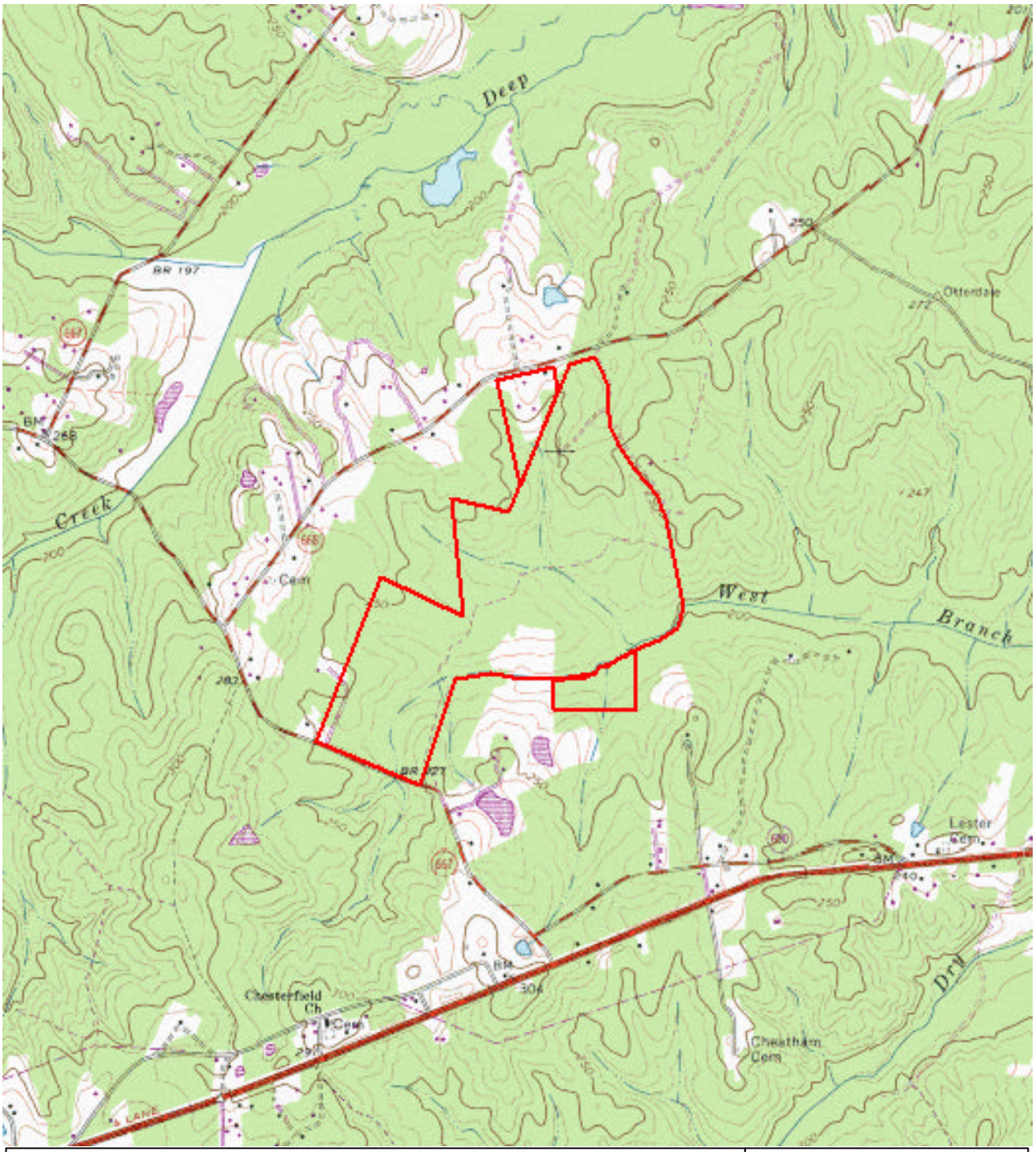


KOONTZ-BRYANT, P.C.

A Full Service Civil Consulting Firm

DATE: August 13, 2004

USGS: Hallsboro

TOPOGRAPHIC MAP
Foxcreek Subdivision
Chesterfield, VA

Latitude: 37° 24' 37.5" N
Longitude: 77° 43' 3.73" W
Area: +/- 235 Ac.
1:2000

TOTAL WETLANDS= 16.9 AC
TOTAL W.O.U.S. = 15,663 FEET

W.O.U.S. IMPACTS

- (A) 158 L.F. ROAD FILL
- (B) 101 L.F. ROAD FILL
- (C) 116 L.F. ROAD FILL
- (D) 100 L.F. ROAD FILL
- (E) 244 L.F. ROAD FILL
- (F) 76 L.F. ROAD FILL
- (H) 47 L.F. ROAD FILL
- (X) 345 L.F. (ROAD AND LOT FILL)
- (BB) 45 L.F. ROAD FILL
- (CC) 47 L.F. + 34 L.F. (81 TOTAL) ROAD FILL
- (DD) 108 L.F. ROAD FILL
- (GG) BOTTOMLESS CULVERT (NO IMPACTS)
- (KK) 265 L.F. BMP CONSTRUCTION

  TOTAL IMPACT = 1665 L.F.

W.O.U.S. IMPACTS (SUB-SURFACE UTILITIES)

- (Y) 22 L.F.
- (Z) 23 L.F.
- (AA) 43 L.F.

  TOTAL IMPACT = 109 L.F.

SUMMARY OF IMPACTS

1774 L.F. STREAM IMPACTS

WETLAND IMPACTS

- (I) 0.100 AC ROAD FILL
- (J) 0.039 AC DRIVEWAY FILL
- (K) 0.010 AC DRIVEWAY FILL
- (M) 0.114 AC ROAD FILL
- (N) 0.008 AC ROAD FILL
- (O) 0.061 AC ROAD FILL
- (P) 0.070 AC ROAD FILL
- (Q) 0.089 AC ROAD FILL
- (R) 0.005 AC ROAD FILL
- (S) 0.310 AC ROAD FILL
- (II) 0.055 AC ROAD FILL
- (JJ) 0.091 AC BMP CONSTRUCTION

  TOTAL IMPACT = 0.952 AC

WETLAND IMPACTS (SUB-SURFACE UTILITIES)

- (T) 0.107 AC
- (U) 0.006 AC
- (V) 0.016 AC
- (W) 0.011 AC
- (EE) 0.023 AC
- (FF) 0.031 AC

  TOTAL IMPACT = 0.194 AC

SUMMARY OF IMPACTS

1.146 AC. WETLAND IMPACTS

AREA LOTS WITH WETLANDS AND W.O.U.S.

LOT	AREA(S.F.)	LOT	AREA(S.F.)	LOT	AREA(S.F.)	LOT	AREA(S.F.)
14	37462	48	15246	139	31757	283	47916
17	24394	58	19602	140	38270	305	19602
18	18295	59	17424	141	33279	306	15682
19	18731	60	40946	142	43192	307	15000
20	30492	61	40511	146	36274	308	15682
21	34412	62	16553	147	25259	309	16553
22	18295	63	17860	148	27555	310	16117
23	16553	66	16988	149	30287	311	17424
24	18731	67	25265	188	16988	330	26136
25	27007	68	20038	189	25700	331	18731
26	40946	72	27878	190	31799	332	21344
27	24829	73	32234	191	26572	333	22651
28	20038	74	20473	192	24394	334	24394
29	19166	75	35284	193	27007	337	22651
30	29185	76	23522	194	21780	339	21344
31	29185	77	28314	199	19166	340	26136
35	16988	78	32234	200	22651	341	18295
36	15682	127	32670	201	29621	344	24829
37	16988	128	43996	202	30492	346	15682
38	15682	129	29185	211	27007	347	23522
39	15246	132	23958	241	15682	348	30056
40	15682	133	26572	244	50530	349	41382
41	17860	134	28750	255	15246	366	33977
42	22651	135	32234	256	22216	367	30056
43	16988	136	43124	257	22216	368	19166
44	85813	137	42253	258	27443	369	20038
45	39640	138	33977	268	19602	370	33106
47	15246			269	22651		

MIN. = 0.34 Ac. (15,000 S.F.)
AVERAGE = 0.62 Ac. (26,130 S.F.)
TOTAL = 65.98 Ac.

