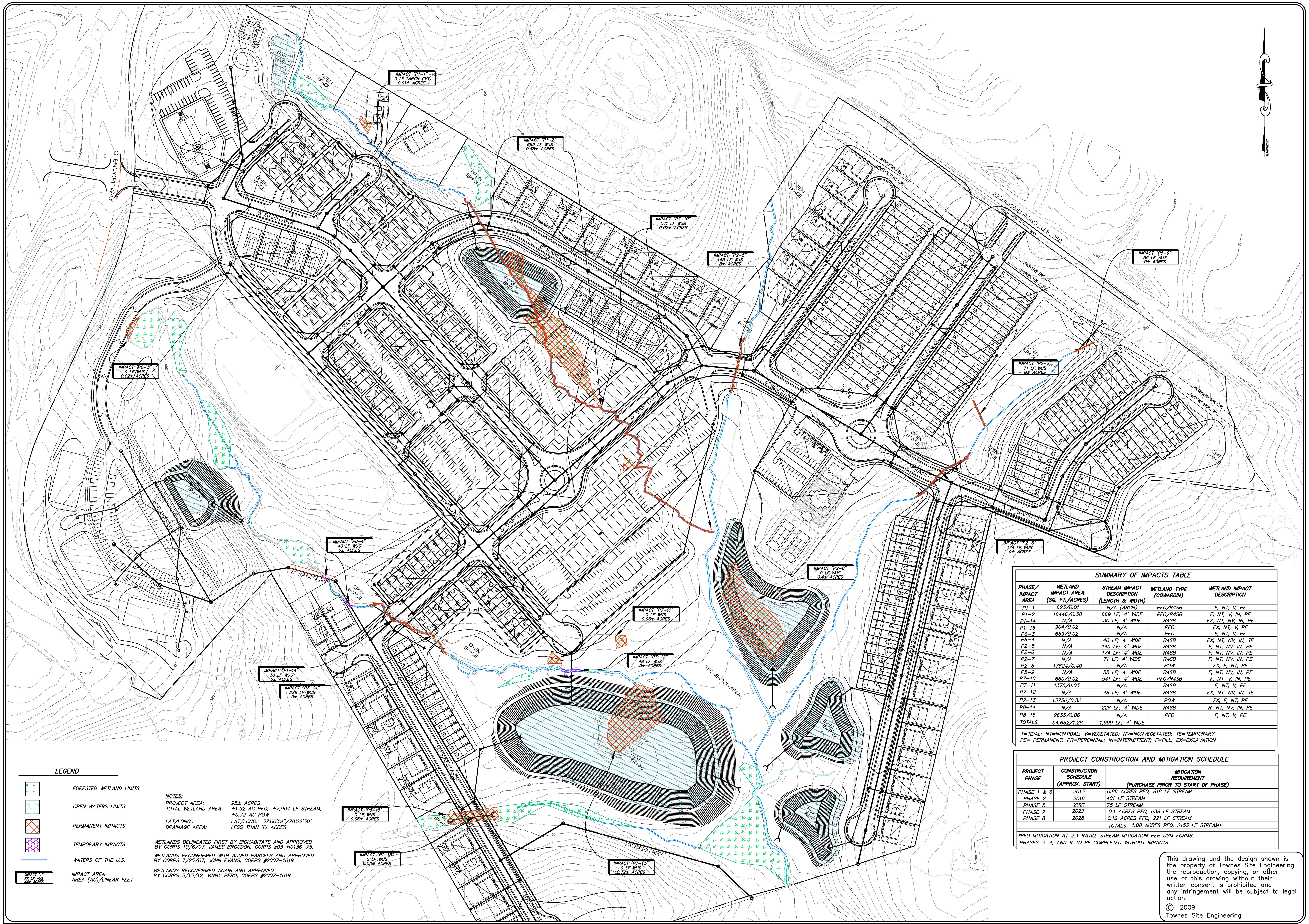

LEGEND

- FORESTED WETLAND LIMITS
- OPEN WATERS LIMITS
- PERMANENT IMPACTS
- TEMPORARY IMPACTS
- WATERS OF THE U.S.
- IMPACT "1" XX LF WUS XX± ACRES — IMPACT AREA AREA (AC)/LINEAR FEET

NOTES:

PROJECT AREA: 95± ACRES
TOTAL WETLAND AREA: ±1.92 AC PFO; ±7,904 LF STREAM; ±0.72 AC POW
LAT/LONG.: LAT/LONG.: 37°00'19"/78°22'30"
DRAINAGE AREA: LESS THAN XX ACRES

WETLANDS DELINEATED FIRST BY BIOHABITATS AND APPROVED BY CORPS 10/6/03, JAMES BROGDON, CORPS #03-H0136-75.

