MEETING Land Redevelopment Advisory Committee RE: AVTEX

Thursday, December 21, 2017 12:27 PM

(b) (6)

Meeting Date: 12/21/2017 1:30 PM
Location: 7-Floor 224 (7C) Conference Line Call in Num (b) (6)(b) (6)
Link to Outlook Item: *click here*
Invitation Message
Content

20140917 UECA 5 - ...	Added by Thomas, Jeffrey Attachment from Outlook

Participants

- Thomas, Jeffrey (Meeting Organizer)
- Ziegler, Lauren (Accepted in Outlook)
- Hendershot, Michael (Accepted in Outlook)
- Cinti, Thomas (Accepted in Outlook)
- Thomas, Christopher (Accepted in Outlook)
- 'Payne, Michelle (DEQ)' (Accepted in Outlook)

Notes

The site was Originally the Acid production plant that sported the Avtex Facility. General Chemical sold the plant to Avtex who shuttered it as a production plant and used it as storage and transfer station.

When Avtex filed bankruptcy the liability reverted to
Gen Chem->Allied->Honeywell

Environmental Covenant restrictions

3. Activity & Use Limitations.

The Property is subject to the following activity and use limitations, which shall run with the land and are binding on Grantor and any successors, assigns, tenants, agents, employees, and any other persons under its control, until such time as this environmental covenant may terminate or be amended as provided by law:

a. Groundwater beneath the Property shall not be extracted or used for any purpose, except as may be required by EPA or the Virginia Department of Environmental Quality (DEQ) for groundwater monitoring and/or remediation. No groundwater extraction wells shall be installed on the Property, until and unless, approved, in writing, by EPA.

b. Residential dwellings of any kind are prohibited on the Property.

c. Accumulation of trash, refuse, junk or any other unsightly material is not permitted on the Property.

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d. Hunting or trapping of animals is prohibited on the Property.

e. The Property in the flood plain areas as depicted as "100 Yr. Flood Zone (Zone AE)" in Exhibit B (Flood Zone) is restricted to conservancy, open space and park usage, and may include hiking, non-motorized biking, or nature trails. Commercial logging or commercial tree cutting in this area is prohibited. Any cutting of trees in this area shall be performed only to maintain hiking trails, non-motorized biking trails, nature trails, wildlife refuges or wetlands areas and shall be performed in accordance with best management practices (BMPs) that are defined by the Virginia Department of Forestry or other such Virginia agency to which authority for defining such BMPs may be assigned.

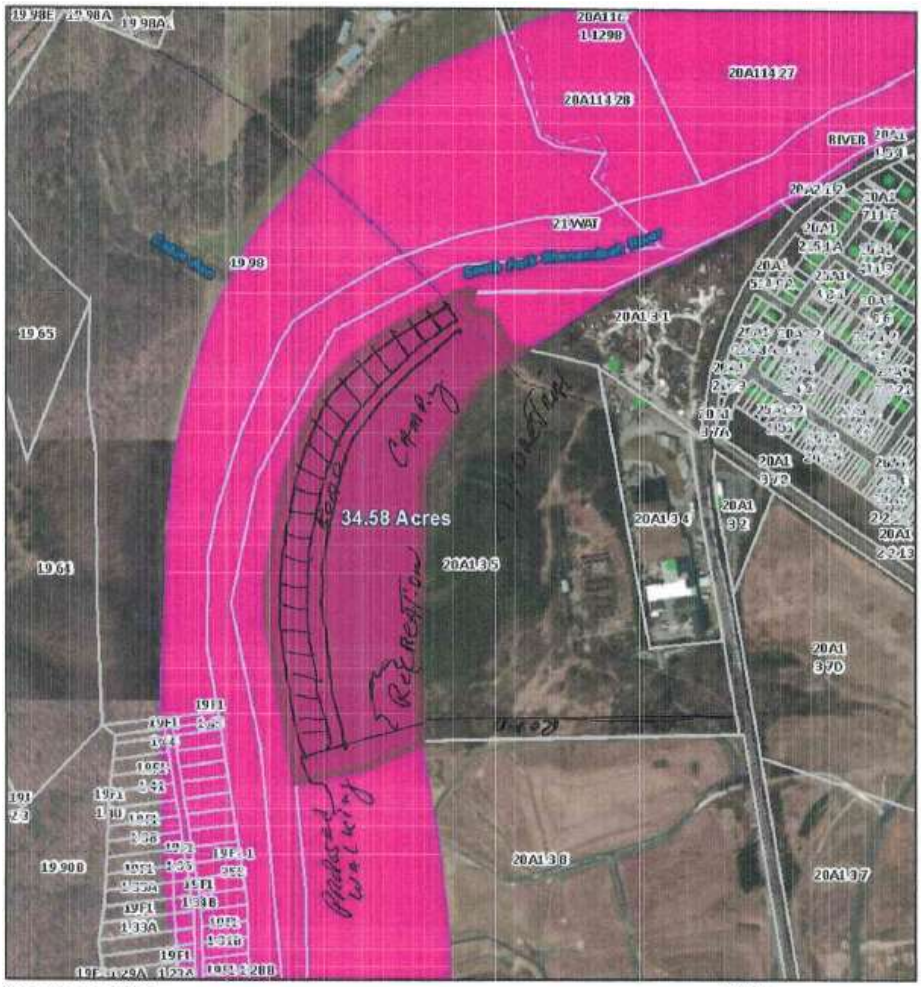
f. Display of billboards, signs, or other advertisements is not permitted in or over the Flood Zone, except for such signage that is customary and appropriate for parks, trails for biking or hiking and wildlife refuges.

g. No permanent or temporary building or structure shall be built or maintained in the Flood Zone, except for buildings customary and appropriate for park usage parks, trails for biking or hiking and wildlife refuges, such as park ranger's stations, boat landings, storage or maintenance buildings, bathrooms and fences.

Trustees
EPA, Honeywell, Clean Water Project
All Must agree to changes

Donnie Poe may meet with VA dept. Forestry in Jan 2018 JT requested notification so that he may join.

Donnie Poe Conceptual Site Plan



December 12, 2017

1:9,028

0 0.075 0.15 0.3 mi

0 0.1 0.2 0.4 km