SUMMARY OF COMBINED IMPACTS

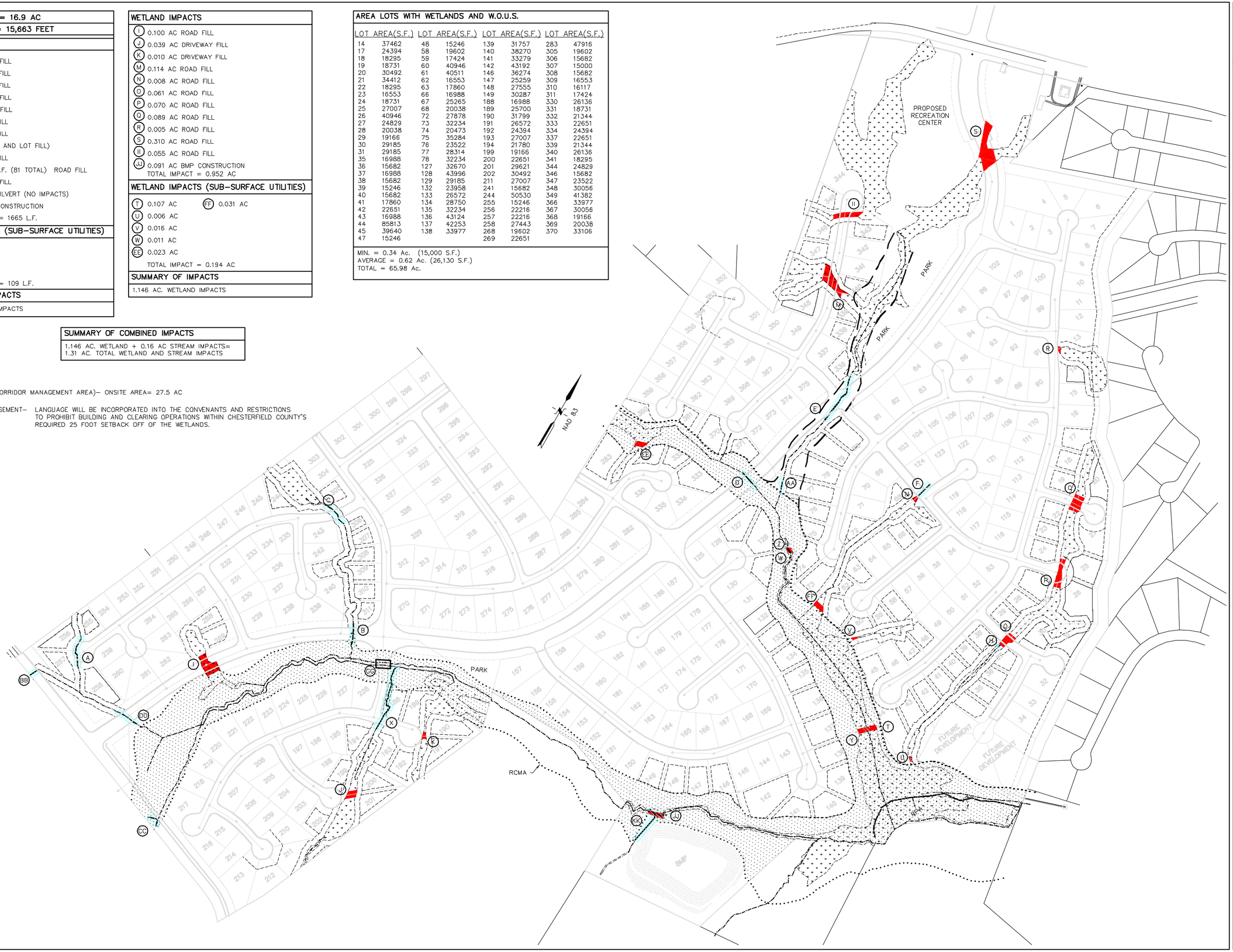
1.146 AC. WETLAND + 0.16 AC STREAM IMPACTS=
1.31 AC. TOTAL WETLAND AND STREAM IMPACTS

RCMA

NOTE:

1. RCMA (RIPARIAN CORRIDOR MANAGEMENT AREA)– ONSITE AREA= 27.5 AC

2. CONSERVATION EASEMENT– LANGUAGE WILL BE INCORPORATED INTO THE CONVENANTS AND RESTRICTIONS TO PROHIBIT BUILDING AND CLEARING OPERATIONS WITHIN CHESTERFIELD COUNTY'S REQUIRED 25 FOOT SETBACK OFF OF THE WETLANDS.



REVISIONS:
XX

DESIGNED: MEW
DRAWN: MEW
CHECKED: MT

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kbp@koontzbryant.com

FOX CREEK
MATOACA DISTRICT
CHESTERFIELD COUNTY, VA

WETLAND IMPACT MAP

DATE: JULY 2004

SCALE: 1"= 200'

JN: 3630

E1

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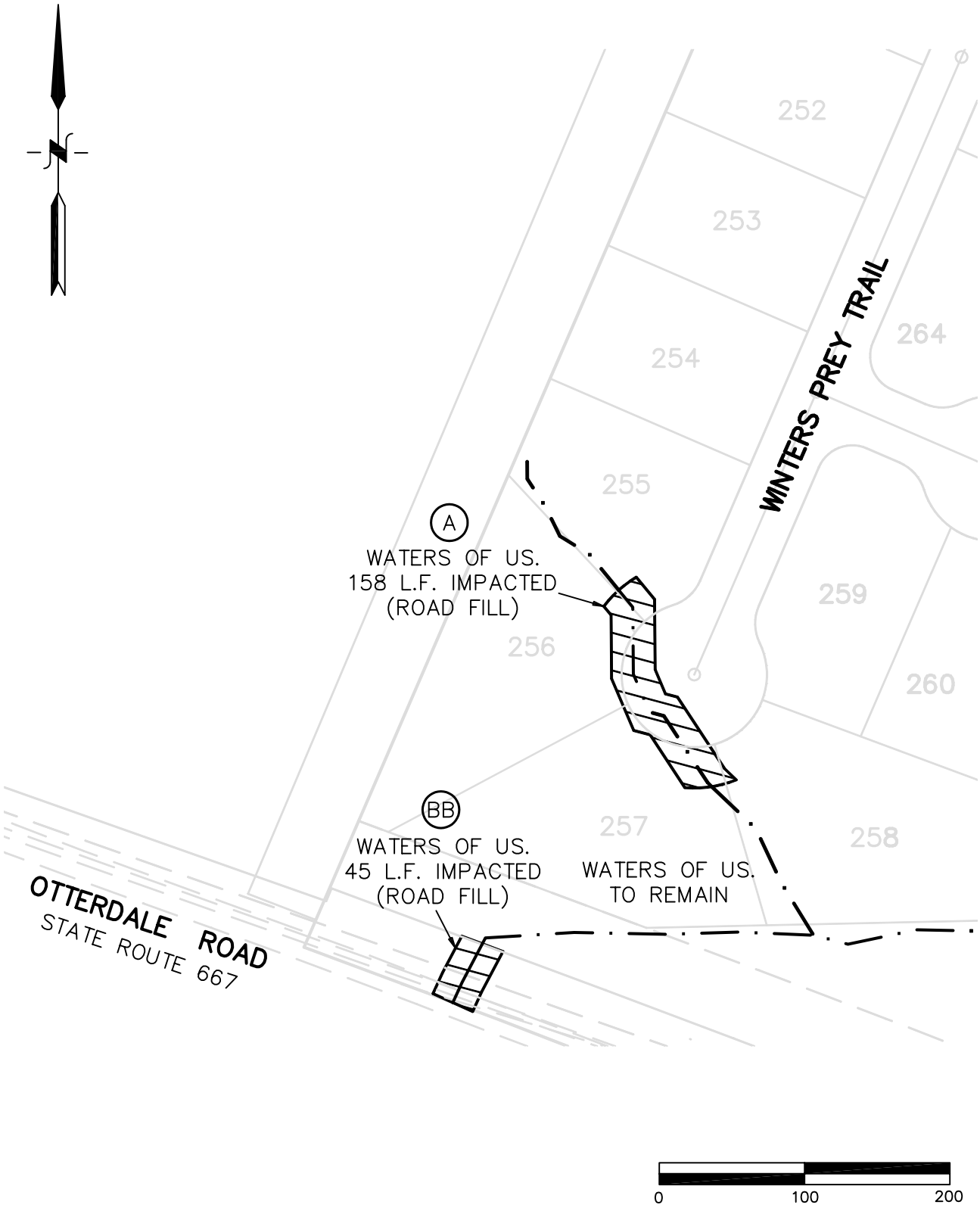

