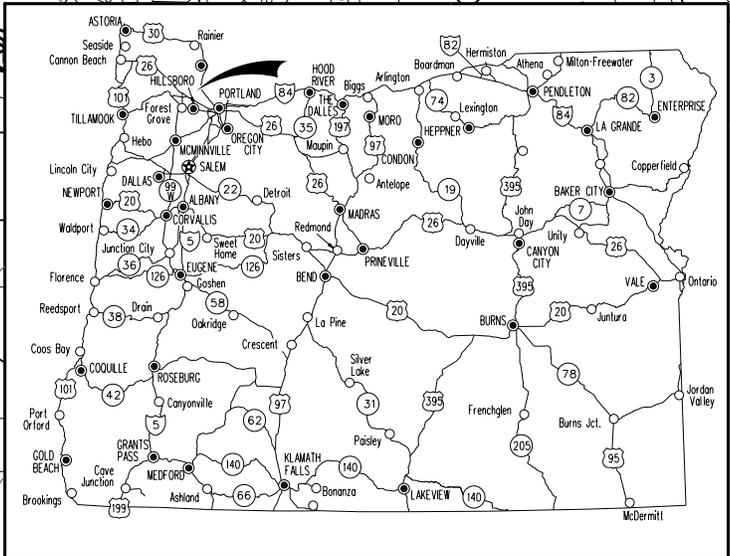
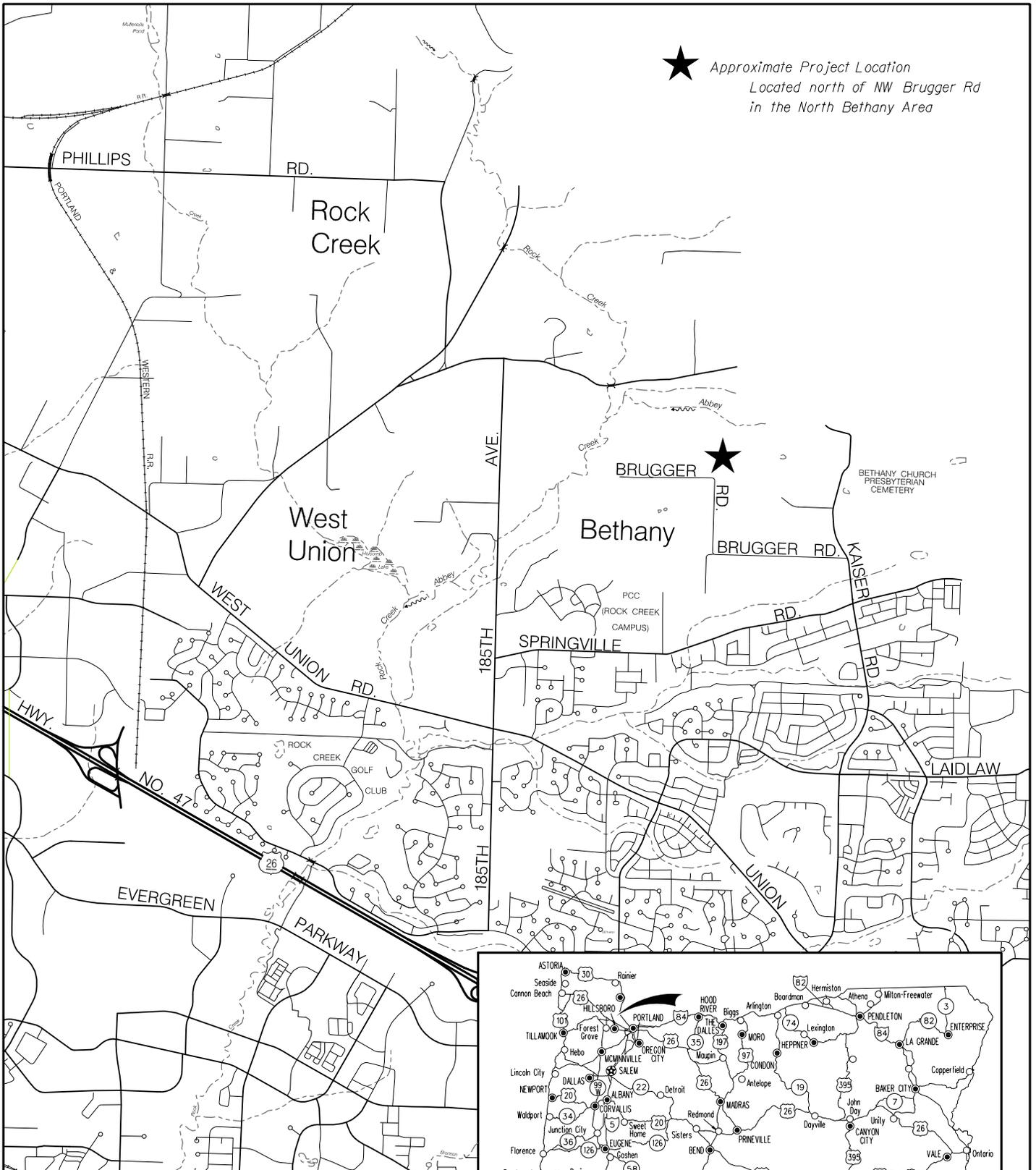




