

**AGENDA**  
**NELSON COUNTY BOARD OF SUPERVISORS**  
**December 8, 2015**  
**THE REGULAR MEETING CONVENES AT 2:00 P.M.**  
**IN THE GENERAL DISTRICT COURTROOM**  
**AT THE COURTHOUSE IN LOVINGSTON**

- I. Call to Order**
  - A. Moment of Silence
  - B. Pledge of Allegiance
  
- II. Consent Agenda**
  - A. Resolution – **R2015-95** Minutes for Approval
  - B. Resolution – **R2015-96** COR Refunds
  - C. Resolution – **R2015-97** FY16 Budget Amendment
  
- III. Public Comments and Presentations**
  - A. Public Comments
  - B. Presentation – Potential Economic Effect of the ACP, Key-Log Economics, LLC
  - C. Presentation – JAUNT Annual Report & 5-Year Financial Plan
  - D. Presentation - Community Criminal Justice Board- Crime/Incarceration Trends
  - E. VDOT Report
    - 1. Beautification Project, Intersection of US Business 29 and Route 56 East.
  
- IV. New Business/ Unfinished Business (As May Be Presented)**
  
- V. Reports, Appointments, Directives, and Correspondence**
  - A. Reports
    - 1. County Administrator’s Report
    - 2. Board Reports
  - B. Appointments
  - C. Correspondence
    - 1. NCHS Senior FFA, Request for Rings-Forestry Team
    - 2. Planning Commission, Request for Extension – “Bed & Breakfast and “Transient Lodging Uses”
    - 3. Thomas Guthrie – Nuisance Dog Ordinance
  - D. Directives
  
- VI. Recess and Reconvene Until 7:00 PM for the Evening Session**

**EVENING SESSION  
7:00 P.M. – NELSON COUNTY COURTHOUSE**

**I. Call to Order**

**II. Public Comments**

**III. Public Hearings**

**A. Public Hearing – Special Use Permit #2015-15 “Dwelling”/Michael Tapager:** Application made pursuant to Zoning Ordinance, Section 8-1-10a to re-establish the use of a residential dwelling within the upper stories of an existing building in the Lovingston Historic District. The subject property is at 622 Front Street, is identified at Tax Map #58B-3-2 and is zoned Business B-1.

**B. Public Hearing – County of Nelson Grant Application DHCD/CDBG Funding:** The County of Nelson seeks citizen input on its proposed grant application to the Department of Housing and Community Development for Community Development Block Grant funding through its Community Economic Development grant program; specifically the Nelson County-Wild Wolf Infrastructure Project. The County proposes to utilize \$250,000 in available funds for a Community Economic Development Project that will install approximately 2200 feet of HDPE sewer force main from the Aqua Virginia pump station on State Route 151 to 2461 Rockfish Valley Hwy (Wild Wolf Brewing Company) ending with a coated manhole. Wild Wolf will then provide the connections and pump station from their property to the coated manhole.

**IV. Other Business (As May Be Presented)**

**V. Adjourn and Continue Until 8:30 am December 15, 2015 for the Board of Supervisors Retreat – Veritas Winery in Afton, Virginia**

**NOTICE OF PUBLIC HEARING  
NELSON COUNTY BOARD OF SUPERVISORS  
SPECIAL USE PERMIT #2015-15**

Pursuant to Volume 3A, Title 15.2, Counties, Cities and Towns, of the Code of Virginia, 1950, as amended, and pursuant to §15.2-1427 and §15.2-2204 the County of Nelson, will hold a public hearing on **Tuesday, December 8, 2015 at 7:00 PM** or as soon as practical thereafter in the General District Courtroom of the Courthouse in Lovingson, Virginia. The purpose of the public hearing is to solicit public input on the following:

**1. Special Use Permit #2015-15 – “Dwelling” / Mr. Michael Tapager**

Consideration of a Special Use Permit application made pursuant to Zoning Ordinance §8-1-10a (“single family dwelling units, two family dwelling units, and multi-family dwelling units”). The applicant wishes to re-establish the traditional use of a residential dwelling within the upper stories of an existing building in the Lovingson Historic District. The subject property is located in Lovingson at 622 Front Street; Tax Map Parcel #58B-3-2 and is zoned Business (B-1).

Copies of the application are available for public inspection in the Department of Planning & Zoning, 80 Front Street, and in the Office of the County Administrator, 84 Courthouse Square, Lovingson, VA, 22949, M-F, 9 am to 5 pm. For more information call Planning & Zoning (434) 263-7090, or toll free at 888-662-9400, selections 4 and 1.

BY AUTHORITY OF NELSON COUNTY BOARD OF SUPERVISORS



To: Chair and Members, Nelson County Board of Supervisors  
From: Tim Padalino | Planning & Zoning Director  
Date: December 3, 2015  
Subject: **Public Hearing for Special Use Permit #2015-15 (“Dwelling” / Tapager)**

<b>Summary of Application(s)</b>	
<u>Site Address / Location:</u>	622 Front Street / Lovington / East District
<u>Tax Parcel(s):</u>	#58B-3-2
<u>Parcel Size:</u>	0.0 acres (per Nelson County “ProVal” records)
<u>Zoning:</u>	Business (B-1)
<u>Applicants:</u>	Mr. Michael Tapager – property owner
<u>Request:</u>	Approval of Special Use Permit #2015-15 pursuant to Zoning Ordinance §8-1-10a
▪ <i>Completed Applications Received On:</i> October 27 <sup>th</sup> , 2015	

On October 27<sup>th</sup>, the Department of Planning & Zoning received a Special Use Permit (SUP) application from Mr. Michael Tapager, applicant and property owner of the subject property. The application seeks County approval to utilize the subject property for a residential dwelling, which has been a traditional use at this subject property for many decades.

Specifically, this SUP request is made pursuant to Zoning Ordinance Article 8 “Business District B-1” Section 1-10a “Uses – Permitted by Special Use Permit only: single family dwelling units, two family dwelling units, and multi-family dwelling units.”

The applicant notes that, “[t]he intent of this application...is to regain the residential use that was lost after the two year period for a nonconforming use expired.” If SUP approval is granted by the County, the subject property could once again be used for multiple uses (permissible business use(s) on the ground floor and residential dwelling use(s) above), which is a traditional mixture of uses at that location in particular, and in many other historic districts in Nelson County and Virginia generally.

Mr. Tapager also submitted a request for a waiver (pursuant to Z.O. §13-7-C) from the requirement (contained in Z.O. §12-3-4-c-1) to prepare and submit a Minor Site Plan with this SUP application. Pursuant to the authority and discretion provided in Z.O. §13-7-C, I have accepted this request for a

waiver, and the SUP application is being presented to the Board of Supervisors without a Minor Site Plan. My acceptance of this request for a waiver is based on the following:

- The detailed project narrative provided by the applicant, and the specific rationale and references to the Zoning Ordinance provisions and Comprehensive Plan content contained therein (see enclosed project narrative);
- The atypical nature of the subject property, which is an existing historic structure with a building footprint that occupies almost the entire parcel; and
- The fact that the applicant proposes no modifications to the exterior of the existing building or to the very small portion of open space in the rear of the property.

**Subject Property Location, Characteristics, and Comprehensive Plan Designation:**

The subject property is a historic urban property in the core of the Lovington Historic District. The street address is 622 Front Street, and is further identified as Tax Map Parcel #58B-3-2. Please note that this area is exempt from off-street parking requirements (per Z.O. §12-7-3). *Please see maps on pages 4-7.*

**Staff Evaluation and Recommendation(s):**

Per Zoning Ordinance Article 12, Section 3-2, the following criteria must be evaluated when reviewing all requests for Special Use Permits:

- A. The use shall not tend to change the character and established pattern of development of the area or community in which it proposes to locate;*
- B. The use shall be in harmony with the uses permitted by right in the zoning district and shall not affect adversely the use of neighboring property;*
- C. The proposed use shall be adequately served by essential public or private services such as streets, drainage facilities, fire protection and public or private water and sewer facilities; and*
- D. The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.*

The opinion of Staff is that the proposed project, as detailed in the application materials for SUP #2015-15, seems to be satisfactory relative to all four evaluation criteria. Specifically, my evaluation of the proposed project relative to each criterion is as follows:

- A. The proposed use is in keeping with the traditional mixture of uses in the Lovington Historic District. The subject property was formerly used as a residential dwelling for many decades.
- B. The proposed use (dwelling) is within very close proximity to other dwellings in the Lovington Historic District. It would not be unharmonious or adversely affect the use of neighboring properties.
- C. The proposed use is located in a building with water and sewer services provided by the Nelson County Service Authority.

- D. The proposed project would allow for the traditional reuse of one of the most centrally-located structures in the Lovington Historic District.

Therefore, with consideration of all of the above factors, the Planning & Zoning Director provided a recommendation of approval for Special Use Permit #2015-15 to the Planning Commission (PC).

**Planning Commission Evaluation and Recommendation(s):**

On November 18<sup>th</sup> the PC conducted a public hearing for this SUP request. No members of the public provided comments during the public hearing. Please note that, prior to the hearing, one adjoining property owner (Mr. Joe Madison – owner of 177 Main Street) provided the County with written correspondence in favor of this SUP request. Please refer to the enclosed letter of support from Mr. Madison for more information.

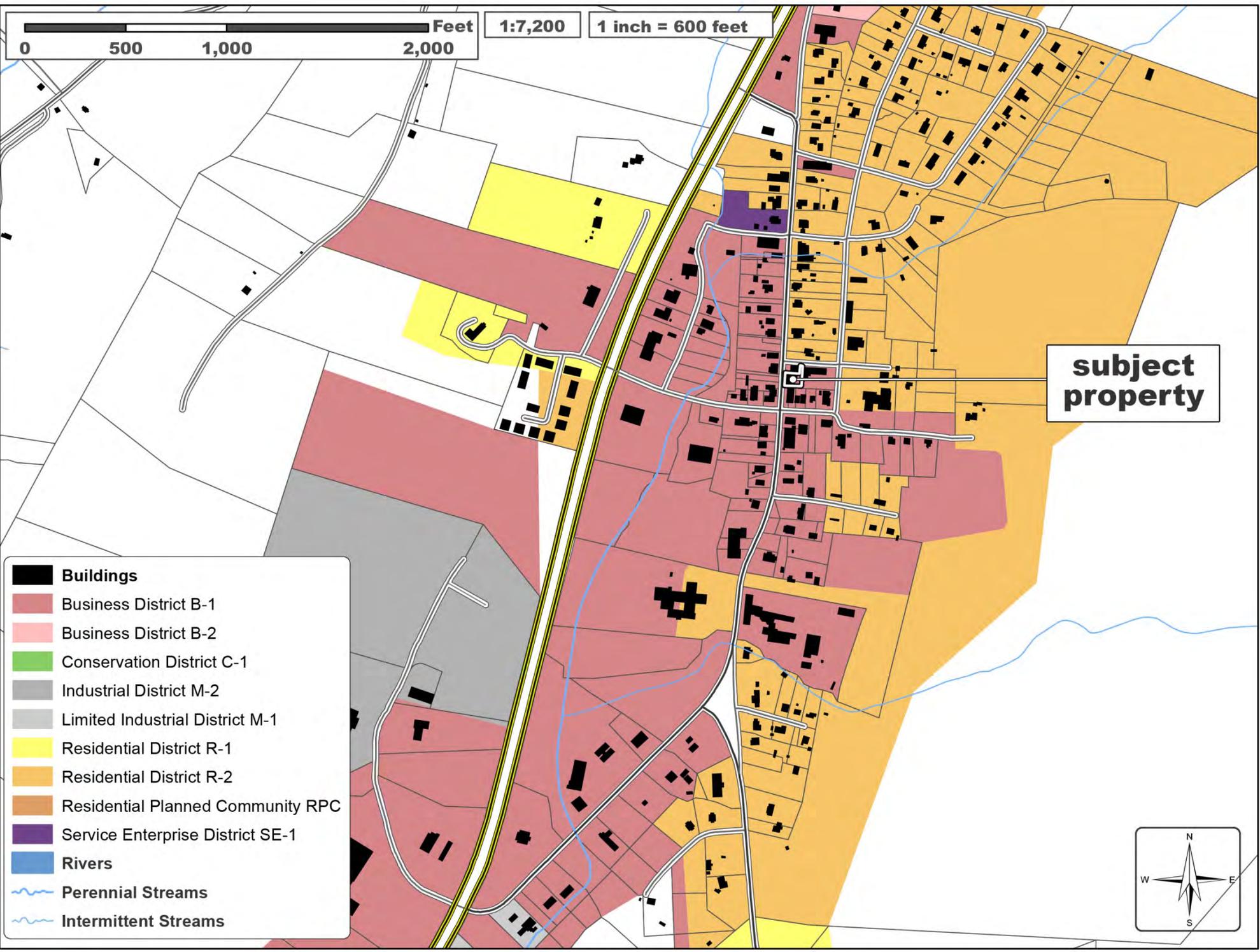
After closing the public hearing, Commissioner Russell made a motion to recommend approval. Commissioner Goad seconded the motion, and the PC voted 3-0-1 (with Supervisor Saunders abstaining) to recommend to the BOS approval of SUP #2015-15.

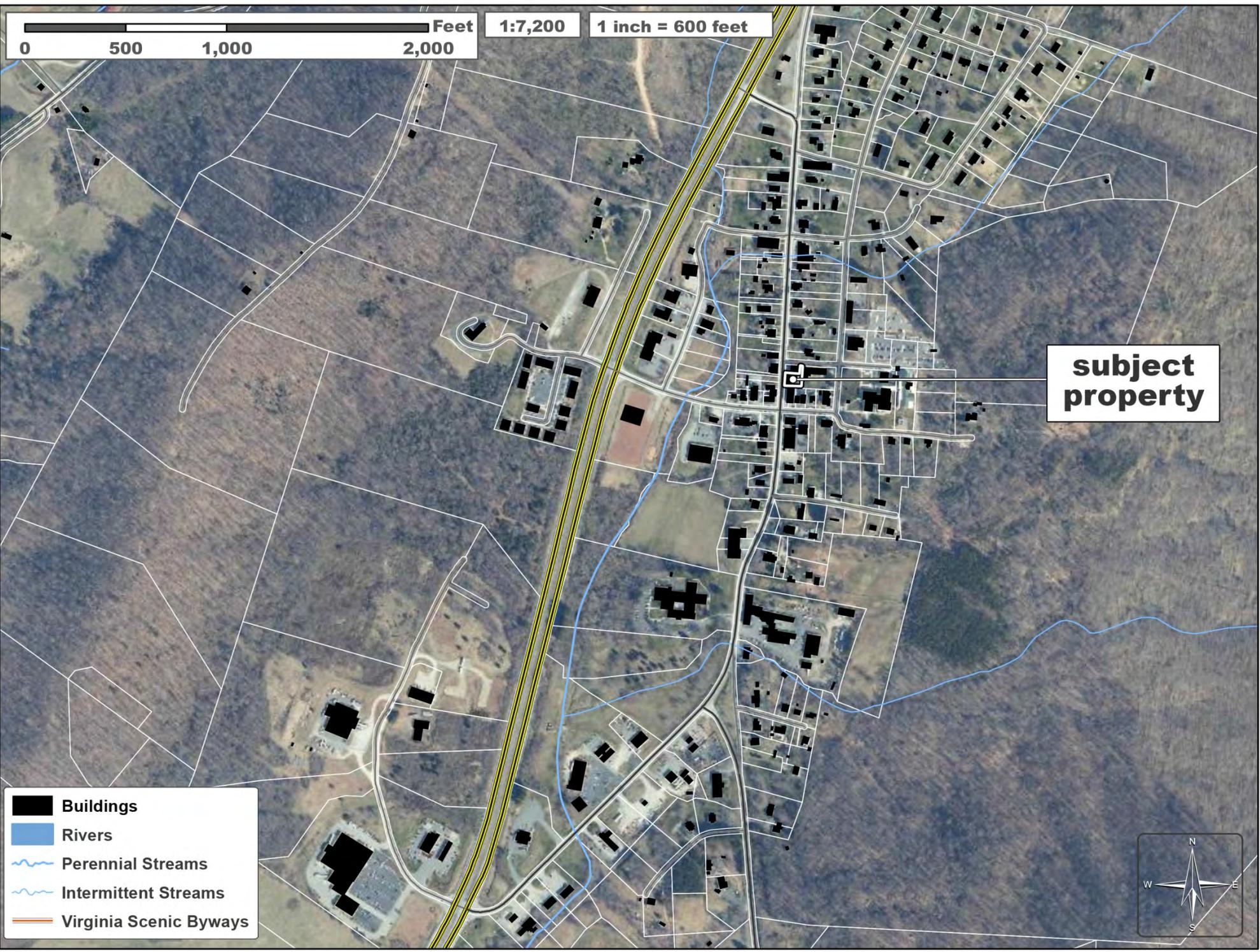
**Conclusion:**

The Board of Supervisors will conduct a public hearing for SUP #2015-15 at the upcoming December 8<sup>th</sup> BOS meeting. After conducting the public hearing, the Board may vote to approve, deny, or approve with conditions the requested SUP.

Please note that the applicant, Mr. Tapager, has expressed an inability to attend the public hearing due to a conflict with his work schedule. Please refer to the enclosed correspondence from Mr. Tapager (dated December 2<sup>nd</sup>) for more information.