PROPOSED
FOXCREEK SUBDIVISION
WETLAND IMPACTS

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DATE: AUGUST 25, 2004	SCALE: 1" = 100'
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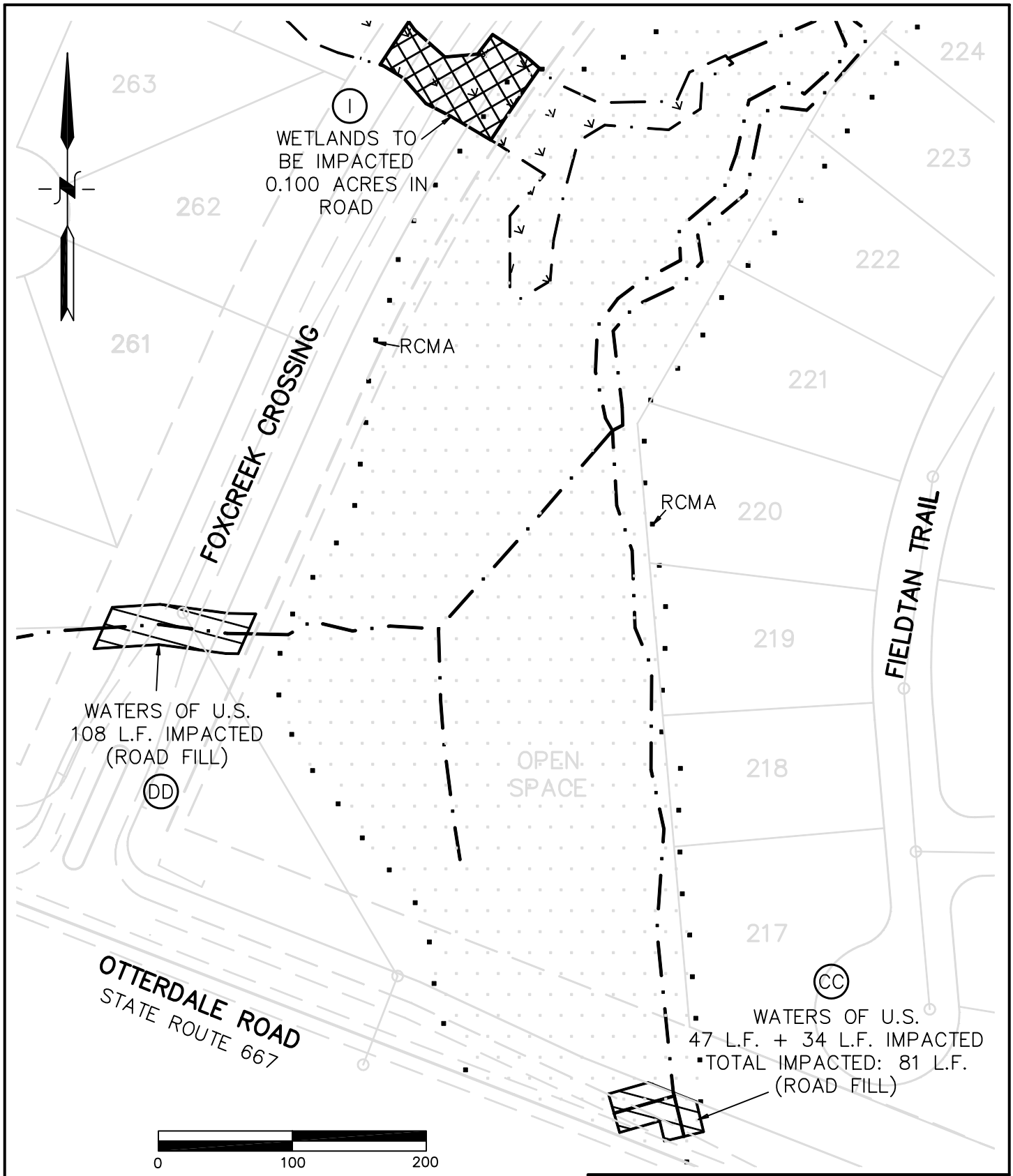
JOB NO: 3630	3630WET.DWG



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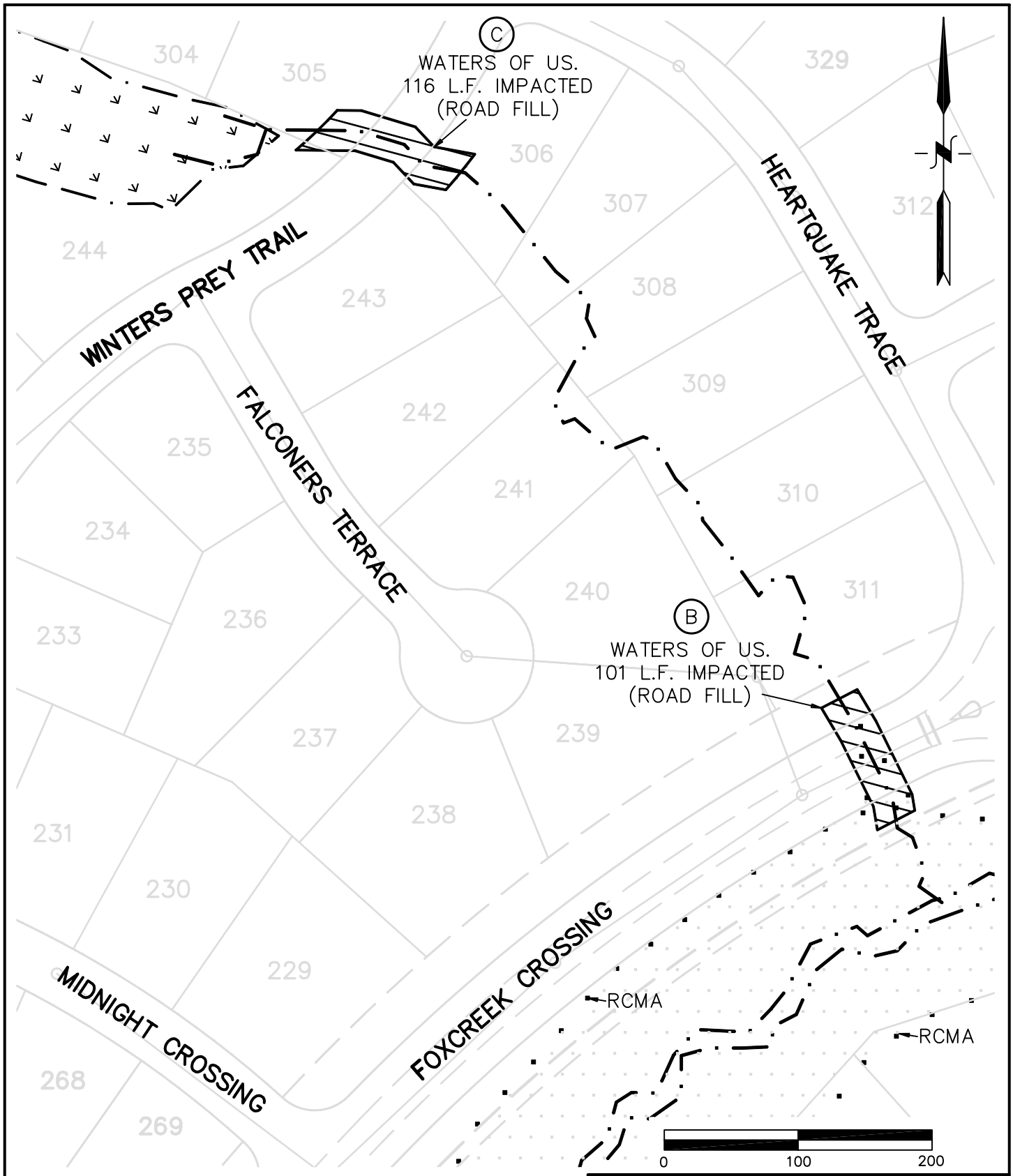

