



September 23, 2021

Mr. Gustavo Bravo, PE
J2 Engineers, Inc.
602 South King Street, Suite 100
Leesburg, VA 20175

TNT Proposal #: 3504

Reference: Preliminary Wetland Assessment, Wetland Delineation, Jurisdictional Determination, and Section 401/404 Permitting Proposal, Goose Creek Substation, Loudoun County, Virginia

Dear Mr. Bravo,

As requested, TNT Environmental, Inc. (TNT) has prepared this proposal for the aforementioned project site in Loudoun County, Virginia.

PROJECT SITE DESCRIPTION

The project site consists of three (3) parcels totaling approximately 9.62-acres located west of Belmont Ridge Road and south of Hearford Lane in Loudoun County, Virginia. The study area is further identified by Loudoun County GPINs: 153-37-6062, 153-37-4519, and 153-37-4518 (portion). Based on a review of the County GIS, the project site is currently unimproved and mostly wooded. A potential stream is located in the southern portion of the site.

It is our assumption that a General Permit will be required for the site if unavoidable impacts to aquatic resources are proposed. If a different type of permit is required, the necessary scope and fee will be conveyed to you once determined.

SCOPE OF WORK

<u>OPERATION #:</u>	<u>DESCRIPTION</u>
1.0	<p><u>Preliminary Wetland Assessment</u></p> <p>Review of pertinent background information from the USGS topographic survey, National Wetland Inventory Maps, soil surveys, available aerial photographs and County GIS data;</p> <p>Conducting a site reconnaissance to evaluate portions of the site for the presence of streams (perennial, intermittent and ephemeral) and/or wetlands;</p> <p>Providing photographic documentation of site conditions; and,</p>

Preparation of a report that will include our evaluation of existing site conditions, photographs, and appropriate figures and maps showing the approximate location and extent of potentially jurisdictional wetlands and Waters of the U.S.

1.1 Wetland Delineation

Review of applicable background information, including, but not limited to, USGS topographic maps, aerial photographs, National Wetland Inventory maps, and County GIS data;

Collection of field data on soils, hydrology and vegetation consistent with the guidelines in the U.S. Army Corps of Engineers Wetland Delineation Manual (Environmental Laboratory, 1987) for determining jurisdictional wetland boundaries and the Eastern Mountains and Piedmont Regional Supplement (supplement) to the 1987 Wetland Delineation Manual (1987 Manual);

Field delineating wetland boundaries with sequentially numbered “Wetland Delineation” flagging tape;

Providing evidence, or lack thereof, as to whether or not areas onsite meet the jurisdictional requirements outlined in the USACE *Jurisdictional Determinations – Guidance and Procedures*, dated June 15, 2007, and applicable Regional Supplement;

Providing photographic documentation of site conditions encountered; and,

Preparing a technical report that will include existing site conditions, wetland data sheets, photographs, and appropriate figures and maps.

1.2 Jurisdictional Determination

Upon receipt of your authorization, we will submit our findings to the USACE requesting a field Jurisdictional Determination and confirmation of flagged and mapped wetland and stream boundaries, if necessary;

We will meet the USACE in the field to present our findings; and,

We will coordinate follow-up efforts after the field visit in order to ensure the granting of a Jurisdictional Determination letter from the USACE valid for five years.

2.2 General Section 401/404 Permit Application

Pre-application meeting with members of the Virginia Marine Resources Commission (VMRC), Department of Environmental Quality (DEQ), U.S. Army Corps of Engineers (USACE), and other state and local agencies as necessary;

Impact calculations for encroachment into wetlands and/or waters of the United States (WOUS), which includes secondary impacts and a conceptual mitigation plan;

Project description, avoidance and minimization narrative and justification for impacts to wetlands and/or WOUS;

Coordinating the project for a federal review of rare, threatened, and endangered species and a historical records review of the project site. This coordination will require the use of existing threatened & endangered species project review information (completed under a separate task) and historical/cultural resource information (to be provided by others); and,

Compiling appropriate mapping showing proposed and existing conditions, vicinity maps, cross sections of impact areas showing existing and proposed grades and amount of fill, and administrative information.

As part of our permit application, TNT will prepare a detailed Alternatives Analysis report which may include sketch renderings, general design layouts and discussion and cost analyses for each alternative. The Analysis will consider other planned projects in the vicinity-, short- and long-term maintenance, material types, vehicular traffic and pedestrian circulation, overall capacity, cost, aesthetics and safety.

Copies of the permit application are sent to the Virginia Marine Resources Commission (VMRC) where it is assigned a permit number and distributed to the other regulatory agencies who are involved in the permitting process. All agencies will conduct separate but concurrent reviews of the permit application. DEQ's general timelines can be found in the table below.

