



Hickory Manor
Phase II
Impact Summary

Impact Site Number	Wetland/water impact description	Impact Area (ft ²)	Cowardin Classification	Stream/waters dimensions	Contributing drainage area
7a	F, PE, NV	5,429	PUB in ditch	n/a	<5
7b	F, PE, NV	5,902	PUB in ditch	n/a	<5
8	F, PE, NV	809	PUB in ditch	n/a	<5
9	F, PE, NV	5,989	PUB in ditch	n/a	<5
10	F, PE, V	11,952	PEM in ditch	n/a	<5
13	F, PE, V	10,116	PEM	n/a	<5
	TOTAL	40,197			

NON-IMPACTED AREA
04-Sub Area 1
128,108 SF
0.03 AC

16

15

14

13

21

20

19

18

17

26

22

23

24

OUT PARCEL TO BE DEVELOPED BY OTHERS

PROPOSED PROPERTY LINE

Check Dam

IMPACTED AREA 7A
429 SF

IMPACTED AREA 7B
3,202 SF

IMPACTED AREA 8
808 SF

IMPACTED AREA 13
10,116 SF

IMPACTED AREA 5
5,989 SF

IMPACTED AREA 10
4,320 SF

IMPACTED AREA 10

PHASE 2

PHASE 1

Phase Line

Road to be constructed in Phase 1
A portion of drainage to be constructed in Phase 1 along with temporary ditches

