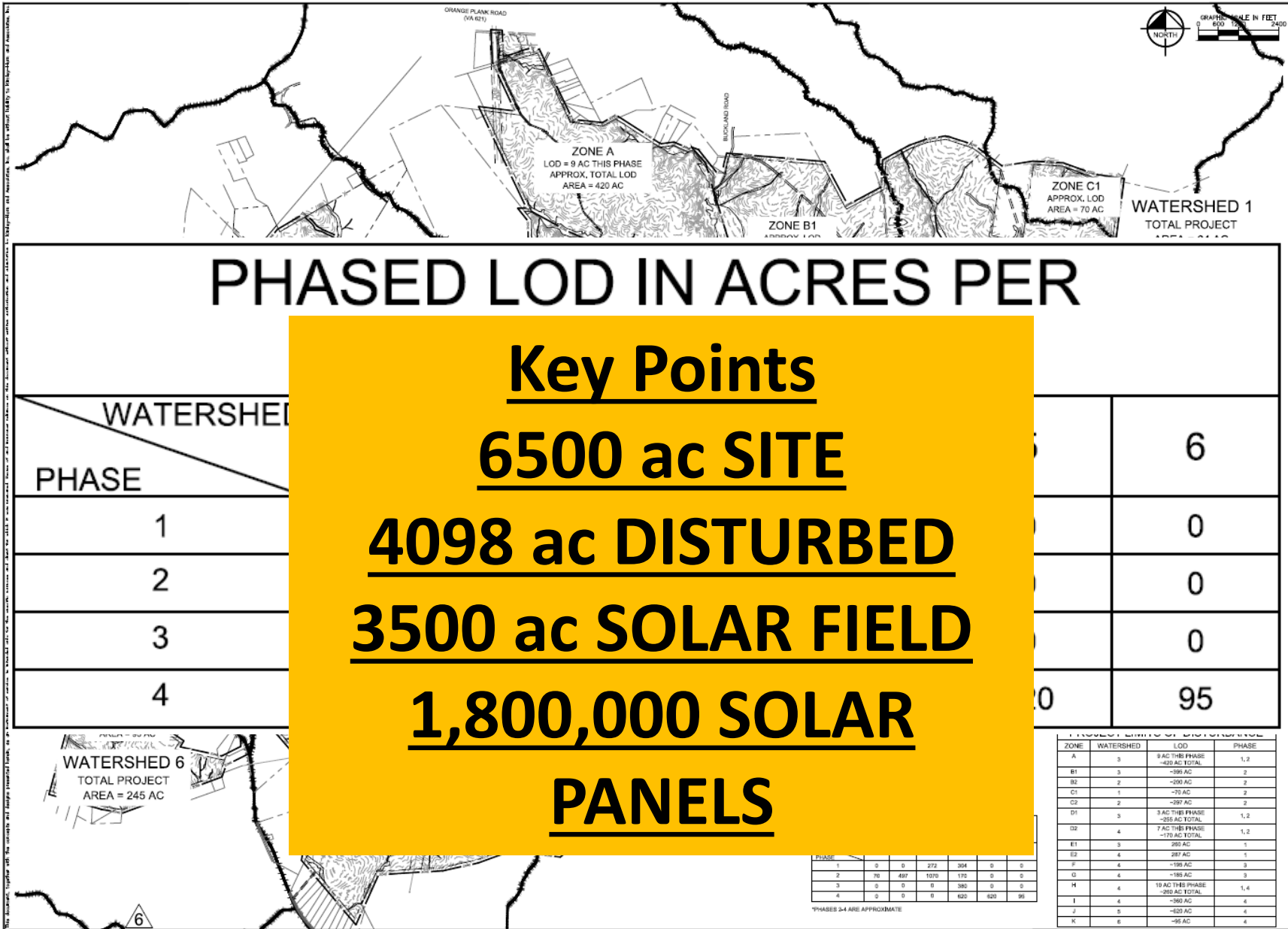
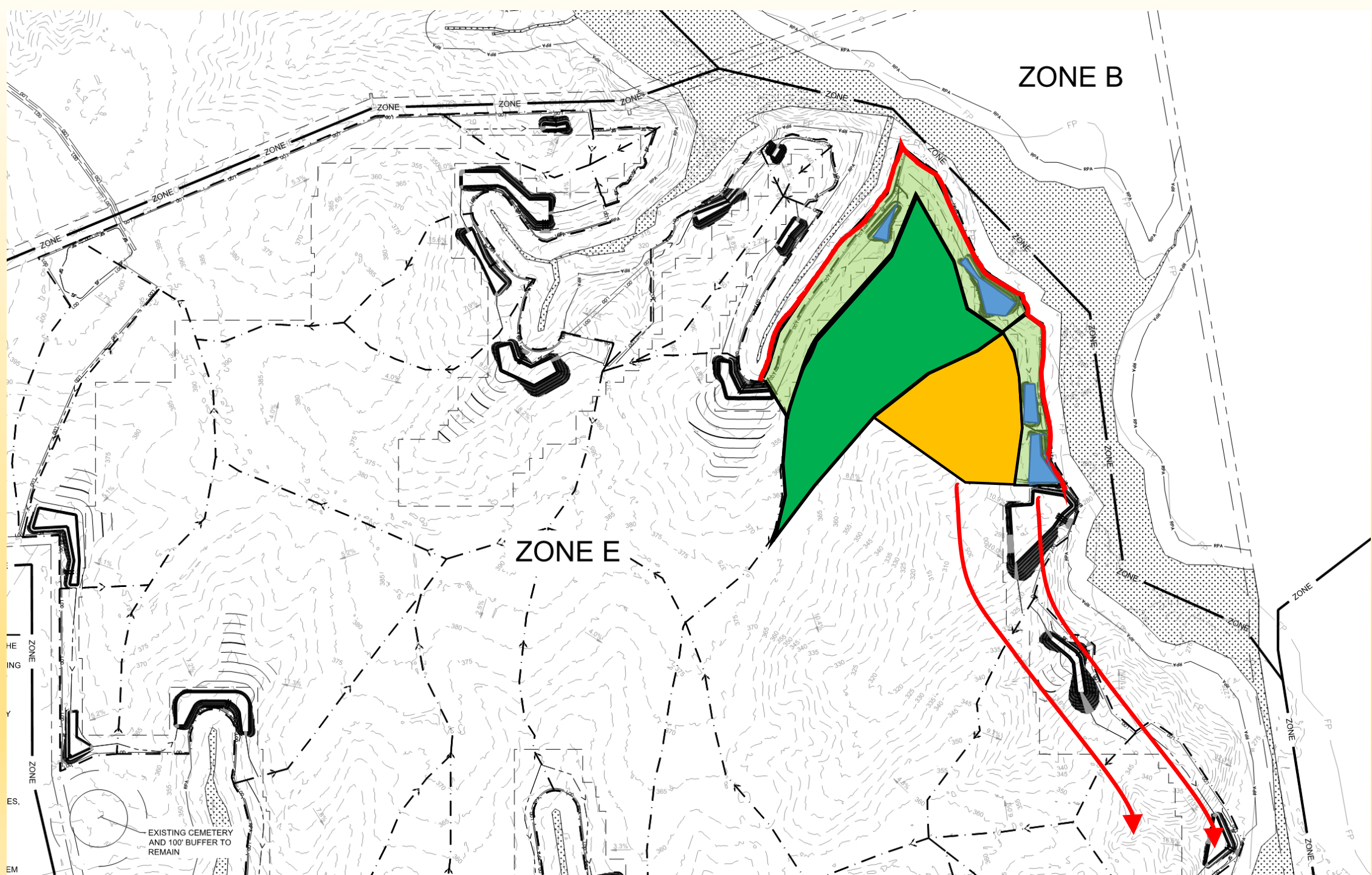
