

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and the
S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N #SAC 2007-01484-1IW

14 SEPTEMBER 2007

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et.seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

MFM PROPERTIES, LLC
c/o NEWKIRK ENVIRONMENTAL, INC.
POST OFFICE BOX 309
BLUFFTON, SOUTH CAROLINA 29910

for a permit to place fill material in and perform excavation in jurisdictional wetlands adjacent to waters of the

NEW RIVER

at locations on a 1555.94 acre tract located adjacent to and south of U.S. Highway 278 east of the intersection with I-95 in the town of Hardeeville, Jasper County, South Carolina (Latitude 32.29447°, Longitude 81.05335°)

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 both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, 15 OCTOBER 2007

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

The proposed work consists of placing fill material in 14.24 acres of jurisdictional wetlands for road crossings plus 2.86 additional acres for a 20% road contingency for a total of 16.92 acres of impact for road crossings to provide flexibility in final road locations and design. In addition, the project includes placing fill material in 2.68 acres of jurisdictional wetlands for site development activities that include fill for lots and infrastructure. The project also includes impacts to 9.71 acres

REGULATORY DIVISION

Refer to: P/N #SAC 2007-01484-1IW

14 SEPTEMBER 2007

of non-jurisdictional wetlands. The applicant is proposing onsite mitigation by preserving 378.30 acres of wetlands along with 79.54 acres of upland buffers with an average width of 25' for the residential areas. In addition, the applicant proposes to restore 1.54 acres of wetlands by removing approximately 2,867 linear feet of existing roadway embankments. The purpose of the project is to construct a master planned residential community in phases and the applicant is requesting a twenty year permit.

Please note: The applicant has also submitted an application for a nationwide permit for 0.49 acres of jurisdictional impacts on the Morgan Phase I Tract under SAC 2007-1485-1NW that is currently under review by this office.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107.**

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 applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant 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 16.92 acres of freshwater wetlands upstream from 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 applicant has provided a protected species survey for the property associated with the activity described above. Based upon this report, the District Engineer has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or 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.

REGULATORY DIVISION

Refer to: P/N #SAC 2007-01484-1IW

14 SEPTEMBER 2007

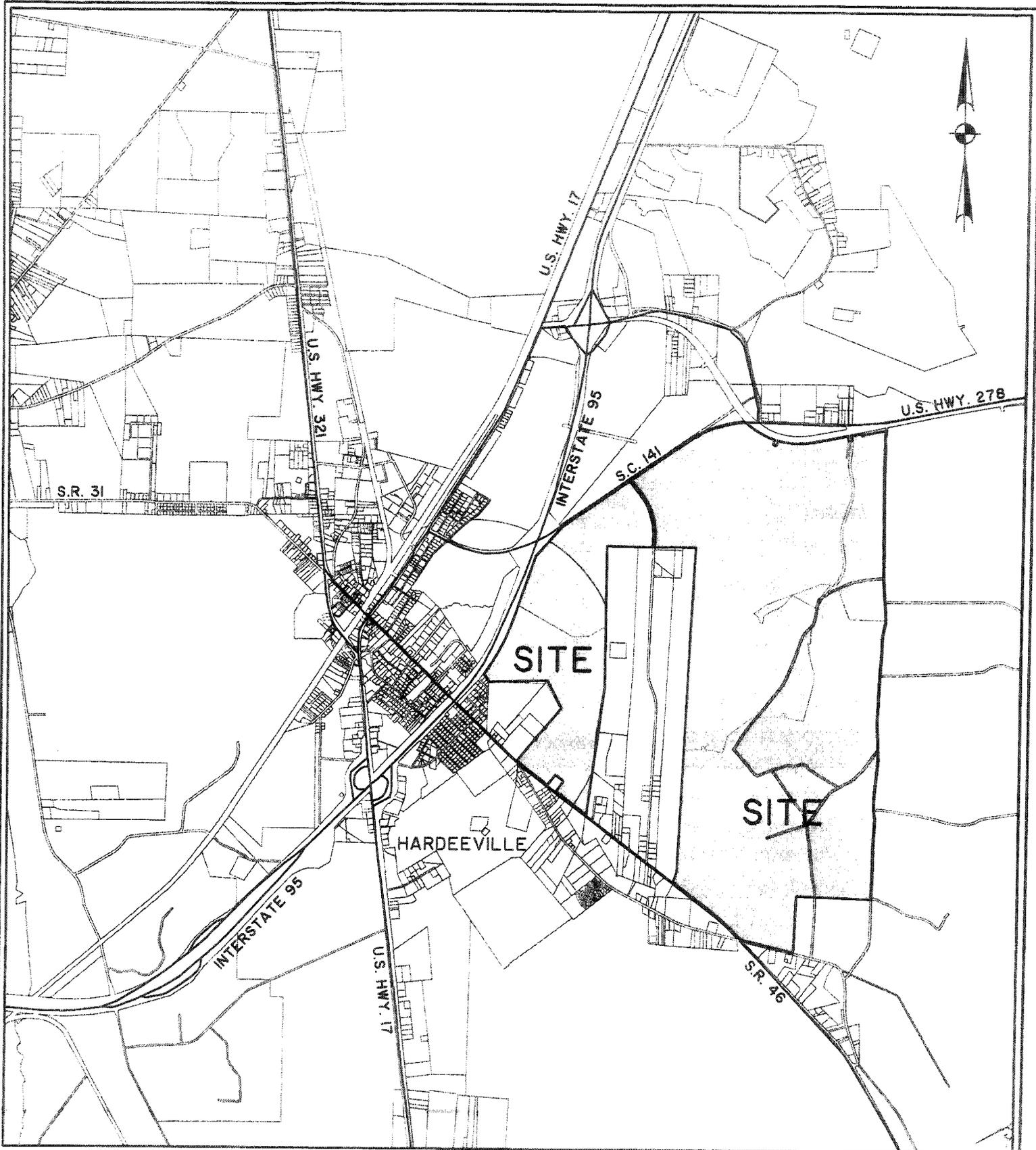
Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking. In accordance 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 issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. 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. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

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 issue, modify, condition or deny a permit for this project. 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.

If there are any questions concerning this public notice, please contact Debbie King at 843-329-8044 or toll free at 1-866-329-8187.



MORGAN TRACT PHASE 2

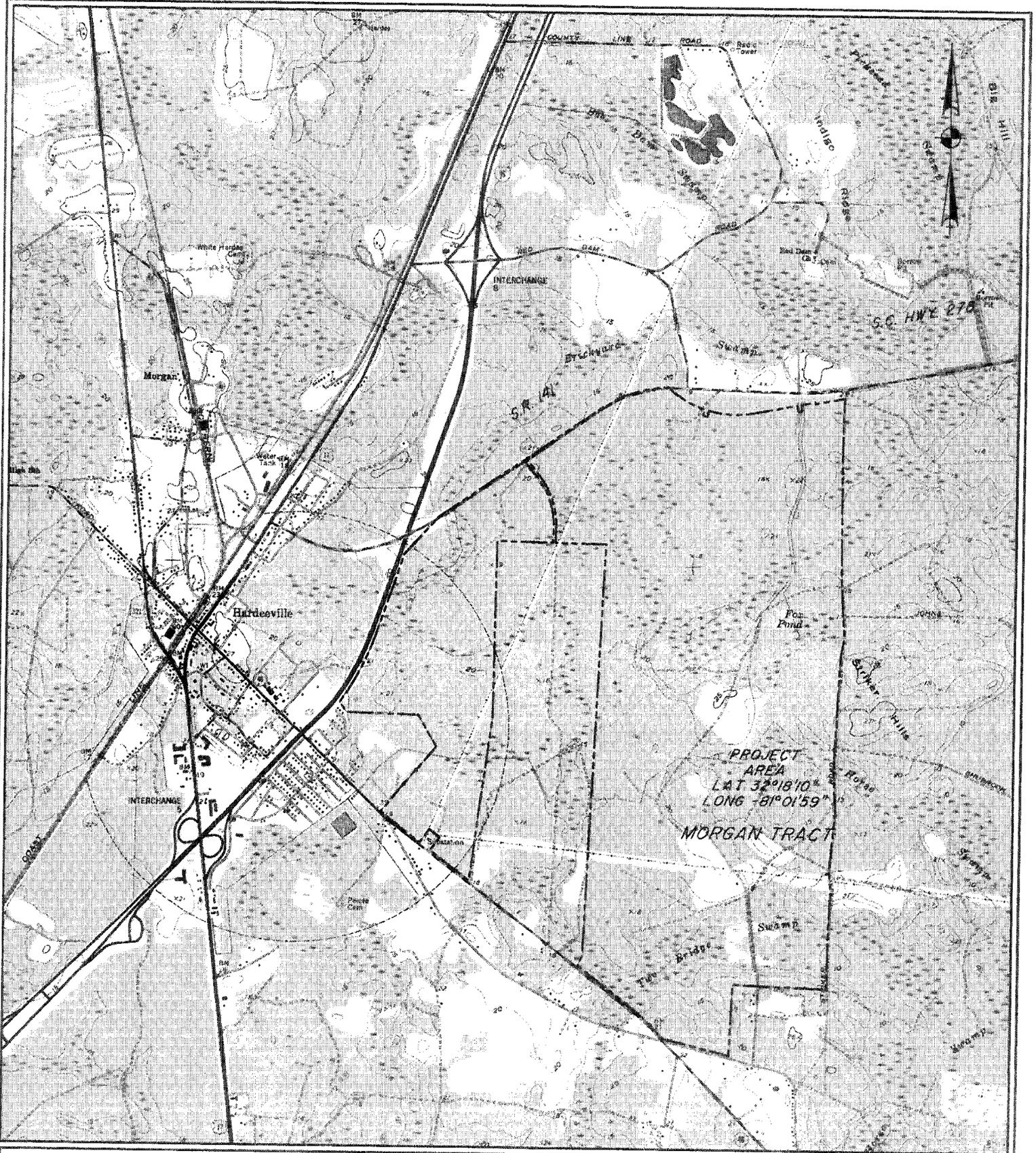
PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT

CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007

LOCATION: HARDEEVILLE, S.C.

SHEET: 1 OF ³⁶~~32~~
SCALE: 1"=4000'

SAC 2007-1484-1IW



MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT

CLIENT:
MFM PROPERTIES

DATE: MAY 16, 2007

LOCATION: HARDEEVILLE, S.C.