In conclusion, please contact me with any questions, concerns, or requests for assistance leading up to the December 8<sup>th</sup> BOS public hearing for Special Use Permit #2015-15. Thank you very much for your time and attention to this application.





0 500 1,000 2,000 Feet

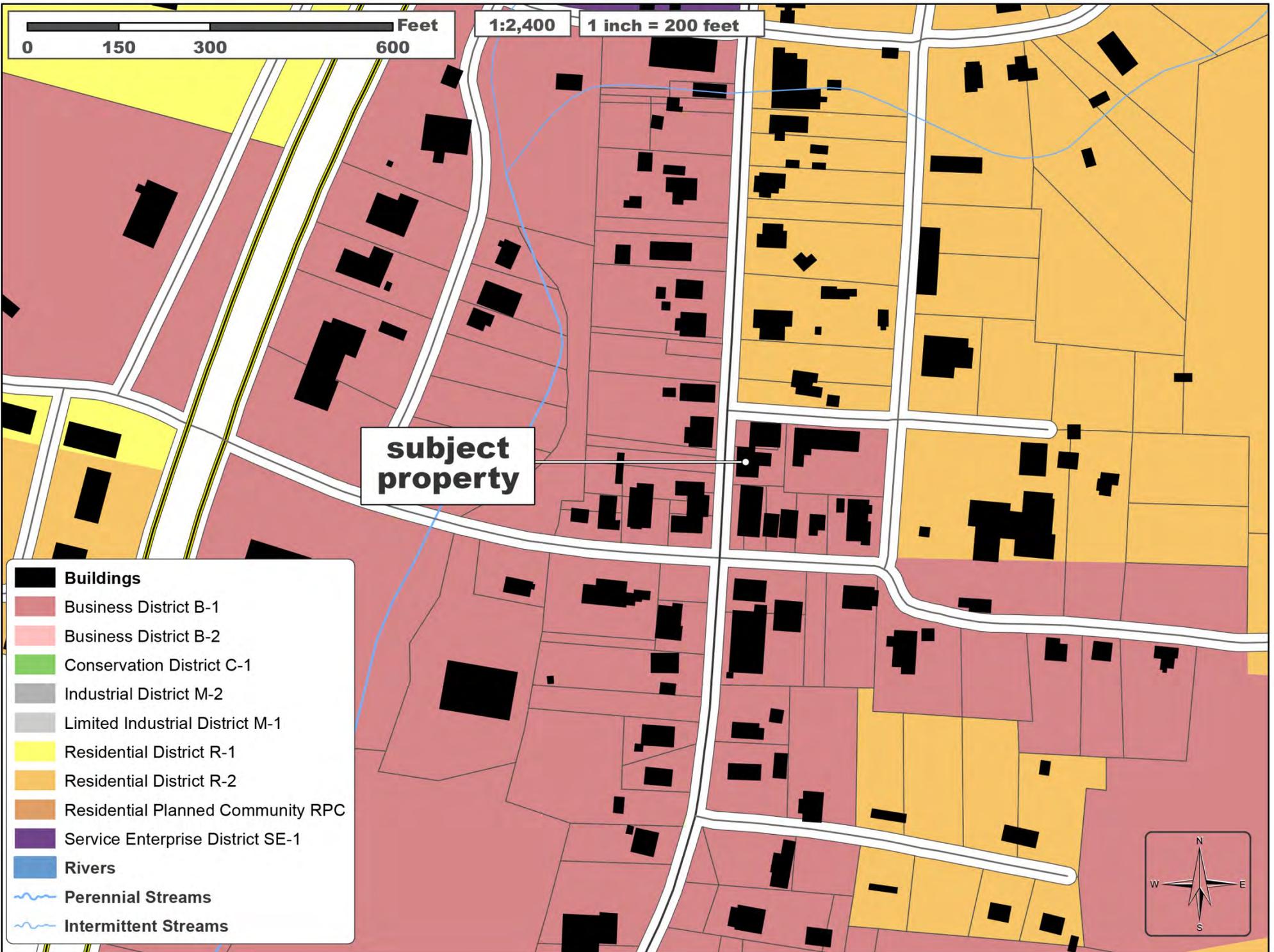
1:7,200

1 inch = 600 feet

**subject  
property**

-  Buildings
-  Rivers
-  Perennial Streams
-  Intermittent Streams
-  Virginia Scenic Byways





0 75 150 300 Feet

1:1,200

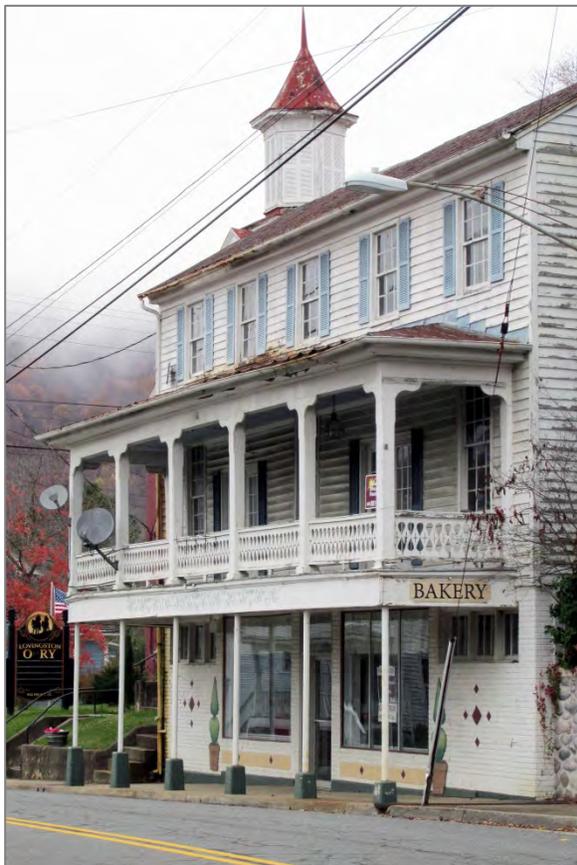
1 inch = 100 feet

**subject property**



-  Rivers
-  Perennial Streams
-  Intermittent Streams





The subject property at 622 Front Street has since the institution of the Zoning Ordinance been a residence over a business space. The intent of this application for a Special Use Permit, is to regain the residential use that was lost after the two year period for a nonconforming use expired (Article 11-1-3 Nelson County Zoning Ordinance).

Unfortunately, I did not realize until after the time of expiration that I could extend the period another two years by written notice while the building was for sale. This application seeks to rectify that error.

The upper two stories are designed as a single residence. I am merely trying to sell the building as financial considerations make it impossible for me to restore the building to the condition it deserves.

Without the mixed-use, extensive reworking would probably be required in order for a business to utilize the upper two stories for a business use. Alternatively, if the zoning were changed to R-1, the presence of the shop front would probably exclude it from a residential loan.

I also request that the requirement for a Site Plan Review be waived pursuant to Article 13-7-C of the Nelson County Zoning Ordinance. Restoring the residential use would not “require the improvements subject to [the site plan review]” (13-7-C-1) nor would it be against the “intent of the [site plan review process]” (13-7-C-2 and 3) as only restoration is envisioned. Any change in floor plan or footprint would be undertaken subject to County building codes or other regulations.

As to 13-7-C-4, it could be argued that keeping the historic mixed use would help to further “the planning for and provision of adequate public facilities . . .” In this part of Lovingston, encouraging a residential component (which exists across Front Street as well as the law office/residence adjacent) alongside businesses helps foster a traditional atmosphere as envisioned in the Rural Small Town Development Model of the Comprehensive plan. (Nelson County Comprehensive Plan, Goals-Land Use Plan-Rural Small Town Development Model, p. iv).

Further, in keeping with the stated goal of “preserv[ing] and protect[ing] the historic character and features of Nelson County”, restoring the mixed use would maintain the historic use of the building. (Nelson County Comprehensive Plan, p. 11)

The Zoning Ordinance Article 13-7-C-5 lists five criteria allowing Site Plan review waiver. Addressing each of these, the change (or re-establishment) of residential use would not:

- a. “occasion additional parking” (13-7-C-5-a) as Lovingston is exempt from minimum off street parking. (Zoning Ordinance, 12-7-3)
- b. create an intensification of use by adding ingress/egress to a public road (13-7-C-5-b)
- c. add or alter ingress/egress (13-7-C-5-c) No additions are proposed.
- d. disturb land greater than 5000 square feet in area (13-7-C-5-d) No land disturbance is proposed and

Subject property was one of the first in the town with plumbing (13-7-C-5-e) Verification is available.

Thank you for your consideration.

Nelson County Board of Supervisors  
Lovington, VA 22949

Dear Board Members,

On next Tuesday's agenda, there is a public hearing scheduled for a Special Use Permit to reinstate grandfathered residential use for 622 Front Street, which I own.

Unfortunately, I won't be able to attend the hearing, due to work considerations. The case supporting the SUP is laid out in detail in the application. If you have any questions or concerns prior to the hearing, please contact me, and I will be happy to address them.

I hope that my absence won't be seen as lack of interest on my part, and I look forward to hearing from you.

Thank you for your consideration,

Mike Tapager  
[tapager@aol.com](mailto:tapager@aol.com)  
434-263-8133

November 10, 2015

Dear Planning Commission and Board of Supervisors,

In reference to Special Use Permit #2015-15 “Dwelling” / Mr. Michael Tapager

As an adjoining property owner, I see no reason why this building cannot be used for residential as well as business purposes. Most of Lovington is a mix of residential and business uses, and both must be supported for little Lovington to possibly flourish but, at least survive.

Please allow Special Use Permit #2015-15.

Thank You for your consideration,

Joe Madison

Blue Star Music

177 Main Street. Lovington

434-263-6746 434-996-1682

**PUBLIC NOTICE**  
**NELSON COUNTY BOARD OF SUPERVISORS**  
**PUBLIC HEARING –DECEMBER 8, 2015**  
**DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT (DHCD)**  
**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROPOSAL**  
**NELSON COUNTY-WILD WOLF INFRASTRUCTURE PROJECT**

The County of Nelson, will hold a public hearing on **Tuesday, December 8, 2015 at 7:00 PM** or as soon as practical thereafter in the General District Courtroom of the Courthouse in Lovingston, Virginia to solicit public input on the proposed Community Development Block Grant (CDBG) proposal to be submitted to the Virginia Department of Housing and Community Development for Nelson County-Wild Wolf Infrastructure Project. Residents of the project area are encouraged to attend.

The Nelson County-Wild Wolf Infrastructure Project proposal will include the following activities: installation of approximately 2200 feet of HDPE sewer force main from the Aqua Virginia pump station on State Route 151 to 2461 Rockfish Valley Hwy (Wild Wolf Brewing Company) ending with a coated manhole. Wild Wolf will then provide the connections and pump station from their property to the coated manhole.

The draft CDBG proposal will be presented for comment along with information on projected beneficiaries, including the number of to low-and-moderate income residents to benefit from the proposed project, and plans to minimize displacement. Citizens will also be given the opportunity to comment on the County of Nelson's past use of CDBG funds. A fact sheet on the proposed project and the draft proposal is available at the County Administrator's Office, 84 Courthouse Square, Lovingston. For additional information, contact the County Administrator's Office at (434) 263-7000.

Comments and grievances can be submitted in writing to the Nelson County Administrator's Office at P.O. Box 336, Lovingston VA 22949 or by phone at (434) 263-7000, (434) 263-6255(TDD), or by fax at (434) 263-7004 until 4:00 PM, Monday, December 7, 2015.

If you plan to attend and have any special needs requirements, please call the number listed above. EOE.

BY AUTHORITY OF NELSON COUNTY BOARD OF SUPERVISORS

# APPENDIX B – CDBG CITIZEN PARTICIPATION

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## **For All Potential Local Government Applicants:**

It is important that community development projects carried out wholly or in part with Virginia Community Development Block Grant (CDBG) funds involve extensive citizen participation during the proposal development process. Local citizen participation should be encouraged throughout the process of developing a Community Improvement Grant (CIG) proposal. In particular, participation by low- and moderate-income (LMI) residents of the project service area or a slum and blight area should be encouraged. Participation is encouraged prior to submitting a Planning Grant proposal, but there are no firm requirements.

**The following steps, however, are required for each local government wishing to submit a Community Improvement Grant proposal, including both competitive round projects and projects being submitted under the open submission funds.**

## **PUBLIC HEARING REQUIREMENT**

At a minimum, at least **two public hearings** must be held during the CIG proposal development period.

- The two hearings must, at a minimum, be held **one week apart**.
- Advertisements for the two public hearings must be published separately. Applicants may not only publish one advertisement that includes information on both public hearings.

- Both public hearings must be held **within twelve months** of the application deadline (defined by DHCD in 2015 as after March 31, 2014). In the case of the same proposal being resubmitted from the prior competitive year, DHCD may waive the public hearing requirement on community development needs (first public hearing).
- Files must be maintained containing documentary evidence that the hearings were held, to include at a minimum a list of attendees, minutes of the hearings, and notices (2 types) of the public hearings.
- For **regional proposals**, each participating locality must hold two public hearings as described above.
- Applicants must provide timely written answers to written comments and grievances, within 15 working days where practicable.

Each hearing must be held after adequate notice as described below:

## **NOTICE OF PUBLIC HEARINGS**

**Advertisement must be made in a non-legal, locally-circulated newspaper with the largest general circulation at least seven days prior to each hearing.**

The public hearing notices must provide the address, phone number, TDD, and times for submitting comments and grievances to the applicant locality. If publishing in a weekly paper, be sure the ads are published in such a manner as to comply with the requirements outlined here.

**At least one other type of announcement must be done for each public hearing** (examples below), at times and locations convenient to potential or actual beneficiaries, and with accommodation for the handicapped.

- Advertisement through locally-received radio and/or television stations;
- Distribution of flyers in LMI areas and in the proposed service area(s);
- Announcements at local community organization meetings; or,
- Announcements through local churches and community centers located in LMI and proposed project areas.

### **FIRST PUBLIC HEARING**

The first hearing must be held early in the CIG proposal development process to identify the applicant's community development and housing needs, the range of eligible project types funded through the CDBG program and the amount of money available to the applicant, as well as the applicant's past performance (if applicable) in the CDBG program during the previous five years. At a minimum citizens should be furnished with information concerning the amount of funds available (including program income) for proposed activities and the range of activities that may be undertaken, including the estimated amount to be used for activities that will benefit low- and moderate-income persons, the proposed CDBG activities likely to result in displacement, and plans for minimizing displacement of persons as a result of the CDBG project, and plans to assist persons actually displaced by the project.

Between the two hearings applicants must make available to the public a fact sheet or proposal summary that identifies the proposed activities and objectives for the project and identifies who will be affected

by these activities. Citizens must have an opportunity to comment on this document.

### **SECOND PUBLIC HEARING**

A second hearing must be held for public review of and comment on the final draft of the CIG proposal. A final draft or detailed fact sheet presenting the key activities and eligible benefits of the project must be available at the second public hearing, if not before.

### **ADDITIONAL CITIZEN PARTICIPATION REQUIREMENTS**

Local citizens should be provided with reasonable and timely access to local meetings, information, and records relating to the applicant locality's proposed and actual use of CDBG funds. Meetings should be conducted according to the standards established for the public hearings cited below. CDBG-related information and records must be made available to interested citizens with the availability of such items announced at least in the same manner as the public hearing advertisements.

Technical assistance must be provided to groups representative of persons of low- and moderate-income that request such assistance in developing proposals for use of CDBG funds. The level and type of assistance is determined by the applicant locality but must include at least consultation and written communication between a local contact person responsible for the CDBG proposal's development and interested groups. The name, address, and telephone number of the contact person(s) must be made available upon request and announced at all public meetings held on the CDBG proposal.

Where 5 percent or more of public hearing participants can be reasonably expected to be non-English speaking residents,

applicants must take measures to accommodate their needs. Census data on the proposed project area and on the locality as a whole should be consulted to determine if this provision applies in a particular instance. Meeting this provision requires, at a minimum, having printed material available in the non-English language(s) and retaining the services of an interpreter(s) for all CDBG-related meetings and public hearings.

An applicant with a current CIG project to which activities are to be added, deleted, or substantially changed (that is, substantial changes made in terms of purpose, scope, location, or beneficiaries) must provide local citizens through a public hearing with an opportunity for comment on such changes, after the locality has informed citizens of the changes at least seven days prior to the hearing.

Applicants must keep documentation of how they met the above requirement in their

CDBG files for verification. This documentation should include:

- Documentation of the Public Hearing advertisements,
- Documentation of the second method used to notify citizens of the public hearings,
- List of attendees,
- Minutes from the first hearing showing:
  - Available funds,
  - Available activities,
  - Past use of CDBG funds,
- Minutes from the second hearing showing:
  - Description of proposed activities,
  - Plans to minimize displacement and assist displaced persons (if applicable), and
- Any requested special accommodations.

None of the foregoing may be construed to restrict the responsibility or authority of the local government applicant in the development and execution of its Community Improvement Grant project.

## **PUBLIC HEARING ADVERTISEMENTS**

These advertisements should be made in accordance with the Plan above.

### **Model Advertisement – First Public Hearing**

(Locality) will hold a public hearing on (date) at (time) at (location) to solicit public input on local community development and housing needs in relation to Community Development Block Grant (CDBG) funding for a project in our community.

Information on the amount of funding available, the requirements on benefit to low- and moderate-income persons, eligible activities, and plans to minimize displacement and provide displacement assistance as necessary will be available. Citizens will also be given the opportunity to comment on (locality's) past use of CDBG funds. All interested citizens are urged to attend. For additional information, contact (local contact name and information).