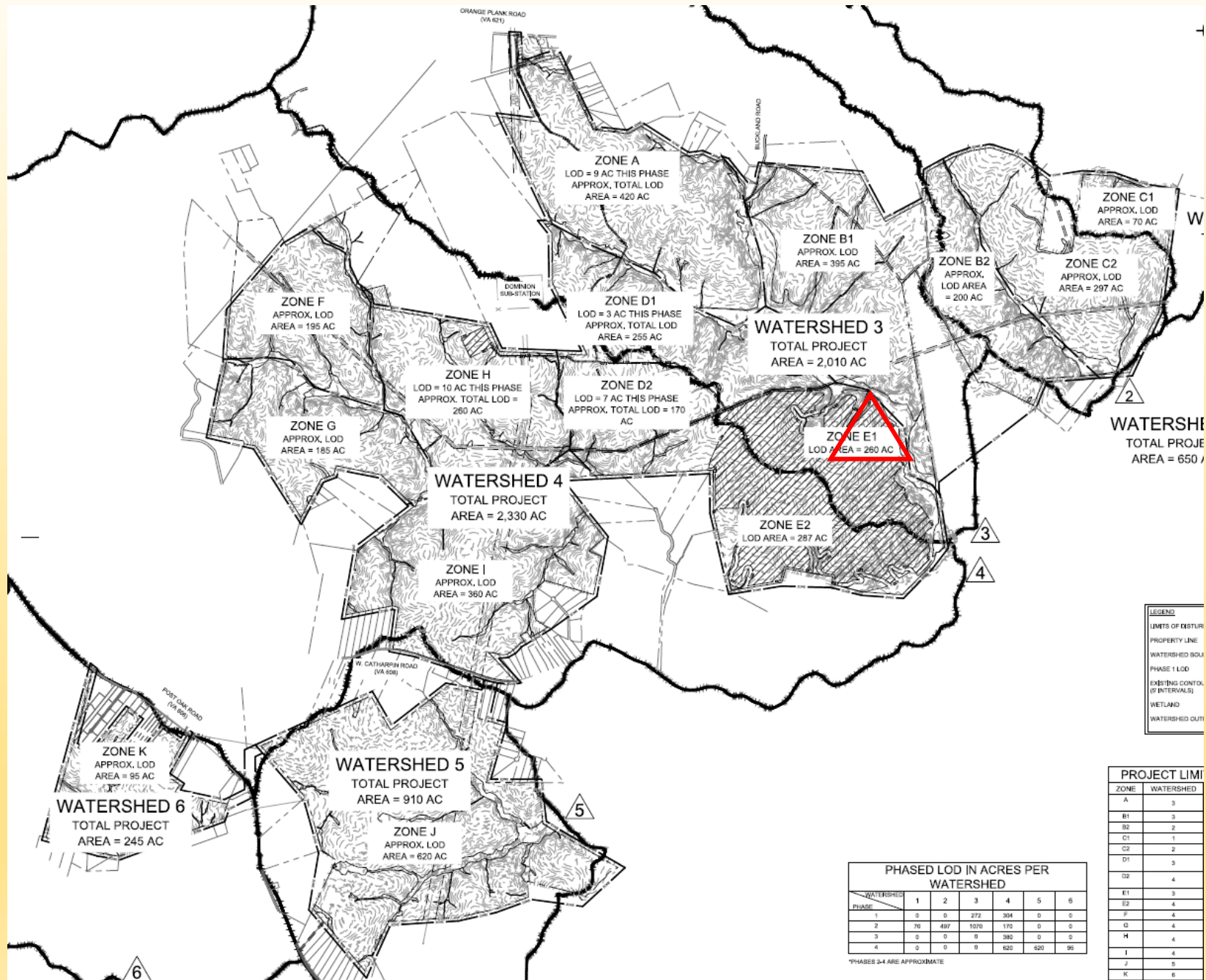