Approximate Project Location
 Located north of NW Brugger Rd
 in the North Bethany Area



LOCATION MAP

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ESTATES AT ABBEY CREEK II
NW BRUGGER ROAD, WASHINGTON COUNTY
JOINT PERMIT APPLICATION
DATE: AUGUST 2016 **FIGURE 1**

Construction access provided via existing roadway

Construction staging within existing tax lots

Source: Google Earth, April 17, 2015

Scale: 1" = 200'



2015 AERIAL PHOTOGRAPH



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FIGURE 4

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PROJECT IMPACT SUMMARY

Construction Activity	Wetland A Impact Area	Removal CY	Fill CY	Ditch Impact Area	Removal CY	Fill CY
NW Shackelford Road/NW Brugger Road (Joss Extension)	26,314 SF	N/A	1,733	72 SF (Ditch 1) 29 SF (Ditch 2)	N/A	5 2
Street A and Pedestrian Path	2,572 SF	143	N/A	N/A	N/A	N/A
Lot Grading	16,908 SF	685	748	327 SF	N/A	24
TOTAL	45,794 SF	828 CY	2,481 CY	428 SF	N/A	31 CY

NOTES:

1. Applicant is proposing a 62 lot residential subdivision.
2. Stormwater treatment and detention will be provided via the Regional Stormwater Facility that is currently under construction as a component of the Estates at Abbey Creek I subdivision.
3. The Estates at Abbey Creek I project to the west (currently under construction) and the Commons at Abbey Creek project to the south (recently completed) are shown in color for visual reference only.
4. See Figures 7, 8A, and 8B for Wetland A impact details.
5. See Figure 7 for Ditch 1 and Ditch 2 impact details.