Sanitary sewer to be constructed in Phase 1

Check Dam

A portion of ditch to be constructed in along with temporary

Denotes Limits of Phase Line

Sub A
801 SF

Sub B
801 SF

Sub C
801 SF

Sub D
801 SF

Sub E
801 SF

Sub F
801 SF

Sub G
801 SF

Sub H
801 SF

Sub I
801 SF

Sub J
801 SF

Sub K
801 SF

Sub L
801 SF

Sub M
801 SF

Sub N
801 SF

Sub O
801 SF

Sub P
801 SF

Sub Q
801 SF

Sub R
801 SF

Sub S
801 SF

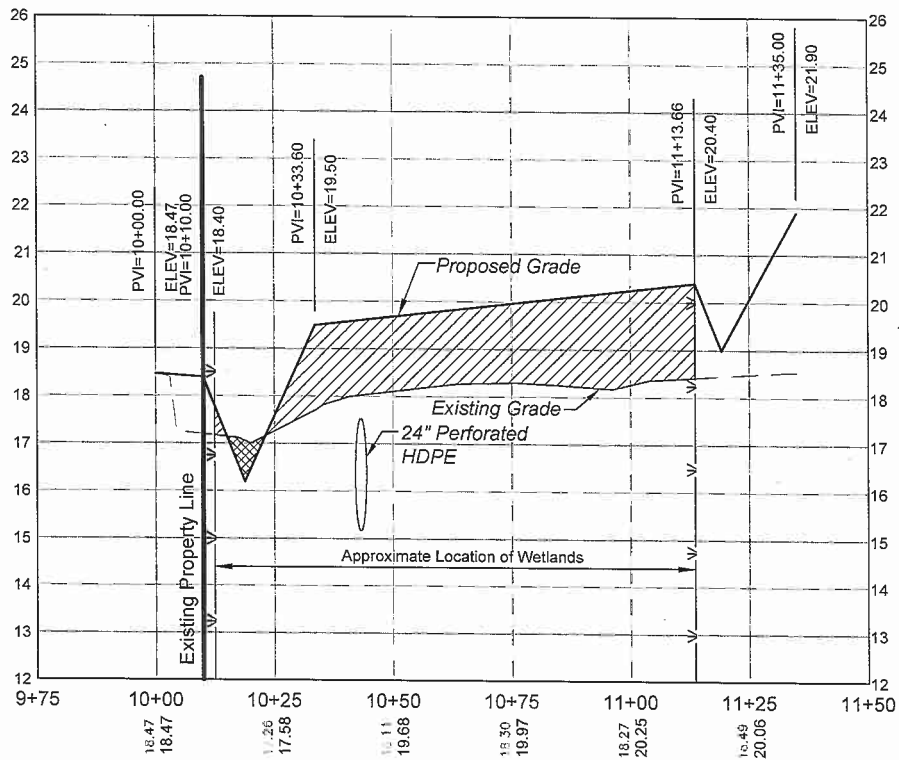
Sub T
801 SF



Sub U
801 SF

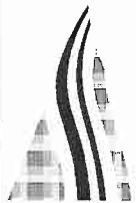
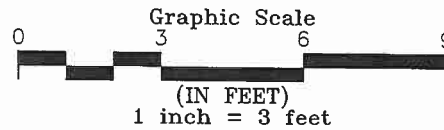
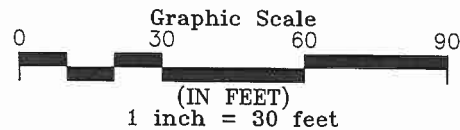
Sub V
801 SF

Sub W
801 SF

Sub X
801 SF



 Denotes Area of Cut
 Denotes Area of Fill



**AMERICAN
Engineering**

American Engineering Associates - Southeast, P.A. Inc.
 3351 Stoneshore Road
 Virginia Beach, VA 23452

