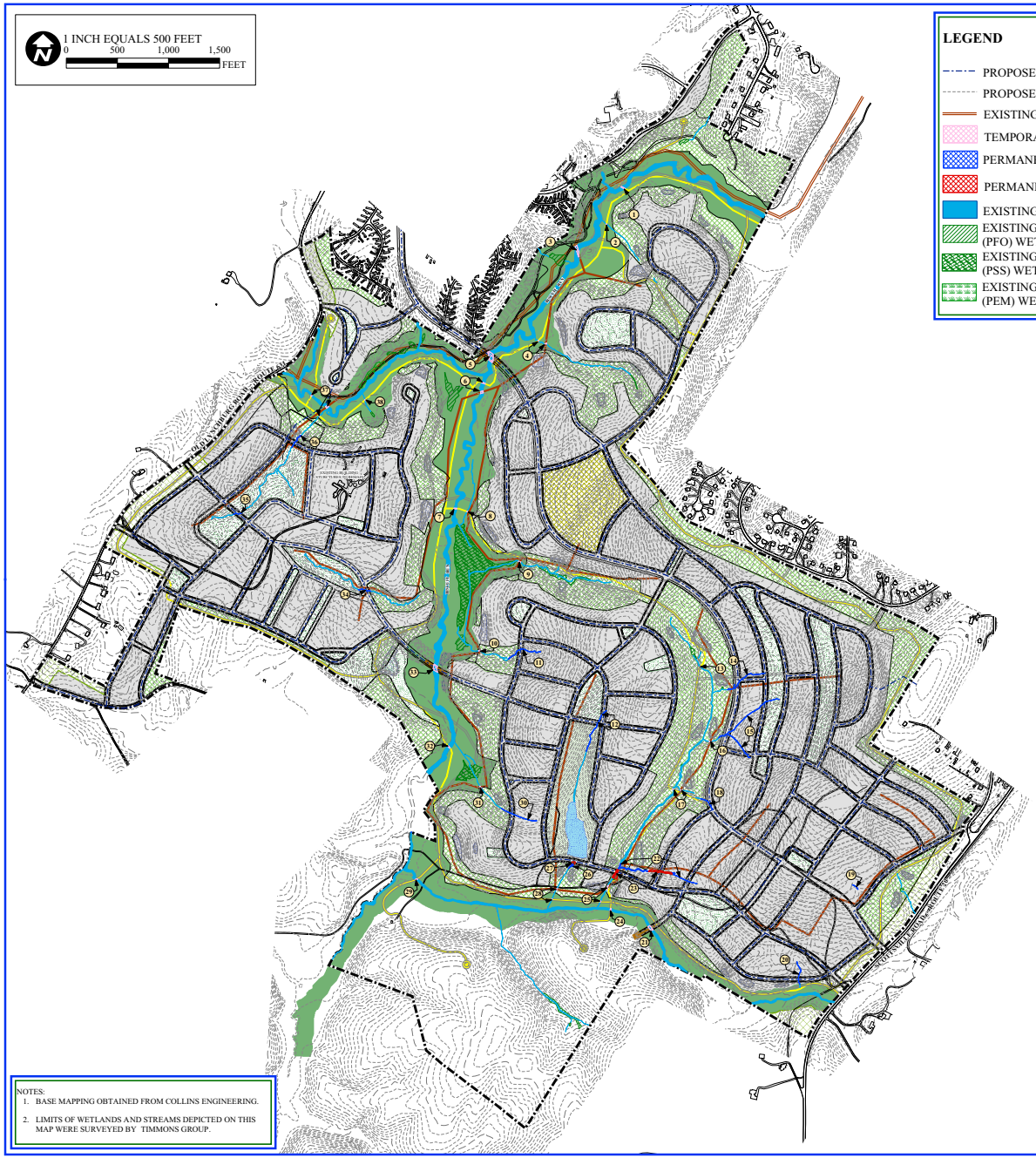

NOTES:
1. BASE MAPPING OBTAINED FROM COLLINS ENGINEERING.
2. LIMITS OF WETLANDS AND STREAMS DEPICTED ON THIS MAP WERE SURVEYED BY TIMMONS GROUP.

LEGEND

- PROPOSED WATER LINE
- PROPOSED GRADING
- EXISTING SEWER EASMENT
- TEMPORARY STREAM IMPACT
- PERMANENT STREAM IMPACT
- PERMANENT WETLAND IMPACT
- EXISTING STREAM LIMITS
- EXISTING PALUSTRINE FORESTED (PFO) WETLAND LIMITS
- EXISTING PALUSTRINE SCRUB SHRUB (PSS) WETLAND LIMITS
- EXISTING PALUSTRINE EMERGENT (PEM) WETLAND LIMITS
- EXISTING PALUSTRINE OPEN WATER (POW) LIMITS
- PROPOSED WALKING TRAIL
- PROPOSED SEWER EASEMENT
- PROPOSED STORMWATER OUTFALL STRUCTURES
- PROPOSED BUFFERS
- PROPOSED GREENWAY
- PROPOSED PASSIVE RECREATION AREA
- PROPOSED SCHOOL
- PROPOSED PARKS
- PROPOSED GREEN AREA
- PROPOSED BRIDGE
- APPROXIMATE PROJECT LIMITS

