

NOTES:

1. Topography, site boundary, and site design information provided by The Engineering Groupe, Inc. and J2 Engineers, Inc. was used as a base for this exhibit. The contour interval (C.I.) is 2 feet.

2. The boundaries of jurisdictional wetlands and other Waters of the United States (WOTUS) within the western portion of the Carter's Mill project area (also known as Blumberg property) were delineated by Wetland Studies and Solutions, Inc. (WSSI) and surveyed by The Engineering Groupe, Inc. in February 2016. The U.S. Army Corps of Engineers (COE) verified the delineation with a Jurisdictional Determination (JD) dated May 11, 2016 (COE #NAO-2016-0444).

The boundaries of the jurisdictional wetlands and other WOTUS within the eastern portion of the Carter's Mill project site (also known as Midwood property) were delineated and survey-located by WSSI in September 2005. The results of the delineation are described in WSSI's report dated October 6, 2005. The COE verified the delineation with a JD dated March 22, 2006 (COE #06-U0028). After WSSI re-visited the site on December 20, 2010, it was determined that the site conditions had not changed and the previously issued JD was re-issued on March 9, 2011 (COE #NAO-2006-091343-art). WSSI re-visited the site on November 5, 2015 to determine if the boundaries of the wetlands and other WOTUS changed since the December 20, 2010 field work; it was determined the site conditions had not changed and the previously issued JD was reissued on July 18, 2016 (COE #NAO-2016-00028-art).

3. Limits of impacts to jurisdictional wetlands and other WOTUS shown hereon are based upon current development plans and renderings for submission of the joint permit application. Buildings and other ancillary improvement types, layouts, and proposed uses may vary somewhat without affecting said permits as long as the nature and scope of impacts to jurisdictional wetlands and other WOTUS are not changed.

SUMMARY OF IMPACTS TO WETLANDS/WOTUS

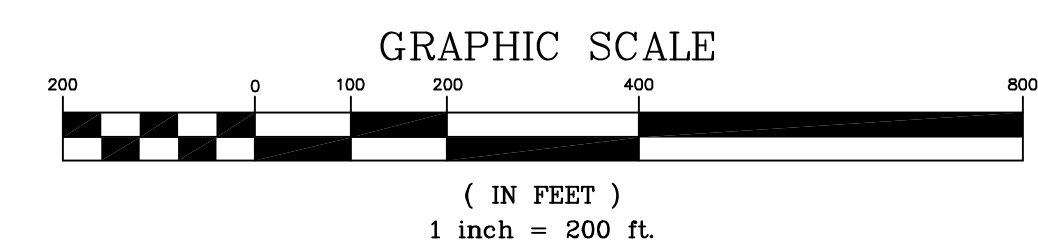
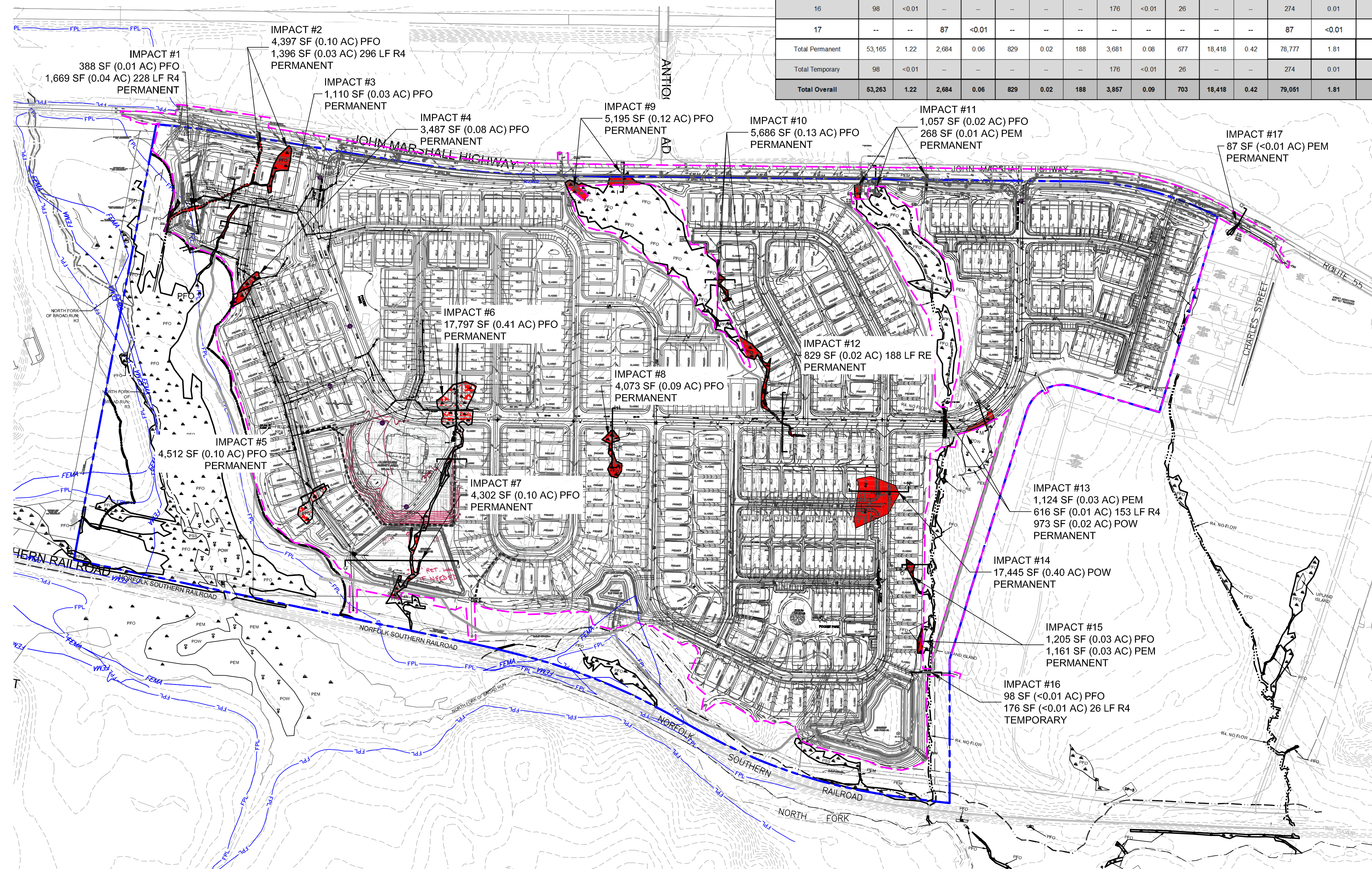
Impact Number	PFO (SF)	PFO (AC)	PEM (SF)	PEM (AC)	RE (SF)	RE (AC)	RE (LF)	R4 (SF)	R4 (AC)	R4 (LF)	POW (SF)	POW (AC)	Total Impact Area (SF)	Total Impact Area (AC)	Total Impact Area (LF)
1	388	0.01	--	--	--	--	--	1,669	0.04	228	--	--	2,057	0.05	228
2	4,397	0.10	--	--	--	--	--	1,396	0.03	296	--	--	5,793	0.13	296
3	1,110	0.03	--	--	--	--	--	--	--	--	--	--	1,110	0.03	--
4	3,487	0.08	--	--	--	--	--	--	--	--	--	--	3,487	0.08	--
5	4,512	0.10	--	--	--	--	--	--	--	--	--	--	4,512	0.10	--
6	17,797	0.41	--	--	--	--	--	--	--	--	--	--	17,797	0.41	--
7	4,302	0.10	--	--	--	--	--	--	--	--	--	--	4,302	0.10	--
8	4,073	0.09	--	--	--	--	--	--	--	--	--	--	4,073	0.09	--
9	5,195	0.12	--	--	--	--	--	--	--	--	--	--	5,195	0.12	--
10	5,686	0.13	--	--	--	--	--	--	--	--	--	--	5,686	0.13	--
11	1,057	0.02	268	0.01	--	--	--	--	--	--	--	--	1,325	0.03	--
12	--	--	--	--	829	0.02	188	--	--	--	--	--	829	0.02	188
13	--	--	1,124	0.03	--	--	--	616	0.01	153	973	0.02	2,713	0.06	153
14	--	--	--	--	--	--	--	--	--	--	17,445	0.40	17,445	0.40	--
15	1,161	0.03	1,205	0.03	--	--	--	--	--	--	--	--	2,366	0.05	--
16	98	<0.01	--	--	--	--	--	176	<0.01	26	--	--	274	0.01	26
17	--	--	87	<0.01	--	--	--	--	--	--	--	--	87	<0.01	--
Total Permanent	53,165	1.22	2,684	0.06	829	0.02	188	3,681	0.08	677	18,418	0.42	78,777	1.81	865
Total Temporary	98	<0.01	--	--	--	--	--	176	<0.01	26	--	--	274	0.01	26
Total Overall	53,263	1.22	2,684	0.06	829	0.02	188	3,857	0.09	703	18,418	0.42	79,051	1.81	891