Comments and grievances can be submitted in writing to (locality) at (address) or by phone at (phone number and TDD) until (cut-off date).

If you plan to attend and have any special needs requirements, please call the number listed above.

### **Model Advertisement – Second Public Hearing**

(Locality) will hold a public hearing on (date) at (time) at (location) to solicit public input on the proposed Community Development Block Grant (CDBG) proposal to be submitted to the Virginia Department of Housing and Community Development for (project name). Residents of the project area are encouraged to attend. The (project name) proposal will include the following activities (list activities).

The draft CDBG proposal will be presented for comment along with information on projected beneficiaries, including the number of low- and moderate-income residents to benefit from the proposed project, and plans to minimize displacement. Citizens will also be given the opportunity to comment on (locality's) past use of CDBG funds. A fact sheet on the proposed project and the draft proposal is available at (location). For additional information, contact (local contact name and information).

Comments and grievances can be submitted in writing to (locality) at (address) or by phone at (phone number and TDD) until (cut-off date).

If you plan to attend and have any special needs requirements, please call the number listed above.

**COUNTY OF NELSON PUBLIC HEARING #2 DECEMBER 8, 2015  
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT (DHCD)  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2015 COMMUNITY IMPROVEMENT GRANT (CIG) FUNDS**

**PROJECT FACT SHEET**

**Proposed Project:** Nelson County-Wild Wolf Infrastructure Project (2015 Community Economic Development Fund)

The County proposes to utilize \$250,000 in available funds for a Community Economic Development Project that will install approximately 2200 feet of HDPE sewer force main from the Aqua Virginia pump station on State Route 151 to 2461 Rockfish Valley Hwy (Wild Wolf Brewing Company) ending with a coated manhole. Wild Wolf will then provide the connections and pump station from their property to the coated manhole. The County is required to provide a 25% match of \$62,500 which will also be used for this purpose. Funding for the local match will be provided by Wild Wolf Brewing Company.

**Program Income:** No Program Income will be generated by the project.

**Availability of Funds and Range of Activities for Community Economic Development Fund Grant Projects:**

Up to \$700,000 per project is available for projects supporting economic development activities; particularly those creating employment opportunities for low-and moderate-income persons. Assistance may include off-site improvements such as water & sewer lines, roads, and drainage.

**Benefit to Low-to-Moderate Income (LMI) Persons:**

The National Objective to be achieved through the funding is job retention and creation. At least 51 percent of the permanent, full time jobs (including permanent, full time equivalent jobs) will be held by or made available to LMI persons. It is anticipated that use of \$250,000 of these grant funds will enable the retention of forty-six (46) jobs and will enable the creation of a minimum of five (5) new jobs in 2016 of which 51 % or 26 jobs will be held by or made available to LMI persons. Further expansion of the business is anticipated to occur over the next few years.

**Displacement:**

There will be no displacement of citizens during or because of the project.

**Comments:**

Citizens may provide comments on this document via email to [abirkner@nelsoncounty.org](mailto:abirkner@nelsoncounty.org); fax: (434) 263-7004, or in person at the public hearing to be conducted on December 8<sup>th</sup> at 7:00 PM, General District Courtroom, Courthouse in Lovingson; 84 Courthouse Square.

**DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT (DHCD)  
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)  
2015 COMMUNITY IMPROVEMENT GRANT (CIG) FUNDS  
Community Economic Development (CED) Fund Program  
(Nelson County-Wild Wolf Infrastructure Project)**

**CED Program Purpose:**

The Community Economic Development Fund (CED) is designed to support economic development activities, particularly those creating employment opportunities for low- and moderate-income persons, in CDBG-eligible localities. Up to \$700,000 will be available per project. Proposals will be received on an open basis from January 1, 2015 through September 30, 2015. Assistance is limited to projects involving employment creation by private, for-profit basic industries. Assistance may include off-site improvements such as water lines, sewer lines, roads, and drainage.

- Wild Wolf Brewing Company proposes to install approximately 2,200 feet of HDPE sewer force main from the Aqua Virginia pump station on State Route 151 to 2461 Rockfish Valley Hwy (Wild Wolf Brewing Company) ending with a coated manhole. Wild Wolf will then provide the connections and pump station from their property to the coated manhole.

**Industry Commitment:**

All CED proposals must include an industry commitment letter. Such a letter serves as documentation of the industrial commitment which provides the basis for project eligibility. A commitment letter must include the following: The need for the improvements which the locality will implement using CDBG funding; the commitment of the business to locating or expanding in the locality; the type and amount of the private investments; the number of jobs (LMI and total) to be **created or retained** by category; the timing of the investments and hiring; a summary of the wages and benefits to be provided; the plans for job training, if applicable; and, the plans for use of a single point of contact for screening applicants, if applicable, such as the Virginia Employment Commission; the comprehension and acceptance that a formal industry agreement must be signed to secure the commitments. For Community Economic Development Fund projects, these industry Commitments must provide details on the accompanying benefits package.

- Wild Wolf Brewing Company's industry commitment is outlined in the attached Draft Model Agreement.

**CED Eligibility:**

The subject business must provide a post-probationary wage of at least 1.5 times the minimum wage for 90% of all employees and offer an employment benefits package including medical insurance to all employees. The current federal minimum wage is \$7.25/hour.

- DHCD's Model Industry Agreement provides that this requirement is subject to negotiation with DHCD and is currently not included in the attached Draft Model Agreement outlining Wild Wolf Brewing Company's industry commitment. Wild Wolf Brewing Company will comply with applicable Affordable Care Act employee medical insurance provisions.

The subject business must employ low to moderate- income persons in at least 51 percent of the available positions, **or**, ensure that low- to moderate- income persons will receive first consideration for employment.

- Wild Wolf Brewing Company has indicated in the attached Draft Model Agreement that they anticipate the use of grant funds will enable the retention of forty-six (46) jobs and will enable the creation of a minimum of five (5) new jobs in 2016 of which 51 % or 26 jobs will be made available to LMI persons.

For all CED' s an irrevocable Letter of Credit, bond, or other guaranteed form of security will be required in the amount of the CED grant. This security must remain in place until all program requirements are satisfactorily met.

- Wild Wolf Brewery has secured the CDBG investment of \$250,000 through the provision of a letter of credit that is held at Bank of the James, Lynchburg, Virginia and is subject to be called by DHCD for non-performance as defined in the final project Model Agreement.

### **CED Categories and Thresholds:**

The nature of the financial assistance available under the CED Fund varies depending on the economic strength of the applicant localities. CDBG-eligible localities, excluding Towns, are placed in one of three categories: Distressed, Transitional, and Competitive.

#### *Economic Strength:*

Nelson County is considered “Transitional” which means it has earned 2-4 points based on: an average unemployment rate of greater than the statewide figure of 5.5% but less than 8.25%, a Median Household Income of less than the statewide figure of \$63,636, but greater than \$44,545, and a Poverty Rate of greater than the statewide figure of 11.1% but less than 16.65%.

- Nelson County’s 2013 Unemployment Rate per VEC is 5.2% - 0 points
- Nelson County’s 2012 Median HH Income per US Census Bureau estimates is \$48,888 – 1 point
- Nelson County’s 2012 Poverty Rate per US Census Bureau estimates is 11.5% - 1 point
- Nelson County’s Total Points – 2

The following criteria applies to Transitional localities: The subject business must create at least 20 full-time positions. The subject business must make a private investment of at least \$300,000. The local government financial contribution must be at least 25% of CDBG eligible costs. CDBG funding shall not exceed \$10,000 per job created, or \$25,000 per job in cases of local diversification.

- Wild Wolf Brewing Company proposes to create 5 new jobs and retain 46 jobs, has made a private investment of \$450,000 in the business, the local government contribution of \$62,500 (25% of \$250,000 in eligible CDBG costs) will be paid by the business. The funding requested of \$250,000 does not exceed \$10,000 per job created.

#### *Low to Moderate Income Benefit:*

Activities benefiting low- and moderate income (LMI) persons must meet one of the following tests: Benefits are available to all of the residents in a particular area, wherein at least 51 percent of the residents are LMI; at least 51 percent of the benefits are provided to LMI persons; benefits will be provided to a clientele presumed to be principally LMI persons; or, if jobs are created or retained in a project, at least 51 percent of the permanent, full time jobs (including permanent, full time equivalent jobs) will be held by or made available to LMI persons.

CDBG eligibility in economic development projects is established by creating job opportunities for low- and moderate-income persons. There are two options for ensuring LMI benefit results from the job creation process.

- **Option 1** is to employ LMI persons in at least 51 percent of the available positions. Under this option, the locality or assisted business will retain documentation of the income status of employees.
- **Option 2** is to establish procedures to ensure that LMI persons will receive first consideration for employment. Under this option, the job qualifications must be limited to possession of a high school diploma or its equivalent. No special training should be required. A third party single point of contact for application screening, such as the Virginia Employment Commission, is typically utilized. This contact will maintain all LMI documentation. The employer must hire only those persons screened by this third party. At least 51 percent of the new jobs must be accessible to persons holding no more than a high school degree. Job creation must occur within two years of the date of completion of the private investment.

Additionally, the documentation of job creation, including jobs to LMI persons, may not conclude until the completion of the CDBG-funded construction activity or the achievement of the total job creation and 51% LMI benefit, as agreed to in the executed Industry Agreement, whichever is later. Private Investment must occur within 2 years of the commencement date of the CDBG contact with the locality. The job creation requirement will be incorporated into a formal agreement. A business which fails to meet the job requirements will be subject to a non-performance penalty as outlined in this agreement.

- Wild Wolf Brewing Company has indicated in the attached Draft Model Agreement that they will utilize **Option 2** and the use of grant funds will enable the retention of forty-six (46) jobs and will enable the creation of a minimum of five (5) new jobs in 2016 of which 51 % or 26 jobs will be made available to LMI persons.

Projects utilizing CDBG funds to install or improve water / wastewater services must make these services available to adjacent residential structures. Low- to Moderate income households must be connected to the new service.

*Low to Moderate Income Definition:*

Individuals or households whose household income is equal to or less than the Section 8 lower income limit established by HUD are determined to be low- and moderate-income. The Section 8 income limits are published annually by HUD. The income limit represents 80 percent of the area median income (AMI) for like-sized households or 80 percent of the median income of the entire non-metropolitan area of the State, whichever is higher. No project will receive funding which benefits moderate-income persons (80 percent AMI) to the exclusion of low-income persons (50 percent AMI or less)

Low to Moderate Income is determined based upon the US Department of Housing and Urban Development's (HUD) Section 8 Income Limits for both household and income size. Nelson County is part of the Charlottesville Metropolitan Statistical Area (MSA) and these limits for 2015 are as follows:

**STATE: VIRGINIA**  
**Charlottesville, VA MSA**  
**FY 2015 MFI: 84100**

----- **HUD SECTION 8 INCOME LIMITS**-----

	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
EXTR LOW INCOME	\$17,700	\$20,200	\$22,750	\$25,250	\$28,410	\$32,570	\$36,730	\$40,890
VERY LOW INCOME	\$29,450	\$33,650	\$37,850	\$42,050	\$45,450	\$48,800	\$52,150	\$55,550
<b>LOW-INCOME</b>	<b>\$46,100</b>	<b>\$52,650</b>	<b>\$59,250</b>	<b>\$65,800</b>	<b>\$71,100</b>	<b>\$76,350</b>	<b>\$81,600</b>	<b>\$86,900</b>

# DRAFT

## MODEL AGREEMENT FOR INDUSTRIAL DEVELOPMENT PROJECTS

### (For Industries Using the Made-Available-To Method)

This AGREEMENT, made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, between Nelson County, a County existing under the laws of the Commonwealth of Virginia, hereinafter referred to as "(Grantee)" and Wild Wolf Brewing Company, a corporation existing under the laws of the Commonwealth of Virginia, hereinafter referred to as "(Industry)" and assigned the Data Universal Numbering System (DUNS) # (01-968-6726).

#### WITNESSETH:

THAT for and in consideration of the mutual covenants and agreements herein contained, the said parties do agree as follows:

1. The parties recognize that this AGREEMENT is contingent upon the continued existence of a CDBG grant offer of \$(250,000) to Nelson County. Using these grant funds, the Grantee will provide the following, to be made available to Wild Wolf Brewing Company at 2461 Rockfish Valley Highway, Nellysford, Virginia, hereinafter referred to as "Site":
  - a. Sewer force main extension from the existing manhole located at the Valley Green Shopping Center, going to 2461 Rockfish Valley Highway, ending with a coated manhole appropriate to allow Wild Wolf Brewing Company to connect to Aqua Virginia Utility Company.
  - b. Sewer connect/guarantee fee for up to 5,000 water per day from Aqua Virginia - \$50,000.
2. Wild Wolf Brewing Company certifies that there are no legal or financial impediments which would prevent or delay the investment and job creation and attaches as a part of this agreement a summary setting forth the following information:
  - a. Wild Wolf Brewing Company currently employs 46 persons at the project site to be assisted by CDBG funds. A breakdown of these jobs by type (number and classification) is included herein as Attachment 1.
  - b. Wild Wolf Brewing Company intends to create a total of 5 new jobs at the project site. Of these 1 will be considered full-time jobs and 4 will be part-time jobs. A breakdown of these jobs by type (classification) and time frame for creation is included here in as Attachment 2.
3. Wild Wolf Brewing Company will locate upon the premises a sewer line creating or retaining approximately 46 jobs. At least fifty-one percent (51%) of all jobs created will be LMI jobs, as defined herein. Employment created will not duplicate existing employment and job creation will occur within two years of the date of completion of the private investment.

4. The documentation of job creation, including jobs to LMI persons, must adhere to the following:
  - a. All jobs must be physically located at the industry 2461 Rockfish Valley Highway, Nellysford, Virginia 22958;
  - b. All jobs at that site must be included in the tracking;
  - c. Jobs are counted – not people;
  - d. A job is considered closed once it is filled upon the first hire;
  - e. Job counting must continue until the CDBG project is completed and the CDBG contract with the Grantee is administratively closed out.
  - f. If at the time of (4e) Industry has not fulfilled its job creation commitment, counting must continue until such time that it is met.
  
5. Wild Wolf Brewing Company will take affirmative steps to employ low- and moderate-income persons, (defined as persons whose annual household income prior to employment is lower than 80% of the median income for the area). Both the household size and income of the entire household will be considered. The U.S. Department of Housing and Urban Development's Section 8 Income Limits by household size will be used to determine whether the LMI standard has been met.
  
6. In order to meet the Made-Available-To test for job creation, Wild Wolf Brewing Company agrees to the following:
  - a. All applications for employment will be made through a single point of entry.
  - b. The single point of entry for this project will be Wild Wolf Brewing Company.
  - c. Special skills that can only be acquired with substantial training or work experience or education beyond high school are not a prerequisite to fill such jobs.
  - d. For jobs that require education beyond high school or skills not commonly possessed by high school graduates, Wild Wolf Brewing Company agrees to consider unqualified persons and provide training to them at no cost to the employee.
  - e. Nelson County and Wild Wolf Brewing Company agree that LMI persons will receive first consideration for filling of jobs. First consideration means that Wild Wolf Brewing Company will give objective consideration to the employment of LMI persons. To demonstrate that first consideration is given, Wild Wolf Brewing Company will hire from pools of qualified applicants without knowledge of the income status of any employee. Wild Wolf Brewing Company will verify that the overall pool of applicants includes no less than 51% LMI persons based on HUD's Section 8 Income Limits and considering both household and income size. Wild Wolf Brewing Company MUST MAINTAIN THE DOCUMENTATION IT USED FOR VERIFICATION. In addition, any person referred from the JOB TRAINING PARTNERSHIP WORKFORCE INVESTMENT ACT OF 1998 programs will be accepted as LMI because of known income restrictions of that program, except for the Dislocated Workers Program.
  - f. Any training programs specified in Nelson County grant proposal must be initiated prior to or concurrent with start-up of production. Documentation of training

efforts and information concerning individuals enrolled in training programs MUST be kept by Nelson County and Wild Wolf Brewing Company.

7. Wild Wolf Brewing Company is responsible for maintaining documentation on the persons who are employed by the following characteristics: a) LMI status, b) female headed households (must have at least one child under the age of 18 years), c) elderly, d) handicapped, e) racial/ ethnic status (Hispanic, White, Black/African American, Asian, American Indian/Alaskan Native, Native Hawaiian/Other Pacific Islander, American Indian/Alaskan Native and White, Asian and White, Black/African American and White, American Indian/Alaskan Native and Black/African American and Other Multi-Racial), and f) employment status at time of application
8. Wild Wolf Brewing Company will submit to Nelson County documentation of the number and names of all of those employed, their EDA job classification and whether the employees are provided with employer sponsored health care. This documentation will be provided at least every three (3) months from the start of the CDBG project for a period of two (2) years from the date of completion of the private investment or until Nelson County has received written approval from the Virginia Department of Housing & Community Development to terminate submission of documentation.
9. Wild Wolf Brewing Company will invest not less than \$30,000 for a sewer connection on the property to the new sewer line. This investment will be verified by an audit provided by Wild Wolf Brewing Company and prepared by an Independent Certified Public Accountant or by submission of copies of source documents in the form of contracts, invoices, and cancelled checks documenting that the full investment was made on the project for approved activities. This investment will occur within two (2) years of the commencement date of the CDBG Grant Agreement.
10. The probationary period may not exceed six months
11. Wild Wolf Brewing Company agrees to provide to Nelson County, and to officials of the Virginia Department of Housing and Community Development and the U. S. Department of Housing and Urban Development, reasonable access to its facilities to substantiate the employment and investment committed by this agreement and to provide access to pertinent records documenting jobs made available to low- and moderate-income persons.

