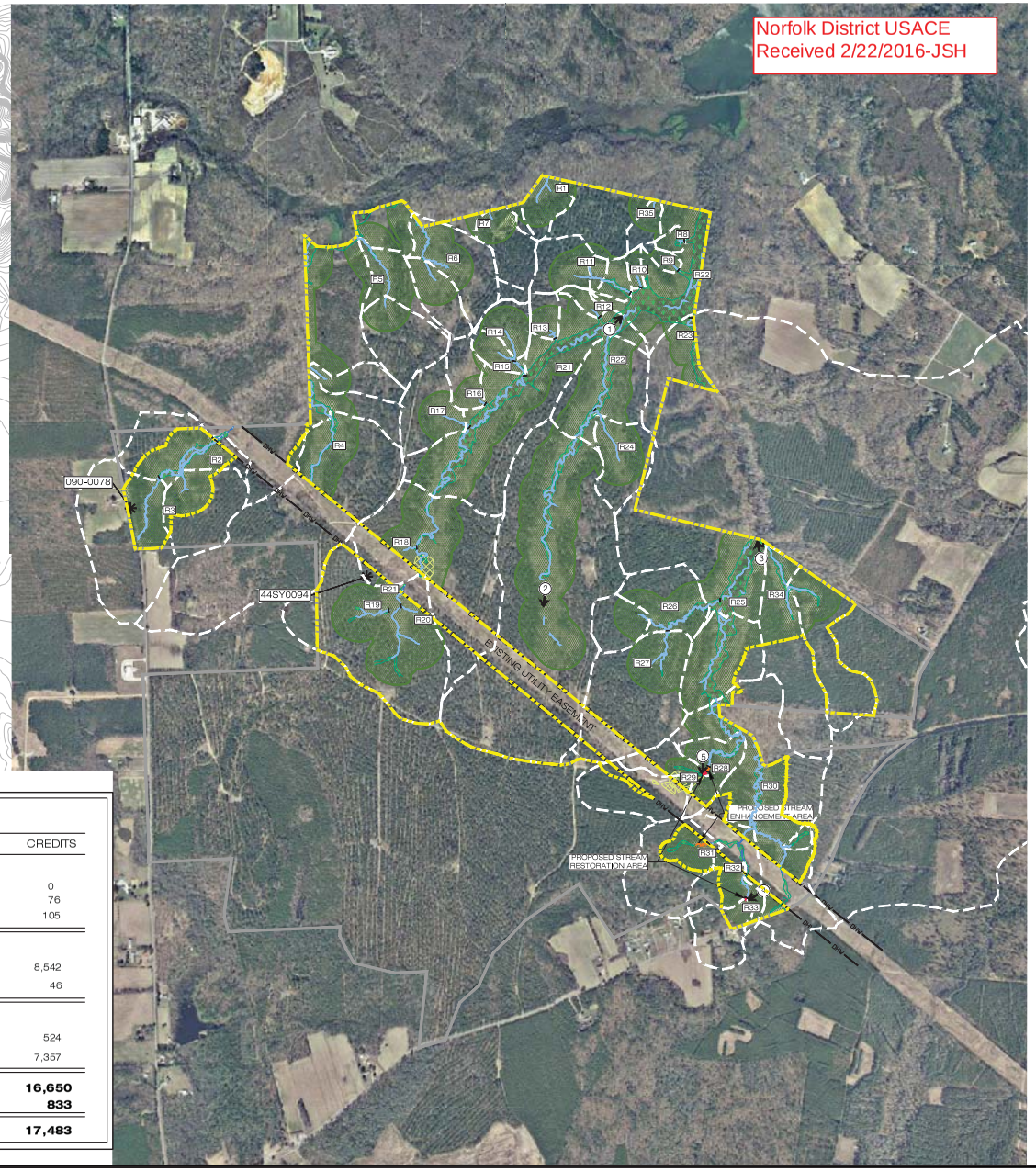
LEGEND:

- PROPERTY LIMITS
- MITIGATION BANK LIMITS
- APPROXIMATE WETLAND LIMITS
- APPROXIMATE STREAM CHANNEL LIMITS
- EXISTING CONTOURS (2 FT)
- EXISTING UTILITY EASEMENT LIMITS
- EXISTING ARCHEOLOGICAL RESOURCE
- EXISTING INVASIVE SPECIES
- PHOTO LOCATION & DIRECTION
- USM REACH BREAKS
- PROPOSED RIPARIAN BUFFER PRESERVATION
- PROPOSED STREAM PRESERVATION
- PROPOSED STREAM ENHANCEMENT
- PROPOSED STREAM RESTORATION
- APPROXIMATE WATERSHED BOUNDARIES



1 TYPICAL STREAM AND BUFFER PRESERVATION.

2 TYPICAL STREAM AND BUFFER PRESERVATION AREA.

3 TYPICAL STREAM AND BUFFER PRESERVATION AREA WITHIN A FORESTED WETLAND BUFFER.

4 TYPICAL STREAM ENHANCEMENT AREA.

5 TYPICAL STREAM RESTORATION AREA.

MITIGATION CREDIT SUMMARY

MITIGATION BANK LIMITS (300' BUFFERS)= 450.3 ACRES±

ACTIVITY	L.F.	ACRES	CREDITS
STREAM MITIGATION			
STREAM CHANNEL PRESERVATION	36,870		0
STREAM ENHANCEMENT	255		76
STREAM RESTORATION	105		105
STREAM BUFFER MITIGATION			
RIPARIAN BUFFER PRESERVATION		448.6	8,542
INVASIVE SPECIES REMOVAL		1.7	46
ADJUSTMENT FACTORS			
R, T&E SPECIES	5,243	-	524
WATERSHED PRESERVATION		309.6	7,357
TOTAL	**37,230L.F.**		**16,650**
501 C3		**5%**	**833**
GRAND TOTAL			**17,483**

NOTE: ALL VALUES APPROXIMATE AND SUBJECT TO CHANGE.

N

0 700 1400
APPROXIMATE SCALE (FEET)

APPENDIX: A
DATE: 02/12/16

MASTER PLAN
SUNKEN MEADOW MITIGATION BANK
SURRY COUNTY, VIRGINIA

CHECKED BY: TWC
APPROVED BY: TWC

FOR: VARINA LLC

JOB NUMBER: 203435920
DRAWN BY: CJM

Stantec
5209 Center Street
Williamsburg, VA 23188
PHONE: (757) 220-8869 FAX: (757) 229-4507