LEGEND

- SITE BOUNDARY
- OVERALL LIMITS OF CLEARING AND GRADING
- PROPOSED PERMANENT IMPACT AREAS
- PROPOSED TEMPORARY IMPACT AREAS
- PERENNIAL STREAM (PER WSSI'S OBSERVATIONS)
- APPROXIMATE LIMITS OF PERENNIAL STREAM (PER WSSI OBSERVATIONS - NOT SURVEYED)
- INTERMITTENT STREAM (PER WSSI'S OBSERVATIONS)
- APPROXIMATE LIMITS OF INTERMITTENT STREAM (PER WSSI OBSERVATIONS - NOT SURVEYED)
- EPHEMERAL STREAM (PER WSSI'S OBSERVATIONS)
- JURISDICTIONAL WETLAND AREAS
- PALUSTRINE OPEN WATER (POND)
- 100 YEAR FLOODPLAIN
- FIELD VERIFIED RESOURCE PROTECTION AREA BOUNDARY

COWARDIN CLASSIFICATION

- PFO PALUSTRINE FORESTED WETLAND
- PSS PALUSTRINE SCRUB-SHRUB WETLAND
- PEM PALUSTRINE EMERGENT WETLAND
- POW PALUSTRINE OPEN WATER
- R3 RIVERINE UPPER PERENNIAL
- R4 RIVERINE INTERMITTENT
- RE RIVERINE EPHEMERAL



Wetland Studies and Solutions, Inc.
 a DAVE company
 5300 Wellington Branch Drive • Suite 100
 Gainesville, Virginia 20155
 Phone: 703-679-5600 • Fax: 703-679-5601
 www.wetlandstudies.com

Exhibit 7:
Overall Wetland and Waters of the U.S. Impact Map
 Prepared For: Puille Home Company, LLC
Carter's Mill
 Prince William County, Virginia

REVISIONS

No.	Date	Description	Rev. By	App. By

DATE: DECEMBER 2017 SCALE: 1" = 200' C.I.: 2'

Horizontal Datum: VCS NAD 83
 Vertical Datum: NAVD 88
 Boundary and Topo Source: Prince William County Digital Data

Design	Draft	Approved
AMC	AMC	CLB

Sheet #
2 of 36

Computer File Name:
 L:\6008578\71\CADD\07-4618
 2017-11-28_Carter's Mill_Impact Map.dwg