NOTES

1. PROJECT STUDY LIMITS (89.52 ACRES)
2. WATERS OF THE U.S. (3,062.43 L.F.)
3. FORESTED WETLANDS (3.28 ACRES)
4. EMERGENT WETLANDS (0.53 ACRES)
5. OPEN WATER (2.20 ACRES)
6. STREAM DATA POINT
7. WETLANDS AND WATERS OF THE U.S. ARE FROM TIMMONS GROUP SURVEY AND HAVE BEEN CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS ON OCTOBER 3, 2001.

MAGNETIC

ASHBROOK PARKWAY

ASHLAKE PARKWAY – STATE RTE. 4200

WINTERPOCK ROAD – STATE RTE. 621

HULL STREET ROAD – U.S. ROUTE 360

WET-8) EMERGENT WETLAND IMPACT 962.45 SQ.FT. (0.022 ACRES)

WUS-13) WATERS OF THE U.S. IMPACT 131.78 L.F. (329.10 SQ.FT.)

WUS-12) WATERS OF THE U.S. IMPACT 138.56 L.F. (346.40 SQ.FT.)

WUS-14) WATERS OF THE U.S. IMPACT 74.34 L.F. (185.85 SQ.FT.)

WUS-6) WATERS OF THE U.S. IMPACT 29.33 L.F. (102.66 SQ.FT.)

WUS-7) WATERS OF THE U.S. IMPACT 130.71 L.F. (196.07 SQ.FT.)

WUS-4) WATERS OF THE U.S. IMPACT 55.95 L.F. (139.88 SQ.FT.)

WUS-9) WATERS OF THE U.S. IMPACT 432.85 L.F. (2,164.25 SQ.FT.)

WUS-5) WATERS OF THE U.S. IMPACT 306.27 L.F. (765.68 SQ.FT.)

WET-5) EMERGENT WETLAND IMPACT 477.25 SQ.FT. (0.011 ACRES)

WUS-3) WATERS OF THE U.S. IMPACT 72.12 L.F. (252.42 SQ.FT.)

WET-11) EMERGENT WETLAND IMPACT 1,139.94 SQ.FT. (0.026 ACRES)

WUS-11) WATERS OF THE U.S. IMPACT 135.60 L.F. (203.40 SQ.FT.)

WUS-10) WATERS OF THE U.S. IMPACT 401.15 L.F. (2,005.75 SQ.FT.)

WET-7) EMERGENT WETLAND IMPACT 615.06 SQ.FT. (0.014 ACRES)

WUS-8) WATERS OF THE U.S. IMPACT 90.00 L.F. (450.20 SQ.FT.)

WET-6) EMERGENT WETLAND IMPACT 190.44 SQ.FT. (0.004 ACRES)

WET-4) EMERGENT WETLAND IMPACT 15,367.49 SQ.FT. (0.353 ACRES)

WET-9) EMERGENT WETLAND IMPACT 2,475.98 SQ.FT. (0.057 ACRES)

WET-3) EMERGENT WETLAND IMPACT 19,109.60 SQ.FT. (0.439 ACRES)

WET-10) EMERGENT WETLAND IMPACT 476.89 SQ.FT. (0.011 ACRES)

WUS-1) WATERS OF THE U.S. IMPACT 413.42 L.F. (930.20 SQ.FT.)

WUS-15) WATERS OF THE U.S. IMPACT 184.23 L.F. (921.15 SQ.FT.)

WUS-2) WATERS OF THE U.S. IMPACT 96.22 L.F. (144.33 SQ.FT.)

WET-2) EMERGENT WETLAND IMPACT 10,141.27 SQ.FT. (0.233 ACRES)

WET-1) EMERGENT WETLAND IMPACT 375.21 SQ.FT. (0.009 ACRES)

EXISTING PROPERTY LINE

PROPOSED R.O.W.

RETAIL A 203,819± SF 1,019 SP REQ (5.0/1000) 1,019 SP PROV

RETAIL C 32,000± SF 141 SP REQ 167 SP PROV

RETAIL D 30,000± SF 132 SP REQ 151 SP PROV

RETAIL E 25,800± SF 114 SP REQ 133 SP PROV

RETAIL F 12,000± SF 53 SP REQ 78 SP PROV

RETAIL G 21,200± SF 93 SP REQ 97 SP PROV

RETAIL H 102,300± SF 460 SP REQ @ 4.5/1000 462 SP PROV

91 TOWNHOME UNITS

TOWNHOME BUILDING (TYP.)

CLUBHOUSE/ POOL AREA

EXISTING BMP

SHOPS A 9,600± SF 42 SP REQ.

SHOPS B 15,975± SF 70 SP REQ 50 SP PROV

SHOPS C 15,975± SF 70 SP REQ 107 SP PROV

SHOPS D 9,600± SF 42 SP REQ.

SHOPS E 7,200± SF 32 SP REQ

OUTLOT 1 5,375± SF RESTAURANT 81 SP REQ.

OUTLOT 2 5,500± SF RESTAURANT 83 SP REQ.

OUTLOT 3 4,587± SF RESTAURANT

OUTLOT 4 2,400± SF EAST FOOD 48 SP REQ.

OUTLOT 5 1,800± SF 20 SP REQ.

OUTLOT 6 5,500± SF 70 SP REQ.

ZONING CASE 97SN0291 ZONING CASE 96SN0276

50' SETBACK LANDSCAPE C

20' SETBACK LANDSCAPE B

25' SETBACK

PROPOSED LID

SERVICE

WALL

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

THIS DRAWING PREPARED AT THE CORPORATE OFFICE
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YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

TIMMONS GROUP

REVISION DESCRIPTION

DATE

DATE	5/26/06
DRAWN BY	D.ARRINGTON
DESIGNED BY	
CHECKED BY	
SCALE	1" = 100'

HANCOCK VILLAGE

CHESTERFIELD COUNTY, VIRGINIA

WETLAND IMPACTS MAP

JOB NO. 66973

SHEET NO.

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