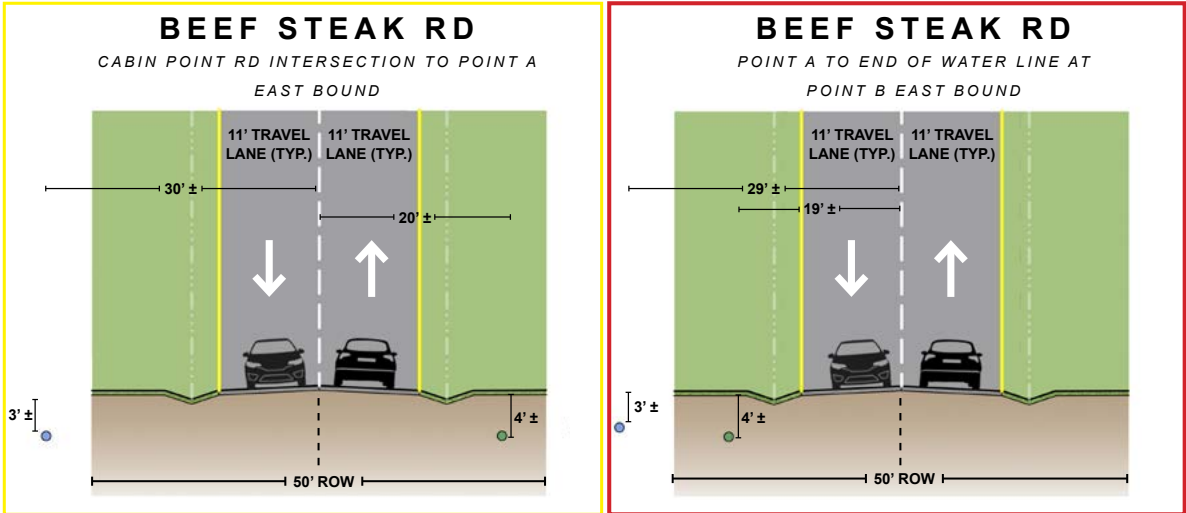
PROPOSED SECTIONS (TYP.)

NOT TO SCALE



EXISTING CONDITIONS

NOT TO SCALE



LEGEND

- 12" PROPOSED GAS LINE
- 12" EXISTING SEWER FORCEMAIN
- 12" DESIGNED WATER LINE
- CENTERLINE

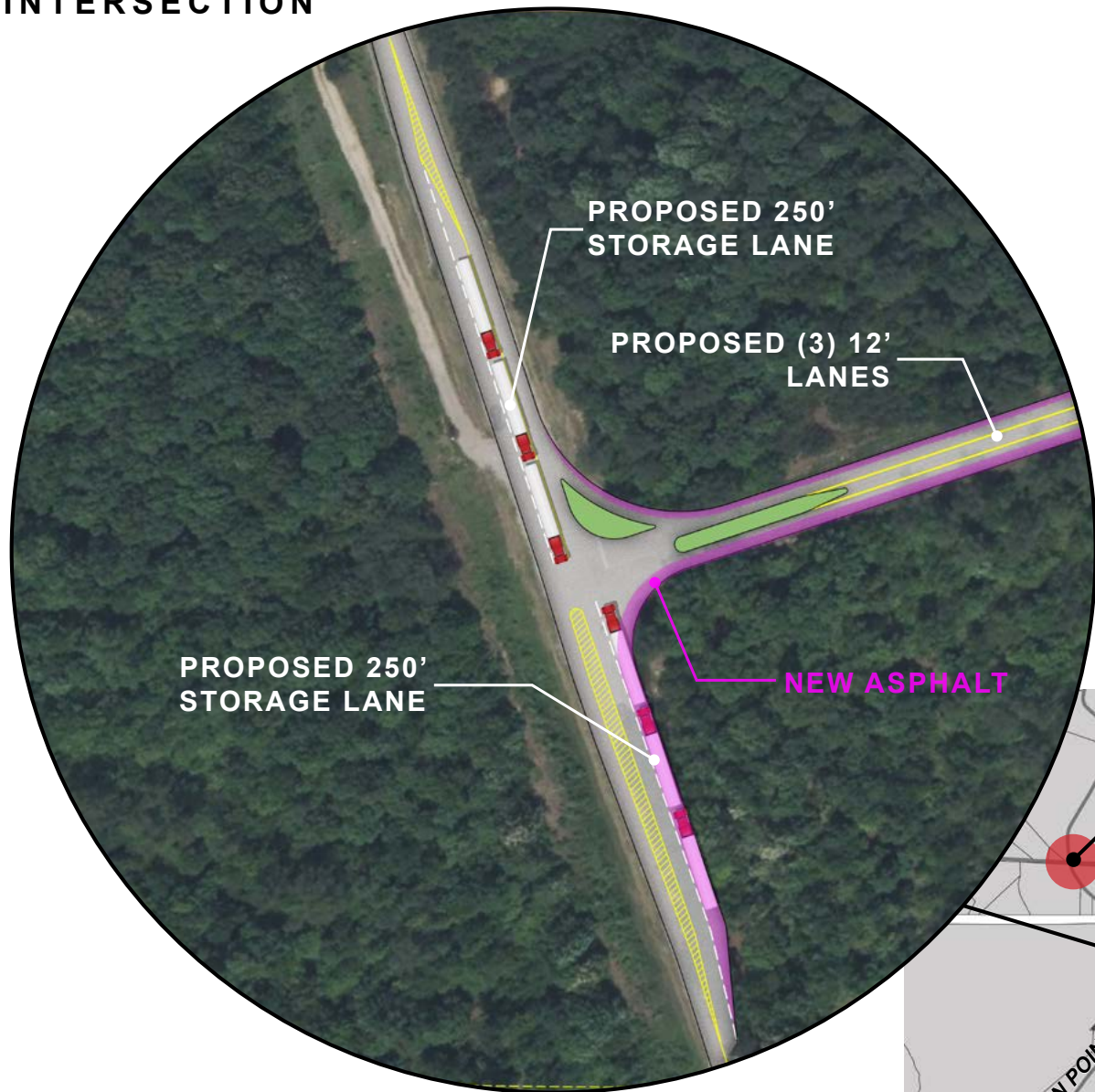
PROPOSED INTERSECTIONS

U.S. Route 460 already has capacity to include additional traffic from the east (Hampton Roads) and west (Richmond). Turn lanes provide multiple tractor trailer stacking for left and right turns onto Cabin Point Road which leads to Sussex Green.