WETLANDS RECONFIRMED WITH ADDED PARCELS AND APPROVED BY CORPS 7/25/07, JOHN EVANS, CORPS #2007-1619.

WETLANDS RECONFIRMED AGAIN AND APPROVED BY CORPS 5/15/12, VINNY PERO, CORPS #2007-1619.

SUMMARY OF IMPACTS TABLE

PHASE/ IMPACT AREA	WETLAND IMPACT AREA (SQ. FT./ACRES)	STREAM IMPACT DESCRIPTION (LENGTH & WIDTH)	WETLAND TYPE (COWARDIN)	WETLAND IMPACT DESCRIPTION
P1-1	623/0.01	N/A (ARCH)	PFO/R4SB	F, NT, V, PE
P1-2	16446/0.38	669 LF; 4' WIDE	PFO/R4SB	F, NT, V, IN, PE
P1-14	N/A	30 LF; 4' WIDE	R4SB	EX, NT, NV, IN, PE
P1-15	904/0.02	N/A	PFO	EX, NT, V, PE
P6-3	659/0.02	N/A	PFO	F, NT, V, PE
P6-4	N/A	40 LF; 4' WIDE	R4SB	EX, NT, NV, IN, TE
P2-5	N/A	145 LF; 4' WIDE	R4SB	F, NT, NV, IN, PE
P2-6	N/A	174 LF; 4' WIDE	R4SB	F, NT, NV, IN, PE
P2-7	N/A	71 LF; 4' WIDE	R4SB	F, NT, NV, IN, PE
P2-8	17624/0.40	N/A	POW	EX, F, NT, PE
P5-9	N/A	55 LF; 4' WIDE	R4SB	F, NT, NV, IN, PE
P7-10	660/0.02	541 LF; 4' WIDE	PFO/R4SB	F, NT, V, IN, PE
P7-11	1375/0.03	N/A	R4SB	F, NT, V, PE
P7-12	N/A	48 LF; 4' WIDE	R4SB	EX, NT, NV, IN, TE
P7-13	13756/0.32	N/A	POW	EX, F, NT, PE
P8-14	N/A	226 LF; 4' WIDE	R4SB	R, NT, NV, IN, PE
P8-15	2635/0.06	N/A	PFO	F, NT, V, PE
TOTALS	54,682/1.26	1,999 LF; 4' WIDE		

T=TIDAL; NT=NONTIDAL; V=VEGETATED; NV=NONVEGETATED; TE=TEMPORARY
PE= PERMANENT; PR=PERENNIAL; IN=INTERMITTENT; F=FILL; EX=EXCAVATION

PROJECT CONSTRUCTION AND MITIGATION SCHEDULE

PROJECT PHASE	CONSTRUCTION SCHEDULE (APPROX. START)	MITIGATION REQUIREMENT (PURCHASE PRIOR TO START OF PHASE)
PHASE 1 & 6	2013	0.86 ACRES PFO, 818 LF STREAM
PHASE 2	2016	401 LF STREAM
PHASE 5	2021	75 LF STREAM
PHASE 7	2023	0.1 ACRES PFO, 638 LF STREAM
PHASE 8	2028	0.12 ACRES PFO, 221 LF STREAM
		TOTALS =1.08 ACRES PFO, 2153 LF STREAM*

*PFO MITIGATION AT 2:1 RATIO, STREAM MITIGATION PER USM FORMS.
PHASES 3, 4, AND 9 TO BE COMPLETED WITHOUT IMPACTS

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ASK US HOW

RIVANNA VILLAGE AT GLENMORE

ALBEMARLE COUNTY, VIRGINIA

WETLAND IMPACTS MAP

REVISIONS

DATE	ITEM
10/16/12	PER DEQ/CORPS

DATE 5/3/12

SCALE 1" = 100'

PROJECT MANAGER L. ENGLAND

CHECKED BY

PROJ.# 20110026

SHEET # 1 OF 1