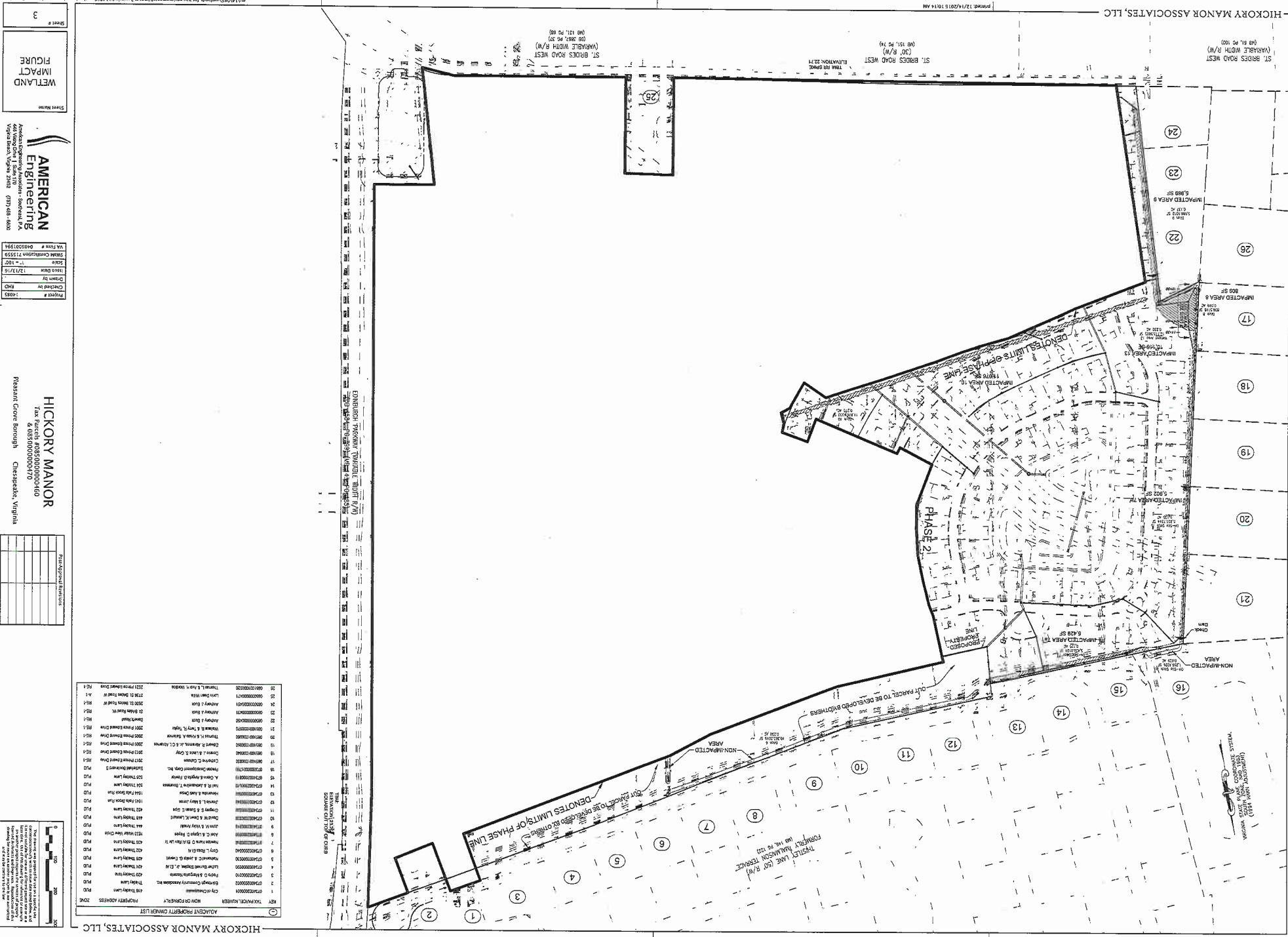
757-468-6800

FIRM# 0405001994

SECTION A-A
 OF
 WETLANDS
 HICKORY MANOR
 PLEASANT GROVE BOROUGH
 CHESAPEAKE, VIRGINIA

Date	Project	Scale	Drawn By	Drawing Path\Name, Layout	Sheet
12/13/16	14085	1"=30'	KES	MA\14\085\Wetlands for Bay Environmental Impact 2\Wetlands\14085 Wetlands Environmental Impact 2 Rev.dwg, 004 8.5x11 Profile	4

HICKORY MANOR ASSOCIATES, LLC



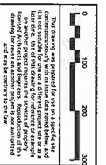
ADJACENT PROPERTY OWNER LIST

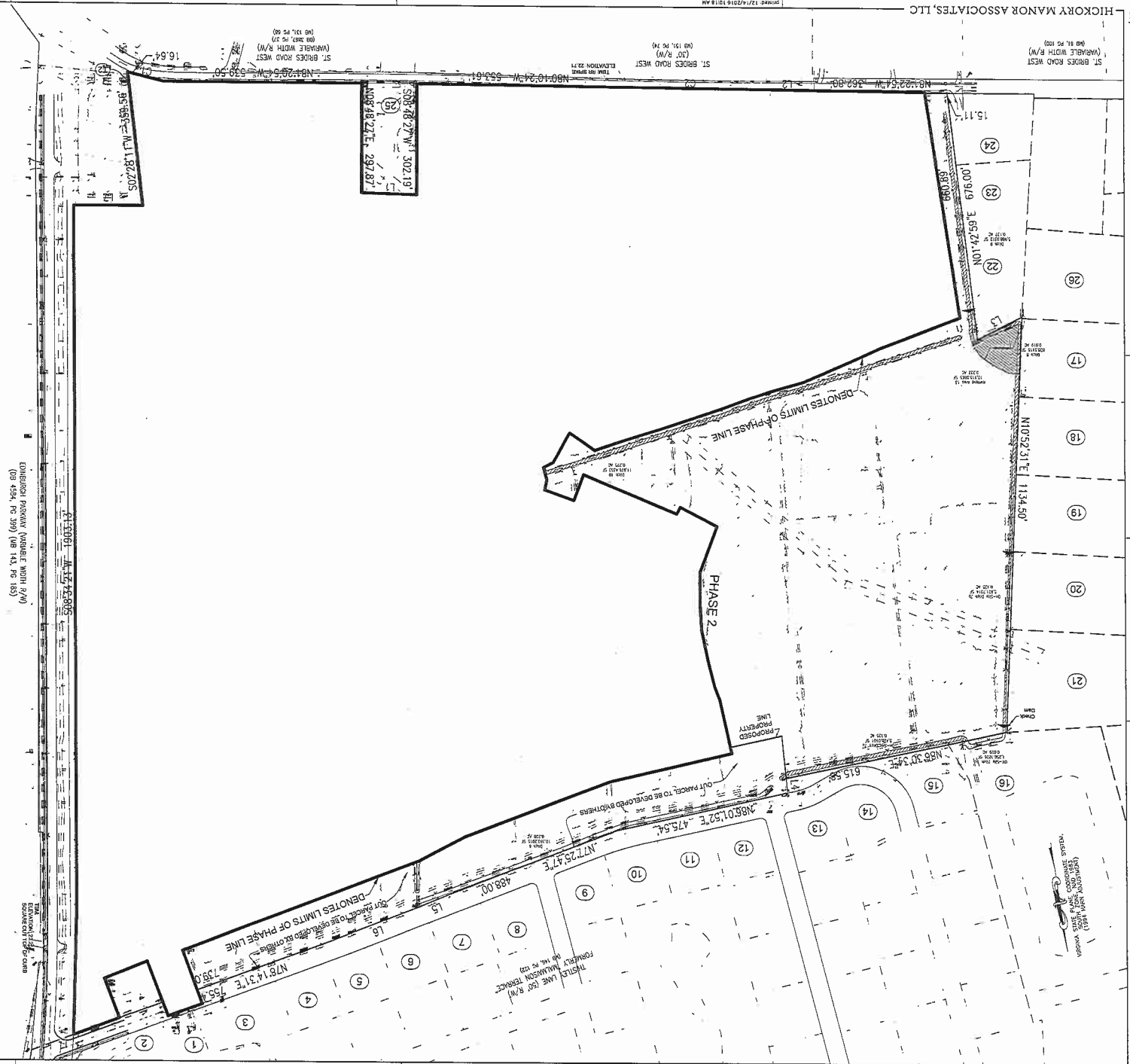
OWNER NAME	ADDRESS	PHASE
102	PROJACET, MARIEA	PHASE 2
101	HICKORY MANOR ASSOCIATES, LLC	PHASE 2
99	THOMAS L. LAMBERT	PHASE 1
98	FRANK W. WATSON	PHASE 1
97	DAVID M. WATSON	PHASE 1
96	DAVID M. WATSON	PHASE 1
95	DAVID M. WATSON	PHASE 1
94	DAVID M. WATSON	PHASE 1
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5	DAVID M. WATSON	PHASE 1
4	DAVID M. WATSON	PHASE 1
3	DAVID M. WATSON	PHASE 1
2	DAVID M. WATSON	PHASE 1
1	DAVID M. WATSON	PHASE 1