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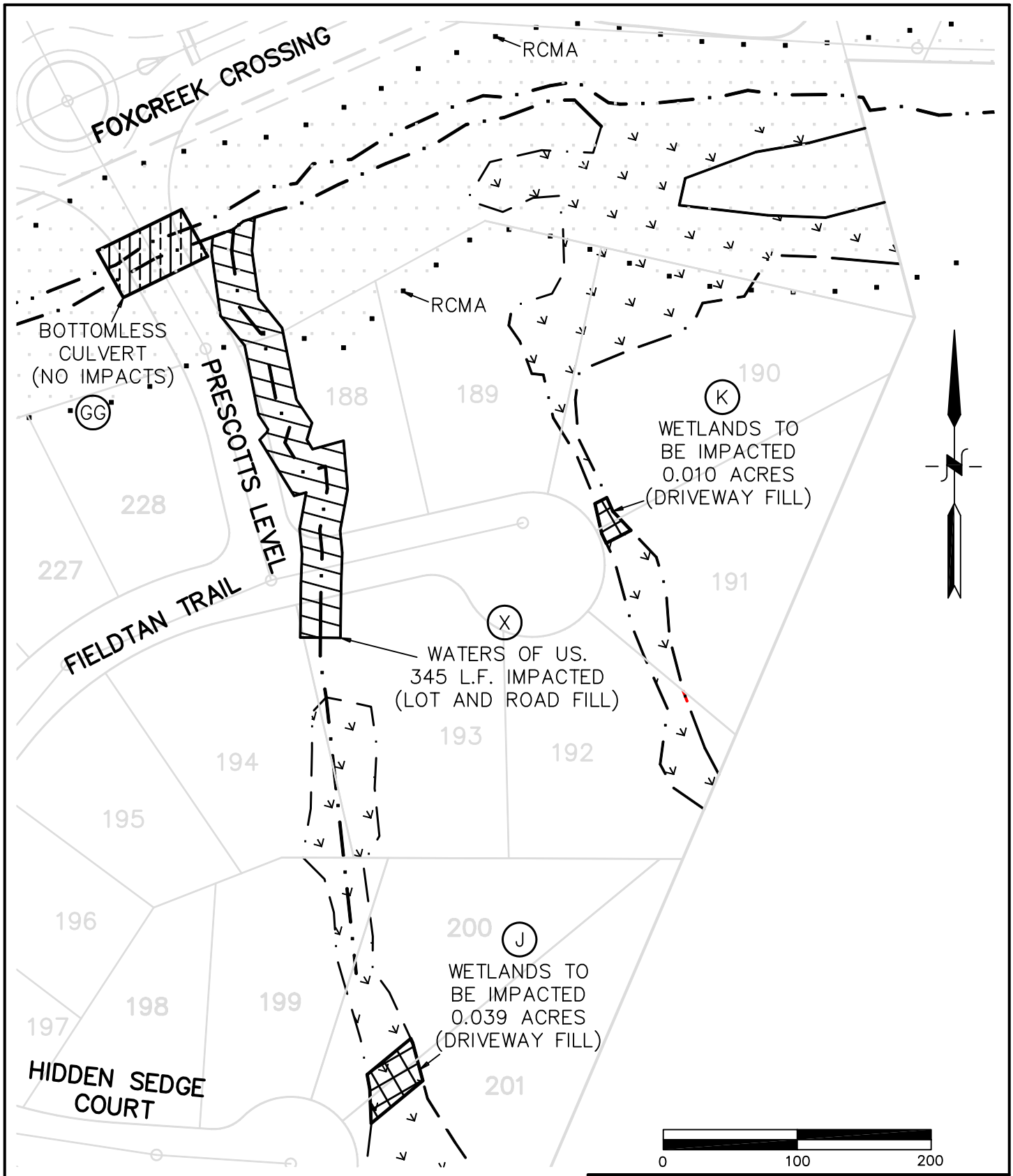

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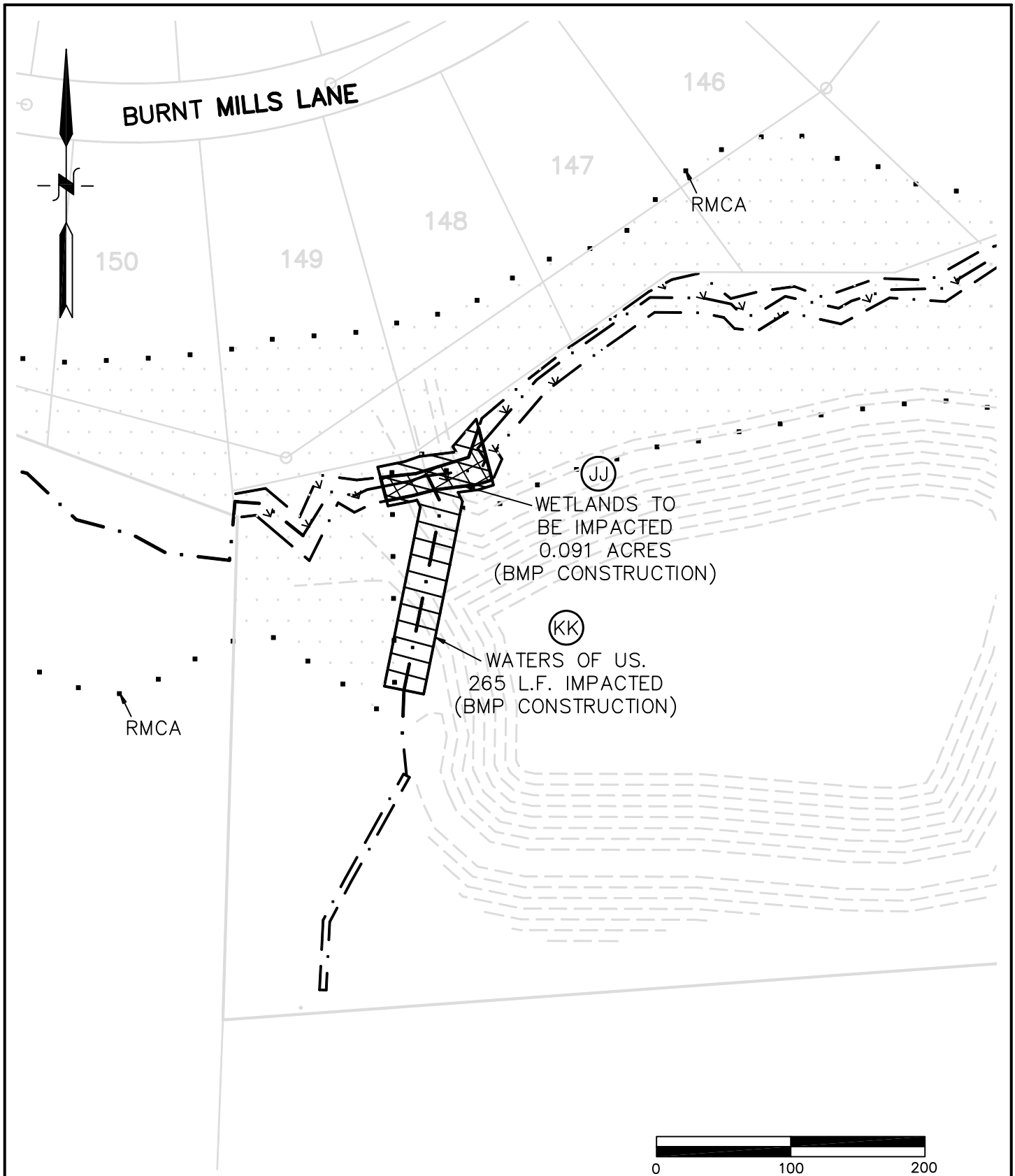

