

# Terradex Application Deliverables

Terradex provides deliverables across the lifecycle of land ownership. Delivering the initial land use control plan, providing on-going reports of land use and activity, then alerting upon potential health or environmental conflicts, and finally delivering annual compliance reports. With the application's flexibility, Terradex can be configured to meet the obligations of a brownfield landowner seeking to preserve CERCLA liability protection, a responsible party complying with institutional controls or just limiting liabilities from future land use, a BRAC developer building multi-jurisdictional approval of a land use control program, or a state government providing a state-wide institutional control tracking system. Terradex can generate numerous deliverables for use by your clients, and can support these services with professional consuservices.

## Land Use Control Implementation Plan

The environmental professional can configure Terradex through a secure web access generating a land use control implementation plan.

- Draw boundaries of one-to-many land use control areas. Terradex monitors pipelines, multi-parcel facilities, regional groundwater plumes, or small single parcels.
- Specify land use and activity alert thresholds
- Specify affirmative obligations
- Specific chemicals of concern
- Specify alert contacts including alert escalation rules
- Store reference documents
- Manage a portfolio of sites within Terradex

## Reporting Land Activity and Use

The environmental professional specifies the pertinent land use and activity records to each land use control area. Terradex utilizes a combination of electronic and physical records inspection to obtain records, and then screens and validates against alert thresholds. The following records are available for monitoring:

- **Property Sales.** Monitor records of residential and commercial property transactions.
- **Property Records.** Monitor status of institutional control, recent property recording activity, or mapping changes.
- **Excavation Clearance Notices.** Monitor and clear notices from excavation clearance systems.
- **Future Construction.** Monitor future bid and construction notices.
- **Sensitive Occupancy.** Monitor child and adult daycare, hospitals and schools.
- **Building Permits, Zoning and Variances.** Monitor recent building permits, changes in zoning, or new variances.
- **Water Well Permitting.** Monitor permitting of new water wells.

## Alerts to Land Activity and Use Conflicts

Terradex alerts the environmental professional to a future land use conflicts with a land use control.

- **Alert Response Actions.** Specify automatic next steps that Terradex can take.
- **Logging of Alert Responses.** A secure web page tracks input from multiple stakeholders to respond to a land use alert.
- **Closure of Alerts.** Specify who can close an alert indicating that potential conflicting land use has been resolved.

## Third-Party Notification

Terradex can transmit official notices to property owners on a periodic basis, or triggered based on a future event such as a property sale.

## Annual Compliance Reporting

Terradex provides summary information to become the basis of institutional control implementation plans, and reports on safe land use of brownfield properties.

- **Annual Report.** A report of activities monitored, alerts and alert responses.
- **Web-access.** Through a secure web-access view monitoring activities and alerts.

## Community and Government Access

- **Local Government Permitting.** Planners and permitters are provided a query tool that generates intuitive development advisories.
- **State Database Updating.** Terradex can implement an alert workflow into state environmental databases or to specific personnel.
- **Community Access.** Terradex can provide a community information portal.

## Professional Services

Terradex provides professional service in support of land use control plans, or planning documents to maintain CERCLA protections