SAC 2007-1484-1IW

36
SHEET: 2 OF 32
SCALE: 1"=3000'

LEGEND

	WETLAND PRESERVE	378.34 AC
	WETLAND BUFFER	79.54 AC.
	FILL (NON-JURISDICTIONAL)	8.46 AC
	FILL (JURISDICTIONAL)	2.68 AC
	ROAD CROSSING (JURISDICTIONAL WETLAND)	14.24 AC
	LAGOON EXCAVATION (NON-JURISDICTIONAL WETLAND)	1.25 AC

ACREAGE SUMMARY

LIMIT OF PERMIT ACTIVITY	1555.94 AC
NON-JURISDICTIONAL WETLANDS	9.71 AC
JURISDICTIONAL WETLANDS	395.25 AC
TOTAL WETLANDS WITHIN BOUNDARY	404.96 AC

IMPACT SUMMARY

JURISDICTIONAL FILL	2.68 AC	
JURISDICTIONAL ROAD CROSSING	14.24 AC	
TOTAL JURISDICTIONAL WETLAND IMPACT	16.92 AC	+ ↗
NON-JURISDICTIONAL WETLAND EXCAVATION	1.25 AC	
NON-JURISDICTIONAL WETLAND FILL	8.46 AC	
TOTAL NON-JURISDICTIONAL WETLAND IMPACT	9.71 AC	
TOTAL WETLAND IMPACT	29.49* AC	

* INCLUDES 2.86 ADDITIONAL ACRES (20% ROAD CROSSING CONTINGENCY)

MITIGATION

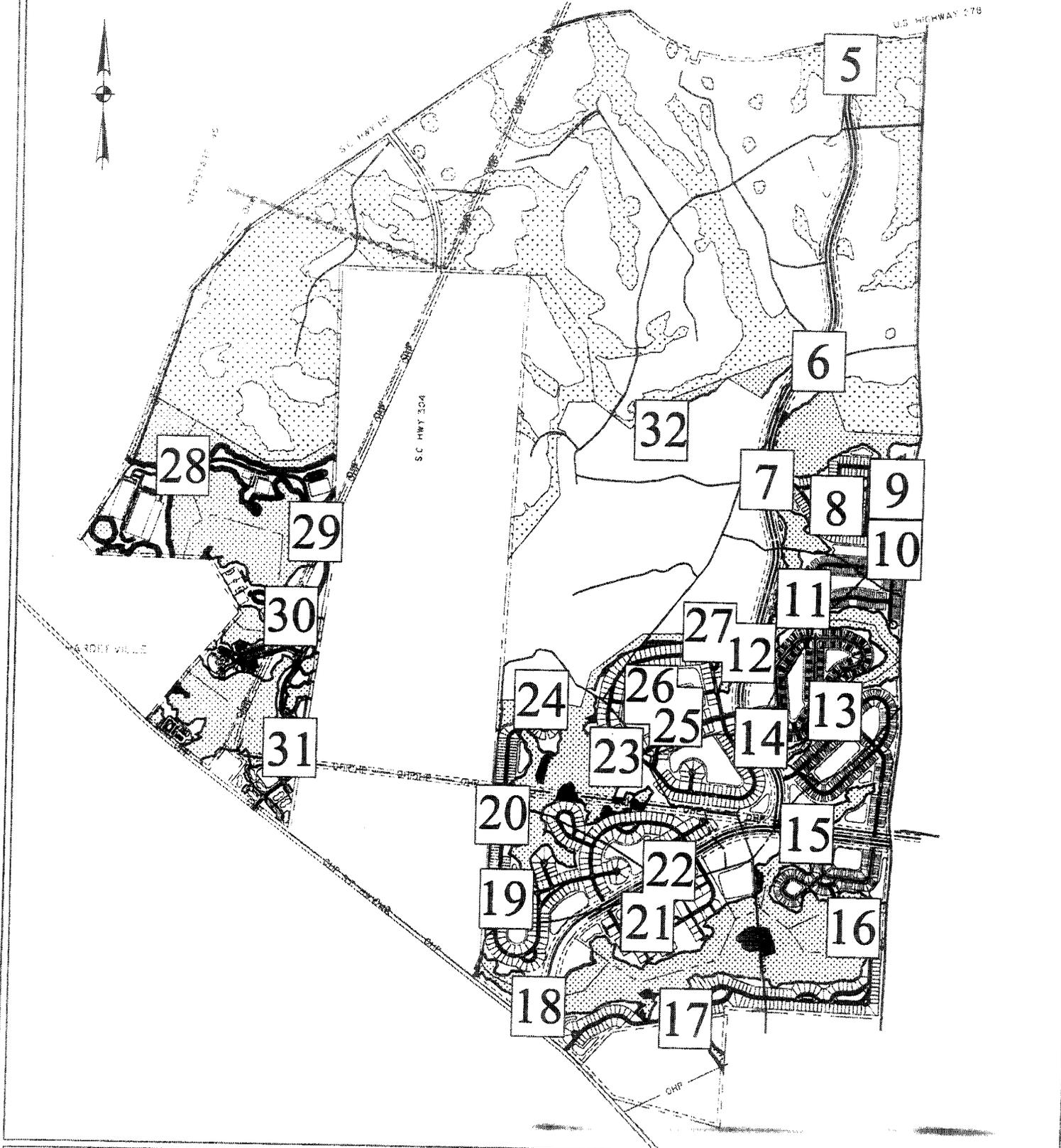
JURISDICTIONAL WETLAND PRESERVE	378.30 AC
UNDISTURBED WETLAND BUFFER RESTORATION	79.54 AC
	1.54 AC
TOTAL MITIGATION	459.38 AC

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007
LOCATION: HARDEEVILLE, S.C.

36
SHEET: 3 OF 32
SCALE: N/A

SAC 2007-1484-1IW



MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT

CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007

LOCATION: HARDEEVILLE, S.C.

SAC 2007-1484-1IW

SHEET: 4 OF ³⁶~~32~~
SCALE: 1"=2000'

U.S.A.C.E.
 JURISDICTIONAL WETLAND "CC"
 0.43 TOTAL ACRES
 WITHIN PERMIT BOUNDARY

NATIONWIDE PERMIT ACTION PENDING *
 SAC 2007-1485-1TW



JURISDICTIONAL
 WETLAND "CC" IMPACT
 IMPACT TYPE: ROAD CROSSING
 IMPACT AREA: 0.43 AC.

U.S.A.C.E.
 JURISDICTIONAL WETLAND "DD"
 1.53 TOTAL ACRES
 WITHIN PERMIT BOUNDARY

JURISDICTIONAL
 WETLAND "DD" IMPACT
 IMPACT TYPE: ROAD CROSSING
 IMPACT AREA: 1.53 AC.

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
 INDIVIDUAL WETLAND PERMIT
 CLIENT:
 MFM PROPERTIES
 DATE: MAY 16, 2007
 REVISED: JULY 9, 2007
 LOCATION: HARDEEVILLE, S.C.

SHEET: 5 OF ³⁶~~32~~
 SCALE: 1"=100'

SAC 2007-1484-1IW

U.S.A.C.E. JURISDICTIONAL WETLAND "H"
 5.90 TOTAL ACRES/
 5.90 AC. PRESERVE

NATIONWIDE PERMIT ACTION PENDING *

NATIONWIDE PERMIT ACTION PENDING *

JURISDICTIONAL WETLAND "BB" IMPACT
 IMPACT TYPE: ROAD CROSSING
 IMPACT AREA: 0.15 AC.

JURISDICTIONAL WETLAND "BB" IMPACT
 IMPACT TYPE: FILL
 IMPACT AREA: 0.08 AC.

JURISDICTIONAL WETLAND "HH" IMPACT
 IMPACT TYPE: ROAD CROSSING
 IMPACT AREA: 0.09 AC.

U.S.A.C.E. JURISDICTIONAL WETLAND "BB"
 0.23 TOTAL ACRES
 WITHIN PERMIT BOUNDARY

PORTION OF U.S.A.C.E. JURISDICTIONAL WETLAND "G"
 37.86 TOTAL ACRES
 29.27 AC. OF 36.53 AC.
 TOTAL PRESERVE

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
 INDIVIDUAL WETLAND PERMIT
 CLIENT:
 MFM PROPERTIES
 DATE: MAY 16, 2007
 REVISED: JULY 9, 2007
 LOCATION: HARDEEVILLE, S.C.

SAC 2007-1484-1IW

36
 SHEET: 6 OF 32
 SCALE: 1"=100'

JURISDICTIONAL WETLAND "G" IMPACT
IMPACT TYPE: ROAD CROSSING
IMPACT AREA: 0.01 AC.

PORTION OF
U.S.A.C.E.
JURISDICTIONAL WETLAND "G"
37.86 TOTAL ACRES
29.27 AC. OF 36.53 AC.
TOTAL PRESERVE

JURISDICTIONAL WETLAND "G" IMPACT
IMPACT TYPE: ROAD CROSSING
IMPACT AREA: 0.48 AC.

PORTION OF
U.S.A.C.E.
JURISDICTIONAL WETLAND "G"
37.86 TOTAL ACRES
7.26 AC. OF 36.53 AC.
TOTAL PRESERVE

JURISDICTIONAL WETLAND "G" IMPACT
IMPACT TYPE: ROAD CROSSING
IMPACT AREA: 0.83 AC.

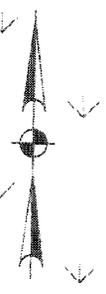
-  WETLAND PRESERVE
-  WETLAND BUFFER
-  FILL (NON-JURISDICTIONAL)
-  FILL (JURISDICTIONAL)
-  ROAD CROSSING (JURISDICTIONAL)
-  ROAD CROSSING (NON-JURISDICTIONAL)
-  LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007
LOCATION: HARDEEVILLE, S.C.

36
SHEET: 7 OF 32
SCALE: 1"=100'

SAC 2007-1484-1IW





ISOLATED
NON-JURISDICTIONAL
WETLAND
1.63 ACRES

ISOLATED WETLAND IMPACT
IMPACT TYPE: FILL
IMPACT AREA: 1.45 AC.

ISOLATED WETLAND IMPACT
IMPACT TYPE: EXCAVATE
IMPACT AREA: 0.18 AC.

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT

CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007

LOCATION: HARDEEVILLE, S.C.

SHEET: 8 OF 36
SCALE: 1"=100'

SAC 2007-1484-1IW



PORTION OF
U.S.A.C.E.
JURISDICTIONAL WETLAND "G"
37.86 TOTAL ACRES
29.27 AC. OF 36.53 AC.
TOTAL PRESERVE

JURISDICTIONAL
WETLAND "P" IMPACT
IMPACT TYPE: FILL
IMPACT AREA: 1.69 AC.

ISOLATED
JURISDICTIONAL
WETLAND "P"
1.69 ACRES

-  WETLAND PRESERVE
-  WETLAND BUFFER
-  FILL (NON-JURISDICTIONAL)
-  FILL (JURISDICTIONAL)
-  ROAD CROSSING (JURISDICTIONAL)
-  ROAD CROSSING (NON-JURISDICTIONAL)
-  LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007
LOCATION: HARDEEVILLE, S.C.

SAC 2007-1484-1IW

SHEET: 9 OF 36
SCALE: 1"=100'



ISOLATED WETLAND IMPACT
IMPACT TYPE: FILL
IMPACT AREA: 2.45 AC.