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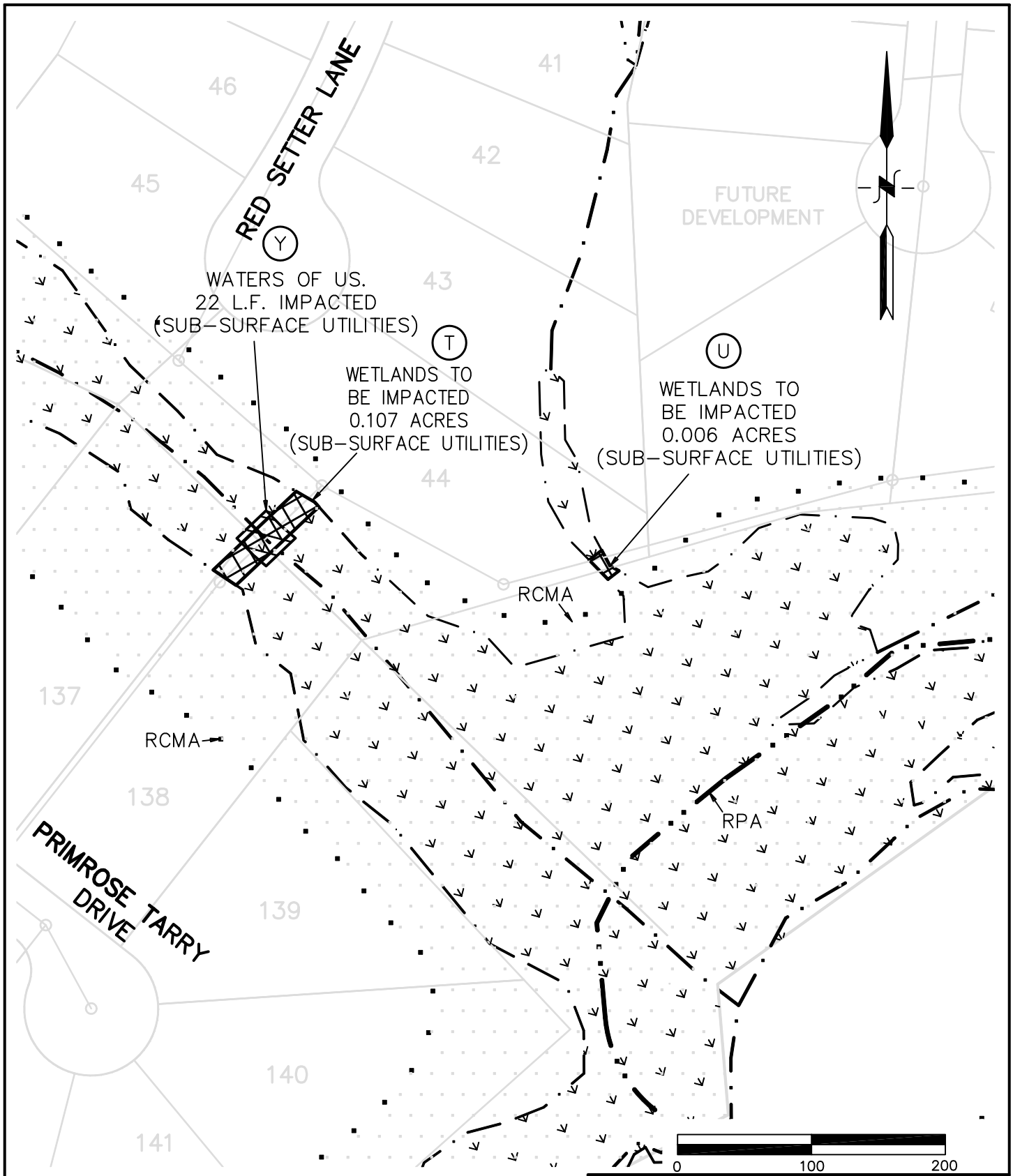

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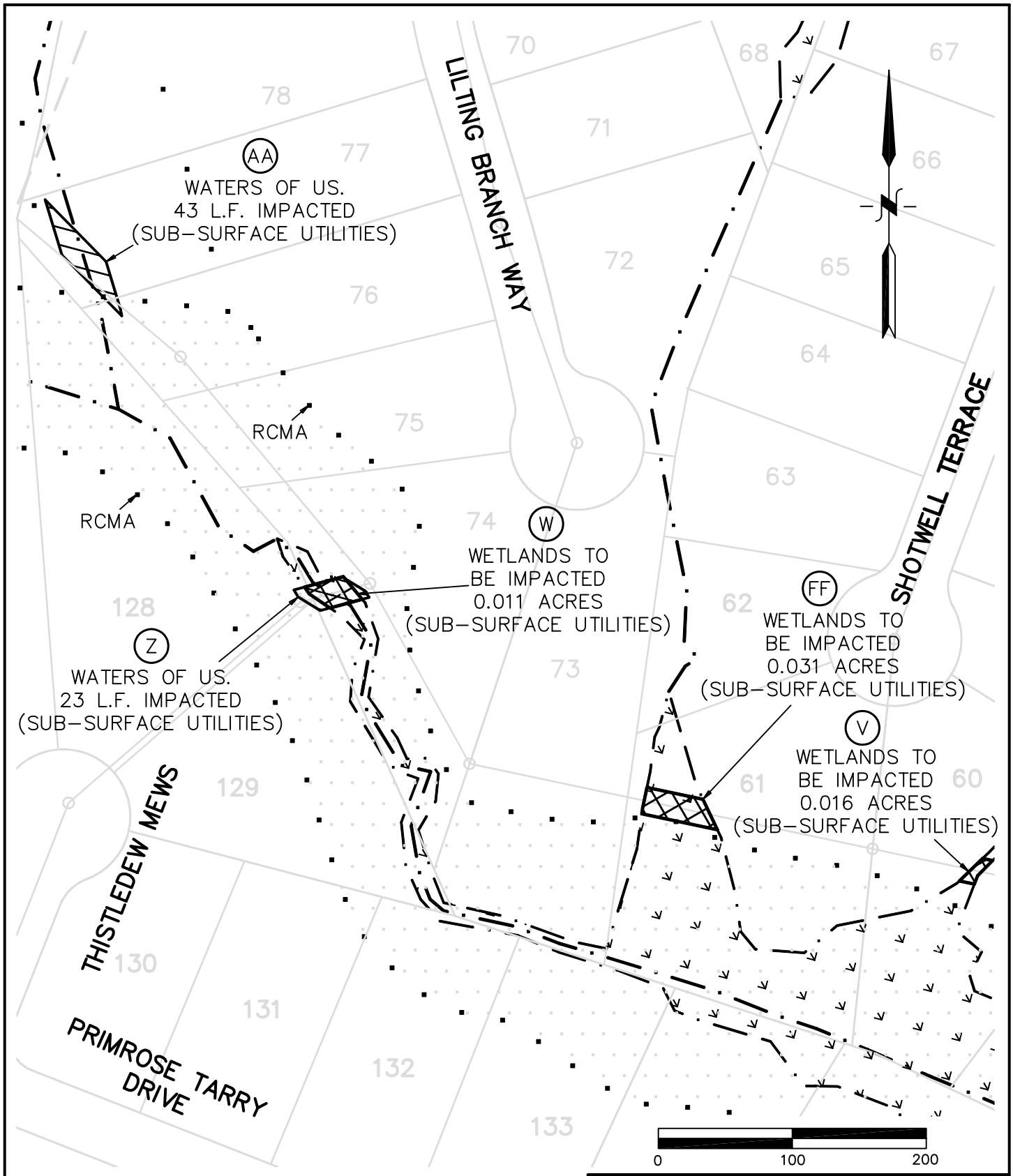