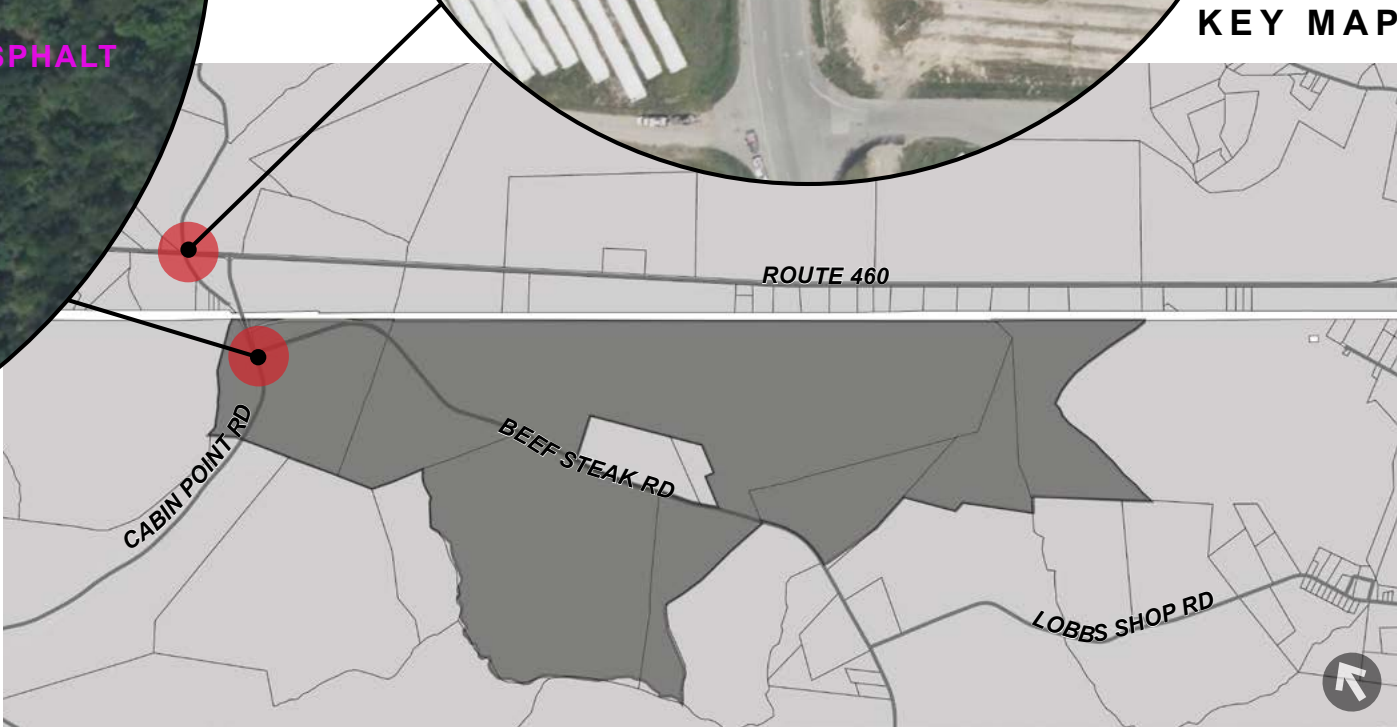
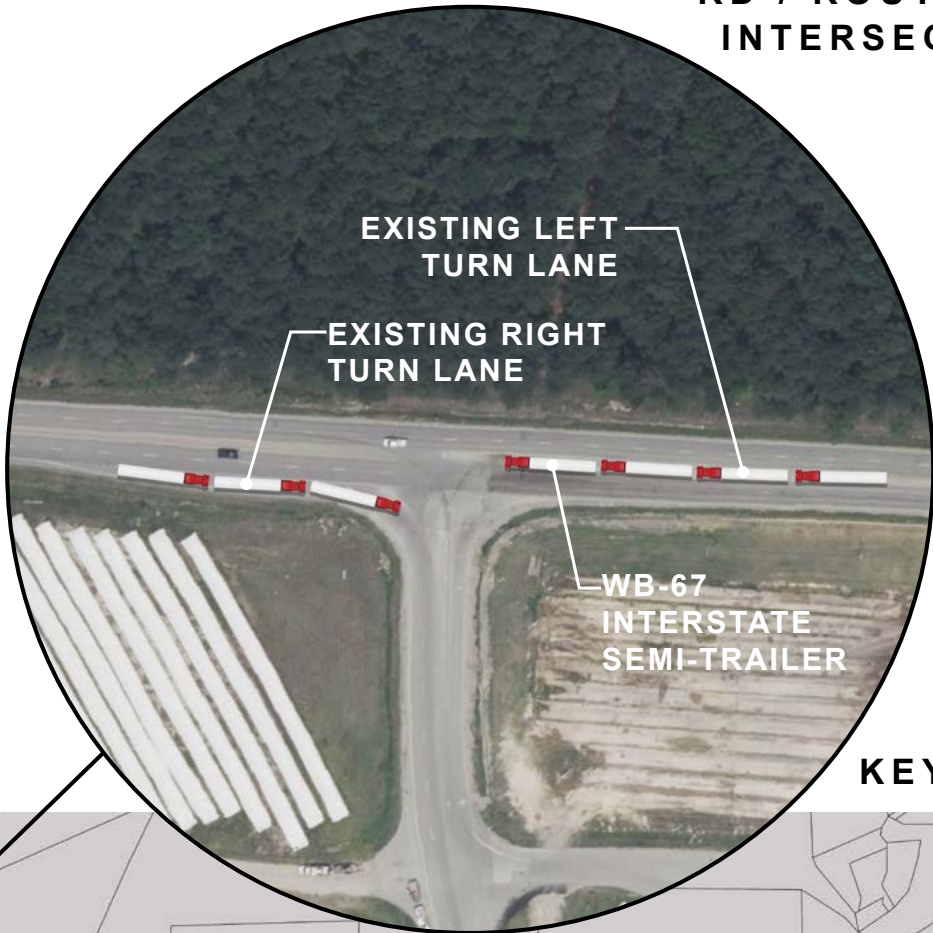
The Cabin Point Road/Beef Steak Road intersection improvements will facilitate entrance and exit onto Cabin Point Road, including a large radius entrance lane for those vehicles leaving the site and heading to U.S. Route 460.