ISOLATED
NON-JURISDICTIONAL
WETLAND
2.63 ACRES

ISOLATED WETLAND IMPACT
IMPACT TYPE: EXCAVATE
IMPACT AREA: 0.18 AC.

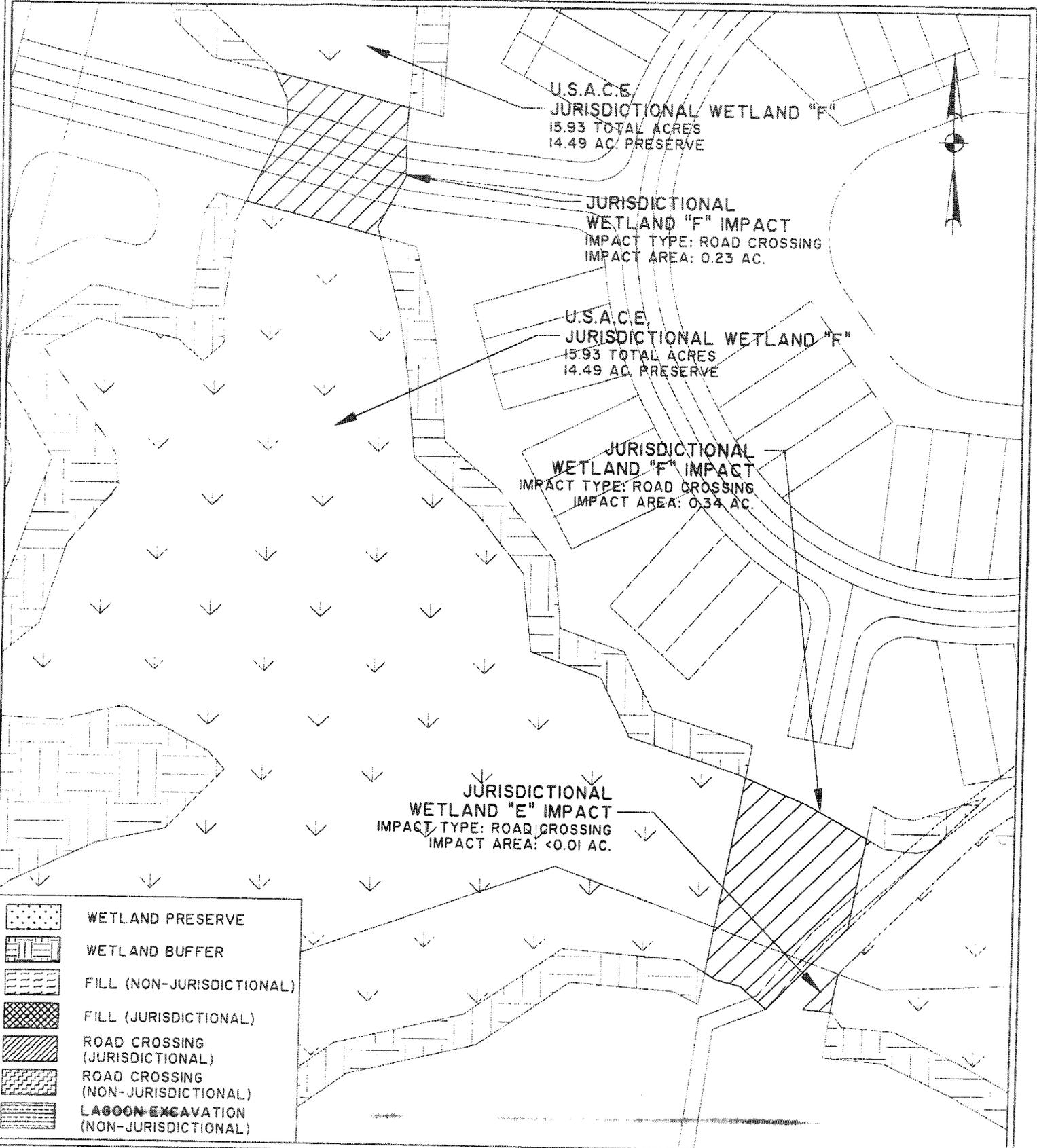
-  WETLAND PRESERVE
-  WETLAND BUFFER
-  FILL (NON-JURISDICTIONAL)
-  FILL (JURISDICTIONAL)
-  ROAD CROSSING (JURISDICTIONAL)
-  ROAD CROSSING (NON-JURISDICTIONAL)
-  LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007
LOCATION: HARDEEVILLE, S.C.

36
SHEET: 10 OF 32
SCALE: 1"=100'

SAC 2007-1484-1IW



U.S.A.C.E.
 JURISDICTIONAL WETLAND "F"
 15.93 TOTAL ACRES
 14.49 AC. PRESERVE

JURISDICTIONAL
 WETLAND "F" IMPACT
 IMPACT TYPE: ROAD CROSSING
 IMPACT AREA: 0.23 AC.

U.S.A.C.E.
 JURISDICTIONAL WETLAND "F"
 15.93 TOTAL ACRES
 14.49 AC. PRESERVE

JURISDICTIONAL
 WETLAND "F" IMPACT
 IMPACT TYPE: ROAD CROSSING
 IMPACT AREA: 0.34 AC.

JURISDICTIONAL
 WETLAND "E" IMPACT
 IMPACT TYPE: ROAD CROSSING
 IMPACT AREA: <0.01 AC.

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
 INDIVIDUAL WETLAND PERMIT
 CLIENT:
 MFM PROPERTIES
 DATE: MAY 16, 2007
 LOCATION: HARDEEVILLE, S.C.

SAC 2007-1484-1IW

36
 SHEET: II OF ~~32~~
 SCALE: 1"=100'

PORTION OF
U.S.A.C.E.
JURISDICTIONAL WETLAND "F"
15.93 TOTAL ACRES
8.00 AC. OF 14.48 AC.
TOTAL PRESERVE

PORTION OF
U.S.A.C.E.
JURISDICTIONAL WETLAND "F"
15.93 TOTAL ACRES
3.09 AC. OF 14.48 AC.
TOTAL PRESERVE

JURISDICTIONAL WETLAND "F" IMPACT
IMPACT TYPE: ROAD CROSSING
IMPACT AREA: 0.43 AC.

-  WETLAND PRESERVE
-  WETLAND BUFFER
-  FILL (NON-JURISDICTIONAL)
-  FILL (JURISDICTIONAL)
-  ROAD CROSSING (JURISDICTIONAL)
-  ROAD CROSSING (NON-JURISDICTIONAL)
-  LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

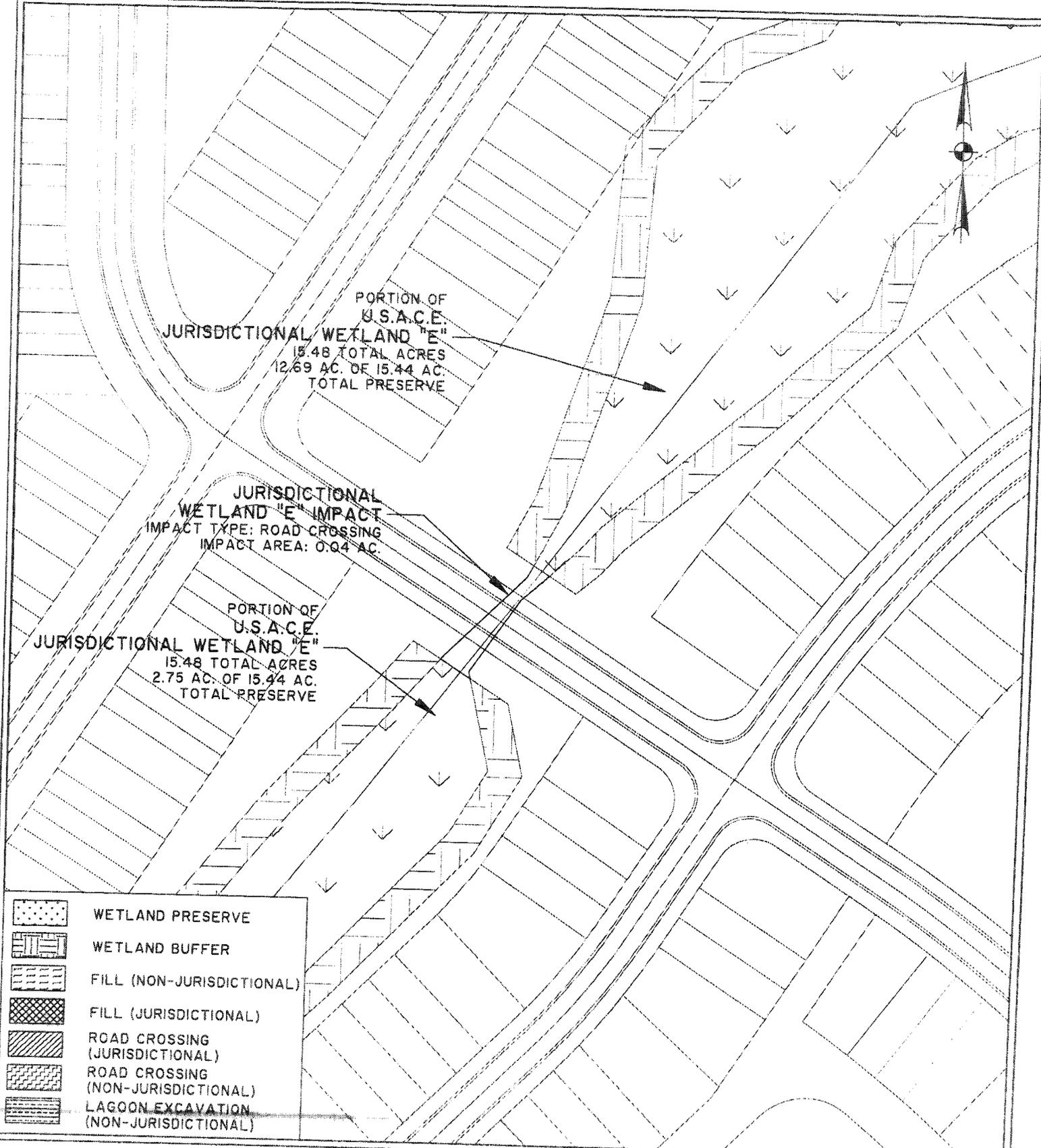
PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007
LOCATION: HARDEVILLE, S.C.

SHEET: 12 OF 38
SCALE: 1"=100'

SAC 2007-1484-1IW

36

38



MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
 INDIVIDUAL WETLAND PERMIT
 CLIENT:
 MFM PROPERTIES
 DATE: MAY 16, 2007
 LOCATION: HARDEEVILLE, S.C.

SHEET: 13 OF 32
 SCALE: 1"=100'

SAC 2007-1484-1IW

36



PORTION OF
U.S.A.C.E.
JURISDICTIONAL WETLAND "E"
15.48 TOTAL ACRES
2.75 AC. OF 15.44 AC.
TOTAL PRESERVE

ISOLATED
JURISDICTIONAL
WETLAND "Q"
0.12 ACRES

JURISDICTIONAL
WETLAND "Q" IMPACT
IMPACT TYPE: FILL
IMPACT AREA: 0.12 AC.