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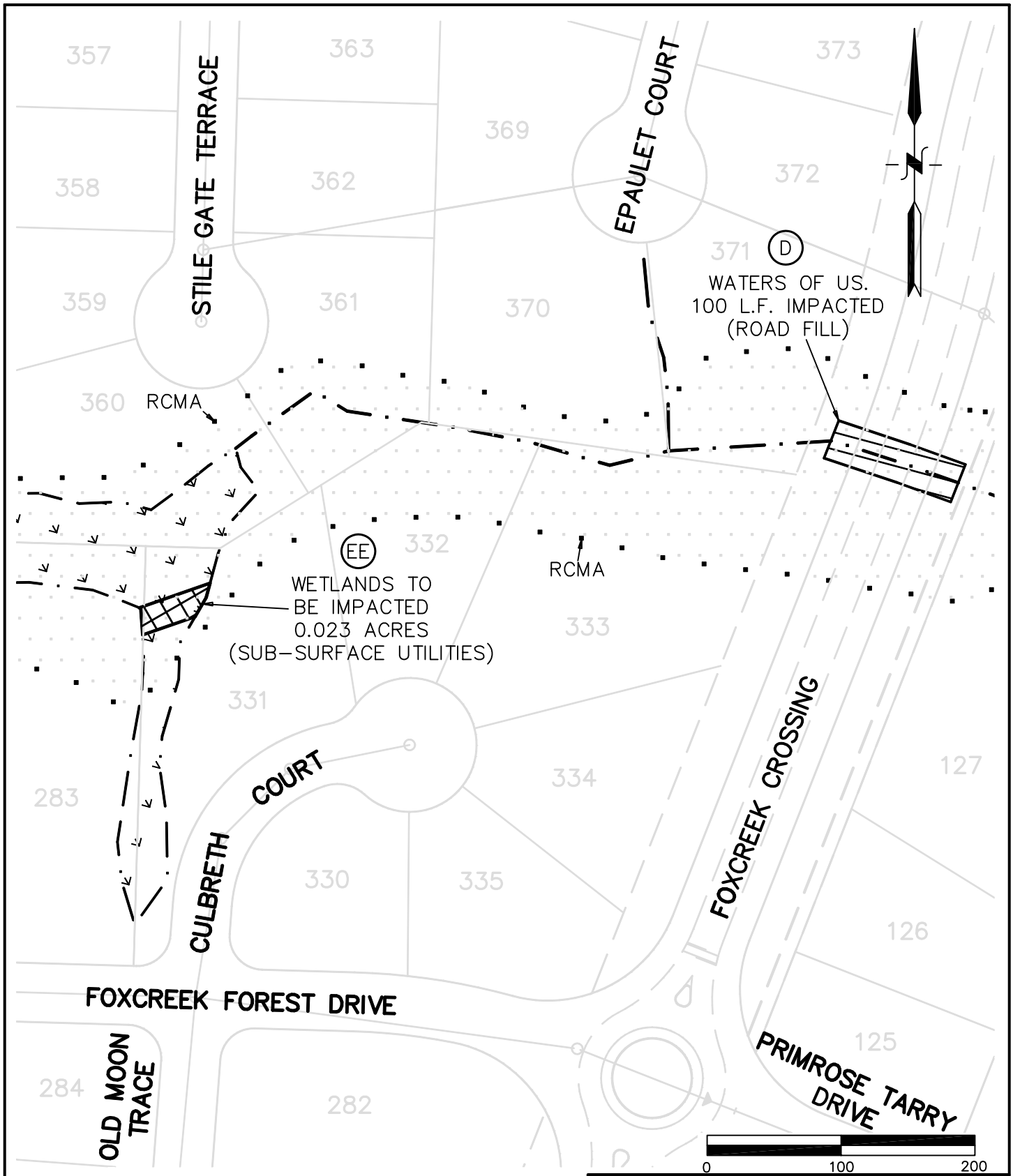

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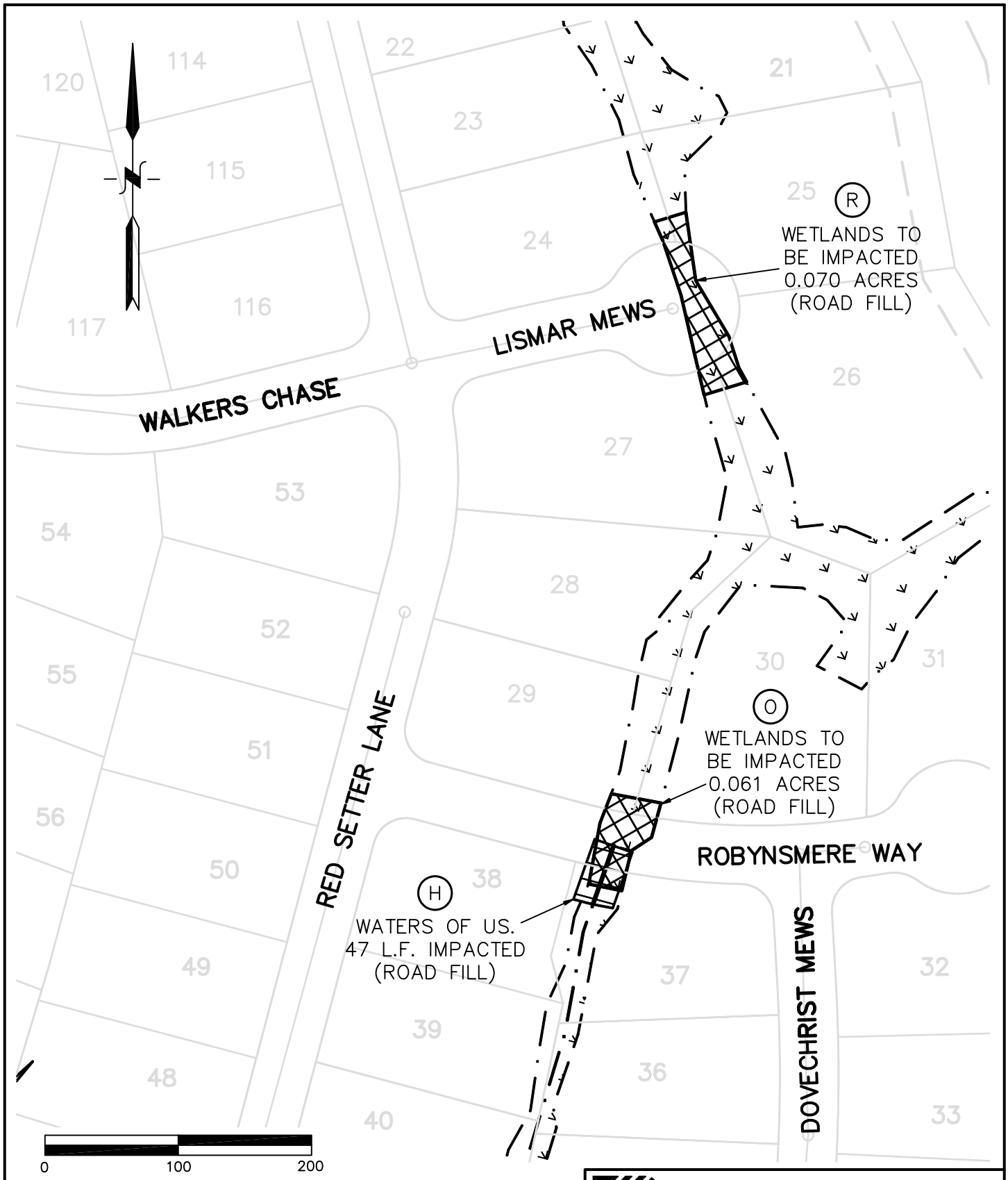

