

**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS  
69A Hagood Avenue  
Charleston, South Carolina 29403-5107**

REGULATORY DIVISION  
Refer to: P/N # SAC-2011-00912

September 17, 2013

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341) and the South Carolina Coastal Zone Management Act (48-39-10 et.seq.) a Prospectus has been submitted to the Department of the Army and the South Carolina Interagency Review Team by

**NORFOLK SOUTHERN CORPORATION  
BROSNAN FOREST  
ATTN: MR. JOSH RAGLIN  
125 BROSNAN FOREST ROAD  
DORCHESTER, SOUTH CAROLINA 29437**

for a proposal to establish and operate a wetland mitigation bank that is adjacent to

**COLDWATER BRANCH**

at a location 2.5 miles southwest of the intersection of US Highway 78 and Brosnan Forest Road in Dorchester County, South Carolina (Latitude 33.11724 N, Longitude -80.456260 W).

In order to give all interested parties an opportunity to express their views

**NOTICE**

is hereby given that written statements regarding the proposed work will be received by the Corps of Engineers until

**12 O'CLOCK NOON, FRIDAY, OCTOBER 17, 2013**

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed project consists of establishing and operating a freshwater wetland mitigation bank that is located on the hydrologic divide between the Four Hole Swamp and Edisto River watersheds (USGS 8-digit Hydrologic Unit Codes 3050205 and 03050206). The 289.7-acre project site is a portion of Brosnan Forest, a 14,406-acre corporate conference facility and outdoor retreat center. In 2008, Norfolk Southern Corporation voluntarily protected 12,488 acres of Brosnan Forest, including the forested area that surrounds the project site, by granting and conveying a conservation easement to the Lowcountry Open Land Trust.

The proposed mitigation bank is expected to enhance vegetation and hydrology within 15 acres of existing wetlands, to restore vegetation and hydrology within 202.4 acres of drained wetlands that are currently identified as uplands, and to preserve 61 acres of upland buffers. According to the Prospectus, the project site also includes approximately 11.5 acres of existing roads and ditches that will not generate mitigation credits. The mitigation work plan consists of removing planted loblolly pine and plugging existing ditches on the project site to restore natural hydrology. Groundwater monitoring wells were installed on the mitigation bank site in 2009 to document baseline hydrology conditions and these monitoring wells will also be used to document the restoration of natural hydrology on the project site.

The proposed mitigation bank will provide in-kind compensatory mitigation for authorized impacts to aquatic resource functions and services associated with future development activities within the Middle Atlantic Coastal Plain and Sea Islands Coastal Marsh ecoregions, as shown on the attached Service Area Map. The work required to complete the restoration and enhancement of aquatic resources on the mitigation site may be authorized under Nationwide Permit #27 after review by the Corps, the South Carolina Department of Health and Environmental Control, and the Interagency Review Team. The mitigation bank site will be protected by granting and conveying an additional conservation easement to the Lowcountry Open Land Trust, Inc.

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the bank sponsor, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown in this Prospectus must also be certified as consistent with applicable provisions of the South Carolina Coastal Zone Management Act (15 CFR 930). The bank sponsor is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact approximately 0.5 acres of wetlands which are located upstream of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended), the District Engineer has consulted the most recently available information and has determined that the red-cockaded woodpecker (*Picoides borealis*) a Federally endangered species is present in the vicinity of the project. However, it has been determined that the project will have no effect on this species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