Project # 14083
 Checked by RMD
 Drawn by
 Scale 1/4" = 100'
 Date 12/17/15
 State # 0455030394
 US State # 0455030394
 State # 0455030394

HICKORY MANOR
 Tax Parcel ID: 023000000000460
 Chesapeake, Virginia

Development	Phase





HICKORY MANOR ASSOCIATES, LLC

ADJACENT PROPERTY OWNER LIST

NO.	PROPERTY ADDRESS	OWNER
1	1018 THE PARKWAY	THE HICKORY MANOR ASSOCIATES, LLC
2	1018 THE PARKWAY	THE HICKORY MANOR ASSOCIATES, LLC
3	1018 THE PARKWAY	THE HICKORY MANOR ASSOCIATES, LLC
4	1018 THE PARKWAY	THE HICKORY MANOR ASSOCIATES, LLC
5	1018 THE PARKWAY	THE HICKORY MANOR ASSOCIATES, LLC
6	1018 THE PARKWAY	THE HICKORY MANOR ASSOCIATES, LLC
7	1018 THE PARKWAY	THE HICKORY MANOR ASSOCIATES, LLC
8	1018 THE PARKWAY	THE HICKORY MANOR ASSOCIATES, LLC
9	1018 THE PARKWAY	THE HICKORY MANOR ASSOCIATES, LLC
10	1018 THE PARKWAY	THE HICKORY MANOR ASSOCIATES, LLC
11	1018 THE PARKWAY	THE HICKORY MANOR ASSOCIATES, LLC
12	1018 THE PARKWAY	THE HICKORY MANOR ASSOCIATES, LLC
13	1018 THE PARKWAY	THE HICKORY MANOR ASSOCIATES, LLC
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23	1018 THE PARKWAY	THE HICKORY MANOR ASSOCIATES, LLC
24	1018 THE PARKWAY	THE HICKORY MANOR ASSOCIATES, LLC