Additional wayfinding and signage will make the Sussex Green entrance easy to understand and impossible to miss.

CABIN POINT RD/
BEEF STEAK RD
INTERSECTION



CABIN POINT
RD / ROUTE 460
INTERSECTION



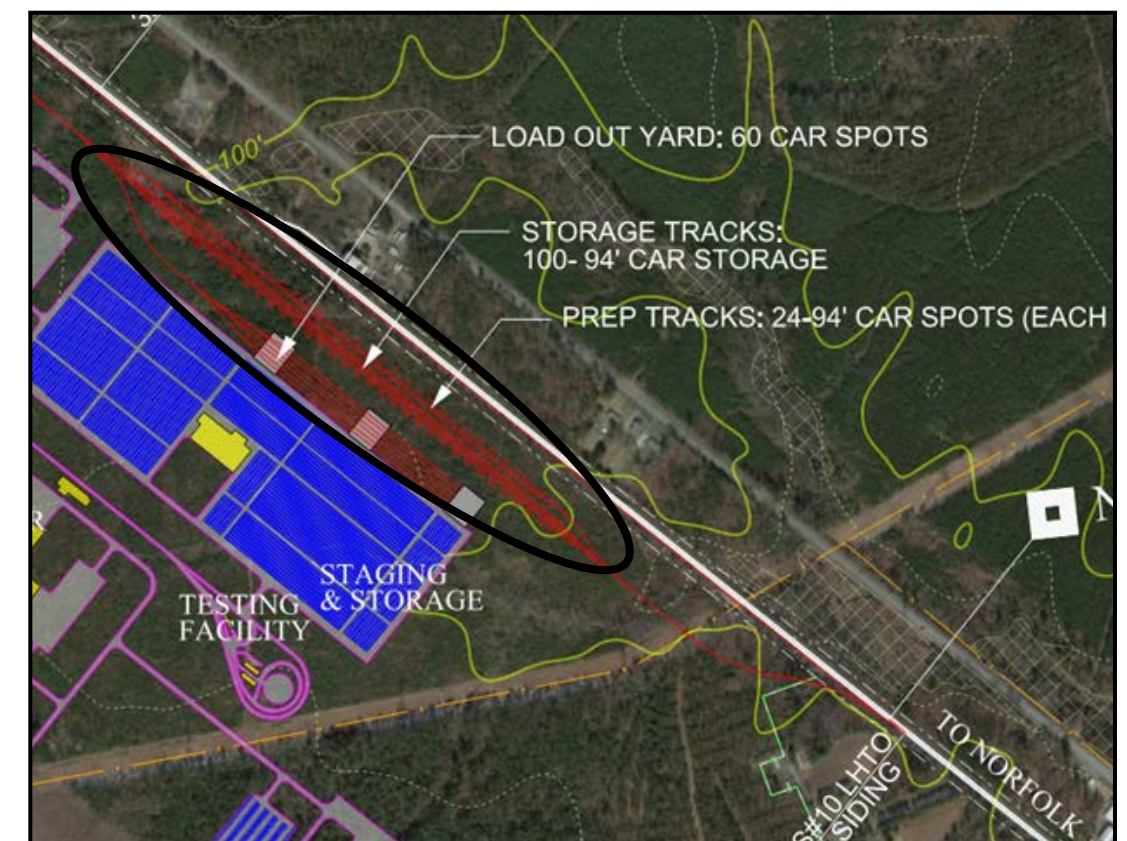


RAIL

Norfolk Southern Railroad

Strategically central to Sussex Green Enterprise Park is the direct access and spur potential for industries dependent on rail carriers for their raw materials and distribution of finished products. The Park boasts nearly three miles of continuous property frontage on Norfolk Southern’s main east-west line in the Route 460 corridor. This rail line provides direct, on-dock rail access to the Port of Virginia’s largest facility, Norfolk International Terminals, only sixty miles away.

Sussex Green has been planned to maximize this important site attribute. Zone 4 alone has nearly a mile of direct line access with spur capacity to serve a multi-million square foot user. Norfolk Southern has reviewed the site and assisted in providing conceptual rail spur turnouts for potential users.