#### SANCTIONS

12. Upon signing of this AGREEMENT, Wild Wolf Brewing Company agrees that upon failure to honor its commitment at any time to locate on THE SITE, once local or grant funds have been expended on project improvements agreed to herein, the Wild Wolf Brewing Company is subject to repay in full all local or grant funds already expended to DHCD.

13. Should the Industry fail to achieve the performance regarding jobs and investment outlined herein after location at THE SITE, the industry is required to provide detailed documentation proving that a good faith effort has been made to achieve specified benefits. Nelson County and the Virginia Department of Housing & Community Development reserve the right in such case to require repayment of all or a portion of the grant funds. Notwithstanding a good faith effort on the part of the industry, failure to make jobs available to at least 51% low- and moderate-income persons will result in the repayment of the entire amount of grant assistance provided by the Grantee and the Virginia Department of Housing & Community Development.
14. Nelson County has secured the CDBG investment of \$250,000 through the provision of a *letter of credit* that is held at *Bank of the James, Lynchburg, Virginia* and subject to be called by DHCD for non-performance as defined herein.

## ATTACHMENT 1

Wild Wolf Brewing Company  
Jobs by Category  
November 3, 2015

All unique individuals – no overlap in counts

Kitchen Salaried (management) – 5

Kitchen Hourly – 5-6 Moving into our slower season – looking for one more hourly person to make 6 total

Total - 11

Brewery Salaried – 4

Brewery Hourly – 1-2

Moving into our slower season – looking for one more hourly person to make 2 total

Total - 6

Sales Salaried – 2

Sales Hourly – 1

Total – 3

Marketing Salaried – 4

Total - 4

Restaurant Salaried – 3

Server/bartender Hourly – 18

Host – 1

Total – 22

TOTAL - 46

## ATTACHMENT 2

Wild Wolf Brewing Company  
New Jobs by Category/Timeframe to be created in 2016

Kitchen Hourly – 2 (first half 2016)

Kitchen Salaried – 1 (second half 2016)

Server/bartender – 4 (first half 2016)

Sales Salaried – 1 (first quarter 2016)

## ATTACHMENT 3

### PROJECT BUDGET - CDBG

- \$50,000 fee from sewer company to connect/guarantee volumes up to 5000 gpd
- \$50,000 engineering/permits, etc – estimated
- \$150,000 fee to install/connect 2200 feet force main to WWBC property – estimated

### PROJECT BUDGET – WWBC

- \$30,000 engineering and install on WWBC property - estimated

ATTACHMENT 4

\$460,000 INVESTMENT IN 2015

\$182,361 Event Center renovation and equipment – completed July 2015

\$20,000 Water treatment work (to hold over until the sewer goes in;  
this will all still be used after connecting to sewer) – completed July 2015

\$230,000 Canning machine/labeling machine – July 2015

\$23,500 New outdoor freezer/cooler for restaurant – May 2015

\$4,139 Closing costs - February 2015

ATTACHMENT 5

Wild Wolf Job Retention

See next page



2461 Rockfish Valley Hwy  
Nellysford, VA 22958

434-361-0088

[www.wildwolfbeer.com](http://www.wildwolfbeer.com)

434-361-0099 (fax)

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November 12, 2015

Virginia Department of Housing and Community Development  
Community Development Division  
600 East Main Street Suite 300  
Richmond, VA 23219

Subject: Wild Wolf Brewing Company Job Retention

To Whom It May Concern:

We have been given until the end of May 2016 to connect to the sewer, located 2200 feet from Wild Wolf's property. Wild Wolf does not have the financial resources to pay for the sewer extension/connection fees, and we have found no other way to make this happen. Given the drain field requirements being imposed by the Health Department, we also do not have the option of expanding our existing drain field to meet the current level of business operations, let alone the ability to further expand operations in this location. The situation is putting 46 jobs at risk, as well as the jobs we will be creating over the next several years, as we expand operations.

In addition, we have been told that the properties between the Shopping Center (where the sewer currently ends) and Wild Wolf have failing drain fields. This is an obvious health risk and a serious risk to the ground water in this area. By creating this sewer connection, it will facilitate an easy sewer connection for these other properties.

Best regards,

Mary Wolf, President  
Wild Wolf Brewing Company  
2461 Rockfish Valley Hwy  
Nellysford, VA 22958  
434-361-1776  
[mary@wildwolfbeer.com](mailto:mary@wildwolfbeer.com)

# Application to DHCD Submitted through CAMS

Nelson County

Nelson County-Wild Wolf Infrastructure Project

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**Application ID:** 22106162015113005  
**Application Status:** In Progress - Applicant  
**Program Name:** Community Economic Development - 2015  
**Organization Name:** Nelson County  
**Organization Address:** 84 Courthouse Square  
Lovington, VA 22949-2359  
**Profile Manager Name:** Stephen Carter  
**Profile Manager Phone:** (434) 263-7000  
**Profile Manager Email:** scarter@nelsoncounty.org

**Project Name:** Nelson County-Wild Wolf Infrastructure Project  
**Project Contact Name:** Stephen Carter  
**Project Contact Phone:** (434) 263-7000  
**Project Contact Email:** scarter@nelsoncounty.org  
**Project Location:** 2461 Rockfish Valley Highway  
Nellysford, VA 22958-2306  
**Project Service Area:** Nelson County

**Total Requested Amount:** \$250,000.00  
**Required Annual Audit Status:** No Current Audits Found

# Application to DHCD Submitted through CAMS

Nelson County

Nelson County-Wild Wolf Infrastructure Project

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## Budget Information:

Cost/Activity Category	DHCD Request	Other Funding	Total
Administration	\$0.00	\$0.00	\$0.00
Interim Assistance	\$0.00	\$0.00	\$0.00
Clearance and Demolition	\$0.00	\$0.00	\$0.00
Sewer Improvements	\$250,000.00	\$0.00	\$250,000.00
Sewer Improvements	\$250,000.00	\$0.00	\$250,000.00
Water Improvements	\$0.00	\$0.00	\$0.00
Street Improvements	\$0.00	\$0.00	\$0.00
Flood Drainage Facilities	\$0.00	\$0.00	\$0.00
Building Construction/Renovation	\$0.00	\$0.00	\$0.00
Telecommunications	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$0.00	\$0.00
<b>Total:</b>	<b>\$250,000.00</b>	<b>\$0.00</b>	<b>\$250,000.00</b>

## Budget Narrative:

Install approximately 2200 feet of 2.5 " HDPE sewer force main from the Aqua Virginia pump station on St Rt 151 (behind the Valley Green Shopping Center) to 2461 Rockfish Valley Hwy (Wild Wolf Brewing Company), ending with a coated manhole. Wild Wolf will then provide the connections and pump station from their property to the coated manhole.

## Questions and Responses:

1. The information below only refers to the narrative and budget requirements for a proposal. Please refer to the CDBG Program Design for further information on Virginia's overall program objectives, policies and priorities, overarching requirements, program specific requirements, and CDBG National objectives and requirements. Contact DHCD with any questions.

A request for CDBG Community Economic Development Fund resources is a two-step process. Completion of this Prospectus is the initial stage. All applicants must complete this application and submit it to DHCD for review to apply for CED funding. This review process will enable DHCD to complete a prompt test of thresholds and evaluation of CDBG funding targets for all potential CED projects. Following this review, DHCD can provide specific written instructions to potential applicants for obtaining CED funding. These instructions may include an invitation to submit a CED Proposal. FUNDING WILL NOT BE OBLIGATED FOR A PROJECT UNTIL DHCD APPROVES A CED PROPOSAL. Note that public hearings are not required as part of the initial application but will be necessary should the applicant be recommended to submit a full proposal.

## PROJECT OVERVIEW

Provide a brief description of the proposed project.

# Application to DHCD Submitted through CAMS

Nelson County

Nelson County-Wild Wolf Infrastructure Project

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**Answer:**

Wild Wolf Brewing Company has expanded since its opening in 2011. The Health Department has recently required a tenfold increase in drain field space. This is not only economically impossible for the company but it would also require more land than Wild Wolf owns or has available.

The existing sewer connection is 2200 feet from Wild Wolf's property. By extending this sewer main to the front of Wild Wolf's property, three benefits occur:

- Wild Wolf can stay in business and continue to employ 46 people
- Homes/businesses along this 2200 feet can also connect to the sewer (many are believed to have failing drain fields)
- Wild Wolf can begin the process of planning to add a new brewery building and increase beer manufacturing in this location

## 2. CED FUND ECONOMIC CATEGORY

Indicate the locality's economic category (Distressed, Transitional, or Competitive). You can find this information in the CDBG Program Design or the Community Economic Development Fact Sheet.

**Answer:**

Transitional

## 3. ASSISTED BUSINESS

Provide the name of the business to be assisted, describe its overall business, and provide details on the specific business activities which will occur at the facility in the above-mentioned locality in conjunction with publicly-funded improvements. Identify if the local activities of the assisted business will engage in value-added manufacturing or re-manufacturing and reuse of indigenous raw materials, provider of needed local services, and/or the diversify of the local economy. Include the DUNS number.

**Answer:**

Wild Wolf Brewing Company has a restaurant, brewery, event center and merchandise shop in this location. By adding a sewer connection Wild Wolf will be able to continue to employ the 46 existing employees, as well as to add a minimum of 5 jobs in 2016. The business will also then be able to begin expansion plans over the next few years. DUNS Number 01-968-6726

## 4. PROJECT LOCATION

Identify the geographic area in which project activities will occur. Maps should be included as an attachment.

**Answer:**

2461 Rockfish Valley Highway  
Nellysford VA 22958

## 5. PROJECT NEED

Provide details on the specific physical needs of the assisted business. What specific off-site improvements are REQUIRED for this business to engage in normal operations? What must be the size or scale of these improvements for this business to engage in normal operations? What on-site improvements are required and which of these requires investment of public funds? The need for water storage tanks, water / sewer line sizing, length, and location, and road improvements will receive particular attention from DHCD.

**Answer:**

# Application to DHCD Submitted through CAMS

Nelson County

Nelson County-Wild Wolf Infrastructure Project

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2200 feet of directional drilled force main are needed to extend from the existing manhole behind the Valley Green Shopping Center and ending with a coated manhole in front of 2461 Rockfish Valley Hwy.

## 6. PROJECT ACTIVITIES

Provide details on the potential project activities. Identify the off-site improvements which will be constructed to serve the above-mentioned business. Specify cost elements, quantities, and costs (i.e. 1 pump station - \$25,000; 2,000 LF of 2-inch water line - \$20,000; and so on). Identify, also, the source of information for these quantities and costs. Identify the on-site improvements which will be constructed, providing similar details (cost elements, quantities, and costs) for those which will be completed using CDBG funds. For those on-site improvements which will be completed using the resources of the assisted business, summary details (general activity and approximate total cost) will suffice.

### Answer:

2200 feet of directional drilled HDPE - estimated at \$100 per foot  
Coated manhole - estimated at \$3,000  
Total project - \$250,000

## 7. CDBG INVESTMENT

Identify those activities and amounts from the preceding item which are targeted for CDBG funding. Include estimates for engineering and any amounts for Administration (up to 10% of the CDBG amount or \$50,000 whichever is less). Describe why CDBG funds are required for this project in lieu of private, local government, or other funding. DHCD reserves the right to adjust the amount of CDBG funding targeted for a project based on interpretation of the information in the Project Need item.

### Answer:

Requested funding - \$250,000.

## 8. PRIVATE COMMITMENT

### Jobs

Indicate the total number of new jobs the assisted business will create in the identified locality and the number and percentage of these jobs which will be targeted for low- and moderate-income persons. Provide information on the types of jobs and the number of jobs by each type. Indicate the proposed wage ranges for each type of job. Identify the types of employment benefits to be provided. Provide details of job requirements, such as level of education or special training that may be required.

### Answer:

As a result of installing a sewer connection, 46 jobs will be saved and a minimum of 5 new jobs will be added. 51% of all jobs will be made available to low to moderate income individuals.

## 9. Private Investment

Indicate the total amount of new private investment the assisted business will make in the local facilities. Specify the targets for this investment, whether property acquisition, plant construction, or equipment.

### Answer:

Wild Wolf has just completed a \$460,000 investment in new brewery equipment as well as renovating an old building creating a new events center.

## 10. LOCAL INVESTMENT

# Application to DHCD Submitted through CAMS

Nelson County

Nelson County-Wild Wolf Infrastructure Project

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Identify the activities and amounts targeted for the investment of local resources, if applicable. Identify the source for these resources (General fund, Loan proceeds, and so on) and current level of commitment (obligated, in progress, prospective, and so on).

**Answer:**

none available

**11. TIMETABLE**

Develop a listing of tasks inclusive of making formal application for CED funding and their anticipated dates of completion. Include the targets of the assisted business for completion of facility development and for initiation of hiring for the new jobs.

Additionally, develop a detailed timeline for the implementation of the project, assuming approval of the anticipated CED proposal. This will be subject to revision at the time of the final proposal and as a pre-contract requirement for approved projects. Present this timeline in table format, as shown below. Include, at a minimum, the applicable items listed as well as any other pertinent milestones for your project.

- Project Timeline
- Activity Anticipated Date
- PER Complete
- Final Design
- Final Permit Approval
- Request for bids
- Bid Award
- Start of Construction
- Start of Hiring
- Construction Complete
- Equipment Installation
- Operations Start-up
- Full Employment
- Completion of Private Investment

**Answer:**

- Project Timeline - Start October 15, 2015. Complete May 31, 2016.
- PER Complete - October 1, 2015
- Final Design - November 15, 2015
- Final Permit Approval - December 31, 2015
- Request for bids - December 1, 2015
- Bid Award - January 14, 2016
- Start of Construction - March 1, 2016
- 500 feet complete - March 7, 2016

# Application to DHCD Submitted through CAMS

Nelson County

Nelson County-Wild Wolf Infrastructure Project

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- 1000 feet complete - March 14, 2016
- 1500 feet complete - March 21, 2016
- 2200 feet complete - March 31, 2016
- Equipment Installation Complete - April 30, 2016
- All connections on Wild Wolf Property complete - May 15, 2016
- Construction Complete - May 31, 2016
- Operations Start-up - May 31, 2016
- Full Employment - December 31, 2016
- Completion of Private Investment - May 31, 2016

## Attachments:

MAPS

mapshowing2461rockfishvalleyhwy84201535640.jpg

DERIVATION OF COST

DerivationofCosts12920151052584201535926812201522635.xlsx

MODEL INDUSTRY AGREEMENT [Revised Document Provided as Additional Information Requested 11/13/15](#)

DHCDWildWolfIndustrialDevelopmentProject00000002812201522642.docx

PER

WildWolfBreweryExtension84201540019.pdf

PLANNING DISTRICT COMMISSION NOTIFICATION

NelsonCountyWildWolfBreweryTJPDC721201592021.pdf

LETTERS OF SUPPORT/COMMITMENT

grantsupportletteryvettestafford852015122847.pdf

CERTIFICATIONS AND ASSURANCES

CertificationandAssurances812201522909.pdf

# Application to DHCD Submitted through CAMS

Nelson County

Nelson County-Wild Wolf Infrastructure Project

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(OPTIONAL) || Additional Application Information as Requested - November 13, 2015

DHCDWildWolf11131511132015103557.pdf

(OPTIONAL) || Public Meeting #1 Notice [Not Provided](#)

PublicNotice12015CDBGFunds1212015103647.doc

(OPTIONAL) || Public Meeting #2 Notice [Not Provided](#)

PublicNotice22015CIGFundsWildWolf1212015103713.doc

(OPTIONAL) || Image of Notice Posted at Wild Wolf Brewing Company [Not Provided](#)

IMG06401212015104444.jpg



CDBG Derivation of Cost

Product	Total	CDBG	Non-CDBG	Source of Estimate	Date
<b>EXAMPLE - Sewer Installation Construction</b>					
<i>9,000 LF of 8-inch sewer line @ \$50/LF</i>	\$450,000	\$400,000	\$50,000	PER	9/5/2014
<i>5,000 LF of 2-inch force main @ \$16/LF</i>	\$80,000	\$50,000	\$30,000	PER	9/5/2014
<i>4,175 LF of 6-inch service laterals @ \$20/LF</i>	\$83,500	\$0	\$83,500	PER	9/5/2014

Product	Total	CDBG	Non-CDBG	Source of Estimate	Date
2200 LF 2.5" HDPE directional drilled @ \$100/LF	\$ 220,000	\$ 220,000	\$ -	PER	
Coated manhole	\$ 3,000	\$ 3,000	\$ -	PER	
	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -		
	\$ -	\$ -	\$ -		

## MODEL AGREEMENT FOR INDUSTRIAL DEVELOPMENT PROJECTS

### (For Industries Using the Made-Available-To Method)

This AGREEMENT, made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, between Nelson County, a County existing under the laws of the Commonwealth of Virginia, hereinafter referred to as "(Grantee)" and Wild Wolf Brewing Company, a corporation existing under the laws of the Commonwealth of Virginia, hereinafter referred to as "(Industry)" and assigned the Data Universal Numbering System (DUNS) # (01-968-6726).