LARGE SCALE GRADING PROJECTS

400 PLUS ACRES CLEARED AT A TIME







- Document <http://www.plants-finder.com/>
- Always with <http://www.heritage.com/>
- Native and <https://www.NativeInvasives.com/>

Invasive Non-Native Species	Alternative Virginia Native	
Common Name	Common Name	Scientific Name
Common Reed	Great bulrush	Schoenoplectus tabernaemontani
	Common Cattail	Typha latifolia
Chinese Lespedeza Birdsfoot Trefoil Orchard Grass Redtop Weeping Lovegrass	Roundheaded bushclover	Lespedeza capitata
	Partridge pea	Chamaecrista fasciculata
	Butterflyweed	Asclepias tuberosa
	Joe-pye weed	Eutrochium dubium
	Black-eyed Susan	Rudbeckia fulgida
	Big blue stem	Andropogon gerardii
	Indian grass	Sorghastrum nutans
	Side oats grama	Bouteloua curtipendula
Crownvetch	Roundheaded bushclover	Lespedeza capitata
	Partridge pea	Chamaecrista fasciculata
	Big blue stem	Andropogon gerardii
	Little blue stem	Schizachyrium scoparium
	Indian grass	Sorghastrum nutans
	Switchgrass	Panicum virgatum
Tall Fescue	Big blue stem	Andropogon gerardii
	Little blue stem	Schizachyrium scoparium
	Indian grass	Sorghastrum nutans
	Switchgrass	Panicum virgatum
	Broomsedge	Andropogon virginicus
	Deertongue	Dichanthelium clandestinum
	Side oats grama	Bouteloua curtipendula
	Canadian wildrye	Elymus canadensis
	Bottlebrush grass	Elymus hystrix
	Virginia wildrye	Elymus virginicus