Typical DEQ Time Frames for Application Reviews (days)

Permit Type	Completeness	Processing of Application	Public Comment
Individual Permits	15	120	30
General Permits	15	45	N/A

Depending on the type and extent of proposed impacts, DEQ and/or the USACE may require some type of compensatory mitigation for the loss of water resources on the project site (onsite/off-site mitigation, purchase of wetland mitigation credits from an approved wetland bank; contribution to the Virginia Wetland Restoration Fund; and/or placement of conservation easements on remaining wetland or stream resources on the property). TNT will evaluate the mitigation requirement based on the proposed design and the associated impacts

to aquatic resources and will formulate a cost-effective conceptual mitigation plan based on specific project needs.

COSTS

The costs associated with the execution of the aforementioned task items are enclosed in Appendix I. Should TNT encounter unusual or unanticipated site conditions that could affect the execution of the project or additional fieldwork/data collection is required, we will notify you immediately so that the appropriate revisions can be made to the Scope of Work and associated costs. Additional consultation, meetings, field visits requested once the aforementioned task items have been completed will be invoiced at a rate of \$150.00 per hour. Submission fees are not included herein.

SCHEDULE

Our studies can be initiated within one week upon receipt of formal authorization to proceed. We expect that the wetland delineation field work can be completed within two weeks, depending on weather conditions. We assume that the delineated wetland/stream boundaries will be surveyed and provided by others.

The timeframe to obtain a Jurisdictional Determination following the submission of the wetland delineation for the USACE's review depends upon the USACE representative's availability, and currently averages around eight to ten weeks.

CLOSING

If additional items are required due to unexpected field conditions or because of a request for additional services, they will be invoiced per the rates above or in accordance with a Change Order to be prepared under separate cover. Before modifying or expanding the extent of our work, TNT will notify you for both your review and authorization.

Invoices will be rendered based on monthly progress or operation completion and payment is due within thirty (30) days of the date of invoice.

In the event of non-payment within the stated terms, the Client agrees to pay interest of 1 ½% per month on the unpaid balance until said account is paid in full. In the event that payment of any invoice is not received within the terms stated herein, TNT retains the right to suspend all services and retain all deliverables until overdue invoices are fully paid and/or initiate legal proceedings to recover such overdue amounts.

Should the account be placed in the hands of an attorney, the client agrees to pay all reasonable expenses incurred in the collection of same, including, but without limitation, all reasonable attorney fees and court

costs. Non-payment on this project or any other project with TNT will constitute default on all such projects whereby all non-payment remedies are available on all such projects.

This proposal is effective for a period of thirty (30) days, at which time it shall become null and void unless properly executed.

The fees and conditions described herein are effective for a period of twelve (12) months after contract ratification. At such time, TNT will notify the client of necessary adjustments.

Signing this proposal is an agreement for our services. Your acceptance of this proposal may be indicated by signing the following page and returning a copy to us. We are appreciative for the opportunity to be part of your project team and look forward to working with you on this project.

Respectfully Submitted,

TNT ENVIRONMENTAL, INC.



Sophie Swartzendruber, ISA-CA, WPIT
Environmental Project Manager
Sophie@TNTenv.com



Avi M. Sareen, PWD, ISA-CA
Principal/President
Avi@TNTenv.com

Enclosures: Proposal Acceptance

APPENDIX I
FEE SCHEDULE

**PRELIMINARY WETLAND ASSESSMENT, WETLAND DELINEATION, JURISDICTIONAL DETERMINATION,
AND SECTION 401/404 PERMITTING FOR
BELMONT RIDGE ROAD SUBSTATION
LOUDOUN COUNTY, VIRGINIA**

OPERATION #:	FEE
1.0 Preliminary Wetland Assessment	\$1,000.00
1.1 Wetland Delineation & Report	\$3,500.00
1.2 Jurisdictional Determination	\$600.00
2.2 General Section 401/404 Permit Application (If Necessary)	\$4,500.00
Site Visit w/DEQ	\$500.00
TOTAL COSTS	\$10,100.00

TNT ENVIRONMENTAL, INC.
PROPOSAL ACCEPTANCE

Proposal Number: 3504
Scope of Work: Preliminary Wetland Assessment, Wetland Delineation, JD, & Permitting
Project Site: Goose Creek Substation
Loudoun County, Virginia

ACCEPTED AND AUTHORIZED TO PROCEED: Alax von Hell

Please fill in the necessary information below and return to TNT to indicate your acceptance of the proposed Scope of Work and to initiate the project. The Client's signature above indicates that he/she has read or has had the opportunity to read the enclosed Terms and Conditions of Service and agrees to abide by them.