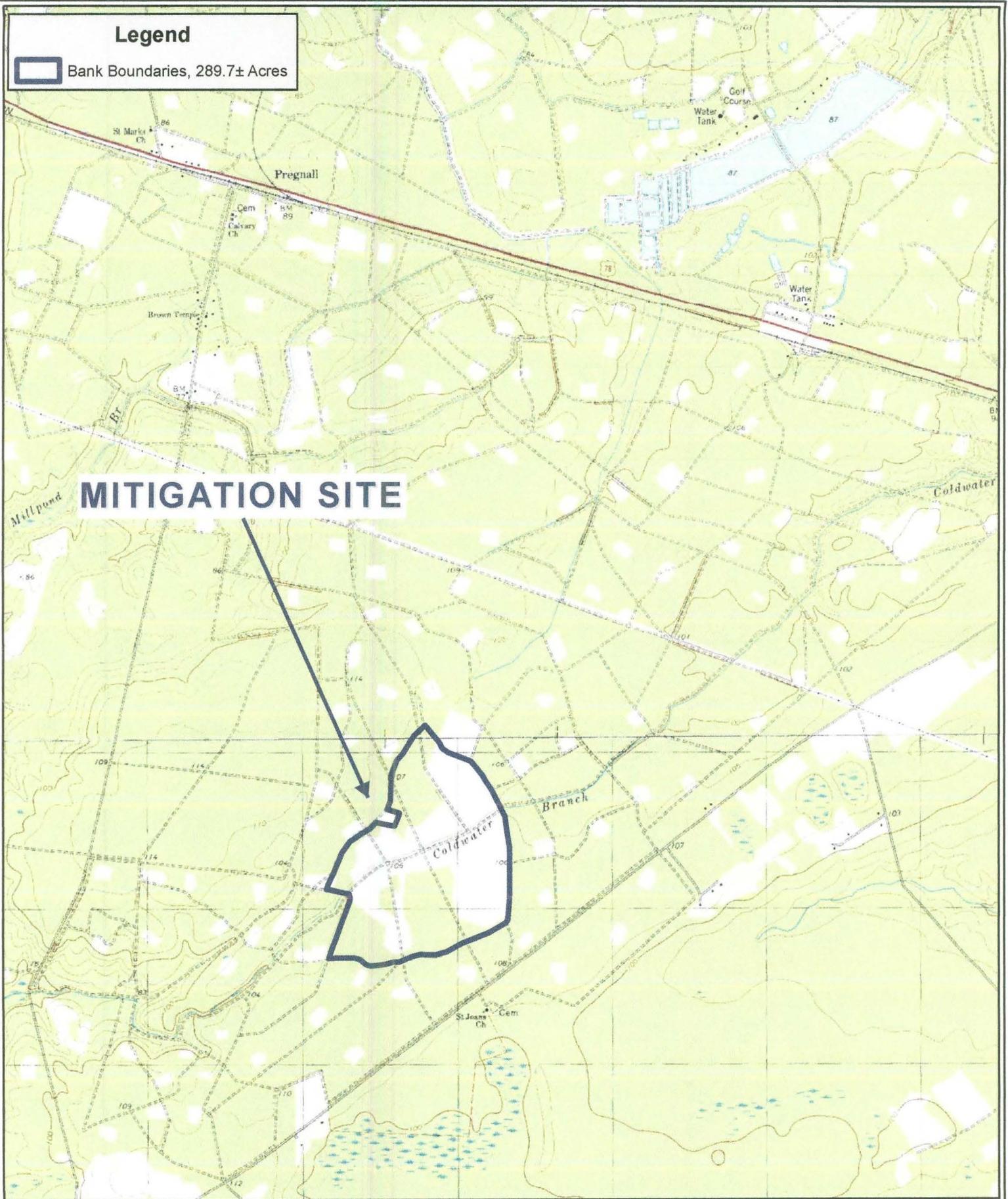
The decision whether to approve or deny the proposed mitigation bank will be based on an evaluation of the probable impact including cumulative impacts of the activity. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to approve or deny the proposed mitigation bank. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

The Prospectus for the proposed mitigation bank is available for review by appointment between the hours of 9:00 am and 4:00 pm Monday through Friday at the address listed above. Please note if information about the location of Federally listed Threatened or Endangered species or the location of cultural resources is included in this Prospectus, this portion of the document may be withheld in accordance with the appropriate statutes for the protection of this information. If there are any questions concerning the proposed mitigation bank or the information included in this public notice please contact Mr. Nat Ball by e-mail at [nathaniel.i.ball@usace.army.mil](mailto:nathaniel.i.ball@usace.army.mil) or by telephone at 843-329-8044 or toll free at 1-866-329-8187.