See Figure 6A

See Figure 6B

See Figure 6C and 7

PROJECT OVERVIEW MAP



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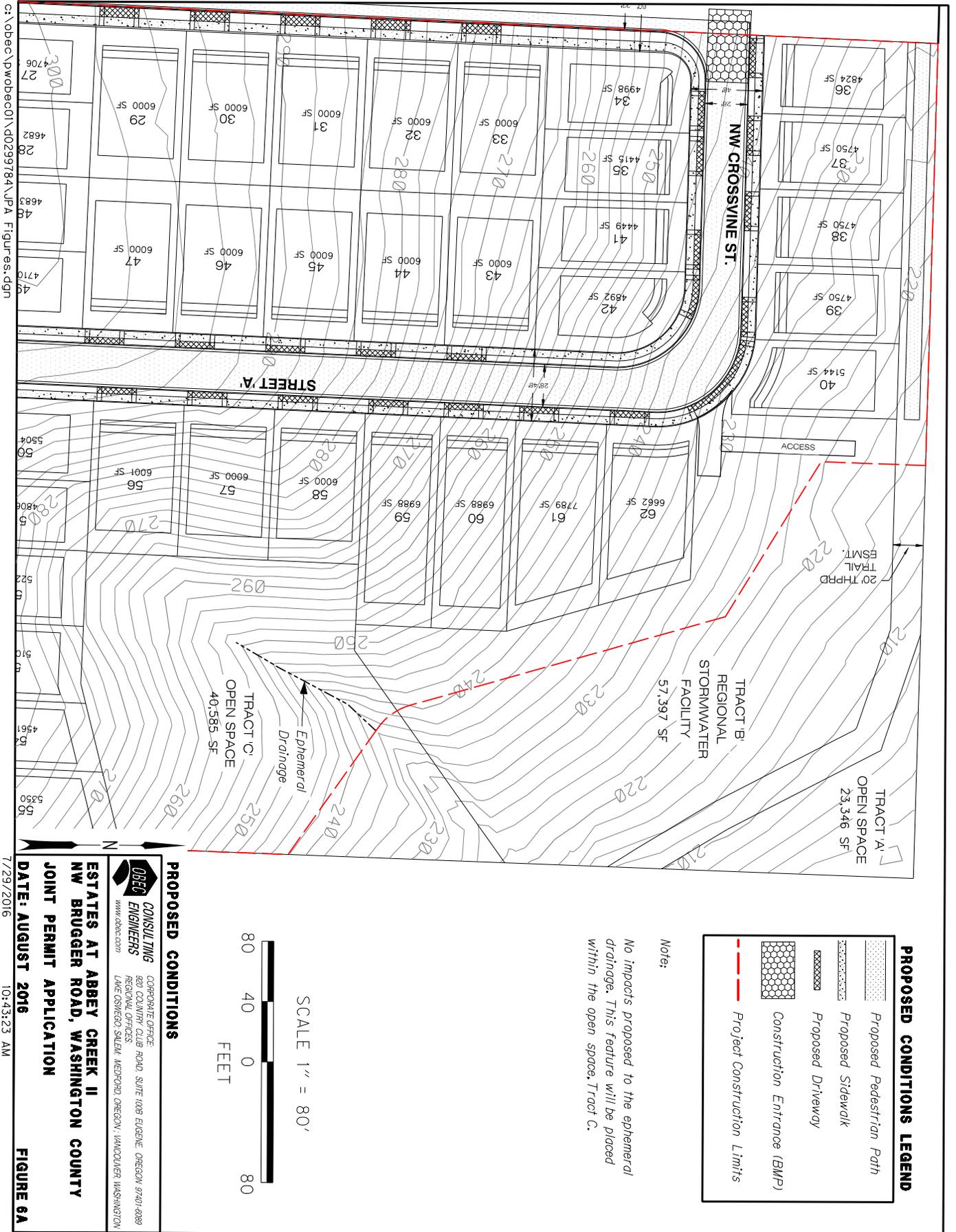