BILLING INFORMATION

Name of Client: CGDC

Name of Contact Person: Alax von Hell

Telephone # of Contact Person: 720-799-4335

Party Responsible for Payment: Attn: A. von Hell

Company Name: CGDC

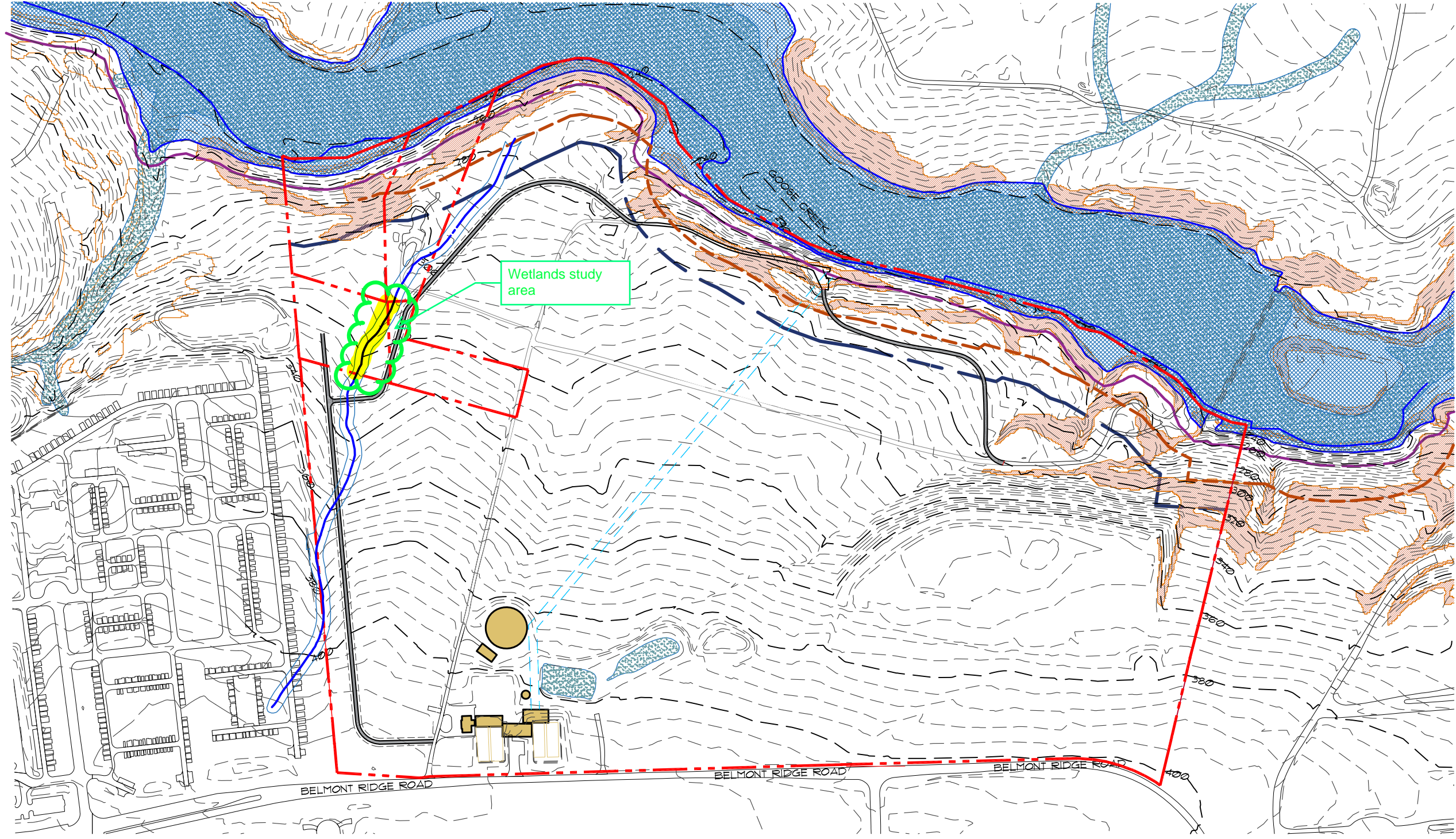
Billing Address: 39207 John Mosby Hwy
Aldie, VA 20105

Telephone Number: 720-799-4335

Fax Number: _____

Client Project/Account/PO Number: _____

Special Conditions for Invoice: _____



CONCEPT PLAN
 SCALE: 1" = 400'
 0 100' 200' 400'