# Legend

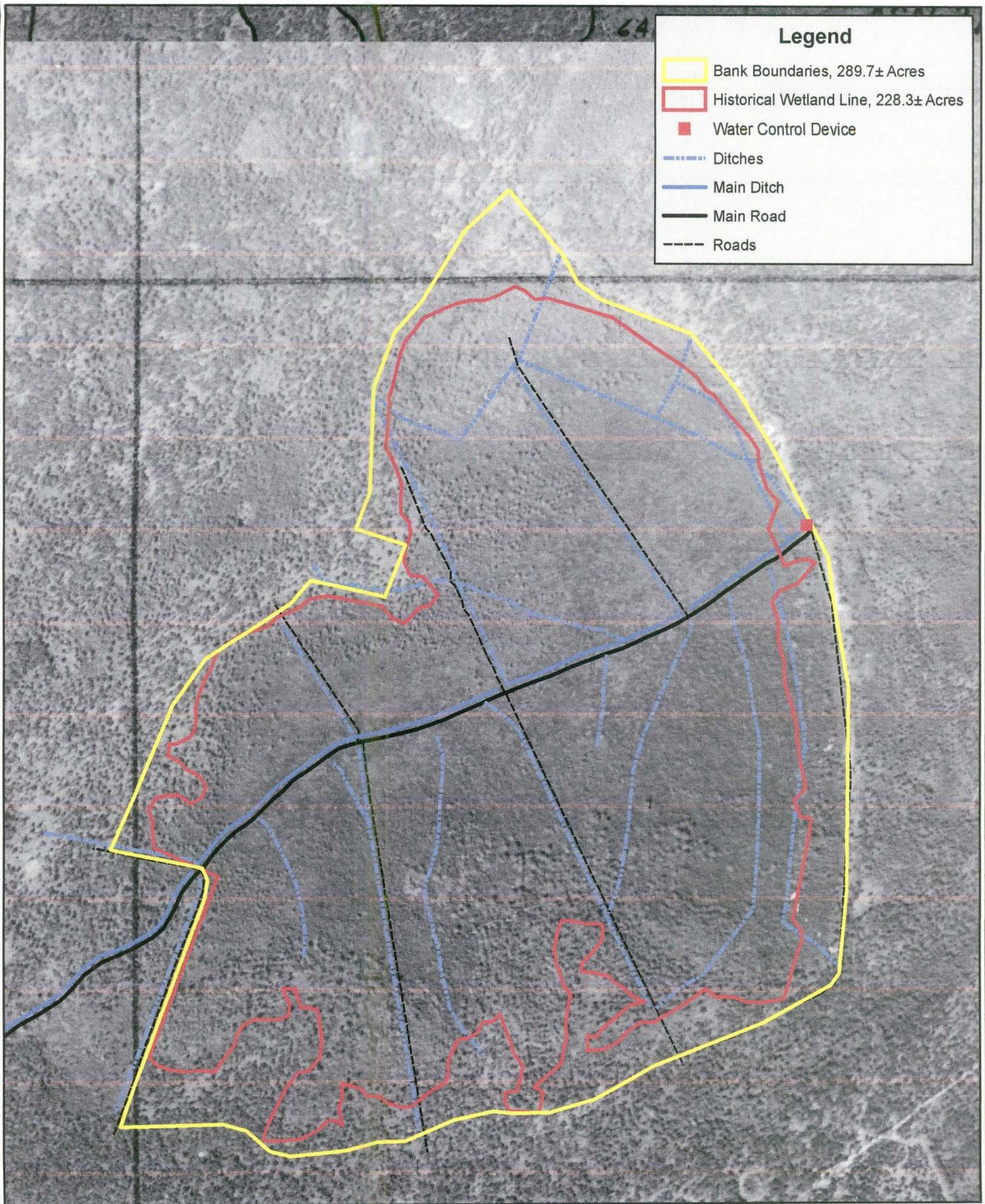
 Bank Boundaries, 289.7± Acres



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FORESTRY**  
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**Proposed Wetland Mitigation Bank  
Topographic Map  
Brosnan Forest  
Norfolk Southern Corporation  
Dorchester County, SC  
228.3± Acres  
January 2010**

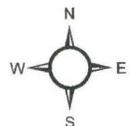


**Legend**

- Bank Boundaries, 289.7± Acres
- Historical Wetland Line, 228.3± Acres
- Water Control Device
- Ditches
- Main Ditch
- Main Road
- Roads