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FEEs

ENV SITE PLANS	\$	2,841.25
ENV SITE PLANS COMM/INDST 2-4 ACRES	\$	4,982.50
ENV SITE PLANS COMM/INDST 5-10 ACRES	\$	6,368.75
ENV SITE PLANS COMM/INDST 11-20 ACRES	\$	7,754.00
ENV SITE PLANS COMM/INDST 21-50 ACRES	\$	11,139.25
ENV SITE PLANS COMM/INDST 51-100 ACRES	\$	14,524.50
ENV SITE PLANS COMM/INDST 101-500 ACRES	\$	21,909.75
ENV SITE PLANS COMM/INDST 501-1000 ACRES	\$	28,295.00
ENV SITE PLANS COMM/INDST 1001-5000 ACRES	\$	35,680.25
ENV SITE PLANS COMM/INDST 5001-10000 ACRES	\$	42,065.50
ENV SITE PLANS COMM/INDST 10000+ ACRES	\$	48,450.75

Land Disturbance Insurance	
400 to <1000 Acres	\$7,000 per month
1000 to <2000 Acres	\$11,000 per month
2000 to <3000 Acres	\$22,000 per month
3000 Acres and greater	\$44,000 per month

Ac	Fee	1st year	2nd year
990	\$82,912.50	\$92,031.25	\$1,685.55
1000	\$83,737.50	\$92,856.25	\$1,685.55
1100	\$84,562.50	\$93,681.25	\$1,685.55
1200	\$85,387.50	\$94,506.25	\$1,685.55
1300	\$86,212.50	\$95,331.25	\$1,685.55
1400	\$87,037.50	\$96,156.25	\$1,685.55
1500	\$87,862.50	\$96,981.25	\$1,685.55
1600	\$88,687.50	\$97,806.25	\$1,685.55
1700	\$89,512.50	\$98,631.25	\$1,685.55
1800	\$90,337.50	\$99,456.25	\$1,685.55
1900	\$91,162.50	\$100,281.25	\$1,685.55
2000	\$91,987.50	\$101,106.25	\$1,685.55
2100	\$92,812.50	\$101,931.25	\$1,685.55
2200	\$93,637.50	\$102,756.25	\$1,685.55
2300	\$94,462.50	\$103,581.25	\$1,685.55
2400	\$95,287.50	\$104,406.25	\$1,685.55
2500	\$96,112.50	\$105,231.25	\$1,685.55
2600	\$96,937.50	\$106,056.25	\$1,685.55
2700	\$97,762.50	\$106,881.25	\$1,685.55
2800	\$98,587.50	\$107,706.25	\$1,685.55
2900	\$99,412.50	\$108,531.25	\$1,685.55
3000	\$100,237.50	\$109,356.25	\$1,685.55
3100	\$101,062.50	\$110,181.25	\$1,685.55
3200	\$101,887.50	\$111,006.25	\$1,685.55
3300	\$102,712.50	\$111,831.25	\$1,685.55
3400	\$103,537.50	\$112,656.25	\$1,685.55
3500	\$104,362.50	\$113,481.25	\$1,685.55
3600	\$105,187.50	\$114,306.25	\$1,685.55
3700	\$106,012.50	\$115,131.25	\$1,685.55
3800	\$106,837.50	\$115,956.25	\$1,685.55
3900	\$107,662.50	\$116,781.25	\$1,685.55
4000	\$108,487.50	\$117,606.25	\$1,685.55
4100	\$109,312.50	\$118,431.25	\$1,685.55
4200	\$110,137.50	\$119,256.25	\$1,685.55
4300	\$110,962.50	\$120,081.25	\$1,685.55
4400	\$111,787.50	\$120,906.25	\$1,685.55
4500	\$112,612.50	\$121,731.25	\$1,685.55
4600	\$113,437.50	\$122,556.25	\$1,685.55
4700	\$114,262.50	\$123,381.25	\$1,685.55
4800	\$115,087.50	\$124,206.25	\$1,685.55
4900	\$115,912.50	\$125,031.25	\$1,685.55
5000	\$116,737.50	\$125,856.25	\$1,685.55
5100	\$117,562.50	\$126,681.25	\$1,685.55
5200	\$118,387.50	\$127,506.25	\$1,685.55
5300	\$119,212.50	\$128,331.25	\$1,685.55
5400	\$120,037.50	\$129,156.25	\$1,685.55
5500	\$120,862.50	\$130,031.25	\$1,685.55
5600	\$121,687.50	\$130,856.25	\$1,685.55
5700	\$122,512.50	\$131,681.25	\$1,685.55
5800	\$123,337.50	\$132,506.25	\$1,685.55
5900	\$124,162.50	\$133,331.25	\$1,685.55
6000	\$124,987.50	\$134,156.25	\$1,685.55
6100	\$125,812.50	\$134,981.25	\$1,685.55
6200	\$126,637.50	\$135,806.25	\$1,685.55
6300	\$127,462.50	\$136,631.25	\$1,685.55
6400	\$128,287.50	\$137,456.25	\$1,685.55
6500	\$129,112.50	\$138,281.25	\$1,685.55
6600	\$129,937.50	\$139,106.25	\$1,685.55
6700	\$130,762.50	\$139,931.25	\$1,685.55
6800	\$131,587.50	\$140,756.25	\$1,685.55
6900	\$132,412.50	\$141,581.25	\$1,685.55
7000	\$133,237.50	\$142,406.25	\$1,685.55
7100	\$134,062.50	\$143,231.25	\$1,685.55
7200	\$134,887.50	\$144,056.25	\$1,685.55
7300	\$135,712.50	\$144,881.25	\$1,685.55
7400	\$136,537.50	\$145,706.25	\$1,685.55
7500	\$137,362.50	\$146,531.25	\$1,685.55
7600	\$138,187.50	\$147,356.25	\$1,685.55
7700	\$139,012.50	\$148,181.25	\$1,685.55
7800	\$139,837.50	\$149,006.25	\$1,685.55
7900	\$140,662.50	\$149,831.25	\$1,685.55
8000	\$141,487.50	\$150,656.25	\$1,685.55
8100	\$142,312.50	\$151,481.25	\$1,685.55
8200	\$143,137.50	\$152,306.25	\$1,685.55
8300	\$143,962.50	\$153,131.25	\$1,685.55
8400	\$144,787.50	\$153,956.25	\$1,685.55
8500	\$145,612.50	\$154,781.25	\$1,685.55
8600	\$146,437.50	\$155,606.25	\$1,685.55
8700	\$147,262.50	\$156,431.25	\$1,685.55
8800	\$148,087.50	\$157,256.25	\$1,685.55
8900	\$148,912.50	\$158,081.25	\$1,685.55
9000	\$149,737.50	\$158,906.25	\$1,685.55
9100	\$150,562.50	\$159,731.25	\$1,685.55
9200	\$151,387.50	\$160,556.25	\$1,685.55
9300	\$152,212.50	\$161,381.25	\$1,685.55
9400	\$153,037.50	\$162,206.25	\$1,685.55
9500	\$153,862.50	\$163,031.25	\$1,685.55
9600	\$154,687.50	\$163,856.25	\$1,685.55
9700	\$155,512.50	\$164,681.25	\$1,685.55
9800	\$156,337.50	\$165,506.25	\$1,685.55
9900	\$157,162.50	\$166,331.25	\$1,685.55
10000	\$157,987.50	\$167,156.25	\$1,685.55