SITE DATA:

EXISTING

TOTAL PROJECT AREA = 919.81 +/- AC
TOTAL STREAMS = 13.67 +/- AC (40,912 +/- LF)
TOTAL PEM WETLANDS = 0.24 +/- AC
TOTAL PFO WETLANDS = 2.36 +/- AC
TOTAL PSS WETLANDS = 4.15 +/- AC
TOTAL POW = 1.66 +/- AC

IMPACTS

STREAM IMPACTS = 0.2760 +/- AC (4,511 +/- LF)
WETLAND IMPACTS = 0.1318 +/- AC
TEMPORARY STREAM IMPACTS = 0.2789 +/- AC (587 +/- LF)

IMPACTS SITE #	CLASSIFICATION	ACTIVITY	IMPACT AREA
PERMANENT IMPACTS			
11	STREAM(R4)	FILL & ROAD	371 LF (0.0256 AC)
12	STREAM(R4)	FILL & ROAD	460 LF (0.0211 AC)
14	STREAM(R4)	FILL & ROAD	469 LF (0.0217 AC)
15	STREAM(R4)	FILL & ROAD	1045 LF (0.0636 AC)
18	STREAM(R4)	FILL & ROAD	217 LF (0.0078 AC)
19	STREAM(R4)	FILL	75 LF (0.0033 AC)
20	STREAM(R4)	FILL & ROAD	245 LF (0.0111 AC)
22	STREAM(R4)	FILL & ROAD	782 LF (0.0800 AC)
23	WETLAND(PFO)	FILL & ROAD	0.1184 AC
26	STREAM(R4)	FILL & ROAD	104 LF (0.0048 AC)
27	WETLAND(PFO)	FILL & ROAD	0.0134 AC
30	STREAM(R4)	FILL & ROAD	366 LF (0.0168 AC)
34	STREAM(R4)	FILL & ROAD	122 LF (0.0085 AC)
35	STREAM(R4)	FILL & ROAD	90 LF (0.0041 AC)
36	STREAM(R4)	FILL & ROAD	165 LF (0.0076 AC)
TEMPORARY IMPACTS			
1	STREAM(R3)	TRAIL CROSSING	8 LF (0.0077 AC)
2	STREAM(R4)	TRAIL CROSSING	8 LF (0.0004 AC)
3	STREAM(R3)	UTILITY	33 LF (0.0387 AC)
4	STREAM(R4)	TRAIL CROSSING & UTILITY	30 LF (0.0022 AC)
5	STREAM(R3)	BRIDGE CROSSING	88 LF (0.0850 AC)
6	STREAM(R3)	TRAIL CROSSING & UTILITY	30 LF (0.0185 AC)
7	STREAM(R3)	TRAIL CROSSING	8 LF (0.0055 AC)
8	STREAM(R4)	TRAIL CROSSING	8 LF (0.0007 AC)
9	STREAM(R4)	UTILITY	20 LF (0.0023 AC)
10	STREAM(R4)	UTILITY	22 LF (0.0019 AC)
13	STREAM(R4)	TRAIL CROSSING	8 LF (0.0007 AC)
16	STREAM(R4)	UTILITY	22 LF (0.0020 AC)
17	STREAM(R4)	TRAIL CROSSING & UTILITY	30 LF (0.0031 AC)
21	STREAM(R3)	BRIDGE CROSSING	52 LF (0.0259 AC)
24	STREAM(R3)	TRAIL CROSSING	8 LF (0.0039 AC)
25	STREAM(R4)	TRAIL CROSSING & UTILITY	43 LF (0.0068 AC)
28	STREAM(R4)	TRAIL CROSSING & UTILITY	30 LF (0.0013 AC)
29	STREAM(R3)	TRAIL CROSSING	8 LF (0.0029 AC)
31	STREAM(R4)	UTILITY	22 LF (0.0010 AC)
32	STREAM(R3)	TRAIL CROSSING	8 LF (0.0056 AC)
33	STREAM(R3)	BRIDGE CROSSING	55 LF (0.0464 AC)
37	STREAM(R4)	TRAIL CROSSING & UTILITY	38 LF (0.0160 AC)
38	STREAM(R4)	TRAIL CROSSING	8 LF (0.0004 AC)

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P: 804.353.6017 | F: 804.353.6018

PROJECT: BISCUIT RUN
APPLICANT: FOREST LODGE LLC

IMPACTS MAP
ALTERNATIVE IV
(PREFERRED ALTERNATIVE)

ALBEMARLE COUNTY, VIRGINIA

PROJECT MANAGER: TL
DRAWN: MD
JOB NUMBER: 2488
DESIGN FILE: 2488 - ALTIV-SHT1 - 24 x 36
DATE: 4/4/08
REVISIONS: NONE

Impacts