EMERSON PARKWAY (VARIABLE WIDTH 60')
(PG 4594, PG 399) (UG 143, PG 163)

Sheet # 1

EXISTING CONDITIONS

Project # 14018

Checked by [Signature]

Date [Date]

Scale 1" = 100'

Drawn by [Signature]

Plot Date 12/21/17

Scale 1" = 100'

South Certificate # 1553

VA Firm # 0402001994

AMERICAN Engineering

American Engineering Associates - Chesapeake, VA
14018
Virginia Beach, Virginia 23062 (757) 661-3000

HICKORY MANOR

Tax Parcel # 40850000000060
& 408500000000470

Potomac Grove Borough | Chesapeake, Virginia

PHASE 2 DEVELOPMENT

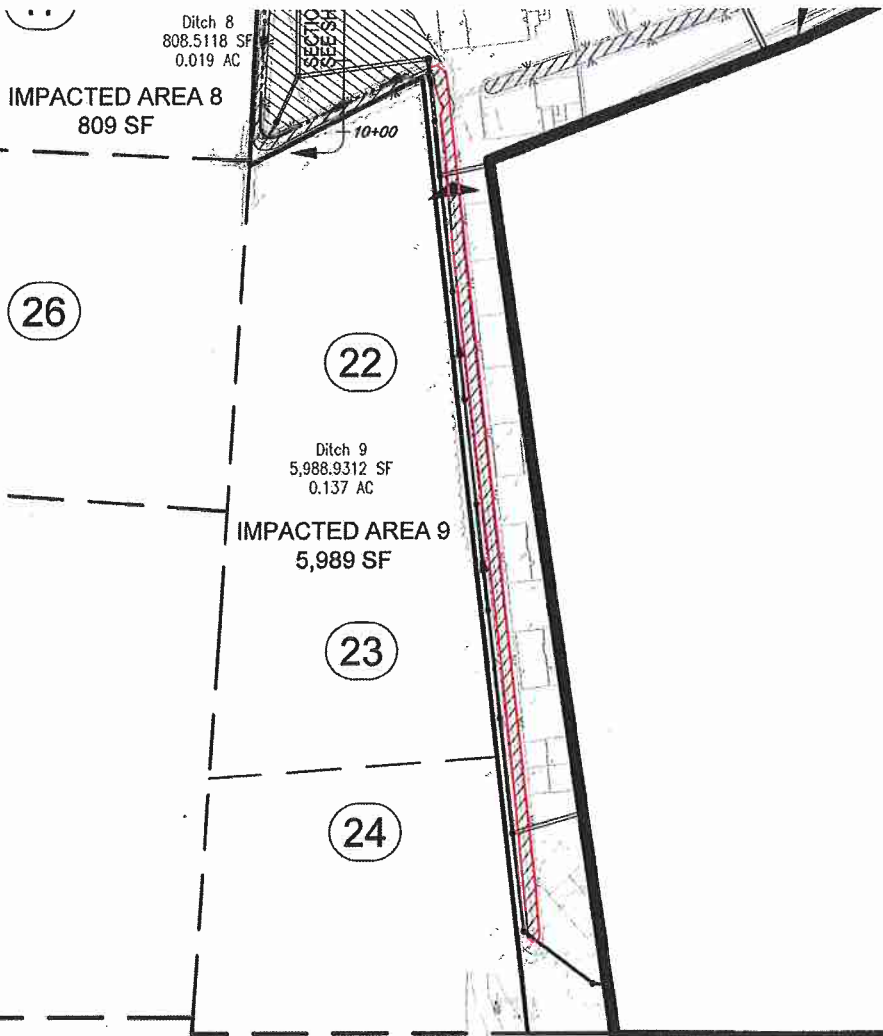
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Scale 1" = 100'