#### WITNESSETH:

THAT for and in consideration of the mutual covenants and agreements herein contained, the said parties do agree as follows:

1. The parties recognize that this AGREEMENT is contingent upon the continued existence of a CDBG grant offer of \$(250,000) to Nelson County. Using these grant funds, the Grantee will provide the following, to be made available to Wild Wolf Brewing Company at 2461 Rockfish Valley Highway, Nellysford, Virginia, hereinafter referred to as "Site":
  - a. Sewer force main extension from the existing manhole located at the Valley Green Shopping Center, going to 2461 Rockfish Valley Highway, ending with a coated manhole appropriate to allow Wild Wolf Brewing Company to connect to Aqua Virginia Utility Company.
  - b. Sewer connect/guarantee fee for up to 5,000 water per day from Aqua Virginia - \$50,000.
2. Wild Wolf Brewing Company certifies that there are no legal or financial impediments which would prevent or delay the investment and job creation and attaches as a part of this agreement a summary setting forth the following information:
  - a. Wild Wolf Brewing Company currently employs 46 persons at the project site to be assisted by CDBG funds. A breakdown of these jobs by type (number and classification) is included herein as Attachment 1.
  - b. Wild Wolf Brewing Company intends to create a total of 5 new jobs at the project site. Of these 1 will be considered full-time jobs and 4 will be part-time jobs. A breakdown of these jobs by type (classification) and time frame for creation is included here in as Attachment 2.
3. Wild Wolf Brewing Company will locate upon the premises a sewer line creating or retaining approximately 46 jobs. At least fifty-one percent (51%) of all jobs created will be LMI jobs, as defined herein. Employment created will not duplicate existing employment and job creation will occur within two years of the date of completion of the private investment.

4. The documentation of job creation, including jobs to LMI persons, must adhere to the following:
  - a. All jobs must be physically located at the industry 2461 Rockfish Valley Highway, Nellysford, Virginia 22958;
  - b. All jobs at that site must be included in the tracking;
  - c. Jobs are counted – not people;
  - d. A job is considered closed once it is filled upon the first hire;
  - e. Job counting must continue until the CDBG project is completed and the CDBG contract with the Grantee is administratively closed out.
  - f. If at the time of (4e) Industry has not fulfilled its job creation commitment, counting must continue until such time that it is met.
  
5. Wild Wolf Brewing Company will take affirmative steps to employ low- and moderate-income persons, (defined as persons whose annual household income prior to employment is lower than 80% of the median income for the area). Both the household size and income of the entire household will be considered. The U.S. Department of Housing and Urban Development's Section 8 Income Limits by household size will be used to determine whether the LMI standard has been met.
  
6. In order to meet the Made-Available-To test for job creation, Wild Wolf Brewing Company agrees to the following:
  - a. All applications for employment will be made through a single point of entry.
  - b. The single point of entry for this project will be Wild Wolf Brewing Company.
  - c. Special skills that can only be acquired with substantial training or work experience or education beyond high school are not a prerequisite to fill such jobs.
  - d. For jobs that require education beyond high school or skills not commonly possessed by high school graduates, Wild Wolf Brewing Company agrees to consider unqualified persons and provide training to them at no cost to the employee.
  - e. Nelson County and Wild Wolf Brewing Company agree that LMI persons will receive first consideration for filling of jobs. First consideration means that Wild Wolf Brewing Company will give objective consideration to the employment of LMI persons. To demonstrate that first consideration is given, Wild Wolf Brewing Company will hire from pools of qualified applicants without knowledge of the income status of any employee. Wild Wolf Brewing Company will verify that the overall pool of applicants includes no less than 51% LMI persons based on HUD's Section 8 Income Limits and considering both household and income size. Wild Wolf Brewing Company MUST MAINTAIN THE DOCUMENTATION IT USED FOR VERIFICATION. In addition, any person referred from the JOB TRAINING PARTNERSHIP WORKFORCE INVESTMENT ACT OF 1998 programs will be accepted as LMI because of known income restrictions of that program, except for the Dislocated Workers Program.
  - f. Any training programs specified in Nelson County grant proposal must be initiated prior to or concurrent with start-up of production. Documentation of training

efforts and information concerning individuals enrolled in training programs MUST be kept by Nelson County and Wild Wolf Brewing Company.

7. Wild Wolf Brewing Company is responsible for maintaining documentation on the persons who are employed by the following characteristics: a) LMI status, b) female headed households (must have at least one child under the age of 18 years), c) elderly, d) handicapped, e) racial/ ethnic status (Hispanic, White, Black/African American, Asian, American Indian/Alaskan Native, Native Hawaiian/Other Pacific Islander, American Indian/Alaskan Native and White, Asian and White, Black/African American and White, American Indian/Alaskan Native and Black/African American and Other Multi-Racial), and f) employment status at time of application
8. Wild Wolf Brewing Company will submit to Nelson County documentation of the number and names of all of those employed, their EDA job classification and whether the employees are provided with employer sponsored health care. This documentation will be provided at least every three (3) months from the start of the CDBG project for a period of two (2) years from the date of completion of the private investment or until Nelson County has received written approval from the Virginia Department of Housing & Community Development to terminate submission of documentation.
9. Wild Wolf Brewing Company will invest not less than \$30,000 for a sewer connection on the property to the new sewer line. This investment will be verified by an audit provided by Wild Wolf Brewing Company and prepared by an Independent Certified Public Accountant or by submission of copies of source documents in the form of contracts, invoices, and cancelled checks documenting that the full investment was made on the project for approved activities. This investment will occur within two (2) years of the commencement date of the CDBG Grant Agreement.
10. The probationary period may not exceed six months
11. Wild Wolf Brewing Company agrees to provide to Nelson County, and to officials of the Virginia Department of Housing and Community Development and the U. S. Department of Housing and Urban Development, reasonable access to its facilities to substantiate the employment and investment committed by this agreement and to provide access to pertinent records documenting jobs made available to low- and moderate-income persons.

#### SANCTIONS

12. Upon signing of this AGREEMENT, Wild Wolf Brewing Company agrees that upon failure to honor its commitment at any time to locate on THE SITE, once local or grant funds have been expended on project improvements agreed to herein, the Wild Wolf Brewing Company is subject to repay in full all local or grant funds already expended to DHCD.

13. Should the Industry fail to achieve the performance regarding jobs and investment outlined herein after location at THE SITE, the industry is required to provide detailed documentation proving that a good faith effort has been made to achieve specified benefits. Nelson County and the Virginia Department of Housing & Community Development reserve the right in such case to require repayment of all or a portion of the grant funds. Notwithstanding a good faith effort on the part of the industry, failure to make jobs available to at least 51% low- and moderate-income persons will result in the repayment of the entire amount of grant assistance provided by the Grantee and the Virginia Department of Housing & Community Development.
14. Nelson County has secured the CDBG investment of \$250,000 through the provision of a *letter of credit* that is held at *Bank of the James, Lynchburg, Virginia* and subject to be called by DHCD for non-performance as defined herein.

## ATTACHMENT 1

Wild Wolf Brewing Company  
Jobs by Category  
November 3, 2015

All unique individuals – no overlap in counts

Kitchen Salaried (management) – 5

Kitchen Hourly – 5-6 Moving into our slower season – looking for one more hourly person to make 6 total

Total - 11

Brewery Salaried – 4

Brewery Hourly – 1-2

Moving into our slower season – looking for one more hourly person to make 2 total

Total - 6

Sales Salaried – 2

Sales Hourly – 1

Total – 3

Marketing Salaried – 4

Total - 4

Restaurant Salaried – 3

Server/bartender Hourly – 18

Host – 1

Total – 22

TOTAL - 46

ATTACHMENT 2

Wild Wolf Brewing Company  
New Jobs by Category/Timeframe to be created in 2016

Kitchen Hourly – 2 (first half 2016)

Kitchen Salaried – 1 (second half 2016)

Server/bartender – 4 (first half 2016)

Sales Salaried – 1 (first quarter 2016)

## ATTACHMENT 3

### PROJECT BUDGET - CDBG

\$50,000 fee from sewer company to connect/guarantee volumes up to 5000 gpd

\$50,000 engineering/permits, etc – estimated

\$150,000 fee to install/connect 2200 feet force main to WWBC property – estimated

### PROJECT BUDGET – WWBC

\$30,000 engineering and install on WWBC property - estimated

ATTACHMENT 4

\$460,000 INVESTMENT IN 2015

\$182,361 Event Center renovation and equipment – completed July 2015

\$20,000 Water treatment work (to hold over until the sewer goes in;  
this will all still be used after connecting to sewer) – completed July 2015

\$230,000 Canning machine/labeling machine – July 2015

\$23,500 New outdoor freezer/cooler for restaurant – May 2015

\$4,139 Closing costs - February 2015

ATTACHMENT 5

Wild Wolf Job Retention

See next page



2461 Rockfish Valley Hwy  
Nellysford, VA 22958

434-361-0088

[www.wildwolfbeer.com](http://www.wildwolfbeer.com)

434-361-0088 (fax)

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November 12, 2015

Virginia Department of Housing and Community Development  
Community Development Division  
600 East Main Street Suite 300  
Richmond, VA 23219

Subject: Wild Wolf Brewing Company Job Retention

To Whom It May Concern:

We have been given until the end of May 2016 to connect to the sewer, located 2200 feet from Wild Wolf's property. Wild Wolf does not have the financial resources to pay for the sewer extension/connection fees, and we have found no other way to make this happen. Given the drain field requirements being imposed by the Health Department, we also do not have the option of expanding our existing drain field to meet the current level of business operations, let alone the ability to further expand operations in this location. The situation is putting 46 jobs at risk, as well as the jobs we will be creating over the next several years, as we expand operations.

In addition, we have been told that the properties between the Shopping Center (where the sewer currently ends) and Wild Wolf have failing drain fields. This is an obvious health risk and a serious risk to the ground water in this area. By creating this sewer connection, it will facilitate an easy sewer connection for these other properties.

Best regards,

Mary Wolf, President  
Wild Wolf Brewing Company  
2461 Rockfish Valley Hwy  
Nellysford, VA 22958  
434-361-1776  
[mary@wildwolfbeer.com](mailto:mary@wildwolfbeer.com)

WITNESS the following signature and seals.  
(Signatures must be notarized.)

\_\_\_\_\_  
(Grantee) (Seal)

Commonwealth of Virginia, County/City/Town of \_\_\_\_\_. This day personally appeared before me (*Grantee Representative*) and acknowledged his/her signature to the foregoing agreement. Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

SIGNATURE: \_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_/\_\_\_\_/\_\_\_\_ Registration number: \_\_\_\_\_

\_\_\_\_\_  
(Industry) (Seal)

Commonwealth of Virginia, County/City/Town of \_\_\_\_\_. This day personally appeared before me (*Industry Representative*) and acknowledged his/her signature to the foregoing agreement. Given under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

SIGNATURE: \_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_/\_\_\_\_/\_\_\_\_ Registration number: \_\_\_\_\_

BOARD OF  
SUPERVISORS

THOMAS D. HARVEY  
North District

LARRY D. SAUNDERS  
South District

ALLEN M. HALE  
East District

THOMAS H. BRUGUIERE, JR.  
West District

CONSTANCE BRENNAN  
Central District



STEPHEN A. CARTER  
Administrator

CANDICE W. MCGARRY  
Administrative Assistant/  
Deputy Clerk

DEBRA K. McCANN  
Director of Finance and  
Human Resources

13 November 2015

Virginia Department of Housing and Community Development  
600 East Main Street  
Richmond, Virginia 23219

RE: Wild Wolf Brewing Company

Dear Sir:

Please be advised that the County of Nelson has no water or sewer plant in the Nellysford area. There are no plans to provide water or sewer in any other part of the County that is not currently served by the Nelson County Service Authority (Lovingston-Colleen areas only).

Thank you for your consideration of this project.

Sincerely,

A handwritten signature in cursive script that reads "Maureen A. Kelley".

Maureen A. Kelley  
Director of Economic Development and Tourism

# WINTERGREEN SEWER SYSTEM WILD WOLF BREWERY EXTENSION PROJECT MAY 1, 2015

ZONE		REV.	DESCRIPTION	DATE	BY	CHK.	APP.
-		0	ORIGINAL ISSUE	5.3.15	BAH	CLP	CLP

SHEET INDEX	
TITLE	SHEET
TITLE SHEET	1
PIPING PLAN & PROFILE 1	2
PIPING PLAN & PROFILE 3	3
MISC. DETAILS	4
VDOT NOTES	5

**GENERAL CONSTRUCTION NOTES:**

- 1) NEW SEWER FORCE MAIN SHALL BE 2.5" HDPE DR-11.
- 2) LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION. CALL MISS UTILITY AT 1-800-552-7001
- 3) CONTRACTOR MUST OBTAIN ALL REQUIRED LOCAL PERMITS.
- 4) ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH AQUA VIRGINIA'S STANDARD SPECIFICATIONS DATED JULY 9, 2009.
- 5) ANY DEVIATIONS FROM THE PLANS MUST BE APPROVED BY THE ENGINEER OF RECORD.
- 6) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL MEET THE MINIMUM REQUIREMENTS SET FORTH IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
- 7) POT HOLING OF EXISTING UTILITIES TO BE APPROVED BY VDOT.



VICINITY MAP

### LEGEND

- PROPERTY LINE
- EXIST. SEWER MAIN
- NEW SEWER FORCE MAIN
- EXIST. RIGHTS OF WAY
- EXIST. ROAD
- EXIST. CREEK/STREAM
- NEW GATE VALVE
- BORE PIT

**OWNER INFORMATION:**

AQUA VIRGINIA, INC.  
2414 GRANITE RIDGE ROAD  
ROCKVILLE, VIRGINIA 23146  
804-749-8868

**CONTACT INFORMATION:**

BRENT HUTCHINSON  
CONSTRUCTION COORDINATOR  
AQUA VIRGINIA, INC.  
bahutchinson@aquaamerica.com  
804-432-3407

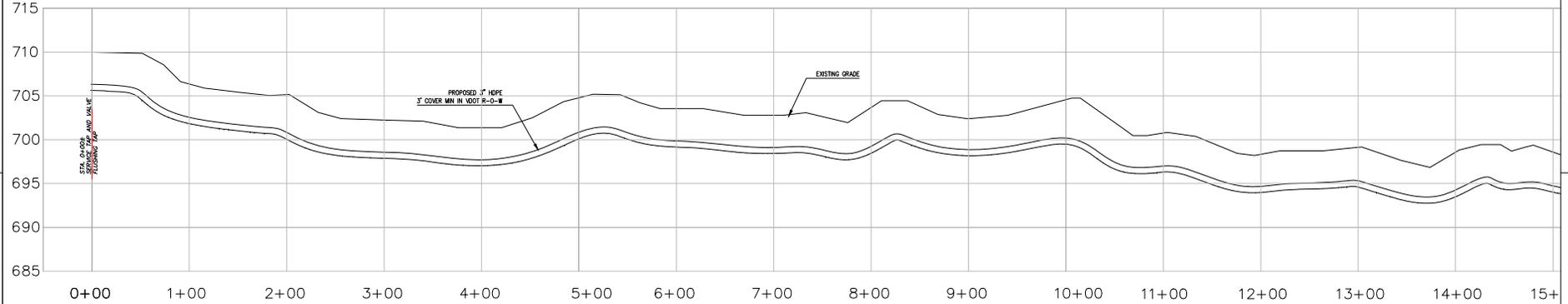


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PROJECT: WINTERGREEN SEWER COLLECTION SYSTEM		WILD WOLF BREWERY MAIN EXTENSION	
COMPANY: AQUA VIRGINIA, INC.		LOCATION: NELSON COUNTY, VIRGINIA	
DATE: 5.1.15	SCALE: AS SHOWN	SHEET NO.: 1	TOTAL SHEETS: WILD WOLF