NORFOLK SOUTHERN HAS EARMARKED ZONE 4 AS A PRIORITY RAIL OPPORTUNITY

UTILITIES

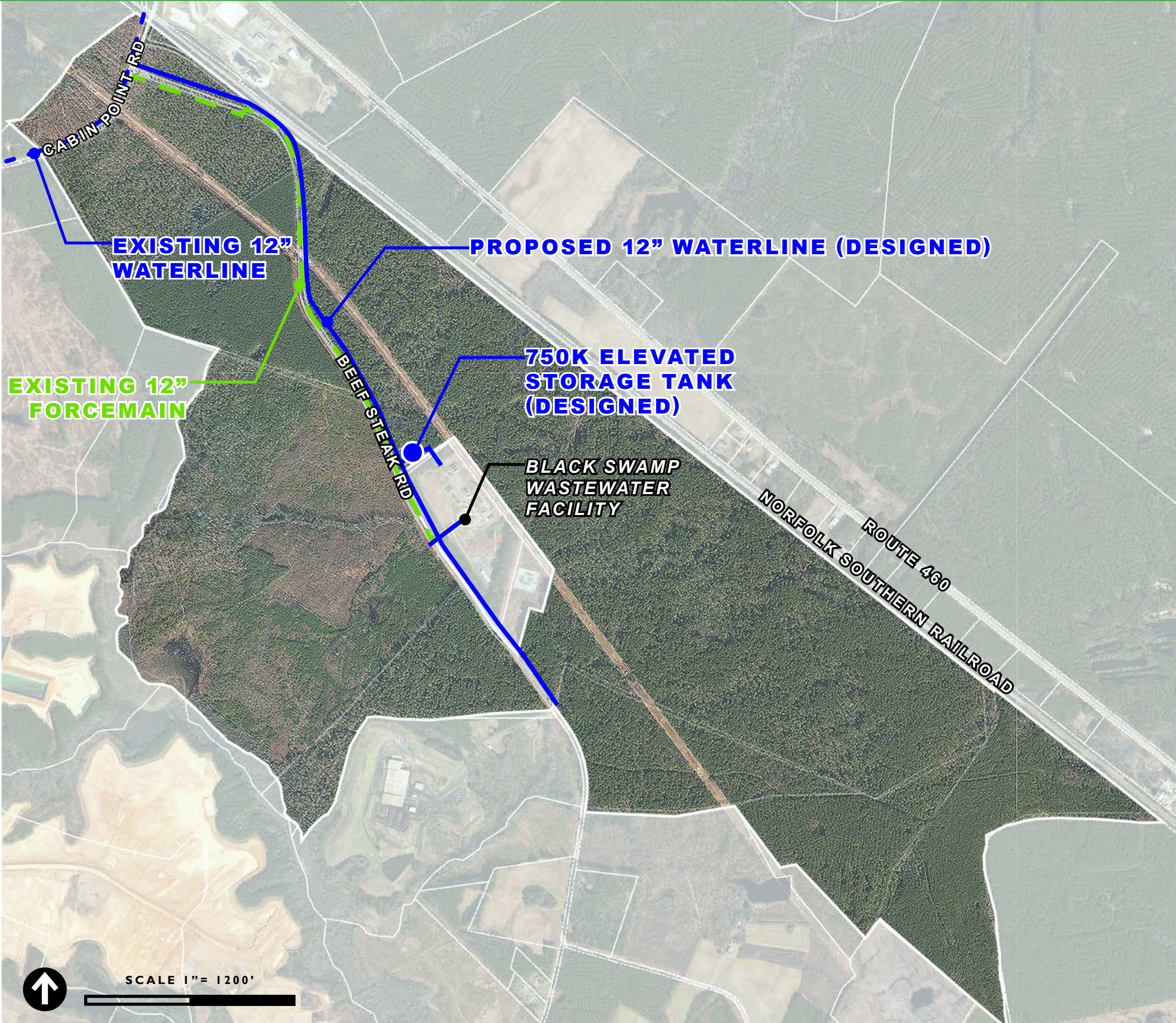
Water

Ample water is currently available in Sussex Green Enterprise Park to meet the needs of most industrial users. With a capacity of approximately 330,000 GPD currently available, users can access water directly from a designed 12" water line in Beef Steak Road. More importantly, and in keeping with the sustainability vision for the Park, additional process water will be available through a water reclamation and reuse system specifically designed for the site. A comprehensive evaluation, completed in November 2023, estimates approximately 1.93MGD of Level 2 reclaimed water can be provided through the reuse system and dedicated storage tank located near the Sussex Service Authority's Black Swamp Wastewater Treatment Facility.

Additionally, onsite storage of 750,000 gallons can be provided by an elevated storage tank already designed. This centrally located tank will ensure reliability of water to tenant operations, as well as delivery of adequate fire protection to facilities located in Sussex Green Enterprise Park.

Wastewater

An existing wastewater force main is in place along most of Beef Steak Road and ready for connections to additional future users. The Black Swamp Wastewater facility is adjacent to Sussex Green Enterprise Park and is permitted to expand up to 1.6 million GPD.



UTILITIES

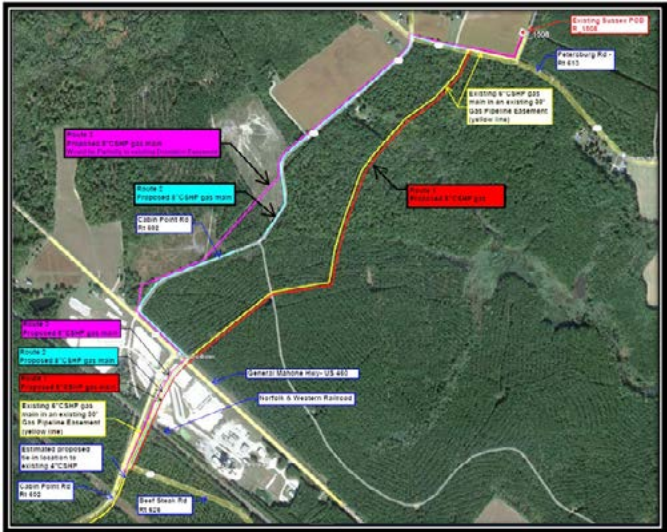
Power

Power is directly accessible to and throughout Sussex Green Enterprise Park. Supplied by a 500kV transmission line owned by Dominion Energy and less than one mile from the site, electric service is delivered by a Prince George Electric Cooperative (PGE) substation located within the boundaries of the Park. Renewable energy sources or credits can be made available through solar projects being planned nearby or through PGE’s partners including Old Dominion Electric Cooperative and Dominion Energy.