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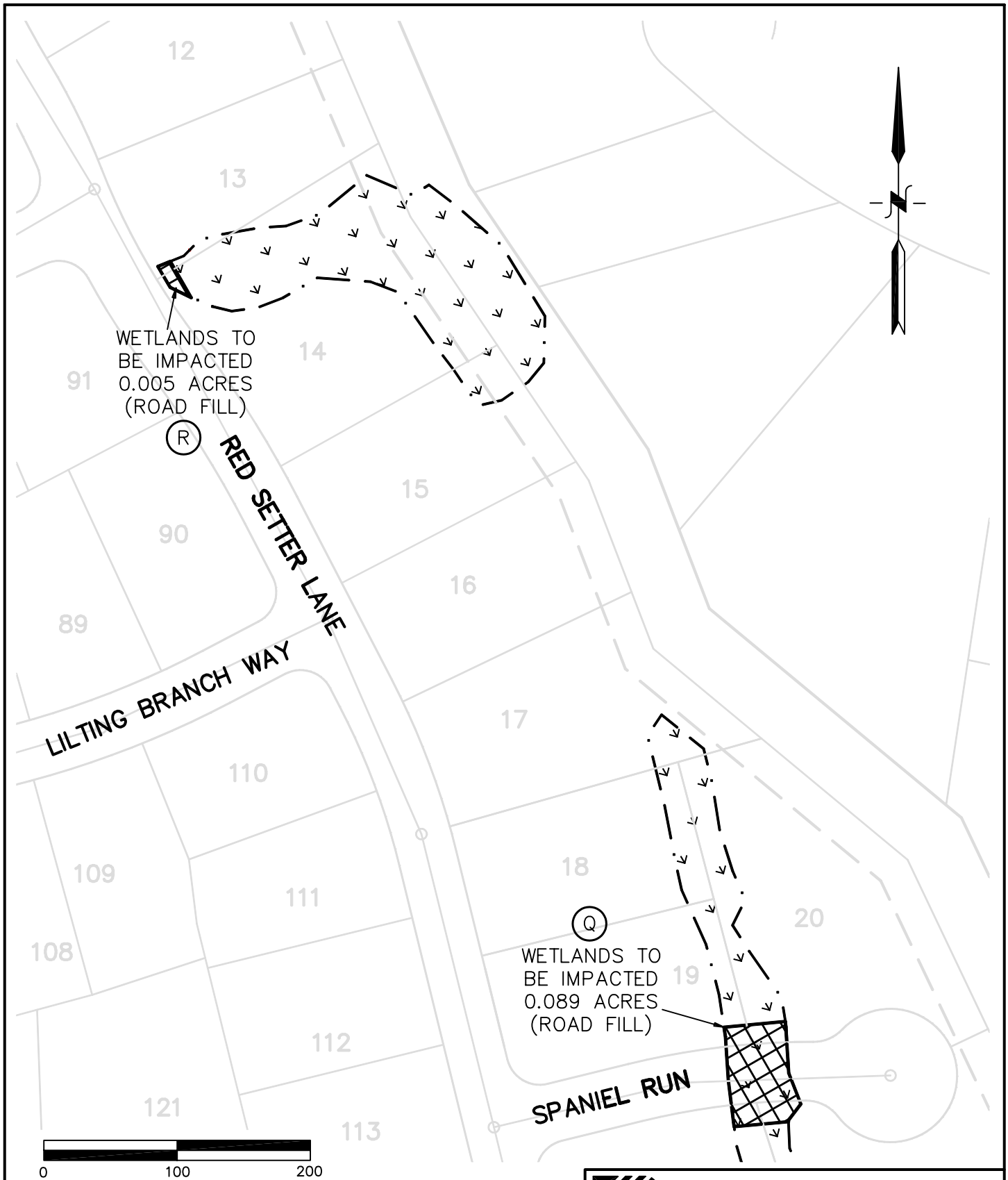

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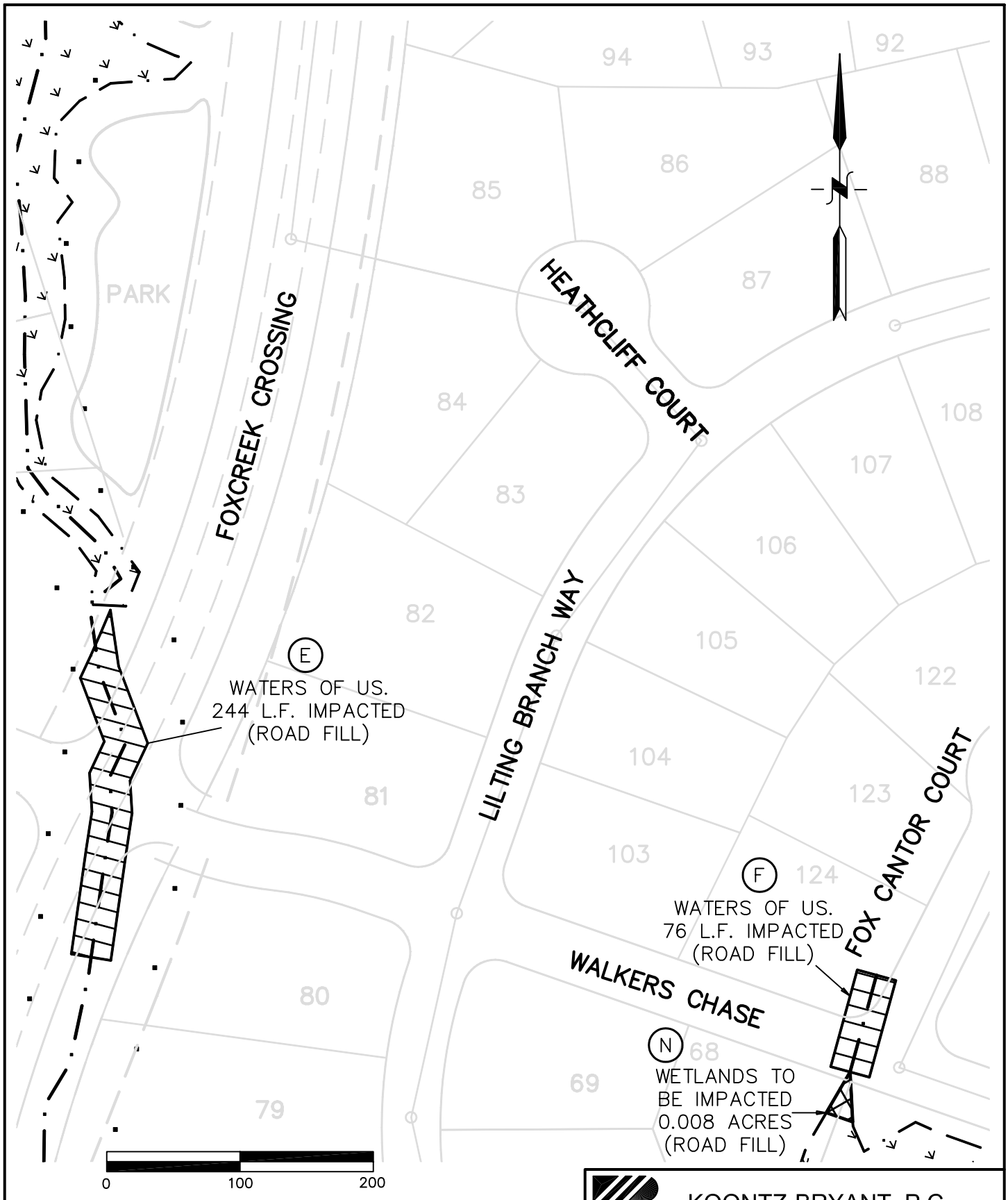

