

Complete Prospectus Checklist

USACE Norfolk District and Virginia Department of Environmental Quality
January 2018

Bank Name

ORM Number

Date

1. Contact information

- Sponsor
- Land Owner
- Consultant

2. Property Ownership

- Fee Simple
- Mitigation Easement
- Other (explain below)

3. Goals and Objectives

- Identify compensation activities to be undertaken (ie wetland/stream enhancement, establishment, re-establishment, rehabilitation, restoration, preservation)
- Identify estimated amount (acres/linear footage) of each compensation activity
- Identify aquatic functions to be restored/enhanced/established (ie water quality improvement, flood storage, wildlife habitat, etc.)
- Describe how the work proposed above will result in an improvement in the aquatic functions listed

4. Establishment

- Summarize the work intended to accomplish site activities
- Provide a vicinity map with the Bank location identified
- Provide a USGS Topographic map with the Bank boundaries identified
- Provide a current aerial photograph with the Bank boundaries identified
- Provide a conceptual Bank Development Plan showing the location of all proposed work, property boundaries, Bank boundaries, buffer widths, acreage/linear footage of all wetlands and streams

5. Geographic Service Area (GSA)

- Provide a map identifying the proposed GSA with the Bank location identified
- Provide a rationale for determining the limits of the proposed GSA

6. Need and Feasibility

- Identify any watershed plans the Bank would accommodate
- Identify any regional/local benefits derived from the Bank
- Identify any potential threats to the Bank or the resources on the Bank
- Discuss the proposed construction work required to develop the Bank and its feasibility

7. Ecological Suitability

- Summarize current Bank site conditions including land use, vegetation, hydrology, and soils (ie forested, row-crops, pasture, ditched and drained wetland, previously channelized stream, etc.). Pictures should be provided.
- Provide information on state listed R/T/E species, historic properties, impaired waters (303(d) listed streams), etc.
- Provide the Species Conclusion Table and the Official Species List from the US Fish and Wildlife Service-IPAC-Information, Planning, and Conservation System: <http://ecos.fws.gov/ipac/>
- Summarize previous land uses of the Bank site and adjacent properties
- Identify current zoning for the Bank site and adjacent properties
- Identify any existing and/or proposed development adjacent to the Bank
- Identify and map currently preserved properties adjacent to or in the vicinity of the Bank
- Indicate whether a jurisdictional determination of "waters of the US" has been made or a delineation has been confirmed by the Corps
- Identify which of the Virginia Off-Site Mitigation Location Guidelines are met and how they are met by the Bank.

8. Real Estate Information

- Provide a current (within one year of submittal) Title Report, Title Commitment, Title Insurance Policy, etc. that summarizes and explains each easement, each recorded or unrecorded lien or encumbrance on, or interest in, the Bank property, including, without limitation, each exception that might be listed on a Title Insurance Policy
- Provide a map depicting all relevant property lines, easements, Bank boundary lines, dedications, etc. on the Bank property
- Provide a description of the manner in which each encumbrance may affect the Bank's operation or ecological value
- Describe how each encumbrance may/may not affect the long-term sustainability of the Bank
- Provide details including ownership information on surface and sub-surface mineral rights, logging rights, etc.
- Identify, on a map, and describe how the Bank site will be accessed

9. Sponsor Qualifications

- Provide list of prior experience
- Provide documentation that the person signing the MBI has the authority to sign if the Sponsor is a company.

10. Future Ownership and Long-Term Management

- Identify the party responsible for long-term management of the Bank site
- Identify the party responsible for the long-term ownership of the Bank site
- Identify the proposed site protection instrument that would be utilized (ie restrictive covenant, easement, etc.)

11. Water Rights

- Describe how the existing water rights and/or hydrologic influences on the Bank site are sufficient to support the long-term sustainability of the Bank
- Describe any existing hydrologic disturbances on and adjacent to the Bank site
- Identify any temporary or long-term structural management requirements (levees, weirs, culverts, etc.) needed to assure hydrologic/vegetative restoration
- Describe the water source (s) and losses (precipitation, surface runoff, groundwater, stream, tidal, etc.)
- Describe the hydroperiod (seasonal depth, duration, and timing of inundation and/or saturation)
- Provide a map of the drainage area contributing to the Bank (include the size in acres)
- Summarize the historic hydrology of the Bank site

Adjacent Property Owner (APOs)

- Provide list of all APOs
- Provide mailing labels of all APOs if more than 3 are identified

NOTES

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