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007

LOCATION: HARDEEVILLE, S.C.

SHEET: 14 OF 36
SCALE: 1"=100'

SAC 2007-1484-1IW

PORTION OF
U.S.A.C.E.
JURISDICTIONAL
WETLAND "D"
53.32 TOTAL ACRES
4.08 AC. OF 51.08 AC
TOTAL PRESERVE

JURISDICTIONAL WETLAND "D" IMPACT
IMPACT TYPE: ROAD CROSSING
IMPACT AREA: 0.99 AC.

PORTION OF
U.S.A.C.E.
JURISDICTIONAL
WETLAND "D"
53.32 TOTAL ACRES
40.99 AC. OF 51.08 AC.
TOTAL PRESERVE

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2
 PROPOSED ACTIVITY:
 INDIVIDUAL WETLAND PERMIT
 CLIENT:
 MFM PROPERTIES
 DATE: MAY 16, 2007
 LOCATION: HARDEEVILLE, S.C.

36
 SHEET: 15 OF 38
 SCALE: 1"=100'

SAC 2007-1484-1IW

JURISDICTIONAL WETLAND "D" IMPACT
 IMPACT TYPE: ROAD CROSSING
 IMPACT AREA: 0.42 AC.

PORTION OF
 U.S.A.C.E.
 JURISDICTIONAL WETLAND "D"
 53.32 TOTAL ACRES
 40.99 AC. OF 51.08 AC.
 TOTAL PRESERVE

PORTION OF
 U.S.A.C.E.
 JURISDICTIONAL WETLAND "D"
 53.32 TOTAL ACRES
 5.92 AC. OF 51.08 AC.
 TOTAL PRESERVE

PORTION OF
 U.S.A.C.E.
 JURISDICTIONAL WETLAND "D"
 53.32 TOTAL ACRES
 0.09 AC. OF 51.08 AC.
 TOTAL PRESERVE

JURISDICTIONAL
 WETLAND "D" IMPACT
 IMPACT TYPE: ROAD CROSSING
 IMPACT AREA: 0.83 AC.

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

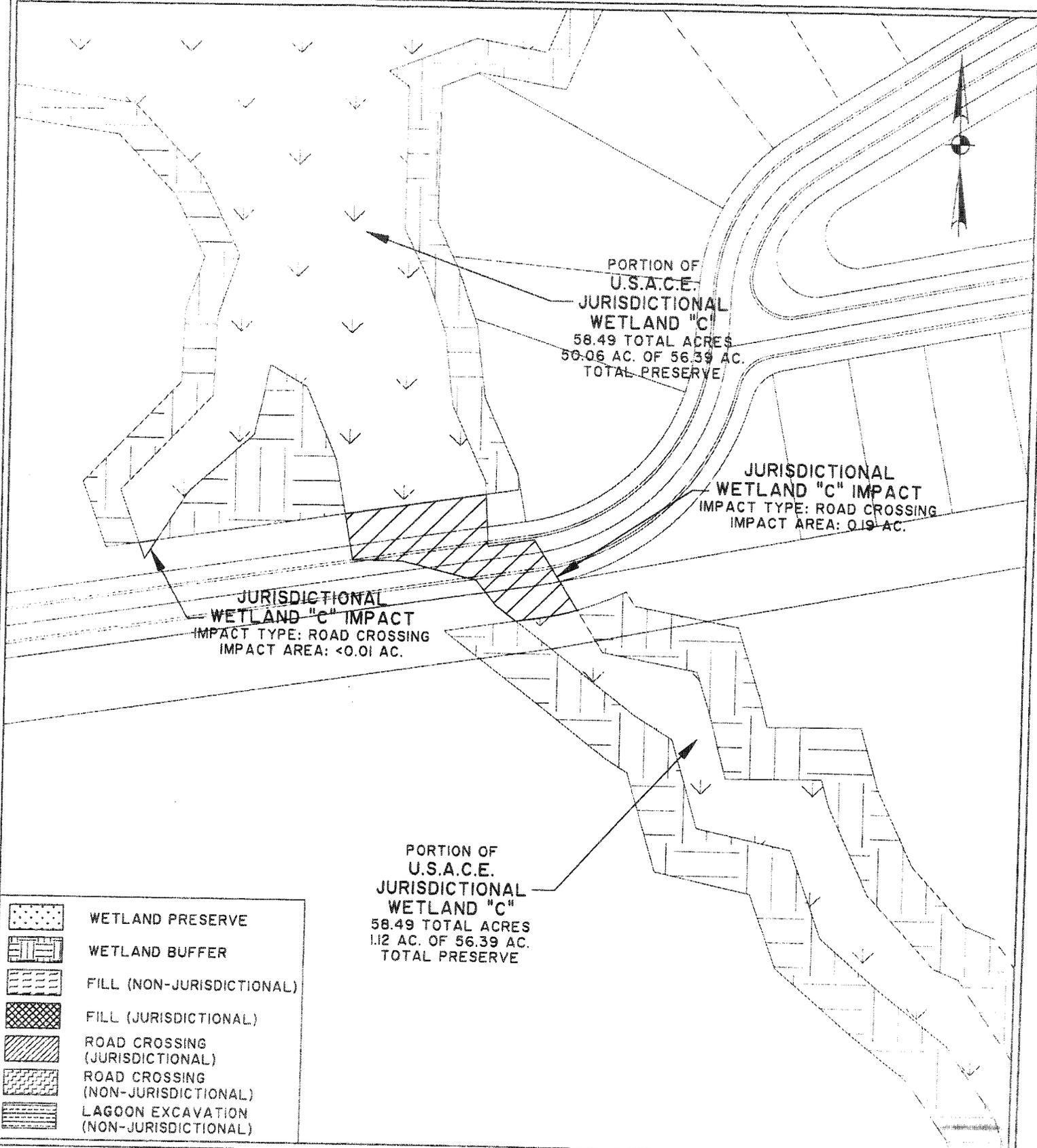
MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
 INDIVIDUAL WETLAND PERMIT
 CLIENT:
 MFM PROPERTIES
 DATE: MAY 16, 2007
 LOCATION: HARDEEVILLE, S.C.

36
 SHEET: 16 OF 32
 SCALE: 1"=100'

SAC 2007-1484-1IW





MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
 INDIVIDUAL WETLAND PERMIT
 CLIENT:
 MFM PROPERTIES
 DATE: MAY 16, 2007
 LOCATION: HARDEEVILLE, S.C.

36
 SHEET: 17 OF 32
 SCALE: 1"=100'

SAC 2007-1484-1IW

PORTION OF
U.S.A.C.E.
JURISDICTIONAL WETLAND "C"
58.49 TOTAL ACRES
5.21 AC. OF 56.39 AC.
TOTAL PRESERVE



JURISDICTIONAL
WETLAND "C" IMPACT
IMPACT TYPE: ROAD CROSSING
IMPACT AREA: 1.91 AC.

PORTION OF
U.S.A.C.E.
JURISDICTIONAL WETLAND "C"
58.49 TOTAL ACRES
50.06 AC. OF 56.39 AC.
TOTAL PRESERVE

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007
LOCATION: HARDEEVILLE, S.C.

SAC 2007-1484-1IW

36
SHEET: 18 OF 38
SCALE: 1"=100'

U.S.A.C.E.
 JURISDICTIONAL WETLAND "B"
 8.01 TOTAL ACRES
 8.01 AC. PRESERVE

ISOLATED WETLAND IMPACT
 IMPACT TYPE: FILL
 IMPACT AREA: 0.13 AC.

ISOLATED
 NON-JURISDICTIONAL
 WETLAND
 0.40 ACRES

ISOLATED
 NON-JURISDICTIONAL
 WETLAND
 0.13 ACRES

ISOLATED WETLAND IMPACT
 IMPACT TYPE: FILL
 IMPACT AREA: 0.40 AC.

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
 INDIVIDUAL WETLAND PERMIT

CLIENT:
 MFM PROPERTIES

DATE: MAY 16, 2007

LOCATION: HARDEEVILLE, S.C.

36
 SHEET: 19 OF 32
 SCALE: 1"=100'

SAC 2007-1484-1IW

JURISDICTIONAL
WETLAND "A" IMPACT
IMPACT TYPE: ROAD CROSSING
IMPACT AREA: 0.35 AC.

PORTION OF
U.S.A.C.E.
JURISDICTIONAL
WETLAND "A"
38.54 TOTAL ACRES
0.59 AC. OF 37.84 AC.
TOTAL PRESERVE

PORTION OF
U.S.A.C.E.
JURISDICTIONAL WETLAND "A"
38.54 TOTAL ACRES
34.84 AC. OF 37.84 AC.
TOTAL PRESERVE

PORTION OF
U.S.A.C.E.
JURISDICTIONAL WETLAND "B"
8.01 TOTAL ACRES
8.01 AC. PRESERVE

ISOLATED WETLAND IMPACT
IMPACT TYPE: FILL
IMPACT AREA: 0.38 AC.

ISOLATED
NON-JURISDICTIONAL
WETLAND
0.38 ACRES

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007

LOCATION: HARDEEVILLE, S.C.

SHEET: 20 OF 32
SCALE: 1"=100'

36
32

SAC 2007-1484-1IW



ISOLATED WETLAND IMPACT
IMPACT TYPE: FILL
IMPACT AREA: 0.93 AC.