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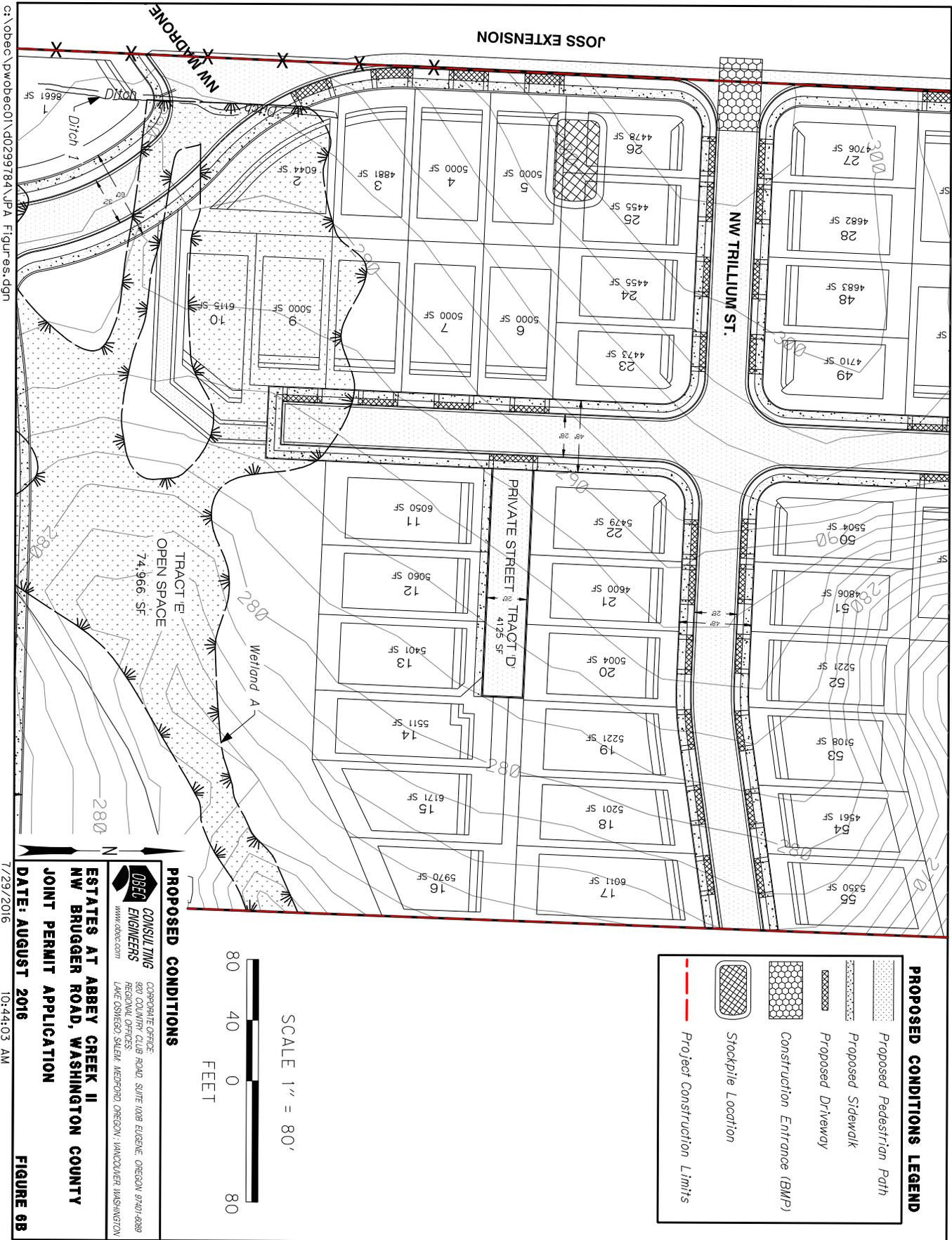
**ESTATES AT ABBEY CREEK II
NW BRUGGER ROAD, WASHINGTON COUNTY**