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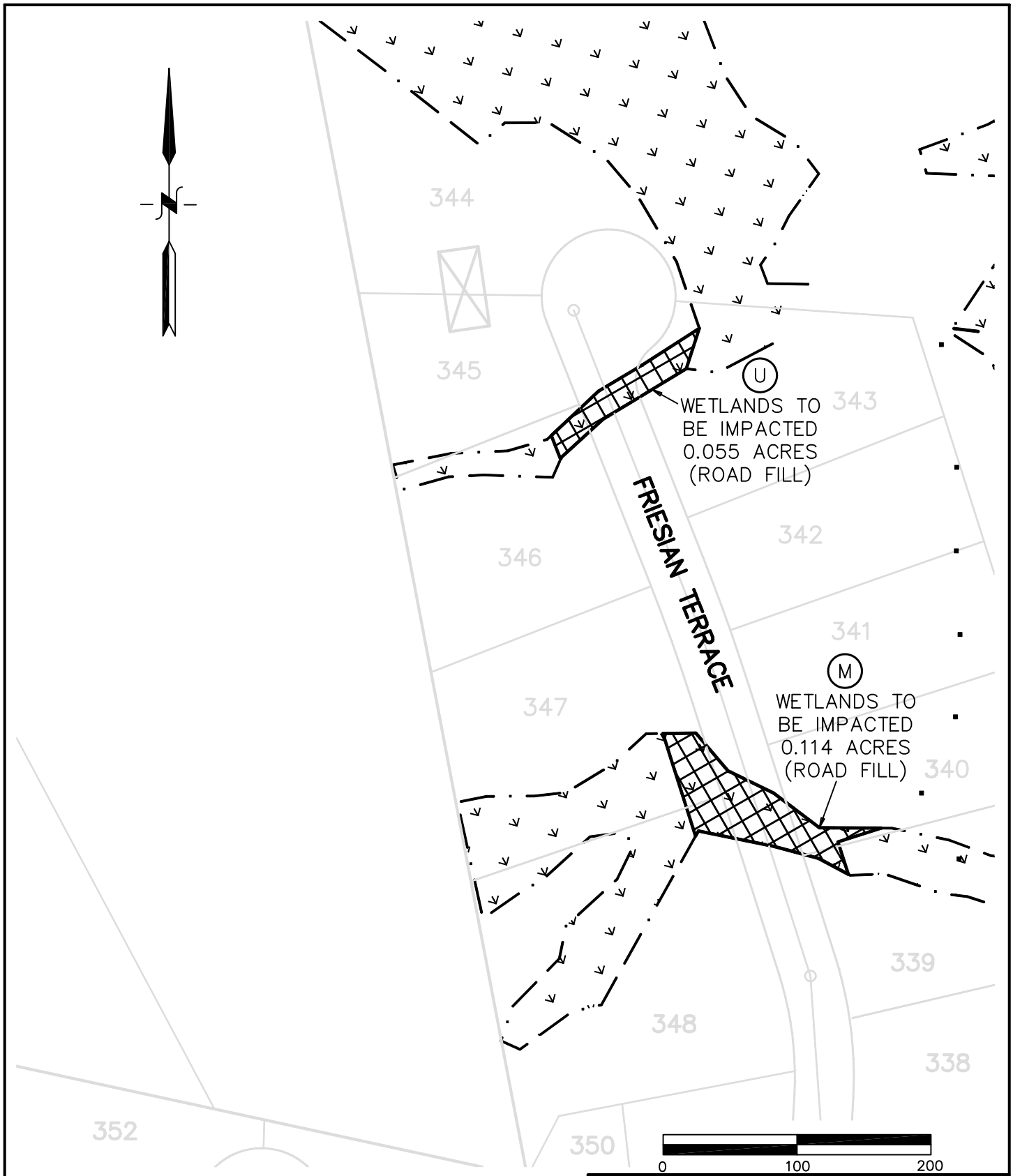

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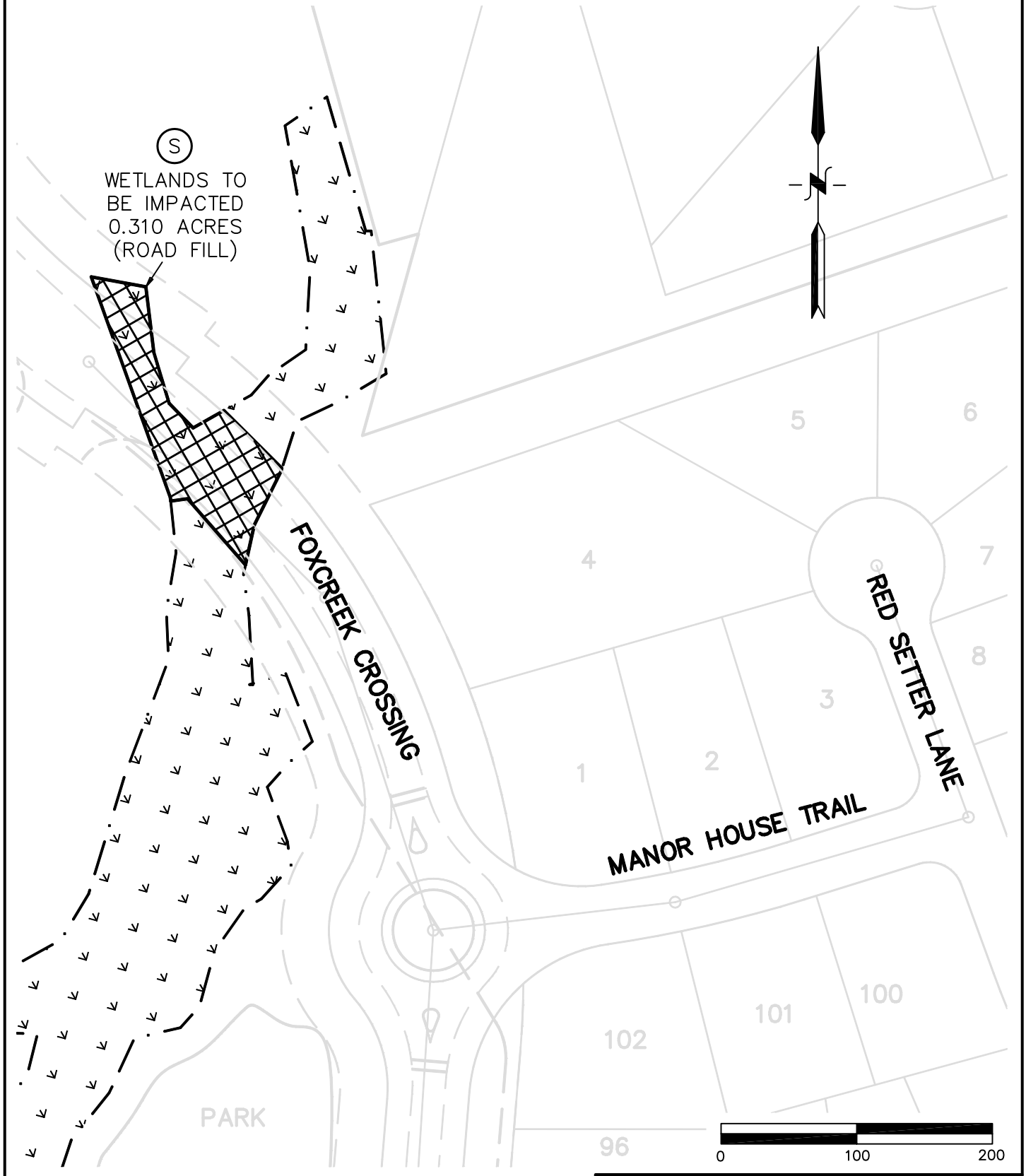

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