ISOLATED
NON-JURISDICTIONAL
WETLAND
0.93 ACRES

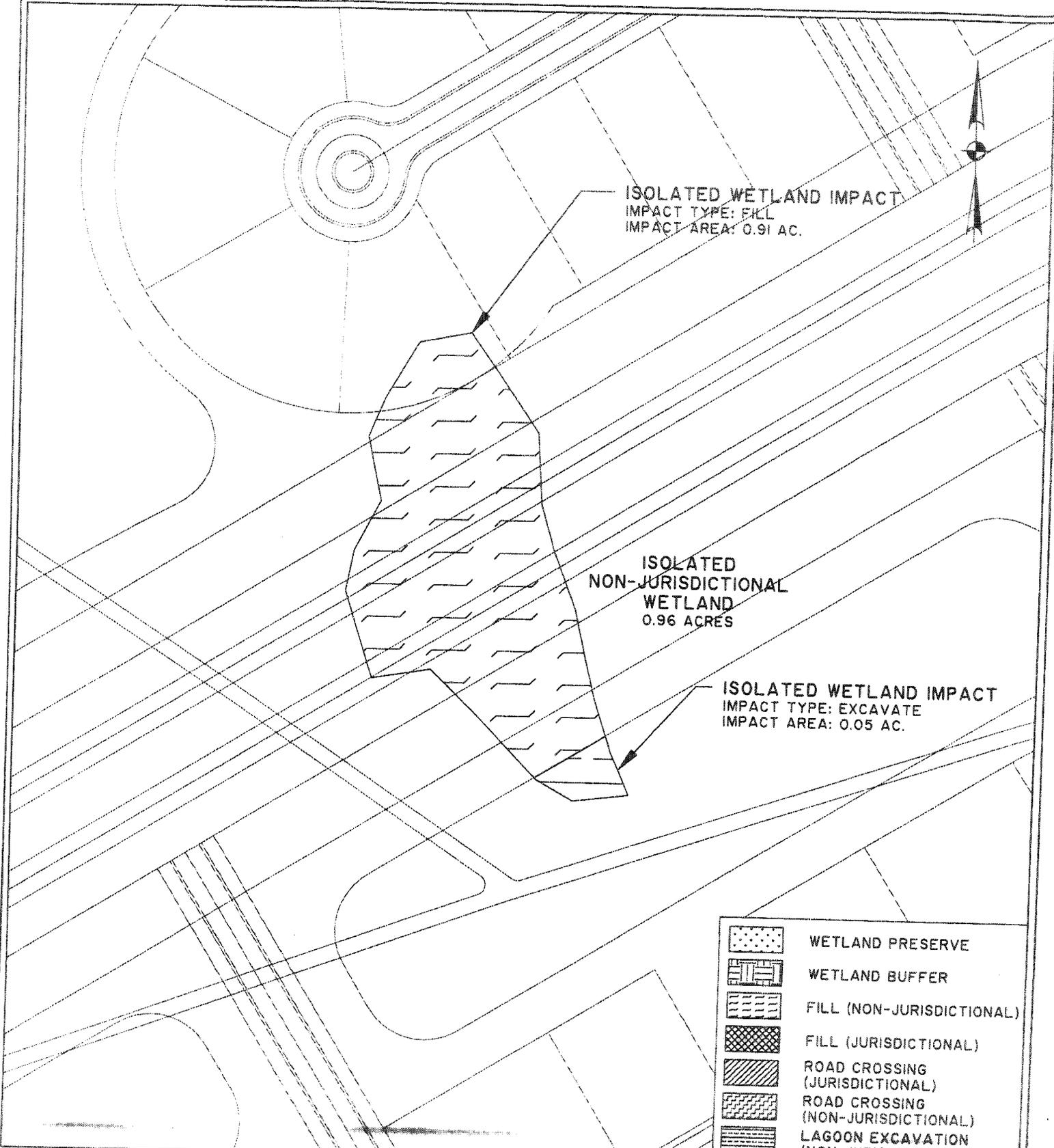
	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007
LOCATION: HARDEEVILLE, S.C.

SAC 2007-1484-1IW

36
SHEET: 21 OF 38
SCALE: 1"=100'



ISOLATED WETLAND IMPACT
 IMPACT TYPE: FILL
 IMPACT AREA: 0.91 AC.

ISOLATED
 NON-JURISDICTIONAL
 WETLAND
 0.96 ACRES

ISOLATED WETLAND IMPACT
 IMPACT TYPE: EXCAVATE
 IMPACT AREA: 0.05 AC.

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2
 PROPOSED ACTIVITY:
 INDIVIDUAL WETLAND PERMIT
 CLIENT:
 MFM PROPERTIES
 DATE: MAY 16, 2007
 LOCATION: HARDEEVILLE, S.C.

36
 SHEET: 22 OF 32
 SCALE: 1"=100'

SAC 2007-1484-1IW



JURISDICTIONAL
WETLAND "R" IMPACT
IMPACT TYPE: FILL
IMPACT AREA: 0.79 AC.

ISOLATED
JURISDICTIONAL
WETLAND "R"
0.79 ACRES

PORTION OF
U.S.A.C.E.
JURISDICTIONAL WETLAND "A"
38.54 TOTAL ACRES
34.84 AC. OF 37.84 AC.
TOTAL PRESERVE

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007
LOCATION: HARDEEVILLE, S.C.

SHEET: 23 OF 36
SCALE: 1"=100'

36
38

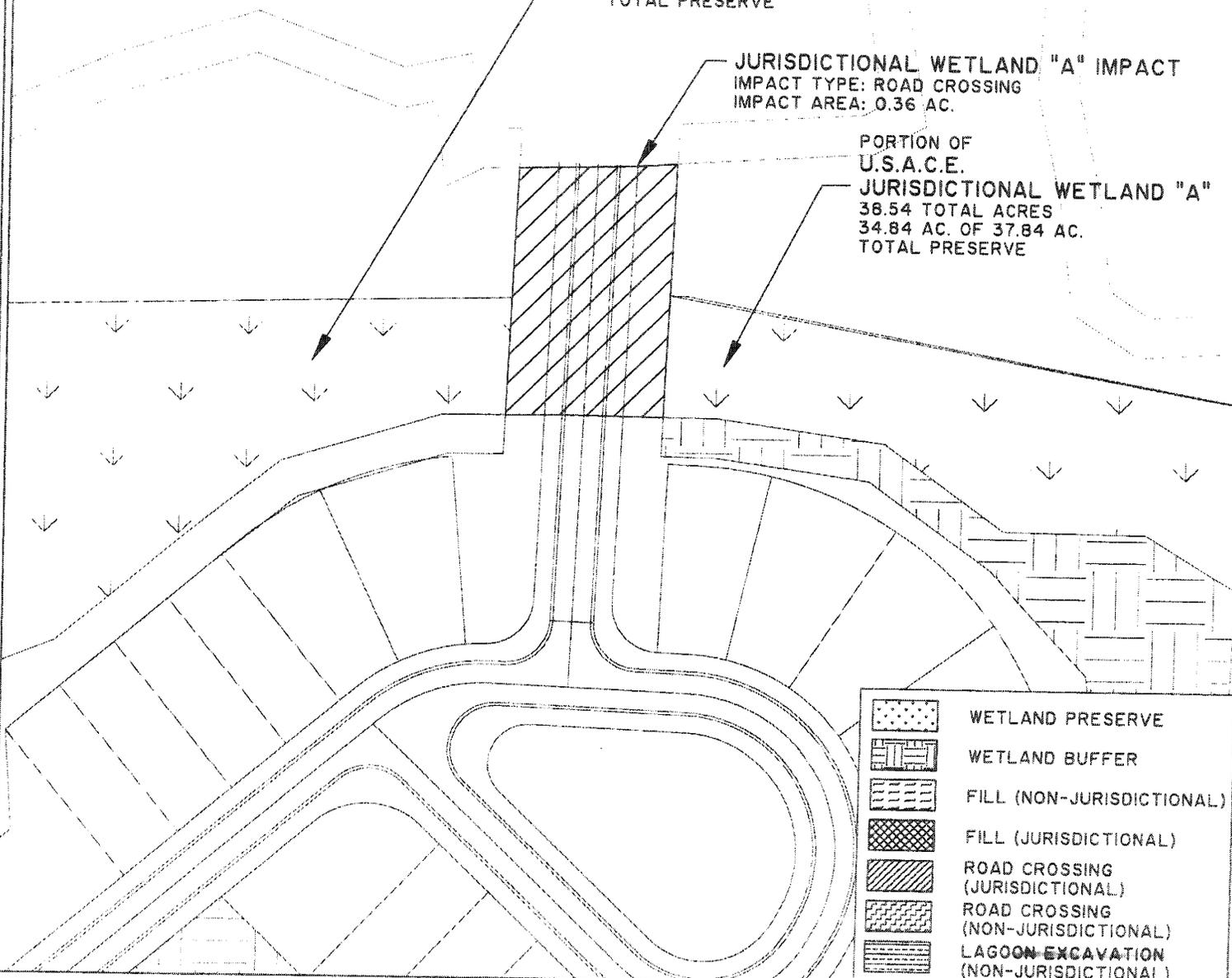
SAC 2007-1484-1IW



PORTION OF
U.S.A.C.E.
JURISDICTIONAL WETLAND "A"
38.54 TOTAL ACRES
2.41 AC. OF 37.84 AC.
TOTAL PRESERVE

JURISDICTIONAL WETLAND "A" IMPACT
IMPACT TYPE: ROAD CROSSING
IMPACT AREA: 0.36 AC.

PORTION OF
U.S.A.C.E.
JURISDICTIONAL WETLAND "A"
38.54 TOTAL ACRES
34.84 AC. OF 37.84 AC.
TOTAL PRESERVE



	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007
LOCATION: HARDEEVILLE, S.C.

SHEET: 24 OF ³⁶ 32
SCALE: 1"=100'

SAC 2007-1484-1IW

ISOLATED
WETLAND IMPACT
IMPACT TYPE: FILL
IMPACT AREA: 1.12 AC.

ISOLATED
NON-JURISDICTIONAL
WETLAND
1.41 ACRES

ISOLATED WETLAND IMPACT
IMPACT TYPE: EXCAVATE
IMPACT AREA: 0.13 AC.

ISOLATED
NON-JURISDICTIONAL
WETLAND
0.60 ACRES

ISOLATED
WETLAND IMPACT
IMPACT TYPE: EXCAVATE
IMPACT AREA: 0.29 AC.

ISOLATED WETLAND IMPACT
IMPACT TYPE: FILL
IMPACT AREA: 0.47 AC.

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007
LOCATION: HARDEEVILLE, S.C.

SHEET: 25 OF 32
SCALE: 1"=100'

SAC 2007-1484-1IW

ISOLATED WETLAND IMPACT
IMPACT TYPE: FILL
IMPACT AREA: 0.22 AC.



ISOLATED
NON-JURISDICTIONAL
WETLAND
0.64 ACRES

ISOLATED WETLAND IMPACT
IMPACT TYPE: EXCAVATE
IMPACT AREA: 0.42 AC.

ISOLATED
WETLAND IMPACT
IMPACT TYPE: FILL
IMPACT AREA: 1.12 AC.

ISOLATED
NON-JURISDICTIONAL
WETLAND
1.41 ACRES

ISOLATED
WETLAND IMPACT
IMPACT TYPE: EXCAVATE
IMPACT AREA: 0.29 AC.

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007
LOCATION: HARDEEVILLE, S.C.