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FIGURE 6

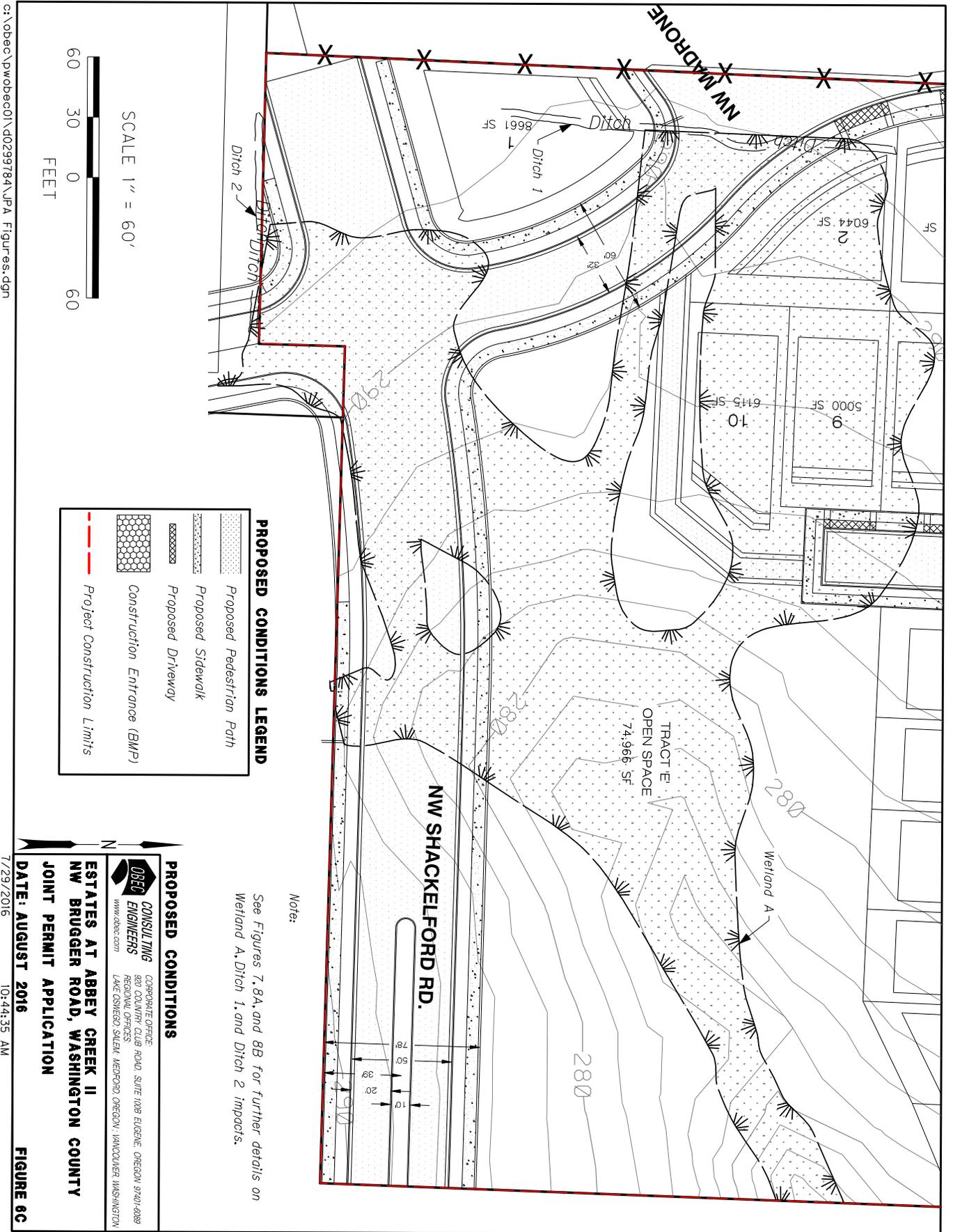




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SCALE 1" = 60'

60 30 0 60

FEET

PROPOSED CONDITIONS LEGEND

	Proposed Pedestrian Path
	Proposed Sidewalk
	Proposed Driveway
	Construction Entrance (BMP)
	Project Construction Limits

Note:
See Figures 7, 8A, and 8B for further details on Wetland A, Ditch 1, and Ditch 2 impacts.