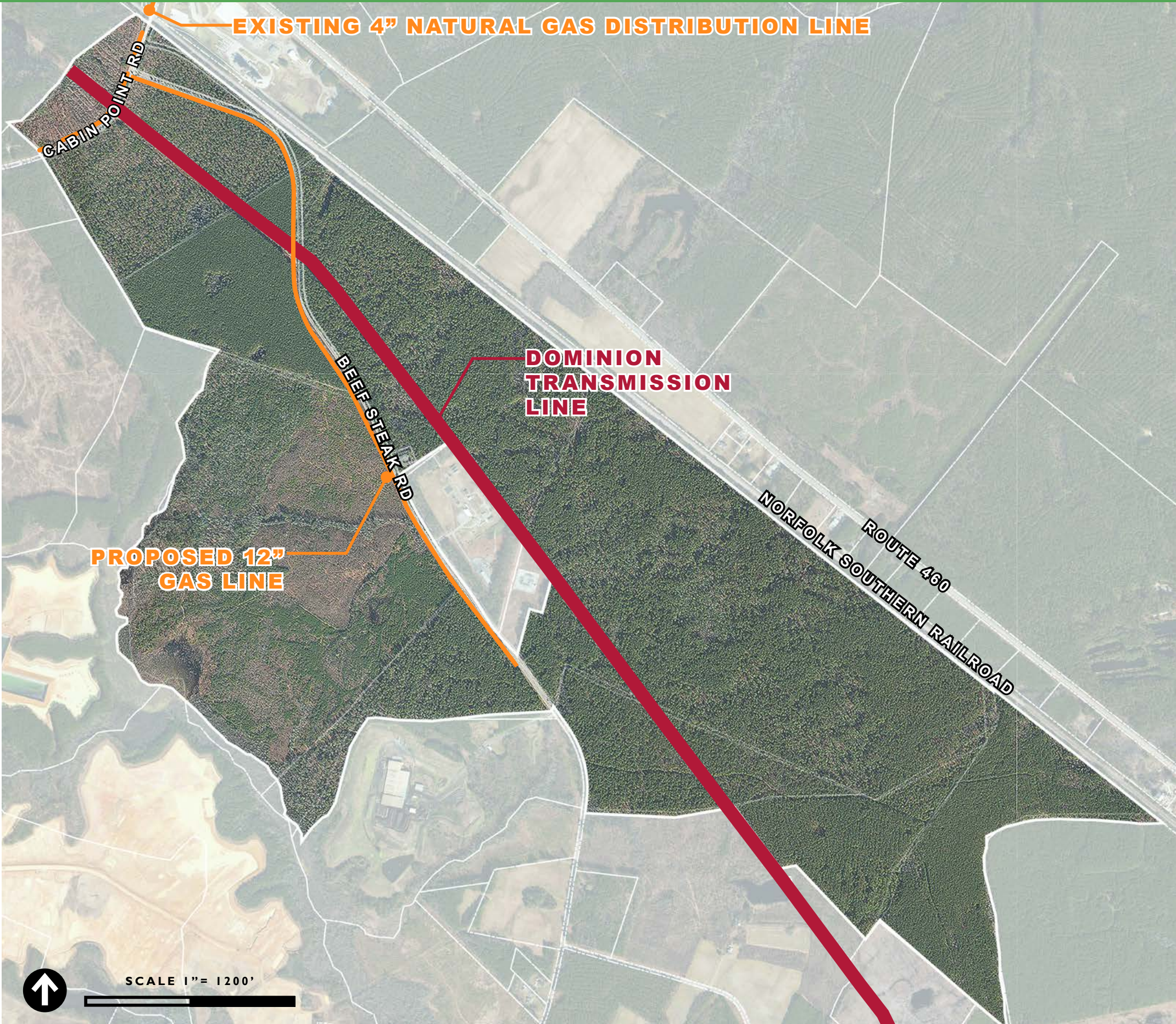
Natural Gas

Columbia Gas of Virginia (NiSource) currently has a 6-inch high pressure steel pipe delivering 50 psi near Sussex Green Enterprise Park. Comprehensive feasibility and route analyses have been completed for future extension and upgrades to the system. To meet increased demands for natural gas from industrial users, NiSource is planning to replace approximately 1.9-miles of the existing natural gas main with a new 8-inch steel main. The proposed routes are presented in the graphic below.

A Point of Delivery (POD) study has also been completed and the proposed design would serve a manufacturer using up to 600 mcfh/hour and 2,000,000 Dth/year.



Columbia Gas alignment for Sussex Megasite





ENVIRONMENTAL

Sussex Green Enterprise Park, like most sites in the coastal plains regions, lies relatively flat in what is largely agricultural lands. This flat topography results in pockets of extended wet soils and vegetation. The site has been thoroughly investigated for wetlands and streams that may present permitting costs and challenges; however, the Master Plan has been designed with these challenges in mind, maximizing buildable areas while avoiding wetlands in each land bay (“zone”) as much as possible. In addition, a comprehensive Wetlands Mitigation Plan has been developed in concert with this Master Plan, to outline options and strategies for minimizing costs and impacts associated with unavoidable encroachment into these areas. The completed Wetlands Mitigation Strategy can be found in Appendix D.

While standard site development approaches have been considered in the anticipated design and construction of facilities in Sussex Green, the vision for the Park anticipates low impact design, and resiliency practices will be encouraged through subsequent Covenants, Codes and Restrictions. Nevertheless, the zones defined for Sussex Green Enterprise Park collectively allow for significant industrial square footage to exist in harmony with the surrounding environmental conditions of the property.

Stormwater

An updated Stormwater Management Concept Plan has been prepared in concert with this master planning process and integrated into the conceptual plan for the site. The Stormwater Management Plan evaluates current Virginia Stormwater Management Program (VSMP) guidelines and regulations, and outlines compliance strategies needed to provide adequate stormwater pollutant reduction for the large users anticipated for the site. The full stormwater report can be found in Appendix E.

V. Appendices

Completed Site Prep

- A. Phase 1 Environmental*
- B. Geotechnical Report*
- C. Wetland Delineation*
- D. Wetland Mitigation Strategy*
- E. Stormwater Management Plan*
- F. Beef Steak Road Water Main Design*
- G. Water Tank Design*
- H. Columbia Gas Feasibility Study*
- I. Sussex Green & Sussex Green North*



Appendix A

Phase 1 Environmental Assessment

PHASE I ENVIRONMENTAL SITE ASSESSMENT

SUSSEX MEGASITE
MAP ID'S: 7-A-15, 15-A-20, 15-A-3, 15-A-18, 15-A-17, 16-A-4
APPROXIMATELY 1,159 ACRES
SUSSEX COUNTY, VIRGINIA

PREPARED FOR:

SUSSEX COUNTY
P.O. BOX 1397
SUSSEX, VIRGINIA 23884

PREPARED BY:

TIMMONS GROUP
1001 BOULDERS PARKWAY, SUITE 300
RICHMOND, VIRGINIA 23225

Inspection Date: August 21, 2023
Report Publication Date: August 30, 2023

 [CLICK HERE FOR FULL REPORT](#)

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Appendix B

Geotechnical Report



PRELIMINARY GEOTECHNICAL ENGINEERING REPORT
Mega Site Due Diligence
Sussex County, Virginia

(PROJECT NO. 33994.002)

Prepared for:

Sussex County
P.O. Box 1397
Sussex County, Virginia 23884

September 30, 2014

**CLICK HERE FOR
FULL REPORT**

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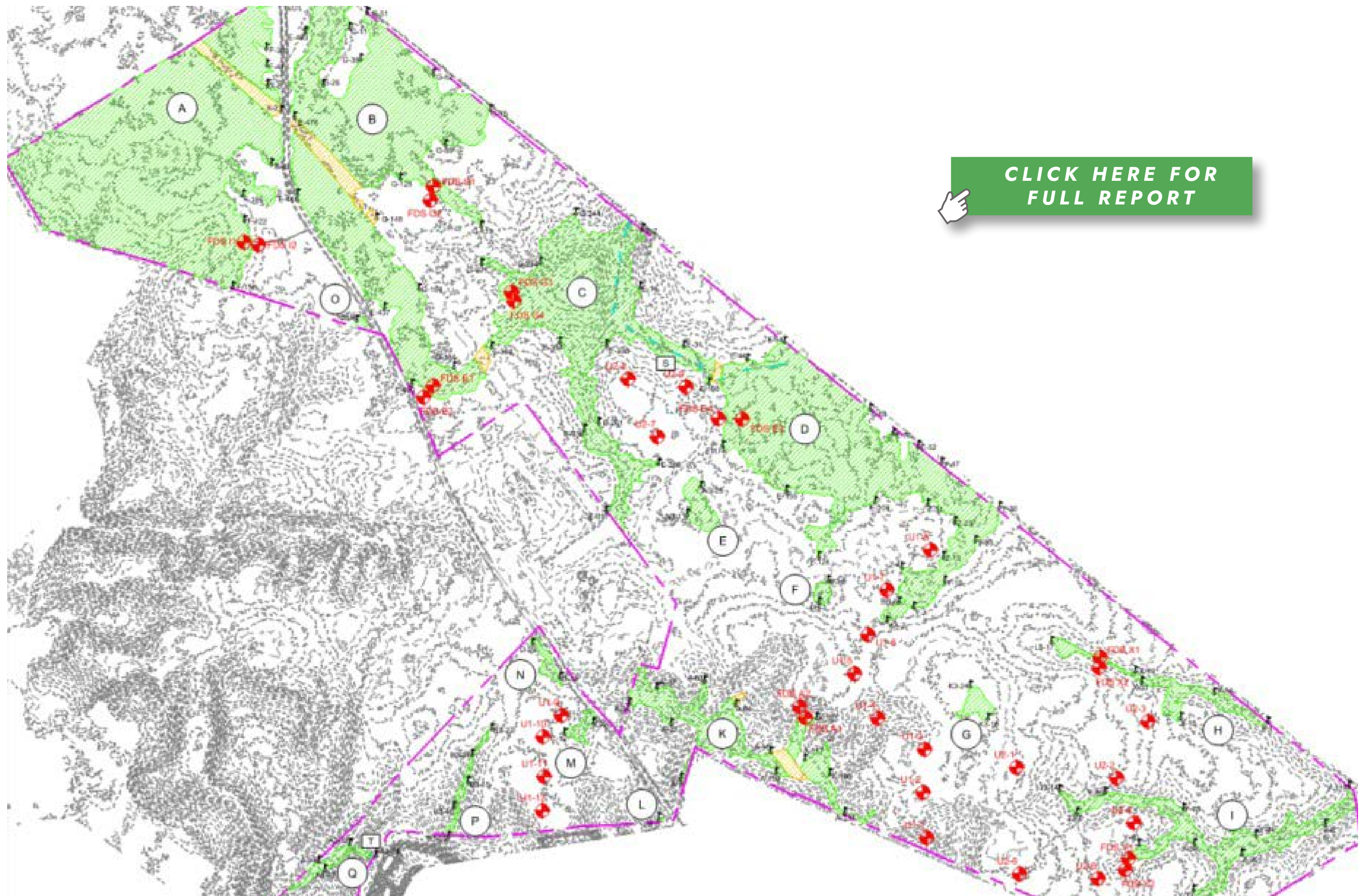
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Appendix C

Wetland Delineation



[CLICK HERE FOR
FULL REPORT](#)

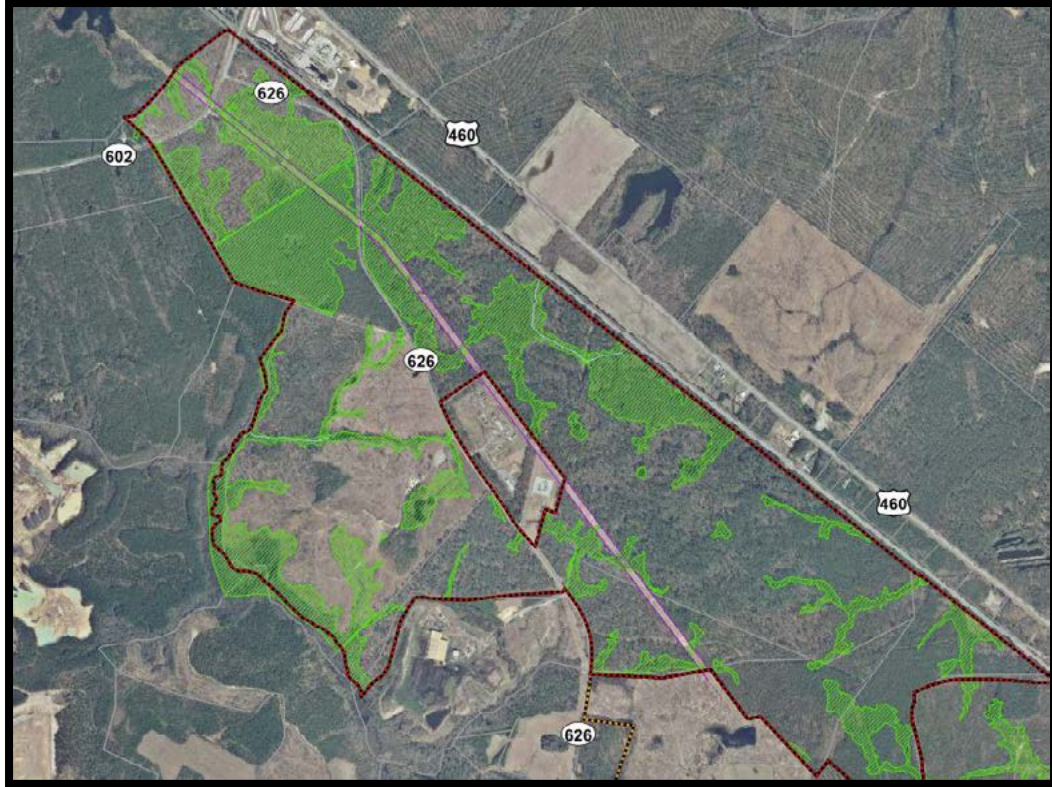
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Wetland Mitigation Strategy