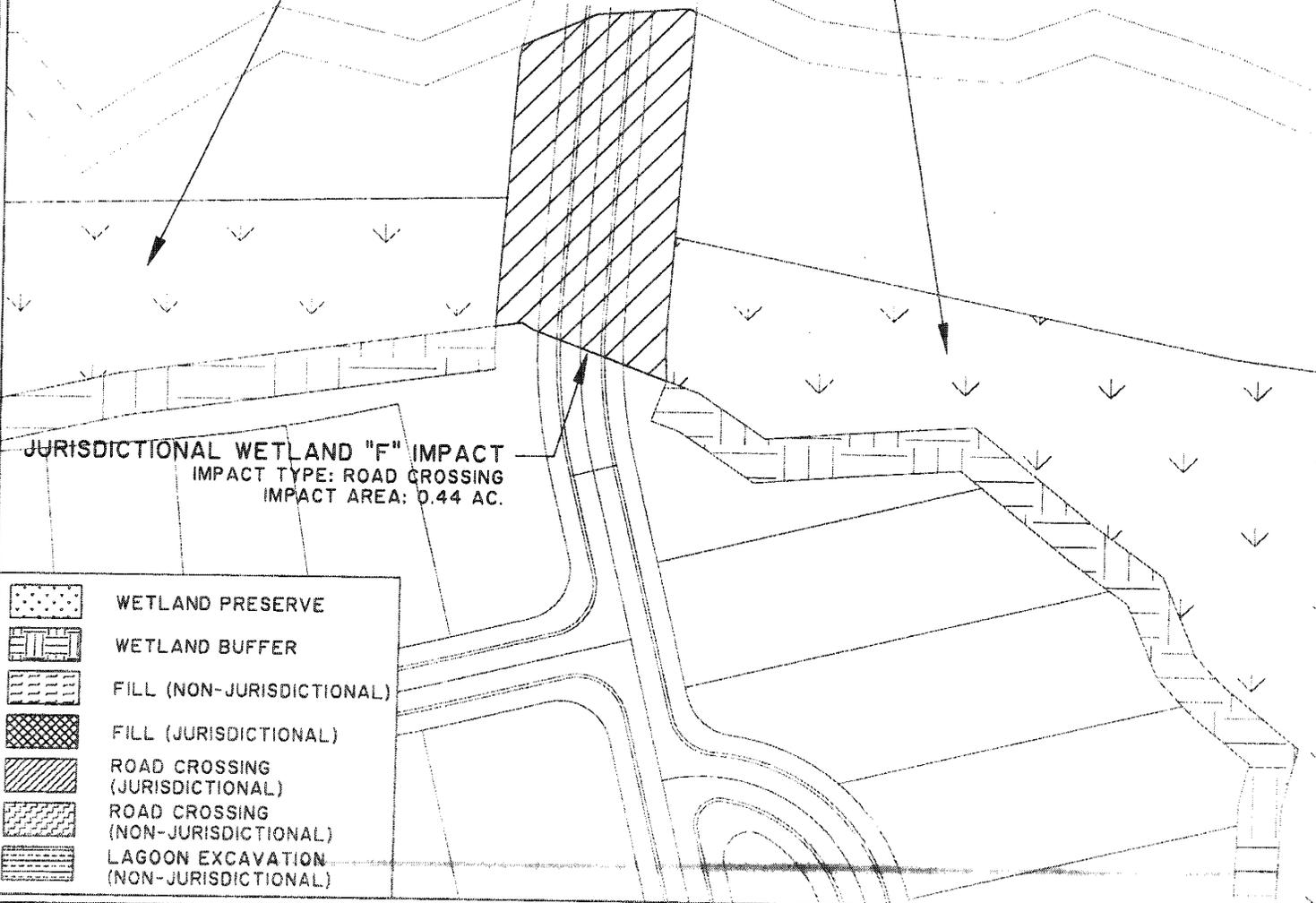
SHEET: 26 OF 32
SCALE: 1"=100'

SAC 2007-1484-1IW



PORTION OF
U.S.A.C.E.
JURISDICTIONAL WETLAND "F"
15.93 TOTAL ACRES
1.83 AC. OF 14.48 AC.
TOTAL PRESERVE

PORTION OF
U.S.A.C.E.
JURISDICTIONAL WETLAND "F"
15.93 TOTAL ACRES
3.09 AC. OF 14.48 AC.
TOTAL PRESERVE



JURISDICTIONAL WETLAND "F" IMPACT
IMPACT TYPE: ROAD CROSSING
IMPACT AREA: 0.44 AC.

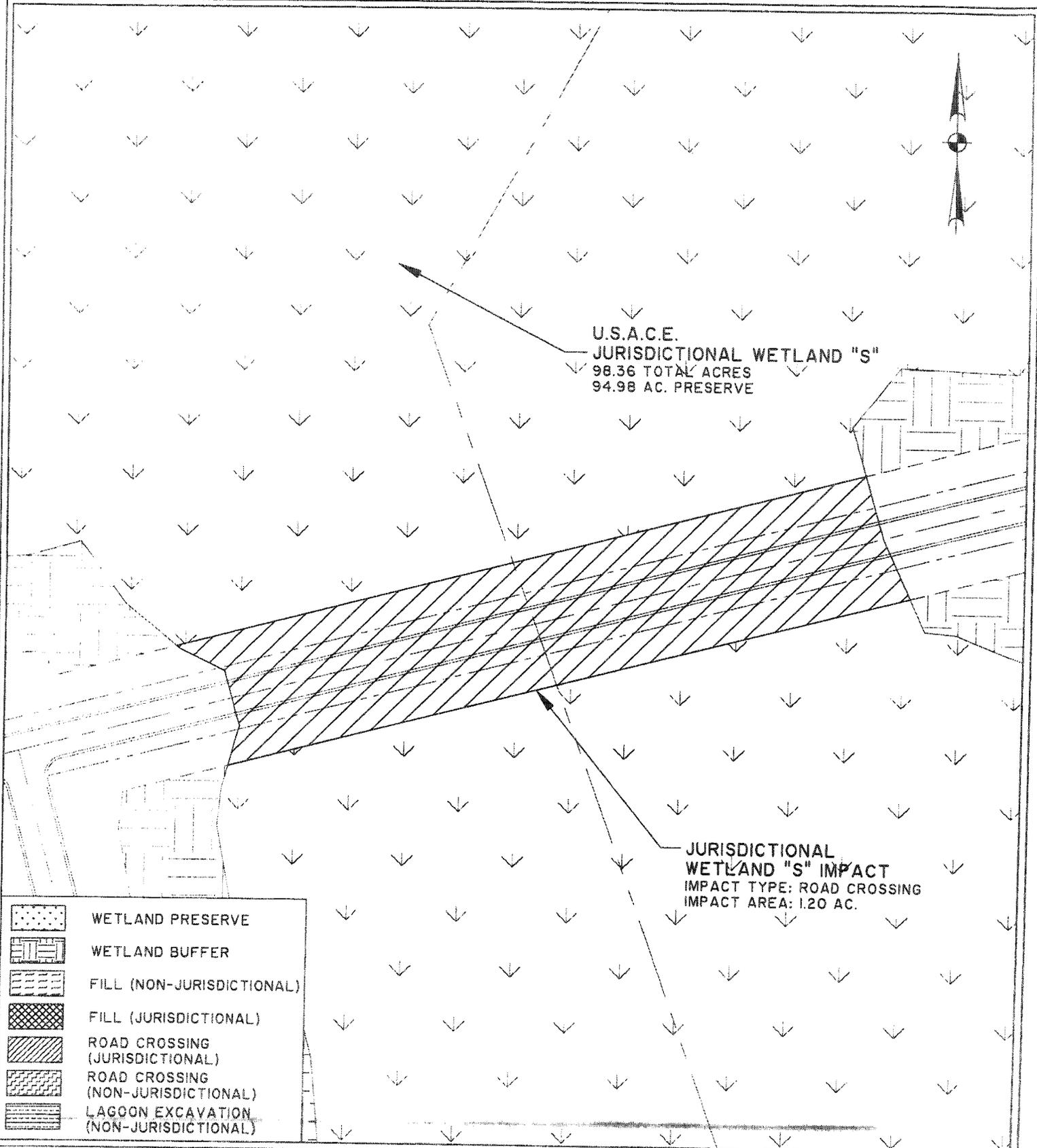
-  WETLAND PRESERVE
-  WETLAND BUFFER
-  FILL (NON-JURISDICTIONAL)
-  FILL (JURISDICTIONAL)
-  ROAD CROSSING (JURISDICTIONAL)
-  ROAD CROSSING (NON-JURISDICTIONAL)
-  LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007
LOCATION: HARDEEVILLE, S.C.

SHEET: 27 OF ³⁶~~32~~
SCALE: 1"=100'

SAC 2007-1484-1IW



U.S.A.C.E.
 JURISDICTIONAL WETLAND "S"
 98.36 TOTAL ACRES
 94.98 AC. PRESERVE

JURISDICTIONAL
 WETLAND "S" IMPACT
 IMPACT TYPE: ROAD CROSSING
 IMPACT AREA: 1.20 AC.

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2
 PROPOSED ACTIVITY:
 INDIVIDUAL WETLAND PERMIT
 CLIENT:
 MFM PROPERTIES
 DATE: MAY 16, 2007
 LOCATION: HARDEEVILLE, S.C.

SHEET: 28 OF 36
 SCALE: 1"=100'

SAC 2007-1484-1IW

U.S.A.C.E.
 JURISDICTIONAL WETLAND "S"
 98.36 TOTAL ACRES
 94.98 AC. PRESERVE

JURISDICTIONAL
 WETLAND "S" IMPACT
 IMPACT TYPE: ROAD CROSSING
 IMPACT AREA: 1.15 AC.

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

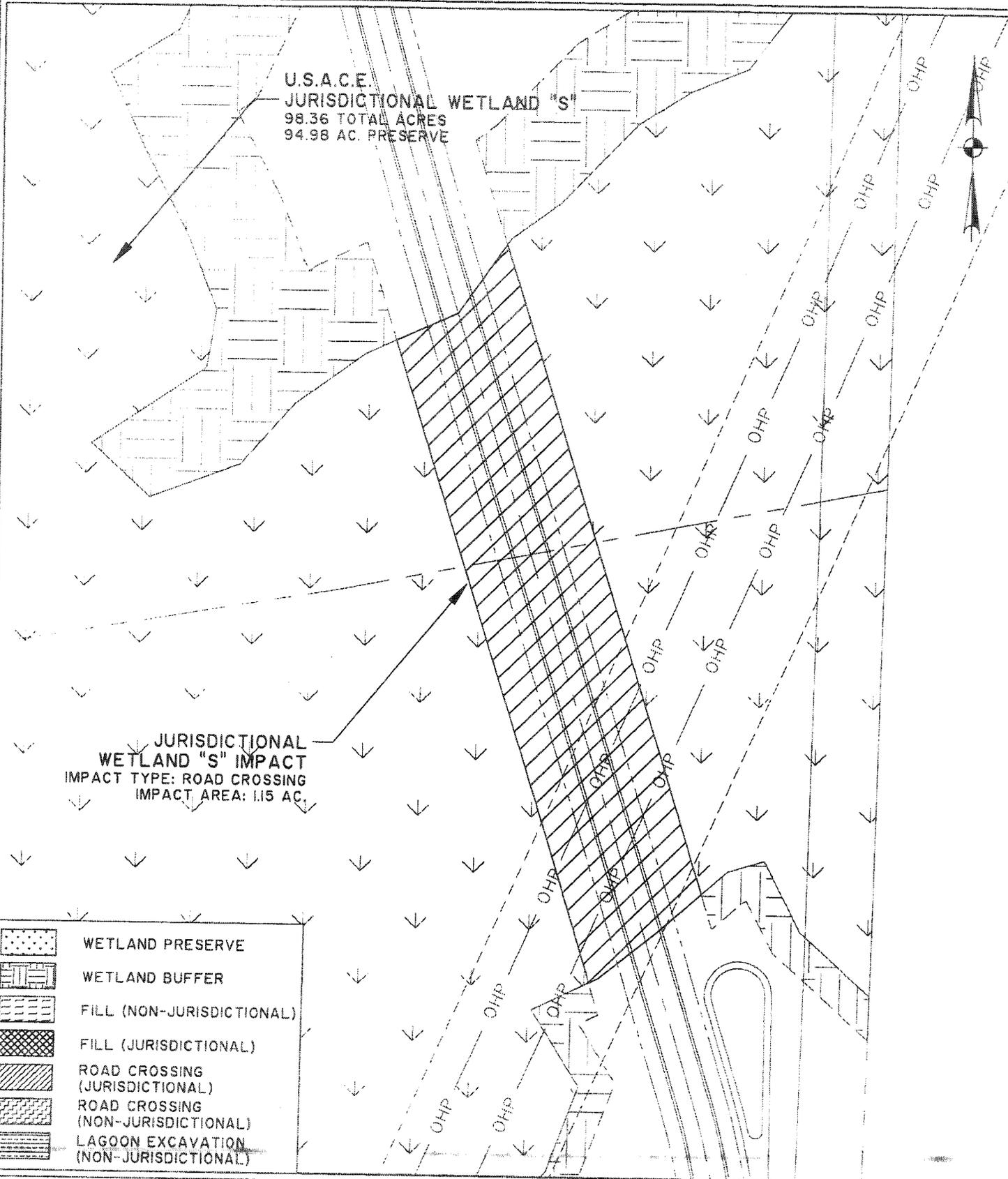
MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
 INDIVIDUAL WETLAND PERMIT
 CLIENT:
 MFM PROPERTIES
 DATE: MAY 16, 2007
 LOCATION: HARDEEVILLE, S.C.