PROPOSED CONDITIONS

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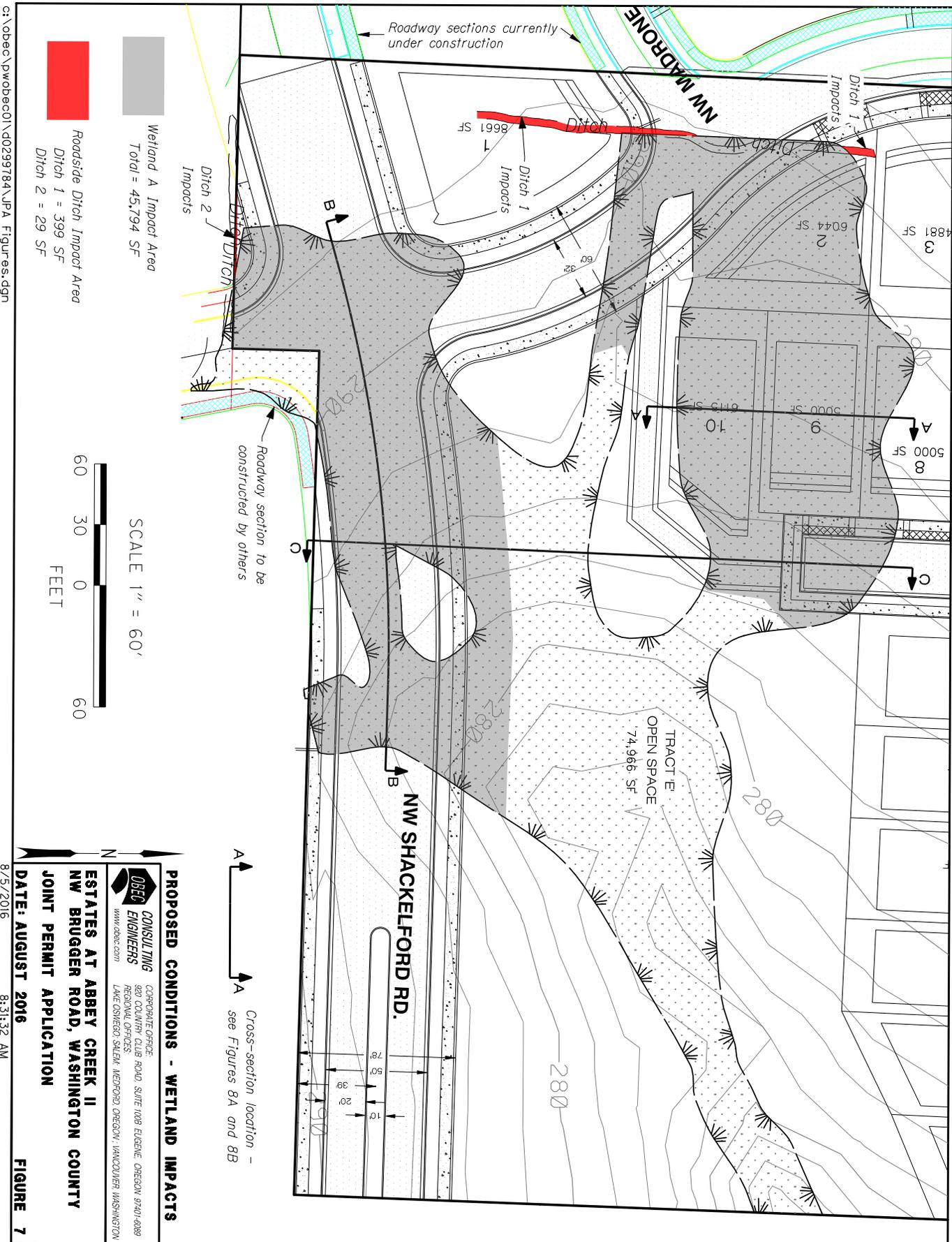
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FIGURE 6C



Wetland A Impact Area
 Total = 45,794 SF

Roadside Ditch Impact Area
 Ditch 1 = 399 SF
 Ditch 2 = 29 SF



SCALE 1" = 60'