SUSSEX COUNTY MEGA SITE CONCEPTUAL MITIGATION STRATEGY

SEPTEMBER 2023



**CLICK HERE FOR
FULL REPORT**

Prepared By:
TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.
1001 Boulders Parkway, Suite 300
Richmond, VA 23225

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Stormwater Management Plan

SUSSEX COUNTY MEGA-SITE STORMWATER MANAGEMENT CONCEPT PLAN UPDATE

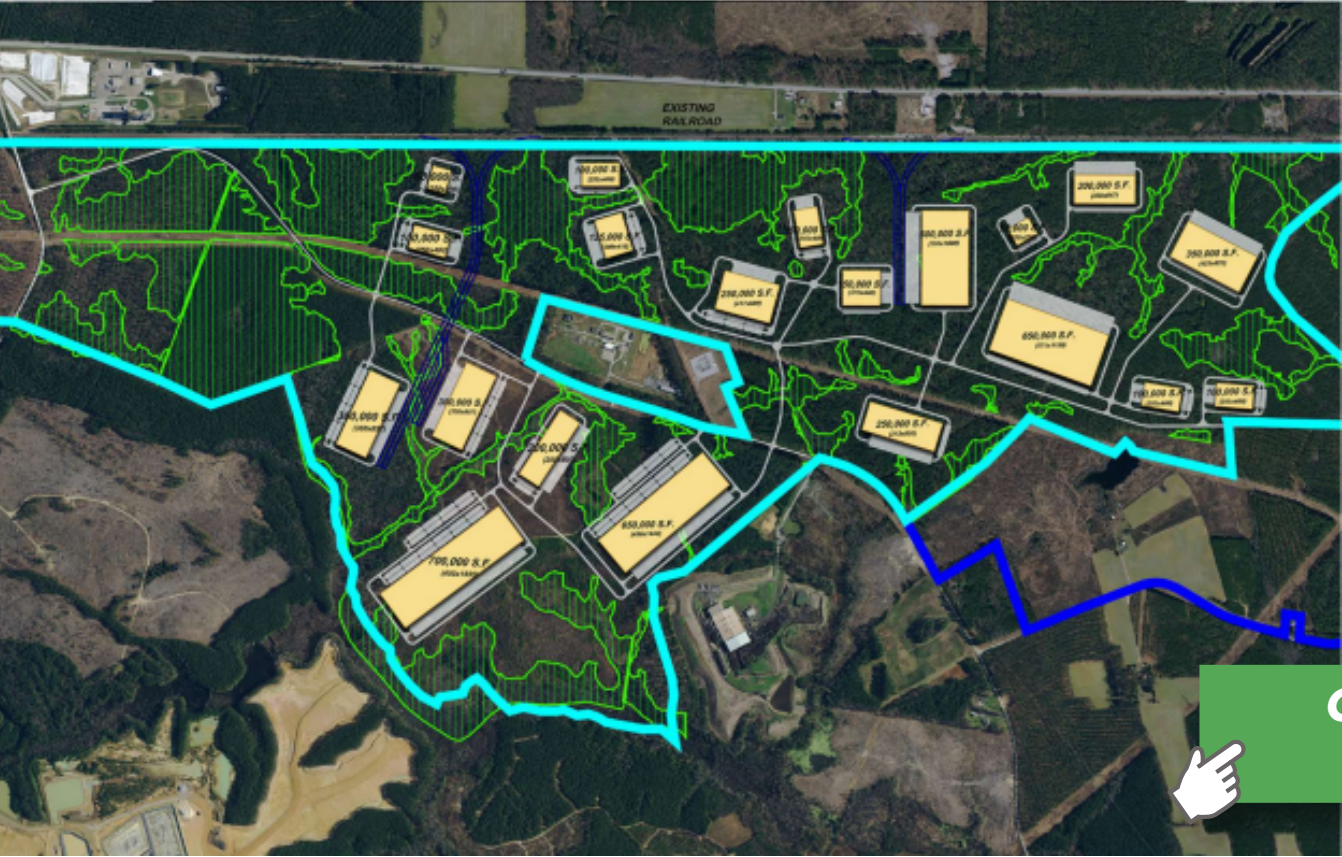


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OCTOBER 27, 2023

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Appendix F

Beef Steak Road Water Main Design

SUSSEX COUNTY MEGA SITE BEEF STEAK ROAD WATER MAIN

BLACKWATER DISTRICT
SUSSEX COUNTY, VIRGINIA

JULY 28, 2017

SHEET INDEX	
SHEET	TITLE
G-1	COVER SHEET
G-2	LEGEND, ABBREVIATIONS, AND GENERAL NOTES
C-1	EROSION AND SEDIMENT CONTROL NARRATIVE AND NOTES
C-2	EROSION AND SEDIMENT CONTROL DETAILS
C-3	EROSION AND SEDIMENT CONTROL PLAN - SHEET 1
C-4	EROSION AND SEDIMENT CONTROL PLAN - SHEET 2
C-5	EROSION AND SEDIMENT CONTROL PLAN - SHEET 3
C-6	EROSION AND SEDIMENT CONTROL PLAN - SHEET 4
C-7	CIVIL DETAILS
C-8	KEY PLAN
C-9	WATERLINE PLAN AND PROFILE - SHEET 1
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C-12	WATERLINE PLAN AND PROFILE - SHEET 4
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C-16	TEST STATION DETAILS
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C-18	TRAFFIC MANAGEMENT PLAN



VICINITY MAP
SCALE: 1" = 2,000'