North Arrow

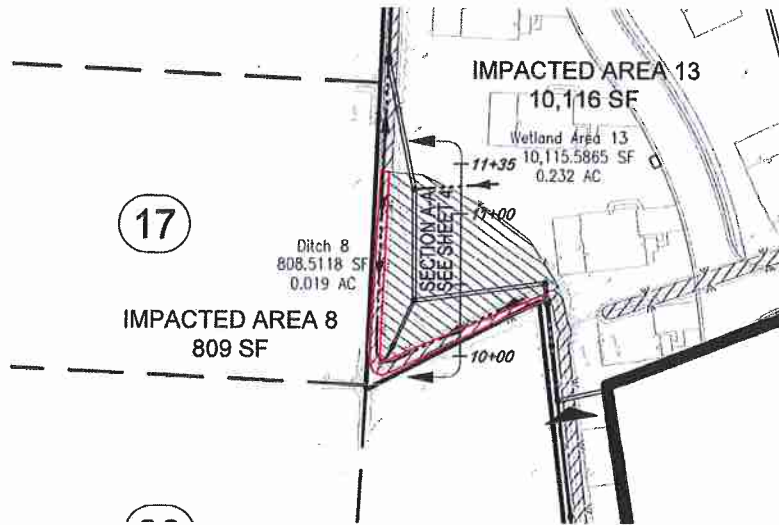
14018 - HICKORY MANOR COMB

Impact Area 9 outlined in red 1"=100'