SHEET: 29 OF 32
 SCALE: 1"=100'

36
32

SAC 2007-1484-1IW



JURISDICTIONAL
WETLAND "S" IMPACT
IMPACT TYPE: ROAD CROSSING
IMPACT AREA: 0.40

U.S.A.C.E.
JURISDICTIONAL WETLAND "S"
98.36 TOTAL ACRES
94.98 AC. PRESERVE

JURISDICTIONAL
WETLAND "S" IMPACT
IMPACT TYPE: ROAD CROSSING
IMPACT AREA: 0.63 AC.

-  WETLAND PRESERVE
-  WETLAND BUFFER
-  FILL (NON-JURISDICTIONAL)
-  FILL (JURISDICTIONAL)
-  ROAD CROSSING (JURISDICTIONAL)
-  ROAD CROSSING (NON-JURISDICTIONAL)
-  LAGOON EXCAVATION (NON-JURISDICTIONAL)

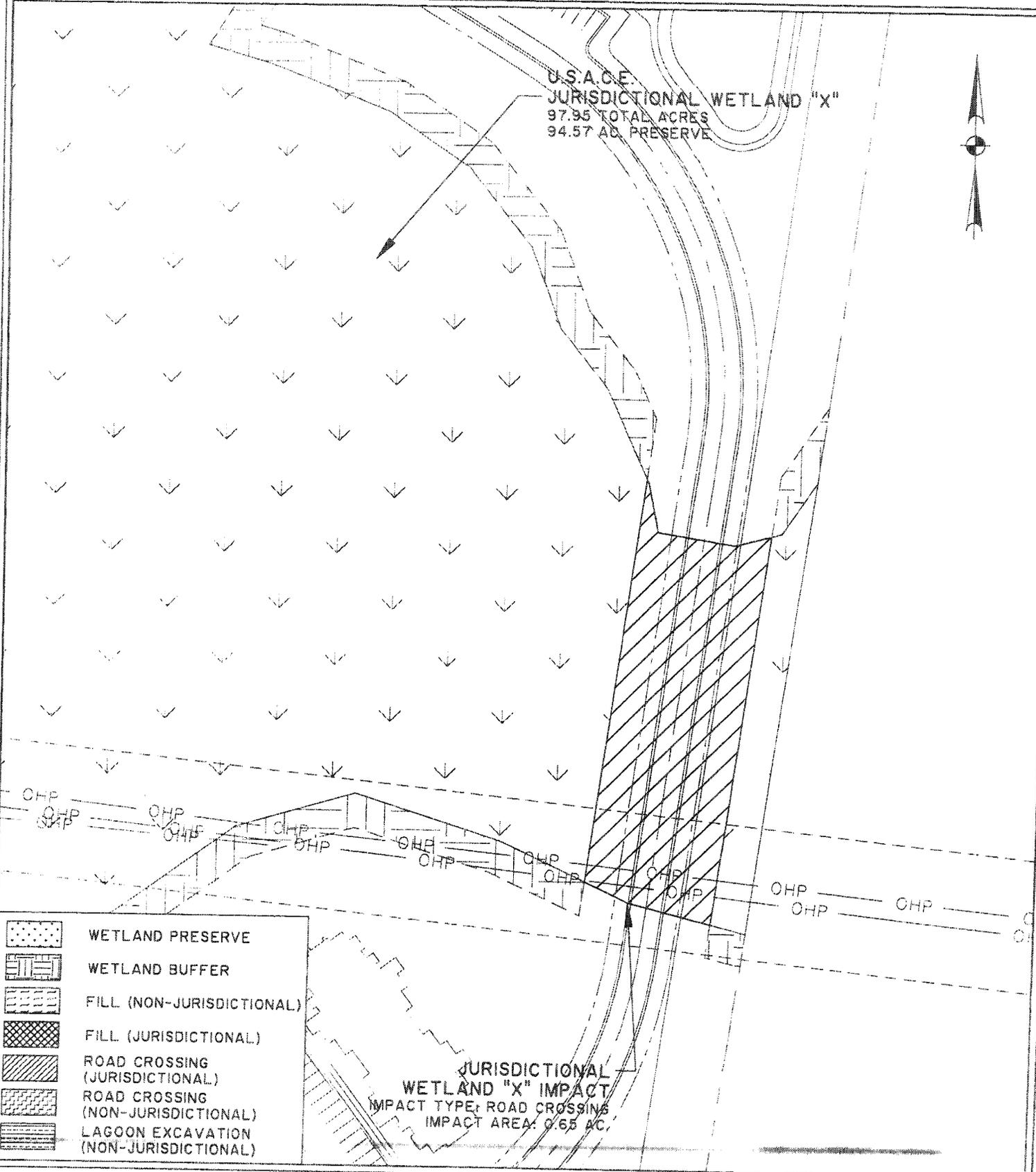
MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007
LOCATION: HARDEEVILLE, S.C.

SHEET: 30 OF ³⁶ 38
SCALE: 1"=100'

SAC 2007-1484-11W

U.S.A.C.E.
 JURISDICTIONAL WETLAND "X"
 97.95 TOTAL ACRES
 94.57 AD. PRESERVE



-  WETLAND PRESERVE
-  WETLAND BUFFER
-  FILL (NON-JURISDICTIONAL)
-  FILL (JURISDICTIONAL)
-  ROAD CROSSING (JURISDICTIONAL)
-  ROAD CROSSING (NON-JURISDICTIONAL)
-  LAGOON EXCAVATION (NON-JURISDICTIONAL)

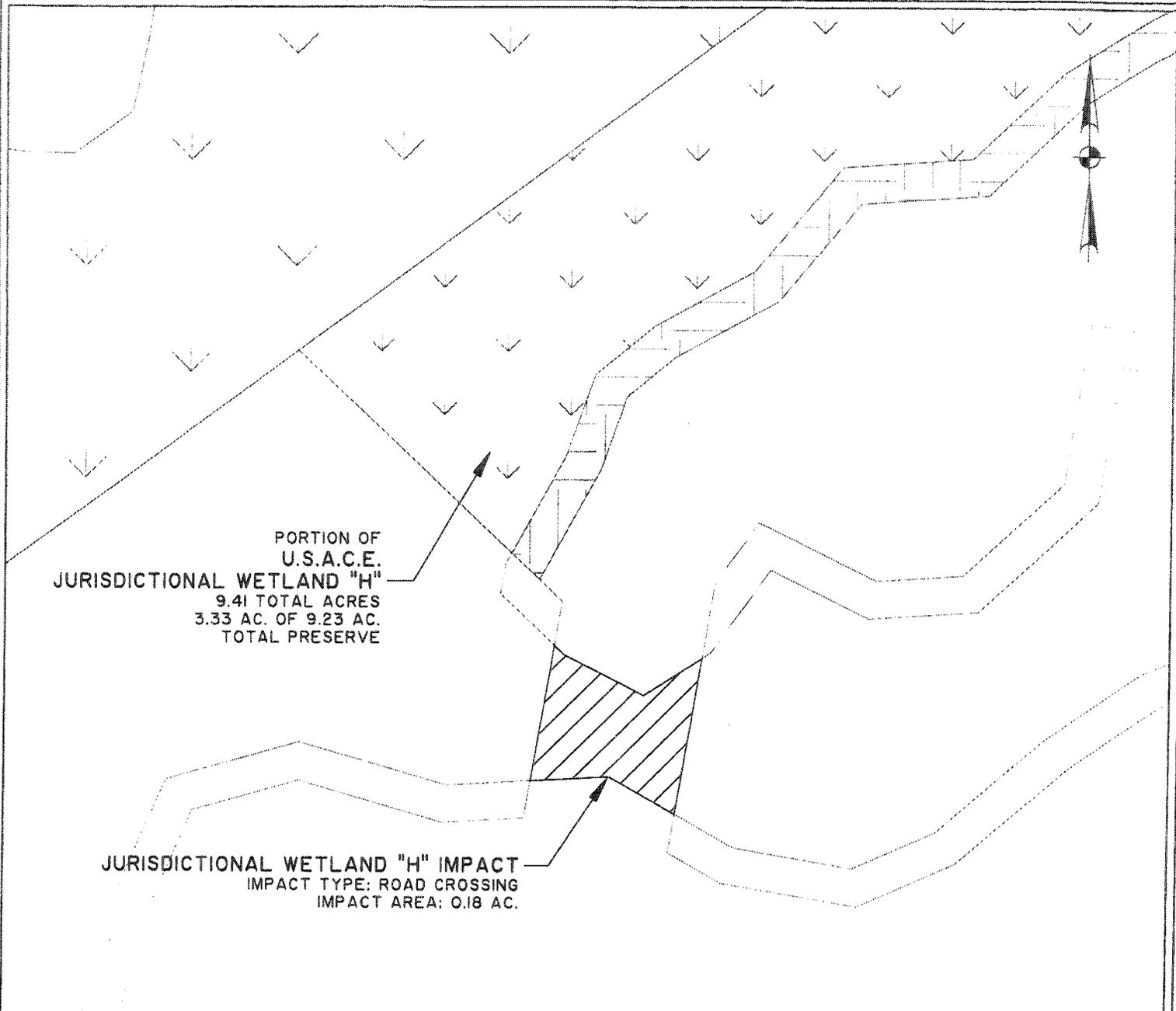
JURISDICTIONAL
 WETLAND "X" IMPACT
 IMPACT TYPE: ROAD CROSSING
 IMPACT AREA: 0.65 AC.