SUSSEX COUNTY



CONTACT INFORMATION

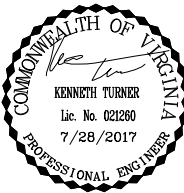
- OWNER AND DEVELOPER:** SUSSEX COUNTY
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FAX: (804) 834-8933
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EUGENE CARRIER
OFFICE: (804) 414-4076
48 HOURS PRIOR TO EXPOSING GAS MAIN

SITE DATA

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ZONING ADMINISTRATOR: _____



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REVISION DESCRIPTION

REVISION 1

DATE
11/06/2018

DATE
7/25/2017

DRAWN BY
S. HARVEY

DESIGNED BY
S. HARVEY

CHECKED BY
K. TURNER

SCALE
AS SHOWN

TIMMONS GROUP

BEEF STEAK ROAD WATERLINE
BLACKWATER DISTRICT - SUSSEX COUNTY - VIRGINIA

COVER SHEET

JOB NO.
37503

SHEET NO.
G-1

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Appendix G

Water Tank Design

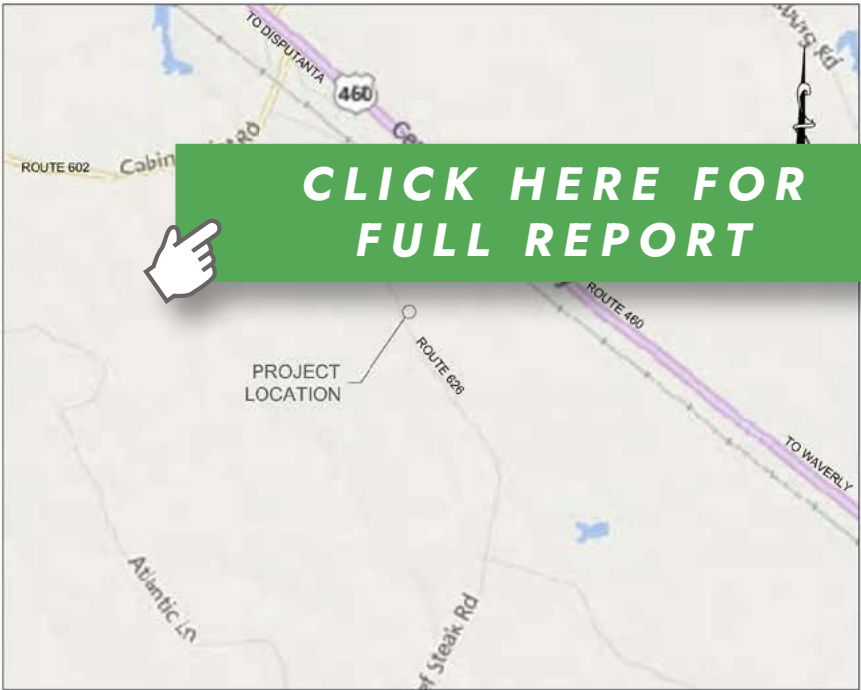
SUSSEX COUNTY MEGA SITE 750,000 GALLON WATER TANK

WAVERLY DISTRICT
SUSSEX COUNTY, VIRGINIA



SITE DATA

- OWNER**
SUSSEX COUNTY
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PHONE: (434) 246-1000
- ENGINEER**
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RICHMOND, VA 23225
CONTACT: WES HUNNIUS, P.E.
PHONE: (804) 200-6385
FAX: (804) 560-1438
- SITE INFORMATION**
ZONING: A-1 GENERAL AGRICULTURE
PRESENT USE: FORESTED LAND
100 YEAR FLOOD PLAIN: NOT PRESENT ON SITE



VICINITY MAP
SCALE: 1" = 2,000'

SUSSEX COUNTY



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
G0.1	COVER
G0.2	GENERAL NOTES
C1.1	EROSION AND SEDIMENT CONTROL NARRATIVE
C1.2	EROSION AND SEDIMENT CONTROL DETAILS
C1.3	EROSION AND SEDIMENT CONTROL PLAN
C1.4	CIVIL DETAILS - SHEET 1
C1.5	CIVIL DETAILS - SHEET 2
C1.6	SITE PLAN
M0.1	TANK DETAILS
M0.2	TANK DETAILS
M1.1	COMPOSITE TANK ELEVATION AND SECTION
M1.2	COMPOSITE TANK PLAN AND SECTIONS
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M1.4	COMPOSITE TANK MECHANICAL PLAN
M2.1	SPHEROID TANK ELEVATION AND SECTION
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E1.1	LEGEND, SCHEDULES AND DETAILS
E2.1	FLOOR PLANS - ELECTRICAL
E2.2	FLOOR PLANS - ELECTRICAL
20	TOTAL NUMBER OF SHEETS

APPROVALS

ZONING ADMINISTRATION

DATE

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YOUR VISION ACHIEVED THROUGH OURS.

DATE
FEB. 14, 2018

DRAWN BY
J. MARSHALL

DESIGNED BY
W. HUNNIUS

CHECKED BY
W. HUNNIUS

SCALE
AS SHOWN

TIMMONS GROUP

SUSSEX COUNTY MEGA SITE WATER TANK
BLACKWATER DISTRICT - SUSSEX COUNTY - VIRGINIA

COVER

JOB NO.
37503

SHEET NO.
G0.1

Appendix H

Columbia Gas Feasibility Study

Route Analysis



ENE Project: 2312291.00
Feasibility Study to Existing POD

Reported By:
Nicole Baltazar

Reviewed By:
Nicole Baltazar & Chris Mink

Rev	Date	Description	NiSource Review	NiSource Approval

CLICK HERE FOR
FULL REPORT



811 Pinnacle Drive
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Linthicum Heights, MD 21090

September 05, 2023

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Appendix I

Sussex Green & Sussex Green North



SUSSEX GREEN

ENTERPRISE PARK
SUSSEX COUNTY | VIRGINIA

SUSSEX GREEN
NORTH

NORFOLK SOUTHERN RAIL



SUSSEX GREEN
ENTERPRISE PARK

BEEF STEAK RD

BLACK
SWAMP
WWTP

CABIN POINT RD



SCALE 1"=600'



TIMMONS GROUP



SUSSEX GREEN ENTERPRISE PARK

SUSSEX COUNTY | VIRGINIA