ZONE		REVISIONS		
REV.	DATE	DESCRIPTION	BY	CHK.
0	5.3.15	ORIGINAL ISSUE	BAH	CLP



PROFILE - SEWAGE LINE ALIGNMENT



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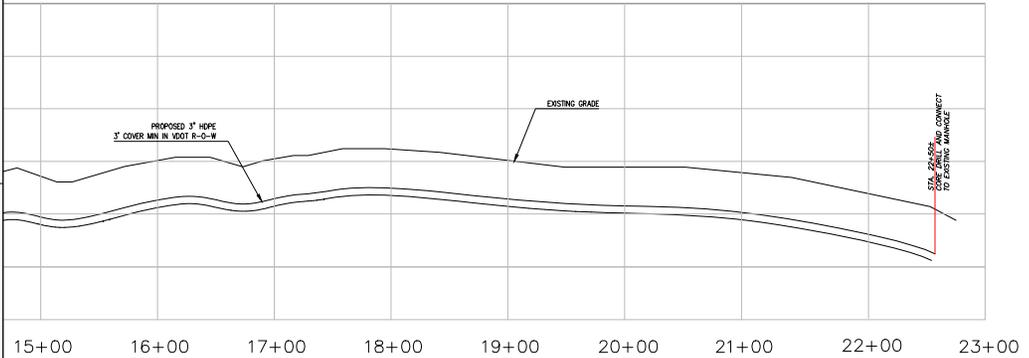
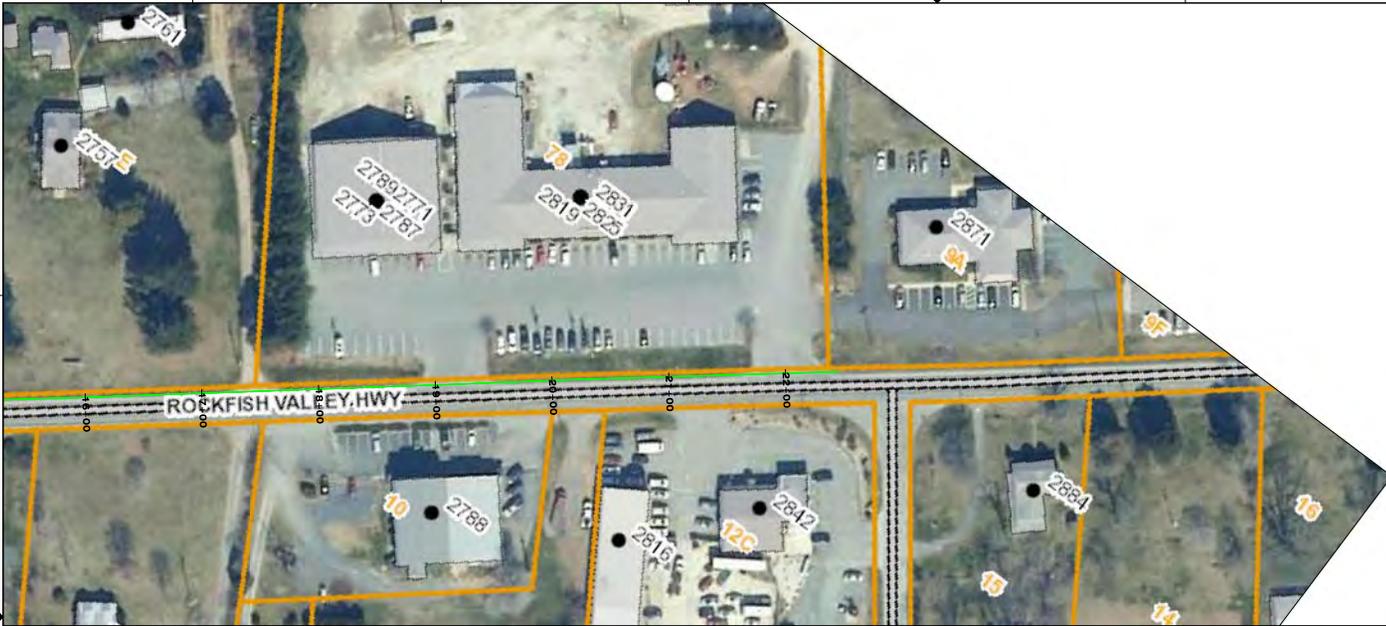
**AQUA VIRGINIA, INC.**  
 2414 GRANITE RIDGE RD ROCKVILLE, VA 23146 PH 804.749.8068 FAX 804.749.8032

WINTERGREEN SEWER COLLECTION SYSTEM  
 WILD WOLF BREWERY MAIN EXTENSION

COMPANY: AQUA VIRGINIA, INC.  
 LOCATION: NELSON COUNTY, VIRGINIA

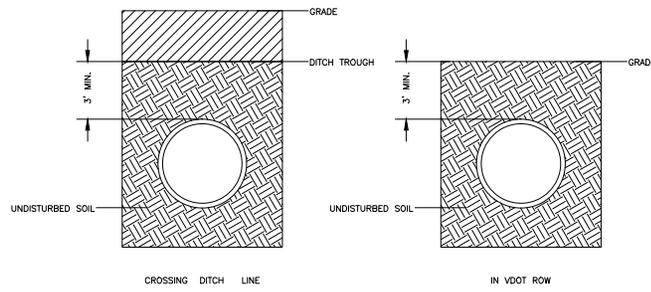
DATE	5.1.15	SCALE	AS SHOWN	SHEET NO.	2	TOTAL SHEETS	WILD WOLF
DESIGNED BY	BAH	CHECKED BY					

ZONE		REV.	DESCRIPTION	DATE	BY	CHK.	APP.
-		0	ORIGINAL ISSUE	5.3.15	BAH	CLP	CLP

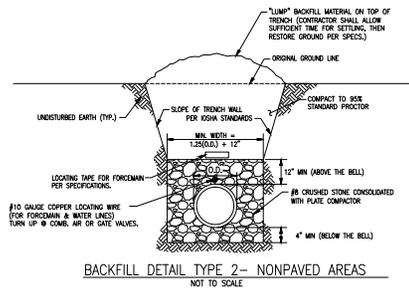


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		WINTERGREEN SEWER COLLECTION SYSTEM			
		WILD WOLF BREWERY MAIN EXTENSION			
		COMPANY: AQUA VIRGINIA, INC.			
		LOCATION: NELSON COUNTY, VIRGINIA			
PROJECT NO.	DRAWING NO.	DATE	SCALE	SHEET NO.	TOTAL SHEETS
-	BAH	5.1.15	AS SHOWN	3	1

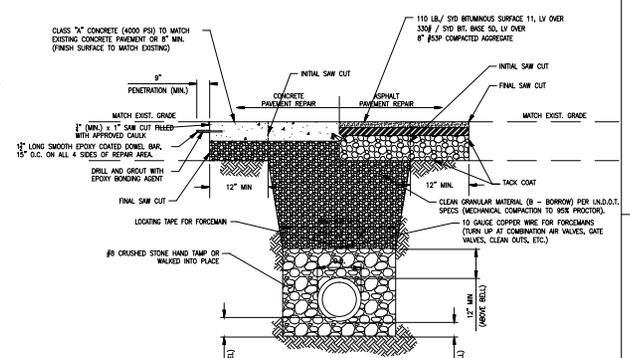
ZONE		REVISIONS		
REV.	DESCRIPTION	DATE	BY	CHK.
0	ORIGINAL ISSUE	5.3.15	BAH	CLP



**BORING DETAILS**

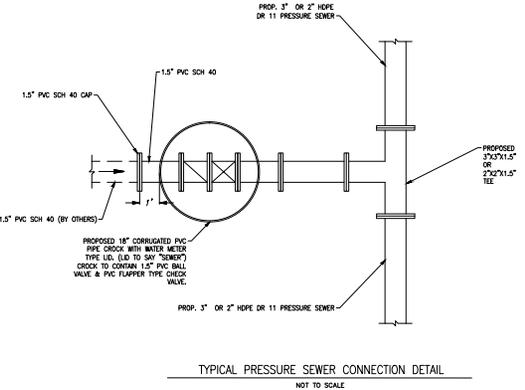


**BACKFILL DETAIL TYPE 2 - NONPAVED AREAS**  
NOT TO SCALE

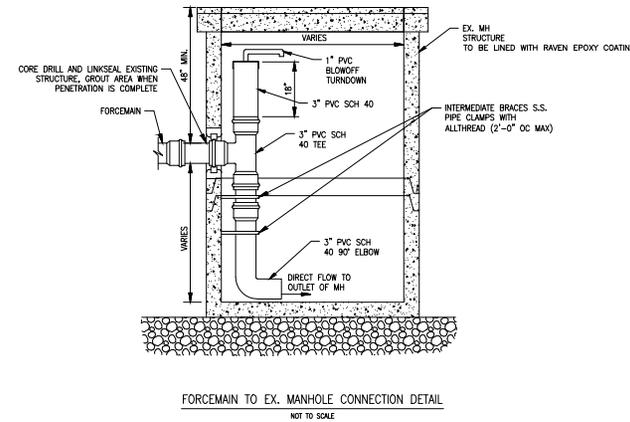


**BACKFILL DETAIL TYPE 1 - PAVED AREAS**  
NOT TO SCALE

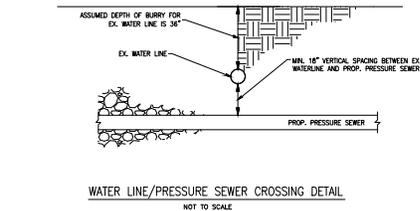
- NOTES:
- FINAL SAW CUT SHALL BE MADE A DISTANCE OF 12 INCHES (MIN.) BEYOND THE TRENCH AFTER EXCAVATION AND BACKFILL ARE COMPLETE, AND IMMEDIATELY PRIOR TO PLACING PAVEMENT SECTION.
  - PAVEMENT JOINTS SHALL BE SEALED WITH AN APPROVED JOINT SEALANT AFTER PLACEMENT OF BITUMINOUS CONCRETE SURFACE (OR CONCRETE PAVEMENT).
  - THE CONTRACTOR MAY, AT HIS DISCRETION, USE AN 8" CONCRETE CAP TO RESTORE REMOVED ASPHALT PAVEMENT. IN THIS CASE, THE CAP SURFACE SHALL BE "TOUGHENED" BY BRANDING SO THAT IT WILL ACCEPT AND HOLD A 1" ASPHALT SURFACE TACK MATERIAL CONSISTING OF QUALIFIED ASPHALT SHALL BE PLACED ON THE SURFACE OF THE CONCRETE CAP AT THE RATE OF 0.1 GALLON PER SQUARE YARD, AND ALLOWED TO "BRAND" PRIOR TO THE PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE. THE TOP OF THE CONCRETE CAP SHALL BE HELD DOWN BY 1" AS MEASURED FROM THE SURROUNDING ASPHALT PAVEMENT, SO THAT THE ASPHALT SURFACE ON THE CAP SHALL BE FLUSH WITH THE SURROUNDING PAVEMENT SURFACE. IF A COMPLETE ASPHALT OVERLAY IS CALLED FOR, THE TOP OF THE CONCRETE CAP SHALL BE PLACED FLUSH WITH THE SURROUNDING ASPHALT PAVEMENT SURFACE.
  - IF FLOWABLE BACKFILL IS CALLED FOR IN THE PLANS OR SPECIFICATIONS IN PLACE OF THE GRANULAR BACKFILL IT SHALL BE BROUGHT TO WITHIN 1" OF THE SURROUNDING PAVEMENT SURFACE. REMAINS OF REPAIR WORK SHALL BE SIMILAR TO WORK ASSOCIATED WITH INSTALLATION OF CONCRETE CAP. FLOWABLE BACKFILL SHALL BE AS FOLLOWS: DOUBLE FLOWABLE BACKFILL SHALL BE USED WHERE PIPE IS INSTALLED THROUGH PAVEMENT AND NO CURING PIPE IS INSTALLED (COMPOSITION SHALL BE 20% LBS. OF #2 SAND; 50 LBS. OF CEMENT; 130 LBS. OF FLYASH; 10 OZ. OF MICRO AIR; AND 400 LBS. OF WATER PER YARD. NON-CURABLE FLOWABLE BACKFILL SHALL BE USED WHERE PIPE IS INSTALLED THROUGH PAVED ROADS USING CURING PIPE (COMPOSITION SHALL BE 2800 LBS. OF #23 SAND; 60 LBS. OF CEMENT; 335 LBS. OF FLYASH; 4 OZ. OF MICRO AIR; AND 333 LBS. OF WATER PER YARD).



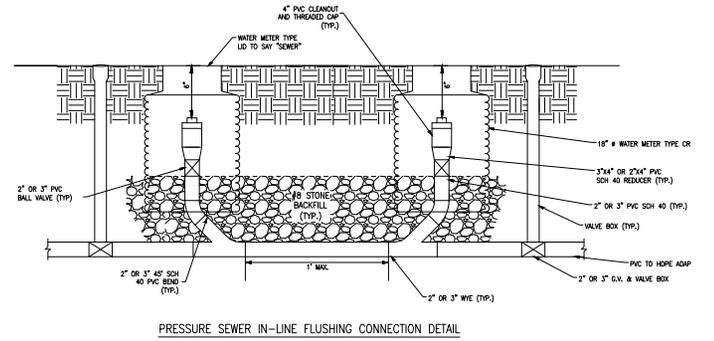
**TYPICAL PRESSURE SEWER CONNECTION DETAIL**  
NOT TO SCALE



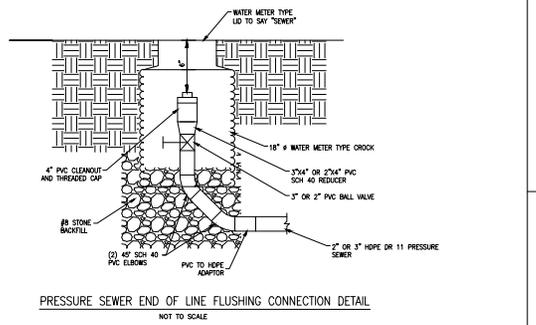
**FORCEMAIN TO EX. MANHOLE CONNECTION DETAIL**  
NOT TO SCALE



**WATER LINE/PRESSURE SEWER CROSSING DETAIL**  
NOT TO SCALE



**PRESSURE SEWER IN-LINE FLUSHING CONNECTION DETAIL**  
NOT TO SCALE



**PRESSURE SEWER END OF LINE FLUSHING CONNECTION DETAIL**  
NOT TO SCALE

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**AQUA VIRGINIA, INC.**  
2414 GRANITE RIDGE RD ROCKVILLE, VA 23148 PH 804.749.8008 FAX 804.749.8002