ESTIMATED PROJECT LIFE
18 months = 1000 - \$126,000.00
= 2000 - \$198,000.00
= 3000 - \$792,000.00

		1st year	2nd year
400-1000	\$7,000.00	\$84,000.00	\$84,000.00
1000-2000	\$11,000.00	\$132,000.00	\$132,000.00
2000-3000	\$22,000.00	\$264,000.00	\$264,000.00
3000+	\$44,000.00	\$528,000.00	\$528,000.00

ITEMS TO CONSIDER

- **CONDITIONS**
- **SOIL TESTING**
- **TRAFFIC & PARKING**
- **EMERGENCY RESPONSE PLAN**
- **INVASIVE SPECIES**
- **SITE SPECIFIC SAFETY PLAN**
- **DECOMMISSIONING**

5.0 PROJECT DECOMMISSIONING AND SITE RESTORATION COST ESTIMATE

The estimated costs for the decommissioning and restoration associated with the Spotsylvania Solar Energy Center project are shown below:

Description	Duration	Labor, Equipment, Materials	Net Recycling	Total Cost
SWPPP & Dust Control Measures	30.6	\$428,328	\$0	\$428,328
Removal of Equipment	26.8	\$16,499,447	(\$21,981,586)	(\$5,482,139)
Site Demolition	8.2	\$605,830	(\$394,865)	\$210,965
Site Reclamation	7.6	\$3,987,671	\$0	\$3,987,671
Contingency, Escalation, PM, Insurance, Fees		\$15,184,385	(\$3,356,468)	\$11,827,918
Opinion of Probable Gross Decommissioning Cost		\$36,705,641	(\$25,732,919)	\$10,972,743