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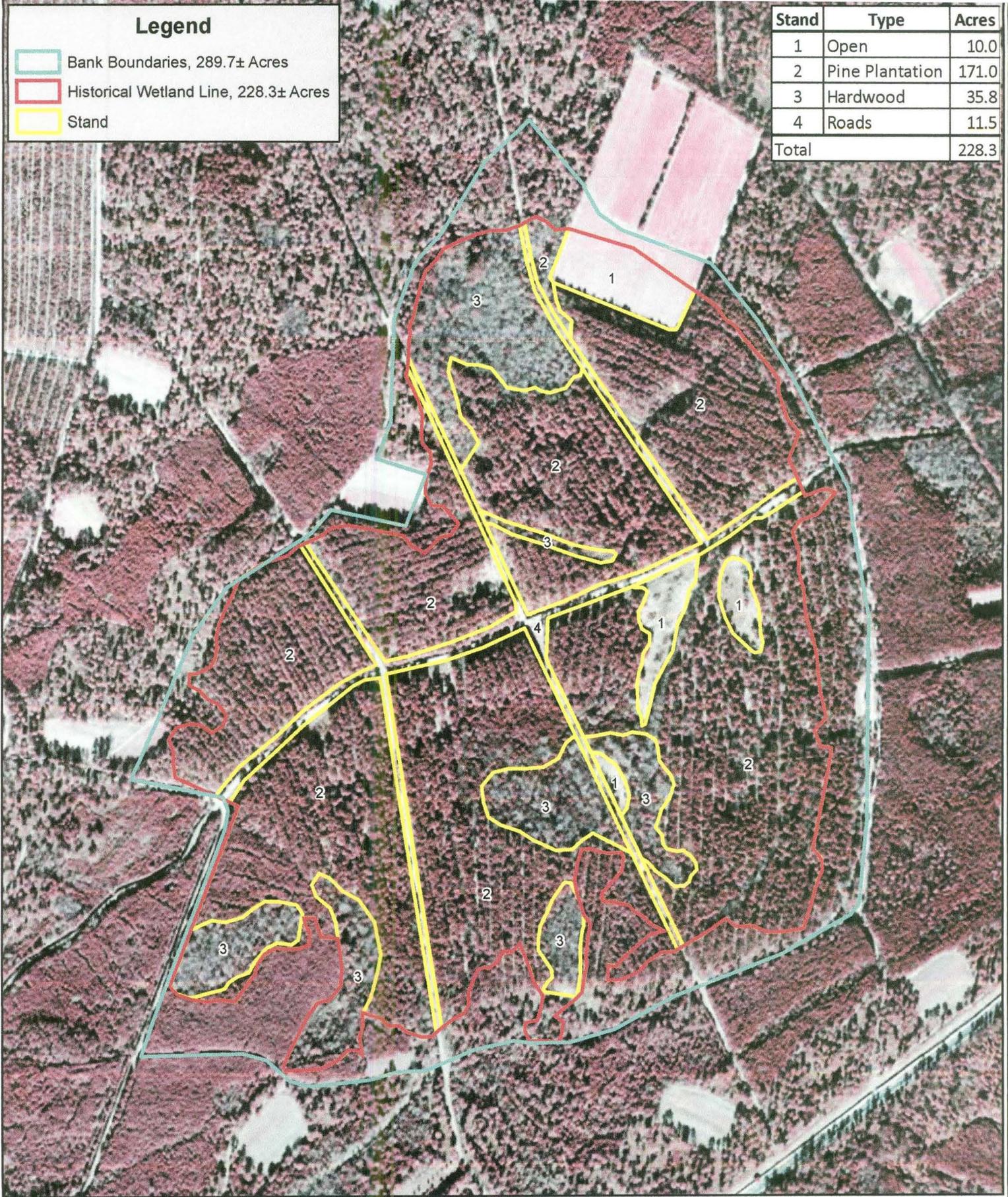


**Wetland Mitigation Bank**  
**Proposed Wetland Restoration**  
 1938 Aerial Photography  
 Brosnan Forest  
 Norfolk Southern Corporation  
 Dorchester County, SC  
 228.3± Acres  
 January 2010

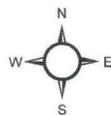
### Legend

- Bank Boundaries, 289.7± Acres
- Historical Wetland Line, 228.3± Acres
- Stand

Stand	Type	Acres
1	Open	10.0
2	Pine Plantation	171.0
3	Hardwood	35.8
4	Roads	11.5
Total		228.3



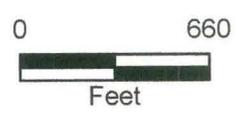
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Wetland Mitigation Bank  
Timber Type Map  
2006 Aerial Photography  
Brosnan Forest  
Norfolk Southern Corporation  
Dorchester County, SC  
228.3± Acres  
January 2010