→ A → A see Figures 8A and 8B
 Cross-section location -

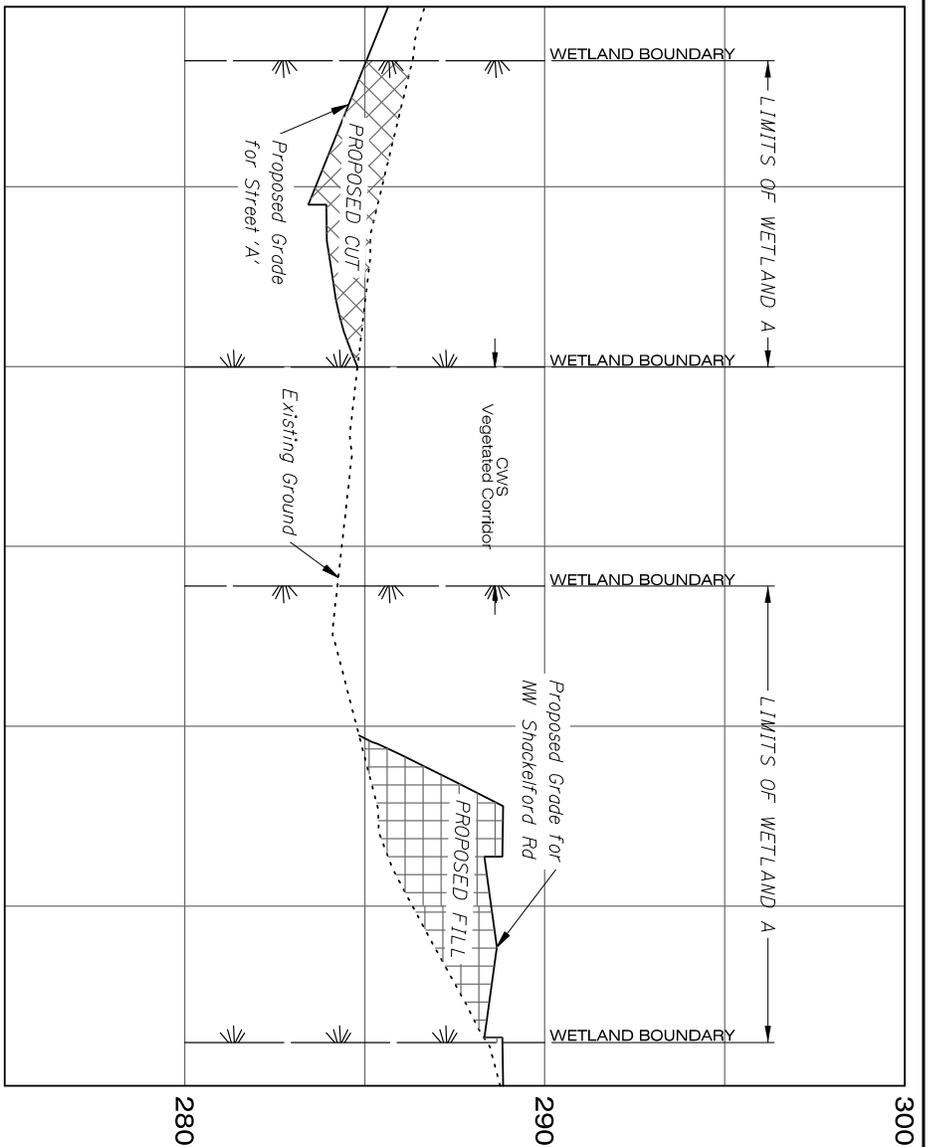
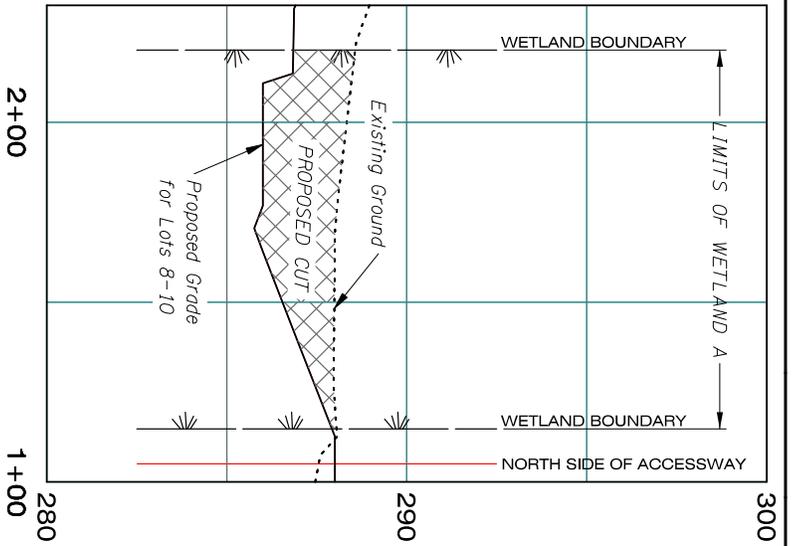
PROPOSED CONDITIONS - WETLAND IMPACTS