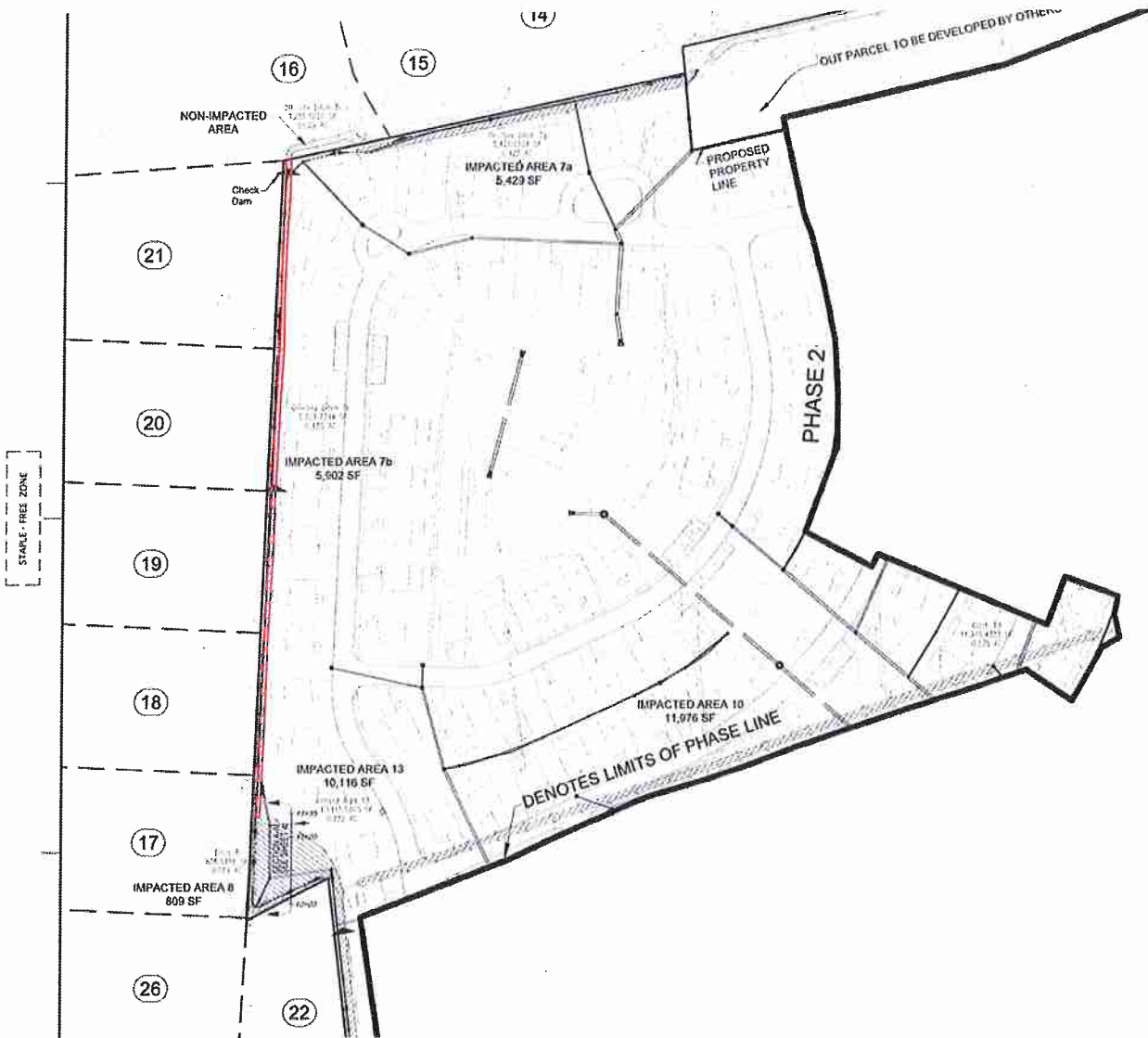


act 2 Wetlands\14085 Wetlands Environmental Impact 2

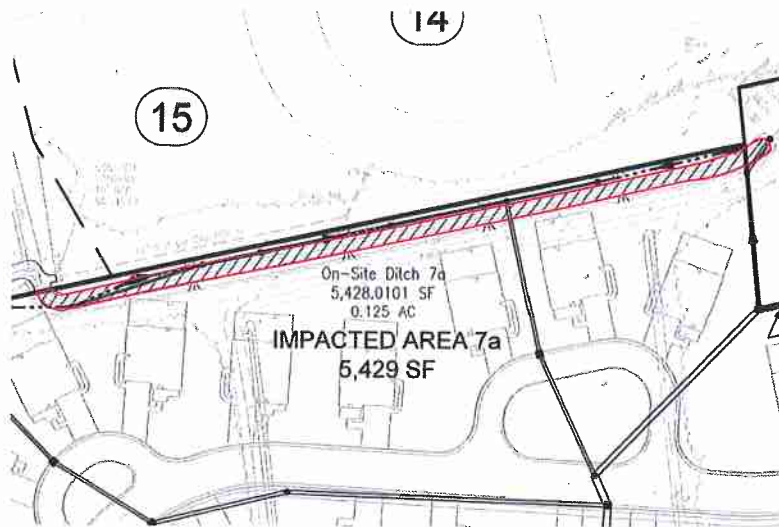
Impact Area 8
outlined in red
1"=100'



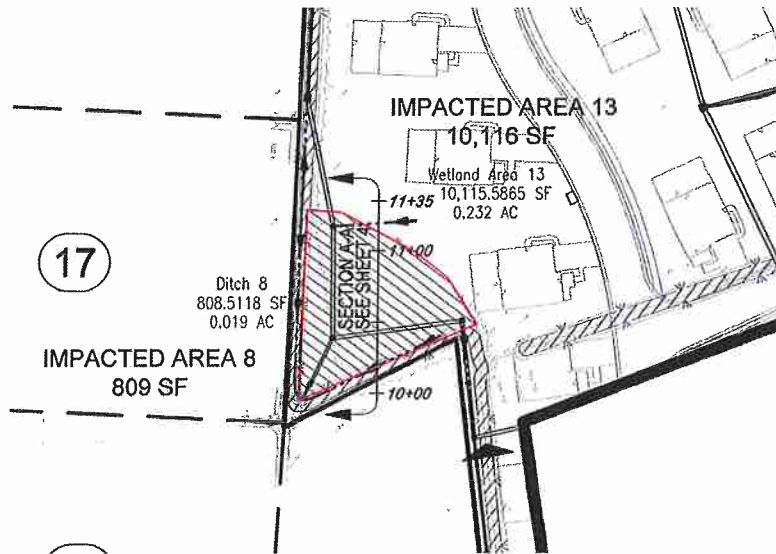
Impact Area 7b outlined in red 1"=275'