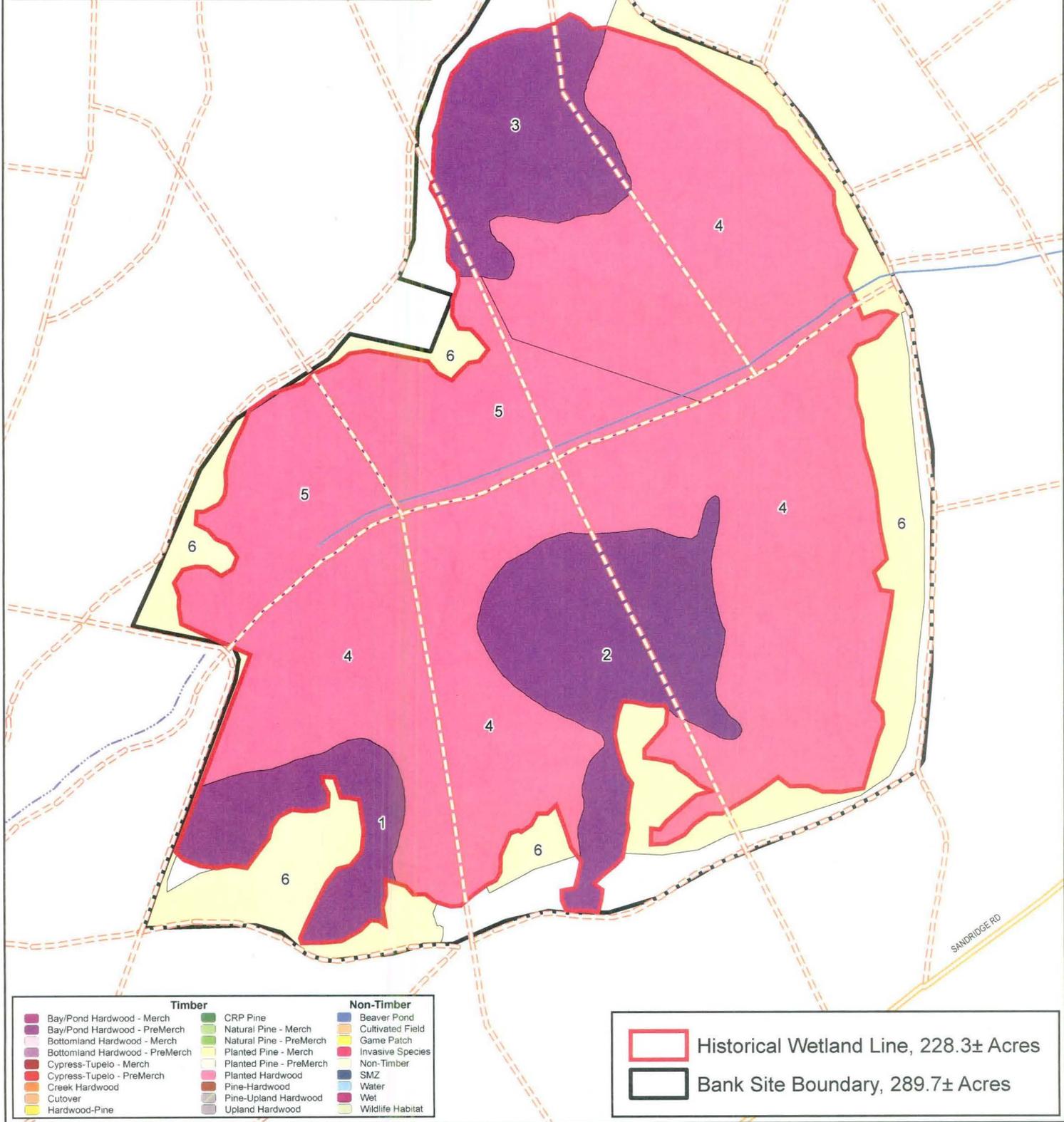


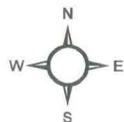
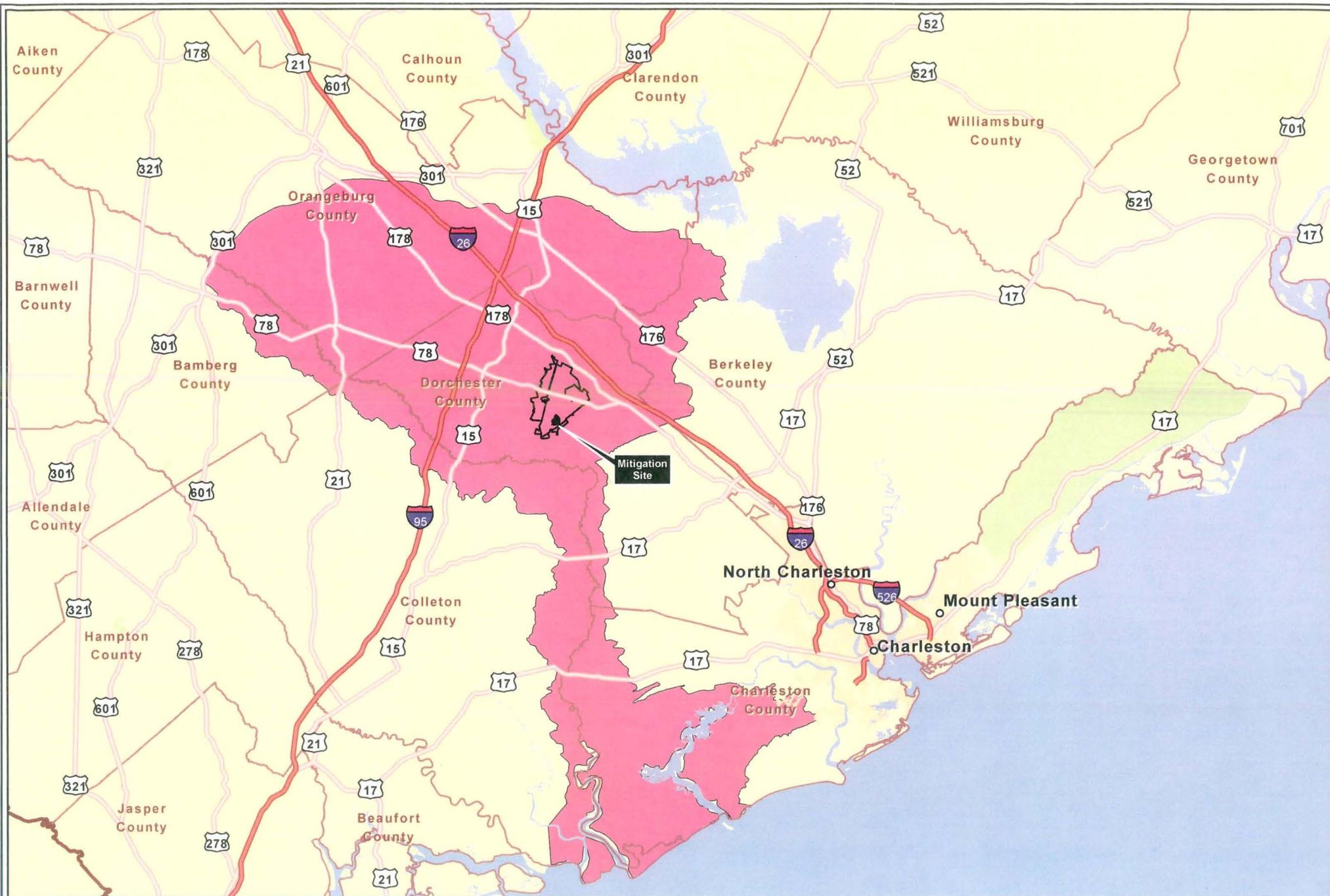
- ▲ Ditch Plug
- Primary Ditch
- - - Secondary Ditch
- - - Tertiary Ditch
- Historical Wetland Line, 228.3± Acres
- Bank Site Boundary, 289.7± Acres



Wetland Mitigation Bank  
Ditch Plug Map  
2011 Aerial Photography  
Brosnan Forest  
Norfolk Southern Corporation  
Dorchester County, SC  
October 2012

Stand	Timber Type	Primary Species	Secondary Species	Acres
1	Bay Pond Hardwood	Maple	Gum Spp.	11.2
2	Bay Pond Hardwood	Maple	Gum Spp.	25.3
3	Bay Pond Hardwood	Maple	Gum Spp.	18.0
4	Planted Hardwood	Swamp Chestnut Oak	Willow Oak	137.5
5	Planted Hardwood	Atlantic White Cedar		36.3
6	Planted Pine	Longleaf		41.8
<b>Total</b>				<b>270.1</b>





Proposed Wetland Mitigation Bank  
 Service Area  
 Brosnan Forest  
 Norfolk Southern Corporation  
 Dorchester County, SC  
 August 2013