WINTERGREEN SEWER COLLECTION SYSTEM  
WILD WOLF BREWERY MAIN EXTENSION

COMPANY: AQUA VIRGINIA, INC.  
LOCATION: NELSON COUNTY, VIRGINIA

DATE: 5.1.15  
SCALE: N.T.S.  
SHEET NO.: 4  
OF: 4  
DRAWN BY: WILD WOLF

ZONE		REV.	DESCRIPTION	DATE	BY	CHK.	APP.
-		0	ORIGINAL ISSUE	5.3.15	BAH	CLP	CLP

1. A LAND USE PERMIT MUST BE OBTAINED FROM VDOT BEFORE ANY CONSTRUCTION IS STARTED WITHIN THE EXISTING STATE RIGHT OF WAY. CONTACT JOHN LEDGE (434-774-2300) AT THE VDOT LAND USE SECTION FOR THE PERMIT FEE AND SURETY AMOUNT. ALL LAND USE PERMIT APPLICATIONS MUST HAVE TWO (2) SETS OF APPROVED PLANS, A CHECK FOR THE PROCESSING FEE MADE PAYABLE TO TREASURER OF VIRGINIA, AND SURETY IN THE REQUIRED AMOUNT.
2. THE DEVELOPER IS RESPONSIBLE FOR THE RELOCATION OF ANY UTILITIES OR PAVEMENT MARKINGS WITHIN THE EXISTING RIGHT OF WAY OR PROPOSED RIGHT OF WAY REQUIRED BY THE DEVELOPMENT OF THE SITE/SUBDIVISION.
3. THE DEVELOPER IS RESPONSIBLE FOR THE COST OF A TRAFFIC SIGNAL OR ANY MODIFICATIONS TO AN EXISTING TRAFFIC SIGNAL THAT ARE DETERMINED TO BE NECESSARY. THESE COSTS WILL BE CHARGED UNDER AN OPERATIONAL PROJECT (ACCOUNTS RECEIVABLE) NUMBER. CONTACT THE VDOT RESIDENT FOR THE PROPER PROCEDURE.
4. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT WITH THE DEVELOPER'S ENGINEER TO VERIFY THE FINAL APPROVAL OF THE PLANS, OR ANY REVISED PLANS, BY THE VARIOUS AGENCIES (COUNTY, VDOT, ETC.).
5. VDOT APPROVAL OF THESE PLANS WILL EXPIRE IN FIVE (5) YEARS FROM THE DATE OF APPROVAL.
6. VDOT IS TO BE ADVISED WRITTEN NOTIFICATION 48 HOURS PRIOR TO THE START OF ANY WORK. A PRE-CONSTRUCTION MEETING WILL BE REQUIRED PRIOR TO ANY LAND DISTURBANCE OF THE SITE. THE DEVELOPER, HIS ENGINEER, GEOTECHNICAL (SOILS) ENGINEER, AND CONTRACTOR SHALL ATTEND THE PRE-CONSTRUCTION MEETING. THE DEVELOPER'S CONTRACTOR SHALL HAVE A PROPOSED PROGRESS SCHEDULE OF WORK.
7. ANY ERRORS, CONFLICTS, OR DISCREPANCIES FOUND ON THE APPROVED PLANS SHALL BE REPORTED TO THE DEVELOPER'S ENGINEER AND VDOT FOR RESOLUTION BEFORE PROCEEDING FURTHER WITH THE WORK.
8. THE DEVELOPER'S ENGINEER AND CONTRACTOR (SUB-CONTRACTOR) SHALL VERIFY IN THE FIELD THE ELEVATIONS OF ALL POINTS OF CONNECTION OF PROPOSED WORK TO EXISTING CURBS, SANITARY SEWER, STORM SEWER, DRAINAGE STRUCTURES, WATERLINES, ETC., PRIOR TO THE CONSTRUCTION IN THE FIELD.
9. AN OPERATIONAL PROJECT (ACCOUNTS RECEIVABLE) NUMBER MAY BE ASSIGNED TO THE SITE/SUBDIVISION. THE DEVELOPER WILL BE RESPONSIBLE FOR THIS BY PROVIDING THE NECESSARY INFORMATION REQUESTED BY VDOT.
10. ALL MATERIALS AND CONSTRUCTION WITHIN THE PROPOSED PUBLIC RIGHT OF WAY TO INCLUDE PRIVATE ENTRANCES, SHALL BE IN ACCORDANCE WITH THE CURRENT VDOT SPECIFICATIONS AND STANDARDS.
11. ANY REQUEST FOR A CHANGE OF SPECIFIED MATERIALS OR DESIGN FROM THE APPROVED PLANS WILL NEED TO BE SUBMITTED TO THE ENGINEER OF RECORD, THEN CONFER WITH VDOT. A LETTER MUST ACCOMPANY THE PROPOSED CHANGES AND REVISED PLAN SHEETS AND/OR DRAINAGE CALCULATIONS FOR REVIEW AND APPROVAL BY THE VDOT LAND USE ENGINEER.
12. THE DEVELOPER WILL BE RESPONSIBLE FOR PROVIDING THE GEOTECHNICAL (SOILS) ENGINEER. A PROFESSIONAL ENGINEER OR PROFESSIONAL GEOLOGIST WILL SUBMIT A COMPLETE REPORT WITH BORING DATA AND RECOMMENDATIONS TO VDOT FOR APPROVAL OF HIS PROPOSED METHOD OF CONSTRUCTION. THIS REPORT SHALL INCLUDE SHRIK SWELL VALUES OF THE SOILS, MOISTURE SENSITIVE SOILS, SIEVE ANALYSES, DRY AND WET DSB VALUES, STANDARD PROCTOR AND ATTERBERG LIMITS. THE REPORT WILL SHOW THE BORE LOCATIONS, TYPES OF SOILS ENCOUNTERED, AND STABILIZATION RECOMMENDATIONS FOR SOILS WITH POOR SUPPORT VALUES, HIGH MOISTURE, MICA, AND SILT CONTENT. THE REPORT SHALL INCLUDE A PAVEMENT STRUCTURAL DESIGN RECOMMENDATION BASED ON LABORATORY TESTS OF THE ACTUAL SOILS AND APPROVED TRAFFIC VOLUME FOR THE SITE/SUBDIVISION IN ACCORDANCE WITH THE LATEST VDOT PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA.
13. WHEN SOILS OCCUR THAT ARE UNSUITABLE FOR FOUNDATIONS, EMBANKMENT FILL, PIPE BACKFILL, SURFPAVE, OR OTHER ROADWAY PURPOSES, THE DEVELOPER'S CONTRACTOR SHALL EXCAVATE SAID MATERIAL UNDER THE DIRECTION OF THE DEVELOPER'S SOILS ENGINEER, BY UNDERCUTTING SUCH MATERIAL BELOW THE PROPOSED GRADES SHOWN ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE DEVELOPER'S ENGINEER AND VDOT UPON THE DISCOVERY OF THE UNSUITABLE MATERIAL. CONCURRENCE OF THE ENGINEER SHALL BE OBTAINED BEFORE ADDITIONAL WORK IS UNDERTAKEN.
14. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL EROSION CONTROL MEASURES WILL BE IN PLACE AND REVIEWED BY THE CONTRACTOR DAILY AND AFTER ALL WEATHER TO INSURE COMPLIANCE FOR THE CONTROL OF ANY EROSION AND SEDIMENT. ANY CORRECTIONS OR REPAIRS WILL BE MADE IMMEDIATELY, IN ACCORDANCE WITH ROAD AND BRIDGE SPECIFICATIONS. VDOT REQUIRES AN INDIVIDUAL CERTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, HOLDING A RESPONSIBLE LAND DISTURBER CERTIFICATION, TO BE IN CHARGE OF THE LAND DISTURBING ACTIVITY AND ON THE WORK SITE AT ALL TIMES.
15. THE CONTRACTOR AND SUBCONTRACTORS SHALL HAVE A COPY OF THE CURRENT VDOT ROAD AND BRIDGE SPECIFICATIONS AND THE VDOT ROAD AND BRIDGE STANDARDS. THE CONTRACTOR SHALL HAVE AT LEAST ONE (1) SET OF APPROVED PLANS WITH ALL APPROVED REVISIONS. THE LAND USE PERMIT WILL BE AT THE SITE AT ALL TIMES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND AND OVERHEAD UTILITIES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRS AT HIS OWN EXPENSE OF ANY UTILITIES DAMAGED BY HIS CONSTRUCTION METHODS. MISS UTILITY MUST BE CONTACTED AT 1-800-552-7001 AT LEAST 72 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
17. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPLACING, WITH MATCHING MATERIALS, ANY PAVEMENT, CURB AND GUTTER, DRIVEWAY, PIPE, SIDEWALK, ETC. THAT ARE DAMAGED DURING THE CONSTRUCTION OF THE SITE/SUBDIVISION.
18. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO THE ENGINEER OF RECORD. ALL MATERIALS MUST MEET VDOT SPECIFICATIONS AND STANDARDS.
19. THE DEVELOPER'S GEOTECHNICAL ENGINEER AND/OR HIS CERTIFIED MATERIALS TECHNICIANS WILL PERFORM COMPACTION (DENSITY) TESTS FOR REVIEW BY VDOT. ALL TESTS WILL BE PERFORMED IN ACCORDANCE WITH THE CURRENT VDOT SPECIFICATIONS AND STANDARDS. BACKFILL MATERIAL FOR PIPE, STRUCTURES, AND UTILITIES LOCATED WITHIN THE PROPOSED RIGHT OF WAY WILL BE COMPACTED AND TESTED AS THE FILL MATERIAL IS PLACED IN UNIFORM LIFTS. A MINIMUM OF 95% DENSITY WITH THE SOILS STANDARD PROCTOR WILL BE OBTAINED WITH THE PROPER MOISTURE CONTENT ON EMBANKMENT AND FILLS MATERIAL. FOR THE FINAL OF THE FINISHED SUBGRADE, 100% DENSITY WILL BE OBTAINED. THE TEST RESULTS WILL BE SUBMITTED TO VDOT FOR REVIEW AND COMPLIANCE OF THE MATERIALS, PRIOR TO THE DEVELOPER'S CONTRACTOR REQUESTING AN INSPECTION FOR A PROOF ROLL ON THE SUBGRADE, AGGREGATE STONE, BASE MIX (ASPHALT) OR THE PLACEMENT OF THE SURFACE MIX.
20. ALL DRAINAGE EASEMENTS SHALL BE LABELED AS EITHER "DRAINAGE EASEMENTS" OR "COUNTY DRAINAGE EASEMENTS" AND SHALL NOT BE DEDICATED TO VDOT OR BECOME THE RESPONSIBILITY OF VDOT. VDOT DOES NOT ACCEPT RESPONSIBILITY FOR THE MAINTENANCE OF THE DETENTION/RETENTION POND OR ITS STRUCTURE, AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES.
21. TEMPORARY DRAINAGE MEASURES WILL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION TO RELIEVE AREAS THAT MAY CAUSE DAMAGE TO THE RIGHT OF WAY, ROADWAY, OR ADJACENT PROPERTIES.
22. DRY GUTTER (BP R&P) IS NOT ALLOWED IN THE DITCHES ON VDOT RIGHT OF WAY.

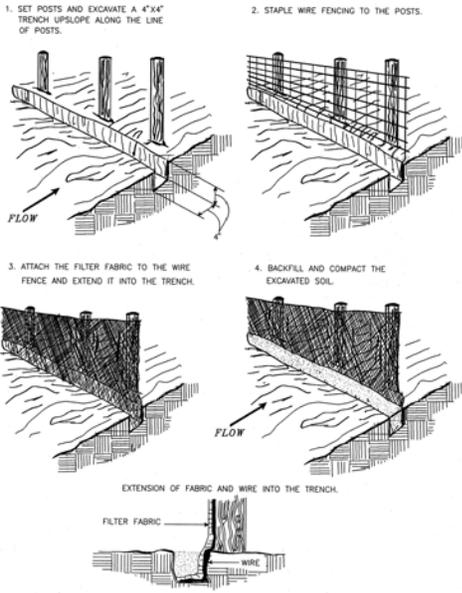
23. ALL STORM SEWER PIPES SHALL BE REINFORCED CONCRETE PIPE (TONGUE AND GROOVE) IN ACCORDANCE WITH ASTM-C-76 OR AN ALTERNATIVE THAT HAS BEEN APPROVED ON THE PLANS.
24. INSTALLATION OF PIPE CULVERTS, STORM SEWERS, AND DRAINAGE STRUCTURES SHALL HAVE BEDDING MATERIAL PLACED UNDER THE PIPES AND STRUCTURES IN ACCORDANCE WITH VDOT SPECIFICATIONS (A MINIMUM OF 4" UNDER PIPES AND A MINIMUM OF 1" UNDER DRAINAGE STRUCTURES). THE BACKFILL MATERIAL SHALL BE SUITABLE MATERIAL FREE OF DEBRIS, SILT, TREE ROOTS (ORGANIC MATERIAL), AND EXCESS MOISTURE. THE FILL MATERIAL WILL BE COMPACTED IN UNIFORM LIFTS AND TESTED FOR DENSITY.
25. ALL VEGETATION (ORGANIC MATERIAL, ROOTS, STUMPS) AND OVERBURDEN ARE TO BE REMOVED FROM THE SHOULDERS PRIOR TO THE CONSTRUCTION OF THE ROAD'S SUBGRADE.
26. ALL CONCRETE SHALL BE CLASS A3-AE (3000PSI WITH AN EXTRA ADDED) AND TESTED BY THE DEVELOPER'S GEOTECHNICAL ENGINEER FOR CONFORMANCE TO VDOT SPECIFICATIONS AND STANDARDS.
27. THERE SHALL BE A MINIMUM OF 4" OF COMPACTED 21-B AGGREGATE MATERIAL OR STONE DEPTH SHALL MATCH THE EXISTING PAVEMENT TYPICAL UNDER THE CURB AND GUTTER; THIS MATERIAL SHALL EXTEND 1' BEYOND THE BACK OF THE CURB AND GUTTER. DENSITY TESTS SHALL BE TAKEN PRIOR TO A PROOF ROLL OF THE MATERIAL AND PLACEMENT OF THE CURB AND GUTTER. UNDERDRAINS WILL BE INSTALLED ON RAISED CURB MEDANS IN ACCORDANCE WITH CURRENT VDOT SPECIFICATIONS AND STANDARDS.
28. ALL STREETS WITH CURB AND GUTTER SHALL HAVE A STANDARD CO ENTRANCE INSTALLED IN ACCORDANCE WITH THE CURRENT VDOT ROAD AND BRIDGE SPECIFICATIONS AND STANDARDS. THE CURB AND GUTTER SHALL BE REMOVED PRIOR TO THE INSTALLATION OF THE ENTRANCE UNLESS A WIPE-DOWN OF THE CURB WAS MADE DURING THE INSTALLATION OF THE CURB AND GUTTER. THE SAW CUTTING AND REMOVAL OF ONLY THE CURB PORTION IS NOT ALLOWED. IT IS THE DEVELOPER'S RESPONSIBILITY TO INSURE THAT THE BUILDERS HAVE INSTALLED ALL CONCRETE ENTRANCES IN ACCORDANCE WITH VDOT SPECIFICATIONS AND STANDARDS.
29. ALL UNDERGROUND UTILITIES ARE TO BE IN PLACE PRIOR TO THE PLACEMENT OF THE BASE MATERIAL AND SHALL HAVE A MINIMUM COVERING OF 36" ON CURB AND GUTTER STREETS, THE AREA DIRECTLY BEHIND THE CURB TO THE RIGHT OF WAY LINE SHALL BE RELATIVELY FLAT AT THE PRIVATE ENTRANCE LOCATION.
30. THE SUB-BASE AND/OR BASE MATERIAL SHALL HAVE A ROLLER PATTERN AND A CONTROL STRIP WITH DENSITIES PERFORMED ON THE MATERIAL AND THE TEST RESULTS SUBMITTED TO VDOT PRIOR TO THE PROOF ROLL OF THE MATERIAL AND THE PLACEMENT OF THE ASPHALT (HOT MIX) COURSE. THE MATERIAL SHALL BE AT FINISHED GRADE, HAVE THE TEMPLATE AS SHOWN ON THE PAVEMENT TYPICAL, AND HAVE A STONE DEPTH AND PROOF ROLL PERFORMED BY VDOT AND THE DEVELOPER'S SOILS ENGINEER. DENSITY (COMPACTION) TESTS WILL BE PERFORMED USING A ROLLER PATTERN AND A CONTROL STRIP IN ACCORDANCE WITH CURRENT VDOT SPECIFICATIONS AND STANDARDS TO ACQUIRE THE THEORETICAL DENSITY OF THE MATERIAL. OPTIMUM MOISTURE SHALL COME FROM THE SUPPLIER OF THE MATERIAL. ANY YIELD MATERIAL MUST BE CORRECTED PRIOR TO THE PLACEMENT OF THE HOT MIX (ASPHALT). THE HOT MIX SHALL BE PLACED WITHIN 72 HOURS AFTER THE PROOF ROLL HAS BEEN COMPLETED SATISFACTORILY. ANY SIGNIFICANT RAINFALL PRIOR TO THE PLACEMENT OF THE PRIME COAT AND/OR HOT MIX WILL REQUIRE ANOTHER PROOF ROLL TO INSURE THE MATERIAL IS STABILIZED AND NON-YIELDING.
31. IN ACCORDANCE WITH SECTION 311 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS, A PRIME COAT OF .30 GAL./SQ. YD. WILL BE REQUIRED FOR ANY PAVEMENT TYPICAL WITH LESS THAN 4" OF HOT MIX PRIOR TO THE PLACEMENT OF THE SURFACE COURSE.
32. ALL HOT MIX (ASPHALT) COURSES SHALL BE PLACED IN ACCORDANCE WITH SECTION 315 OF THE CURRENT VDOT ROAD AND BRIDGE SPECIFICATIONS. THE WEATHER LIMITATIONS OF A 40°F SURFACE TEMPERATURE OR 50°F F AND RISING AIR TEMPERATURE SHALL BE FOLLOWED. THE DEVELOPER'S GEOTECHNICAL ENGINEER SHALL TEST THE MATERIAL TO INSURE COMPLIANCE WITH CURRENT VDOT SPECIFICATIONS AND THE SUPPLIER'S JOB MIX DESIGN. THE DEVELOPER'S GEOTECHNICAL ENGINEER SHALL ALSO PERFORM A ROLLER PATTERN AND A CONTROL STRIP FOR THE THEORETICAL DENSITY (COMPACTION) OF THE MATERIAL IN CONFORMANCE WITH THE CURRENT VDOT SPECIFICATIONS.
33. ALL UTILITY CABINETS, PEDESTALS, AND STREETLIGHTS SHALL BE LOCATED IN ACCORDANCE WITH CLEAR ZONE REQUIREMENTS, AS NOTED IN THE ROAD DESIGN MANUAL. THERE SHALL NOT BE ANY CABINETS, PEDESTALS, OR FIRE HYDRANTS LOCATED ON THE SHOULDER.
34. ALL STORM PIPE, DRAIN INLET STRUCTURES, DITCHES, AND CURB AND GUTTER SHALL BE CLEANED OF DEBRIS AND SILT DURING THE LAST STAGES OF CONSTRUCTION.
35. FLOWERS, SHRUBS, AND TREES SHALL NOT BE PLACED WITHIN THE PROPOSED RIGHT OF WAY BY THE DEVELOPER OR HOMEOWNER WITHOUT AN APPROVED SET OF PLANS AND AN APPROVED PLANTING AGREEMENT. NO IRRIGATION (SPRINKLER) SYSTEMS SHALL BE LOCATED WITHIN THE PROPOSED RIGHT OF WAY BY THE DEVELOPER OR HOMEOWNER. ANY IRRIGATION SYSTEM FOUND WITHIN THE RIGHT OF WAY WILL BE REMOVED PRIOR TO THE ACCEPTANCE OF THE STREETS AND ALL COSTS WILL BE BORNE BY THE OWNER. NO BRICK COLUMNS, ENDWALLS, AND/OR BRICK MALLOWS WILL BE CONSTRUCTED OR INSTALLED IN THE PROPOSED RIGHT OF WAY. ANY OF THE ABOVE ITEMS FOUND IN THE PROPOSED RIGHT OF WAY WILL BE REMOVED, AND ALL COSTS OF THE REMOVAL WILL BE BORNE BY THE OWNER AND/OR DEVELOPER. THE DEVELOPER IS RESPONSIBLE FOR INSTALLING MALLOWS POSTS.
36. NO EASEMENTS SHALL ENCRUMB UPON THE PROPOSED RIGHT OF WAY; ANY EASEMENTS LOCATED WITHIN THE PROPOSED RIGHT OF WAY MUST BE REMOVED FROM THE PLAT PRIOR TO THE RECORDATION OF THE PLAT. A DEED OF QUIT CLAIM WILL BE REQUIRED ON ANY EASEMENTS LOCATED WITHIN THE PROPOSED RIGHT OF WAY PRIOR TO THE ACCEPTANCE OF THE STREETS INTO THE STATE SECONDARY ROAD SYSTEM.
37. CONTACT SMART TRAFFIC AT 804-796-4520, TO REPORT DAILY TRAFFIC CONTROL AND WORK ZONES.
38. RESTORATION OF ALL TRENCHES AND BORE PITS WITHIN THE VDOT RIGHT OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH VDOT STANDARD SPECIFICATIONS.
39. CROSSINGS OF ALL PRIVATE AND COMMERCIAL ENTRANCES SHALL BE INSTALLED BY DIRECTIONAL DRILLING.
40. NO UTILITIES SHALL BE INSTALLED IN ANY DRAINAGE DITCH.