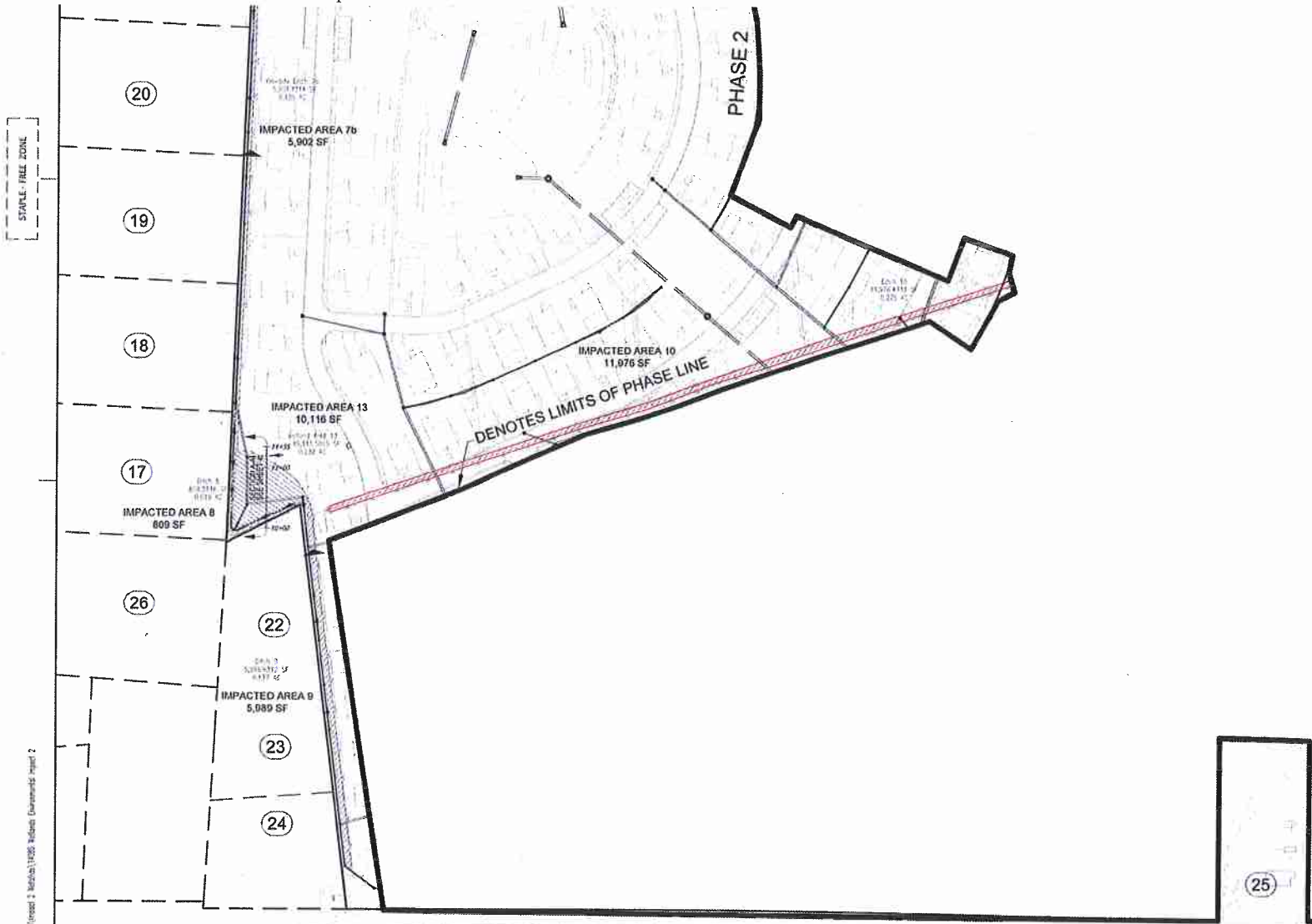
Impact Area 7a
outlined in red
1"=100"



Impact Area 13
outlined in red
1"=100'



Impact Area 10 outlined in red 1"=275'



STAPLE-FREE ZONE

20

19

18

17

26

22

23

24

PHASE 2

IMPACTED AREA 7b
5,902 SF

IMPACTED AREA 13
10,116 SF

IMPACTED AREA B
809 SF

IMPACTED AREA B
5,089 SF

IMPACTED AREA 10
11,976 SF

DENOTES LIMITS OF PHASE LINE

25