DEVELOPER

GREENBROOKE LLC
WEBB L. TYLER - MANAGER
P.O. BOX 423
MECHANICSVILLE 23111
PHONE (804)746-5285
FAX (804)730-7824

SITE STATISTICS

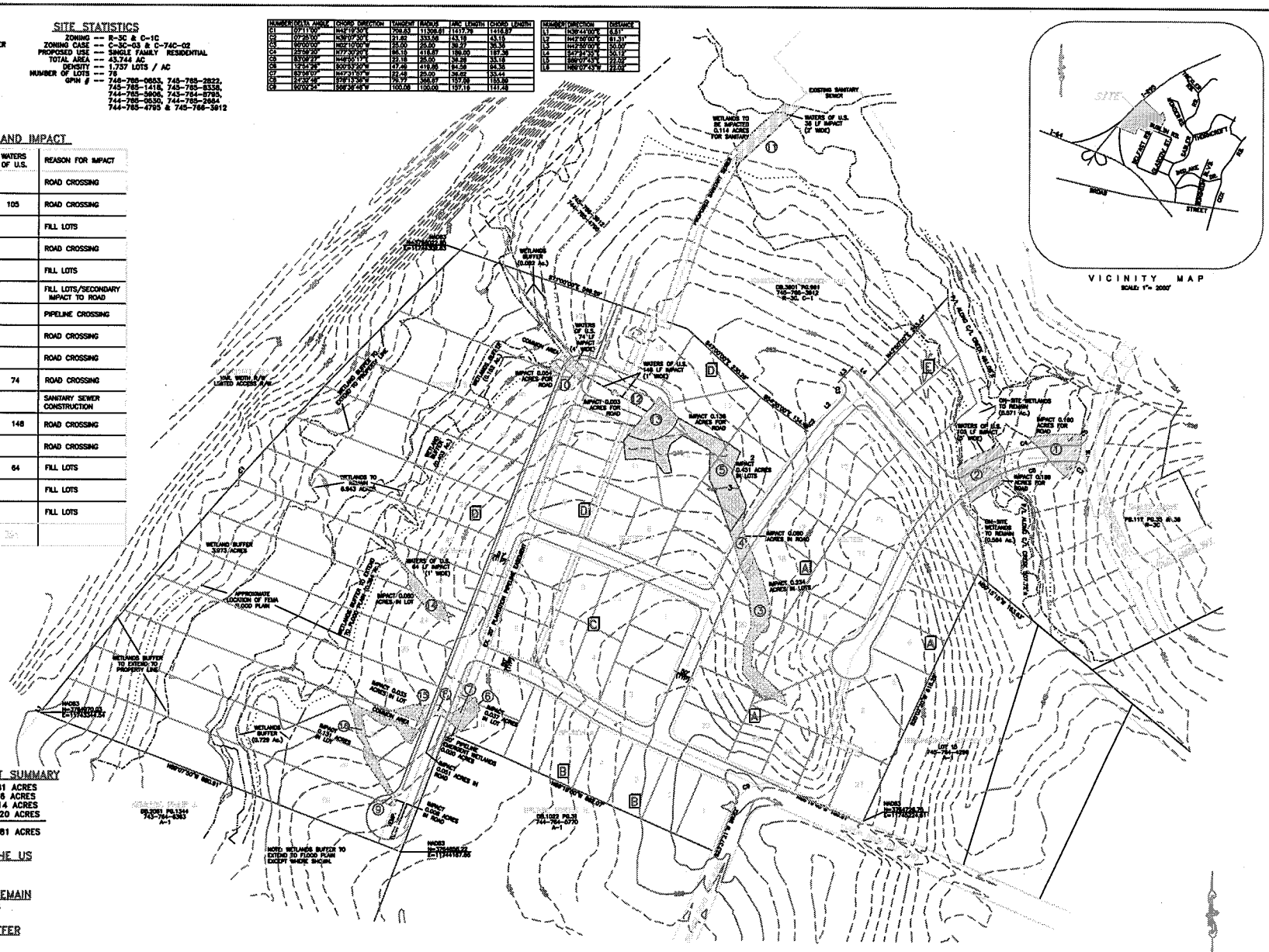
ZONING -- R-3C & C-1C
ZONING CASE -- C-3C-03 & C-74C-02
PROPOSED USE -- SINGLE FAMILY RESIDENTIAL
TOTAL AREA -- 43.744 AC
DENSITY -- 1.757 LOTS / AC
NUMBER OF LOTS -- 76
GPIN # -- 746-785-0653, 746-785-2922, 745-785-1418, 745-785-8338, 744-785-5906, 743-784-8793, 744-785-0530, 744-785-2942, 744-785-4795 & 745-786-3912

NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	07°11'00"	N42°19'30"E	706.53	11306.61	1417.79	1416.87
C2	07°25'00"	N38°07'30"E	21.82	333.00	43.16	43.13
C3	90°00'00"	N02°10'00"W	25.00	25.00	39.27	35.36
C4	23°58'20"	N77°30'20"E	66.15	418.87	199.00	197.39
C5	83°09'23"	N48°52'17"E	22.18	25.00	36.28	33.18
C6	12°14'39"	S00°13'30"W	67.49	418.87	84.38	84.26
C7	83°46'07"	N47°31'57"W	22.48	25.00	36.02	33.44
C8	27°32'48"	S18°13'36"W	76.77	366.87	157.98	156.60
C9	90°00'23"	S88°32'45"W	100.08	100.00	157.10	141.42

NUMBER	DIRECTION	DISTANCE
L1	N39°44'00"E	6.81'
L2	N41°50'00"E	61.31'
L3	N41°50'00"E	50.00'
L4	S47°31'33"E	50.17'
L5	S88°07'43"W	22.02'
L6	N88°07'43"W	22.02'

WETLAND IMPACT

IMPACT #	ACRES	WATERS OF U.S.	REASON FOR IMPACT
1	0.160		ROAD CROSSING
2	0.189	105	ROAD CROSSING
3	0.234		FILL LOTS
4	0.080		ROAD CROSSING
5	0.451		FILL LOTS
6	0.037		FILL LOTS/SECONDARY IMPACT TO ROAD
7	0.020		PIPELINE CROSSING
8	0.051		ROAD CROSSING
9	0.008		ROAD CROSSING
10	0.054	74	ROAD CROSSING
11	0.114		SANITARY SEWER CONSTRUCTION
12	0.003	148	ROAD CROSSING
13	0.136		ROAD CROSSING
14	0.080	64	FILL LOTS
15	0.033		FILL LOTS
16	0.131		FILL LOTS
TOTAL	1.781	391	



WETLAND IMPACT SUMMARY

ROADS	0.681 ACRES
LOTS	0.966 ACRES
SANITARY	0.114 ACRES
PIPELINE	0.020 ACRES
TOTAL	1.781 ACRES

WATERS OF THE US

391 L.F.

WETLAND TO REMAIN

8.090 ACRES

WETLAND BUFFER

3.973	ACRES
0.729	ACRES
0.364	ACRES
0.403	ACRES
0.152	ACRES
0.082	ACRES
5.703	ACRES (TOTAL)

YOUNGBLOOD, TYLER & ASSOCIATES P.C.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
7006 WORMAN WAY, SUITE 201, MECHANICSVILLE, VIRGINIA 23111
PHONE: (804) 746-9688 FAX: (804) 730-7824 E-MAIL: YTA@YOUNGBLOODTYLER.COM

GREENBROOKE

THREE CHOPT DISTRICT HENRICO COUNTY, VIRGINIA

WETLAND IMPACT

DATE: JAN. 6, 2004

REVISIONS

DESIGNED BY: AWT
DRAWN BY: AWT
CHECKED BY: AWT

J. NO. 555-25-100
CAD FILE: TEM

JOHN W. THOMAS
CERTIFICATE NO. 23844

SHEET 1 OF 1