**Typical Traffic Control  
Mobile or Short-Duration Shoulder Operation  
(Figure TTC-3.0)**

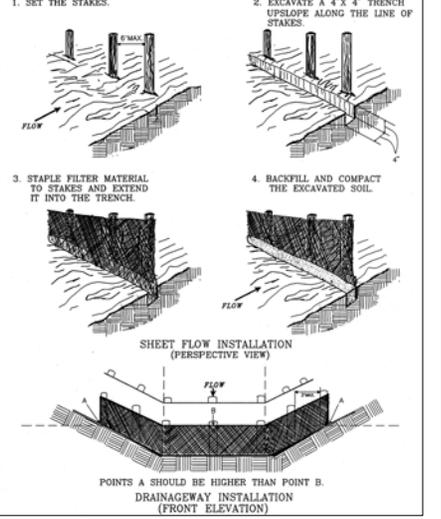
- NOTES**
1. The first advance warning vehicle may be replaced with a 48" x 48" ROAD WORK AHEAD, UTILITY WORK AHEAD, OR SHOULDER WORK AHEAD sign.
  2. This layout may be used for shoulder operations on two or more lane roadways.
  3. Warning signs may be omitted when the work vehicle displays high-intensity amber rotating, oscillating, or strobe lights if the distance between work locations is 1 mile or more, and if the work vehicle travels at vehicular traffic speeds between locations.
- Guidance:**
4. In those situations where multiple work locations within a limited distance make it practical to place stationary signs, the distance between the advance warning sign and the work should not exceed 5 miles. Where the distance between the advance warning signs and the work is 2 miles to 5 miles, a Supplemental Distance plaque should be used with the ROAD WORK AHEAD, UTILITY WORK AHEAD sign.
- Standard:**
5. Each vehicle involved in the operation shall have either an arrow board operating in the caution mode, or at least one high-intensity amber rotating, oscillating, or strobe light.
  6. Vehicle-mounted signs shall be mounted in a manner such that they are not obscured by equipment or supplies. Sign legends on vehicle-mounted signs shall be covered or turned from view when work is not in progress.
- Option:**
7. Vehicle hazard warning signals may be used to supplement high-intensity amber rotating, oscillating, or strobe lights.



**CONSTRUCTION OF A SILT FENCE  
(WITH WIRE SUPPORT)**



**CONSTRUCTION OF A SILT FENCE  
(WITHOUT WIRE SUPPORT)**



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2414 GRANITE RIDGE RD ROCKVILLE, VA 23148 PH 804.749.8868 FAX 804.749.8022

**WINTERGREEN SEWER COLLECTION SYSTEM INTERCONNECT PROJECT**

COMPANY: AQUA VIRGINIA, INC.  
LOCATION: NELSON COUNTY, VIRGINIA

DATE	DATE	DATE	DATE
BAH	5.1.15	N.T.S.	5
BY	BY	BY	BY
CLP	CLP	CLP	WILD WOLF



Regional Vision • Collaborative Leadership • Professional Service

July 21, 2015

Virginia Department of Housing and Community Development  
600 East Main Street, Suite 300  
Richmond, VA 23219

Re: Nelson County DIICD CDBG Economic Development Application for Wastewater Collection System for Wild Wolf Brewing Company

Dear DIICD Staff:

The Thomas Jefferson Regional Planning Commission (TJPDC) is in full support of the proposed Community Development Block Grant application for economic development activities from Nelson County for the wastewater collection service expansion to Wild Wolf Brewing Company on Virginia Route 151.

Wild Wolf Brewing Company is in a rural area of Nelson County with limited public wastewater service. The TJPDC has been working with Nelson County in preparing an economic development plan for the Route 151 Rockfish Valley corridor. Preliminary data shows that the growing brewery and winery industry along this corridor is providing jobs for many of the low to moderate income persons residing in the immediate area. Because customers to these industries travel into the area, support businesses are also experiencing a growth in business and jobs, again many filled with workers from lower income families residing in the area.

It is our understanding that this business is at risk of closing due to lack of public sanitary sewer. Public assistance to this business and area economic development would benefit not just Wild Wolf Brewing but also planned area economic development strategies that provide jobs to many lower income families.

Thank you for your consideration of Nelson County's request for assistance. Please do not hesitate to call on me or my staff at the TJPDC for any additional information or support that we may provide.

Sincerely,

  
Charles P. Boyles, II

Executive Director

4 August 2015

Dr. Tamarah Holmes  
Virginia Department of Housing and Community Development  
Community Development Division  
600 East Main Street, Suite 300  
Richmond, Virginia 23219

Re: Wild Wolf Brewing Company grant application

Dear Dr. Holmes,

It's my understanding a friend and client of mine, Mary Wolf of Wild Wolf Brewing Company, is seeking a grant to help fund her restaurant's expansion. As a small business owner, I know that expanding one's business to remain competitive is crucial and I would sincerely hope you grant her request. In publication since 2005, our Nelson County-based monthly magazine, *Blue Ridge Life*, recently celebrated 10 years in business and our ability to expand to neighboring markets was a key part of that. Furthermore, we wouldn't have been able to do that without loyal, local clients such as Wild Wolf.

As the agritourism industry has grown, so have we. When we first launched as *Nelson County Life* a decade ago, there were no breweries, cideries, or distilleries and our county's small-scale wineries and Wintergreen Resort fueled the local economy. Since then, Nelson County has become a four-season hub for the Central Virginia locavore scene and Wild Wolf has played an important role in that movement, which has consequently helped in the growth of my company. We've gone from a mostly black and white publication distributed in two counties to a full color magazine circulated in six. I remember Mary starting out in a small space in a nearby shopping center. It wasn't long before she outgrew that location and then chose to relocate her business down the road, thoughtfully restoring what used to be a neighborhood school. Now Mary is ready to take the next step.

Business aside, Wild Wolf is one of a few places that not only serves great food but is kid friendly. My children have grown up in that environment, frequently tagging along at business lunches, befriending the wait staff, etc. Wild Wolf is a family magnet, where locals and tourists alike gather and make memories. I'd hate to see that change.

Please do not hesitate to contact me if you have any questions. The best way to reach me is by email: [yvette@blueridgelife.com](mailto:yvette@blueridgelife.com)

Sincerely,

Yvette Stafford, Publisher  
Blue Ridge Life Magazine  
P.O. Box 455  
Nellysford, VA 22958

## **GENERAL ASSURANCES AND CERTIFICATION**

**(Original copy in original proposal; photocopies in other copies)**

The applicant hereby assures and certifies that:

- (a) It possesses legal authority to apply for the grant, and to execute the proposed program.
- (b) Its governing body has duly adopted or passed as an official act a resolution, motion, or similar action authorizing the filing of the application including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.
- (c) Its chief executive officer or other officer of applicant who has been approved by the Virginia Department of Housing and Community Development:
  - i. Consents to assume the status of a responsible Federal official under the National Environmental Policy Act of 1969 (NEPA) and other provisions of Federal law, as specified at 24 CFR 58.5(a) through (h) which serve to further the purposes of NEPA insofar as the provisions of such Federal law apply to this Program;
  - ii. Is authorized and consents on behalf of the applicant and himself to accept the jurisdiction of the Federal and Commonwealth of Virginia courts for the purpose of enforcement of his responsibilities as such an official.
- (d) It will comply with the regulations, policies, guidelines and requirements of the Code of Federal Regulations (24 CFR Part 85), OMB Circular A-128 and Circular A-87 as they relate to the application, acceptance, and use of Federal funds under this Program; and, as applicable, all State laws and administrative requirements which may supersede them (by virtue of being more stringent).
- (e) It will comply with the provisions of Executive Order 11988, relating to evaluation of flood hazards and Executive Order 12088 relating to the prevention, control and abatement of water pollution.
- (f) It will require buildings or facilities designed, constructed, or altered with funds provided under this Program to comply with the "American Standard Specifications for Making Buildings and Facilities Accessible to, and Usable by, the Physically Handicapped," Number A-117.1-R 1980, or Uniform Federal Accessibility Standards (UFAS) in accordance with the Virginia Uniform Statewide Building Code. The applicant will be responsible for conducting inspections to insure compliance with these specifications by the contractor.

(g) It will not recover the capital costs for public improvements financed in whole or in part with CDBG funds through assessments against properties owned and occupied by low- and moderate-income persons nor will fees or assessments be charged to such persons as a condition of obtaining access to the public improvements. (Per section 104(b)(5) of Title I of Housing and Community Development Act of 1974, as amended).

(h) It will comply with:

- i. Title VI of the Civil Rights Act of 1964 (Pub. L. 88-365) and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United States shall on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives Federal financial assistance. A recipient, in determining the types of housing, accommodations, facilities, services, financial aid, or other benefits which will be provided under any such program or activity, or the class of persons to whom, or the situations in which, such housing, accommodations, facilities, services, financial aid, or other benefits will be provided under any such program or activity, or the class of persons to be afforded an opportunity to participate in any such program or activity, may not, directly or through contractual or other arrangements, utilize criteria or methods of administration which have the effect of subjecting persons to discrimination because of their race, color, or national origin, or have the effect of defeating or substantially impairing accomplishment of the objectives of the program or activity as respect to persons of a particular race, color, or national origin.

The project service area shall not be selected in such a manner as to provide services to a population in which the proportion of minority and other protected population groups is substantially lower than the proportion of those groups throughout the jurisdiction of the locality unless:

- the areas of disproportionate concentrations of minority and other protected population groups has already been served, or
  - there are definite plans for the imminent provision of similar services to those areas, or
  - there is reasonable justification for the provision of services to the selected area notwithstanding the substantially lower proportion of minority and other protected population groups.
- ii. Title VIII of the Civil Rights Act of 1968 (Pub. L. 90-284), as amended, administering all programs and activities relating to housing and community development in a manner to affirmatively further fair housing; and will take action to affirmatively further fair housing in the sale or rental of housing, the financing of housing, and the provision of brokerage services.
  - iii. Section 109 of the Housing and Community Development Act of 1974, and the regulations issued pursuant thereto (24 CFR Part 570.602), which provides that no person in the United States shall, on the grounds of race, color, national origin, or sex, be

excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or part with funds provided under this Program. Any prohibition against discrimination on the basis of age under Discrimination Act of 1975 or with respect to an otherwise qualified handicapped individual as provided in Section 504 of the Rehabilitation Act of 1973 as amended shall also apply to this Program.

- iv. Executive Order 11063 on equal opportunity in housing and nondiscrimination in the sale or rental of housing built with Federal assistance.
  - v. Executive Order 11246, and the regulations issued pursuant thereto 41 CFR Chapter 60), which provides that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal or federally assisted construction contracts. Contractors and subcontractors on Federal and federally assisted construction contracts shall take affirmative action to insure fair treatment in employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination, rates of pay or other forms of compensation and selection for training and apprenticeship.
- (i) It will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended, requiring that to the greatest extent feasible opportunities for training and employment be given to lower-income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.
  - (j) It will:
    - i. In acquiring real property be guided, to the greatest extent practicable under State law, by the land acquisition policies in Sections 301 and 302 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; and
    - ii. Pay or reimburse property owners for necessary expenses as specified in Section 303 and 304 of the Uniform Act; and
    - iii. Comply with the applicable Sections (202 through 205) of Title II (relocation assistance) of the Uniform Act in providing relocation payments and relocation assistance; and
  - iii. Comply with DOT regulations at 49 CFR Part 24 in implementing the requirements, it will:
    - 1) Carry out the policies and procedures of Part 24 in a manner that insures that the acquisition and relocation processes do not result in different or separate treatment to persons on account of race, color, religion, sex, national origin, or source of income; and

- 2) Assure that, within a reasonable period of time prior to displacement, comparable decent, safe and sanitary replacement dwellings will be available to all displaced families and individuals and that the range of choices available to such persons will not vary on account of race, color, religion, sex, national origin, or source of income; and
  - 3) Inform affected persons of their rights under the policies and procedures set forth under the regulations in Part 24, including their rights under Title VI of the Civil Rights Act of 1964 and Title VIII of the Civil Rights Act of 1968, as amended.
- (k) It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.
  - (l) It will comply with the provisions of the Hatch Act which limits the political activity of employees.
  - (m) It will comply with the provisions of the Davis-Bacon Act as amended and the Contract Work Hours and Safety Standards Act as determined by the Secretary of Labor. This section shall apply to rehabilitation of residential property only if such property is designed for residential use of eight or more families.
  - (n) It will give the Virginia Department of Housing and Community Development and the Comptroller General through any authorized representatives access to and the right to examine all records, books, papers, or documents related to the grant.
  - (o) It will insure that facilities under its ownership, lease or supervision which shall be utilized in the accomplishment of the program are not listed on the Environmental Protection Agency's (EPA) list of Violating Facilities and that it will notify the Virginia Department of Housing and Community Development of the receipt of any communication from the Director of the EPA Office of Federal Activities indicating that a facility to be used in the project is under consideration for listing by the EPA.
  - (p) It will comply with the flood insurance purchase requirements of Section 102 (a) of the Flood Disaster Protection Act of 1973, Pub. L. 93-234, 87 Stat. 975, approved December 31, 1973. Section 103 (a) required, on and after March 2, 1974, the purchase of flood insurance in communities where such insurance is available as a condition for the receipt of any Federal financial assistance for construction or acquisition purposes for use in any area, that has been identified by the Secretary of the Department of Housing and Urban Development as an area having special flood hazards. The phrase "Federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any other form of direct or indirect Federal assistance.
  - (q) It will in connection with its performance of environmental assessments under the National Environmental Policy Act of 1969, comply with Section 106 of the National Historic

Preservation Act of 1966 (16 U.S.C. 470), Executive Order 11593, and the Preservation of Archeological and Historical Data Act of 1966 (16 U.S.C. 469a-1, et. Seq.) by:

- i. Consulting with the State Historic Preservation Officer to identify properties listed in or eligible for inclusion in the National Register of Historic Places that are subject to adverse effects (see 36 CFR Part 800.8) by the proposed activity, and
  - ii. Complying with all requirements established by HUD and the Virginia Department of Housing and Community Development to avoid or mitigate adverse effects upon such properties.
- (r) Assure upon funding, it will implement a "residential anti-displacement and relocation assistance plan," pursuant to Section 570.496a(b).
- (s) It will implement all required actions to ensure compliance pursuant to 24 CFR Part 8, Nondiscrimination Based on Handicap in Federally Assisted Programs and Activities.
- (t) The undersigned \_\_\_\_\_ to the best of his or her knowledge and belief, that:
- i. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee or any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
  - ii. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee or any agency, Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
  - iii. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

- (u) Any survey information submitted with the application is a true representation of the data and has not been altered or fabricated. The survey was conducted and analyzed in strict accordance with the methodology stated.
  
- (v) The certification set out below is a material representation upon which reliance is placed by the U.S. Department of Housing and Urban Development in awarding the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the U.S. Department of Housing and Urban Development, in addition to any other remedies available to the Federal Government, take action authorized under the Drug-Free Workplace Act.

Chief Administrative Official:

Stephen A. Carter  
Name

County Administrator  
Title

Signature

Date

## **DRUG-FREE WORKPLACE ASSURANCES AND CERTIFICATION**

**(Original copies in original proposal; photocopies in other proposal copies.)**

The grantee certifies that it will provide a drug-free workplace by:

- (a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- (b) Establishing a drug-free awareness program to inform employees about -
  - i. The dangers of drug abuse in the workplace;
  - ii. The grantee's policy of maintaining a drug-free workplace;
  - iii. Any available drug counseling, rehabilitation, and employee assistance programs; and
  - iv. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph (a);
- (d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will
  - i. Abide by the terms of the statement; and
  - ii. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five days after such conviction;
- (e) Notifying the U.S. Department of Housing and Urban Development within ten days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such condition;
- (f) Taking one of the following actions, within 30 days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted –
  - i. Taking appropriate personnel action against such an employee, up to and including termination; or

ii. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c), (d), (e) and (f).

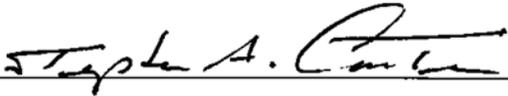
Chief Administrative Official:

Stephen A. Carter

Name

County Administrator

Title



Signature

August 5, 2015

Date

## APPLICANT DISCLOSURE REPORT

### *Part I – Summary Information*

Applicant            Nelson County

Address             84 Courthouse Square, POB 336  
Lovington, VA 22949

Contact Person    Stephen A. Carter

Address             84 Courthouse Square, POB 336  
Lovington, VA 22949

Phone Number    (434) 263-7001

Project Name      Nelson County-Wild Wolf Infrastructure Project

FIN or SS#         54-6001441

DUNS Number     052-551-322

Are you requesting CDBG funding of \$200,000 or more?     YES     NO

If yes, the remainder of this Applicant Disclosure Report must be completed and the original must be attached to the original copy of the proposal. Photocopies in other copies.

### *Part II– Other Governmental Assistance in Project*

Source of Assistance	Program / Use of Funds	Type of Assistance	Amount
N/A			

**Part III– Interest Disclosure**

<b>Interested Parties</b>	<b>Social Security / FIN Employer ID</b>	<b>Type of Participation</b>	<b>Financial Interest In Project (\$ and %)</b>
N/A			

I hereby certify that, to the best of my knowledge, the information contained in this Applicant Disclosure Report is true and accurate.

Chief Administrative Official:

Name

Signature

Date