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FIGURE 7



SECTION VIEWS A-A, C-C

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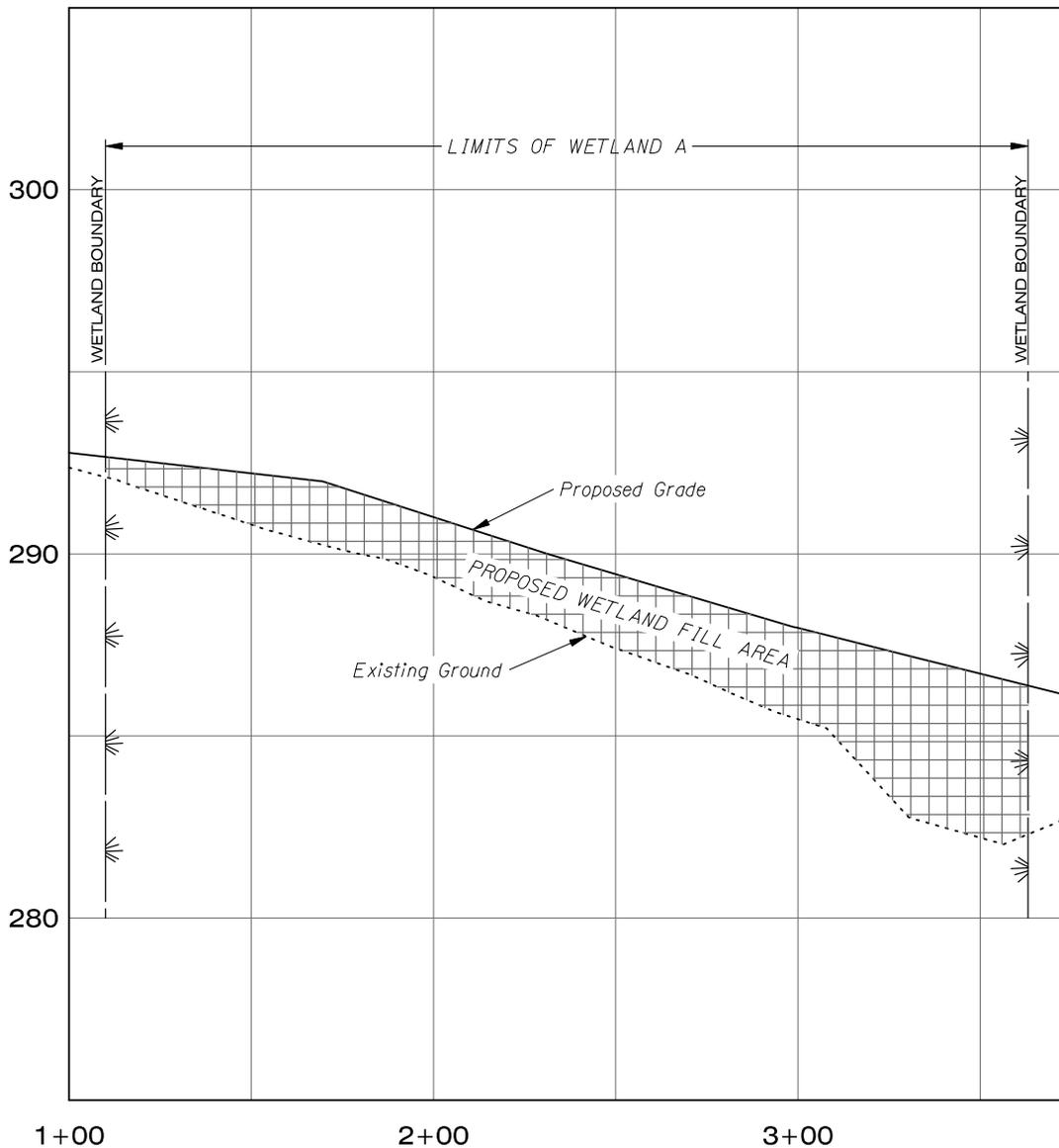
ESTATES AT ABBEY CREEK II
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DATE: AUGUST 2016

FIGURE 8A

Notes:

1. Lot grading activities will result in 16,908 SF of permanent impacts to Wetland A (685 CY removal, 748 CY fill).
2. Grading activities for the construction of Street A and the pedestrian pathway will result in 2,572 SF of permanent impacts to Wetland A (143 CY removal).
3. Grading activities for NW Shackelford Road and NW Brugger Road (Joss Extension) will result in 26,314 SF of permanent impacts to Wetland A (1,733 CY fill)
4. Total Wetland Impacts: 45,794 SF, 828 CY Removal, 2,481 CY Fill



SECTION B-B
NW SHACKELFORD RD. WETLAND IMPACTS
 HORZ: 1"=50' / VERT: 1"=5'

Notes:

1. Lot grading activities will result in 16,908 SF of permanent impacts to Wetland A (685 CY removal, 748 CY fill).
2. Grading activities for the construction of Street A and the pedestrian pathway will result in 2,572 SF of permanent impacts to Wetland A (143 CY removal).
3. Grading activities for NW Shackelford Road and NW Brugger Road (Joss Extension) will result in 26,314 SF of permanent impacts to Wetland A (1,733 CY fill)
4. Total Wetland Impacts: 45,794 SF, 828 CY Removal, 2,481 CY Fill

SECTION VIEW B-B

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FIGURE 8B