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
 INDIVIDUAL WETLAND PERMIT
 CLIENT:
 MFM PROPERTIES
 DATE: MAY 16, 2007
 LOCATION: HARDEVILLE, S.C.

SHEET: 31 OF ³⁶ 38
 SCALE: 1"=100'

SAC 2007-1484-1IW



PORTION OF
 U.S.A.C.E.
 JURISDICTIONAL WETLAND "H"
 9.41 TOTAL ACRES
 3.33 AC. OF 9.23 AC.
 TOTAL PRESERVE

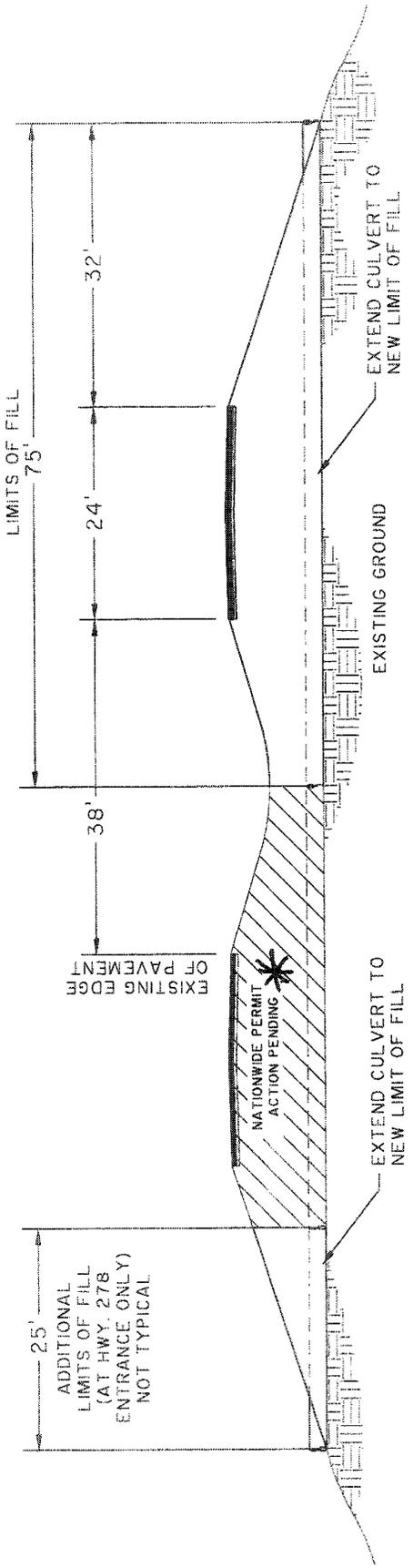
JURISDICTIONAL WETLAND "H" IMPACT
 IMPACT TYPE: ROAD CROSSING
 IMPACT AREA: 0.18 AC.

	WETLAND PRESERVE
	WETLAND BUFFER
	FILL (NON-JURISDICTIONAL)
	FILL (JURISDICTIONAL)
	ROAD CROSSING (JURISDICTIONAL)
	ROAD CROSSING (NON-JURISDICTIONAL)
	LAGOON EXCAVATION (NON-JURISDICTIONAL)

MORGAN TRACT PHASE 2
 PROPOSED ACTIVITY:
 INDIVIDUAL WETLAND PERMIT
 CLIENT:
 MFM PROPERTIES
 DATE: MAY 16, 2007
 LOCATION: HARDEEVILLE, S.C.

SHEET: 32 OF ³⁶~~32~~
 SCALE: 1"=100'

SAC 2007-1484-1IW



**SPINE ROAD SECTION
ROAD SECTION WITH MEDIAN
PARTIAL DEVELOPMENT**

NOT TO SCALE

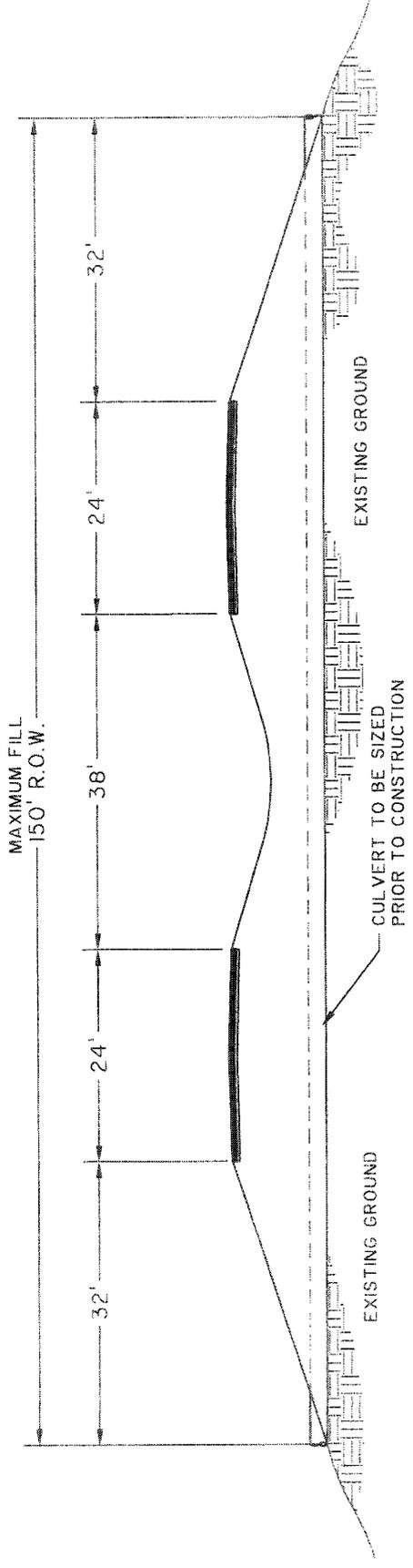
MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007
REVISED: AUGUST 28, 2007
LOCATION: HARDEEVILLE, S.C.

SAC 2007-1484-11W

33 of 36

SHEET: ~~32A~~
SCALE: NTS



**SPINE ROAD SECTION
ROAD SECTION WITH MEDIAN
FULL DEVELOPMENT**

NOT TO SCALE

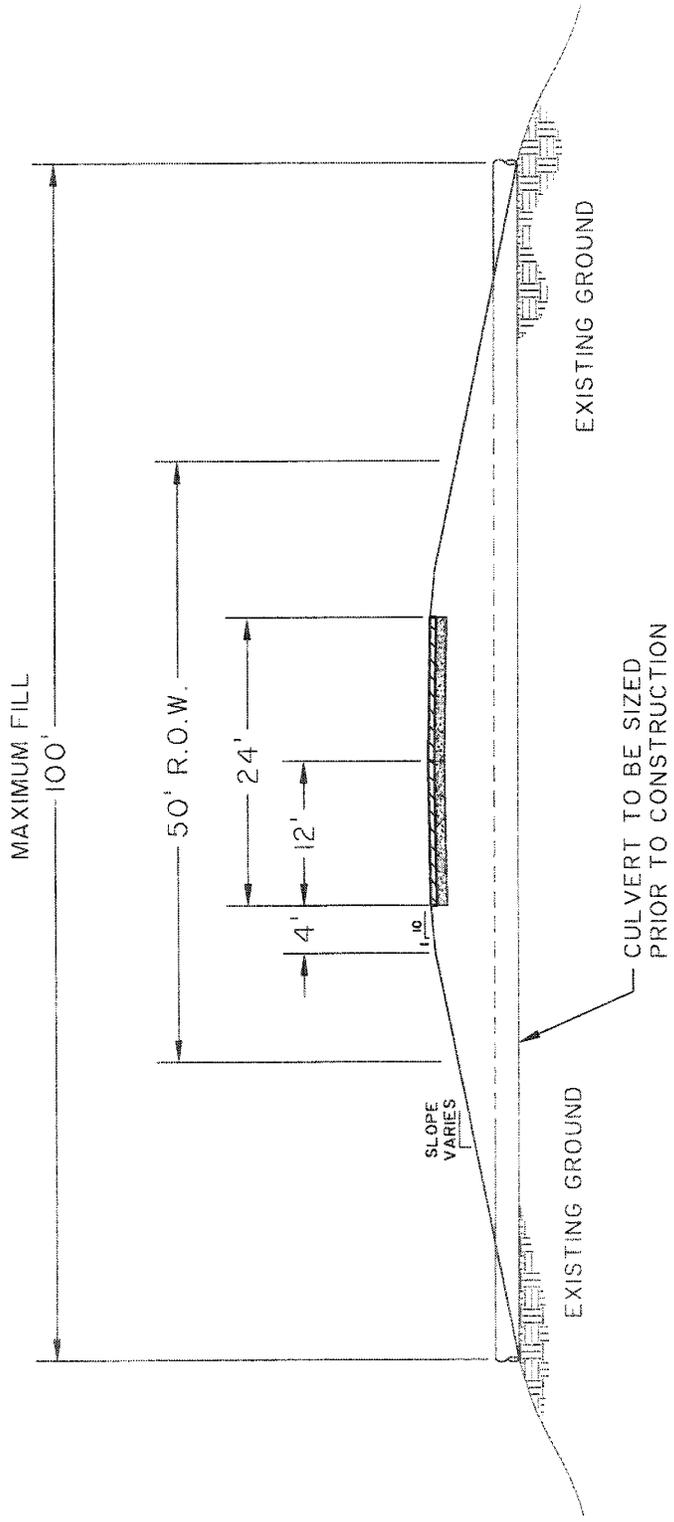
MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007
REVISED: AUGUST 28, 2007
LOCATION: HARDEEVILLE, S.C.

SAC 2007-1484-1W

34 of 36

SHEET: ~~328~~
SCALE: NTS



ROAD SECTION WITHOUT MEDIAN

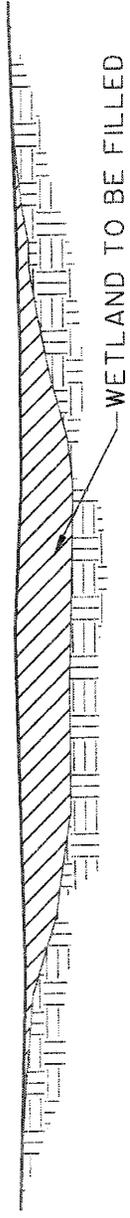
NOT TO SCALE

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
 INDIVIDUAL WETLAND PERMIT
 CLIENT:
 MFM PROPERTIES
 DATE: MAY 16, 2007
 REVISED: AUGUST 28, 2007
 LOCATION: HARDEEVILLE, S.C.

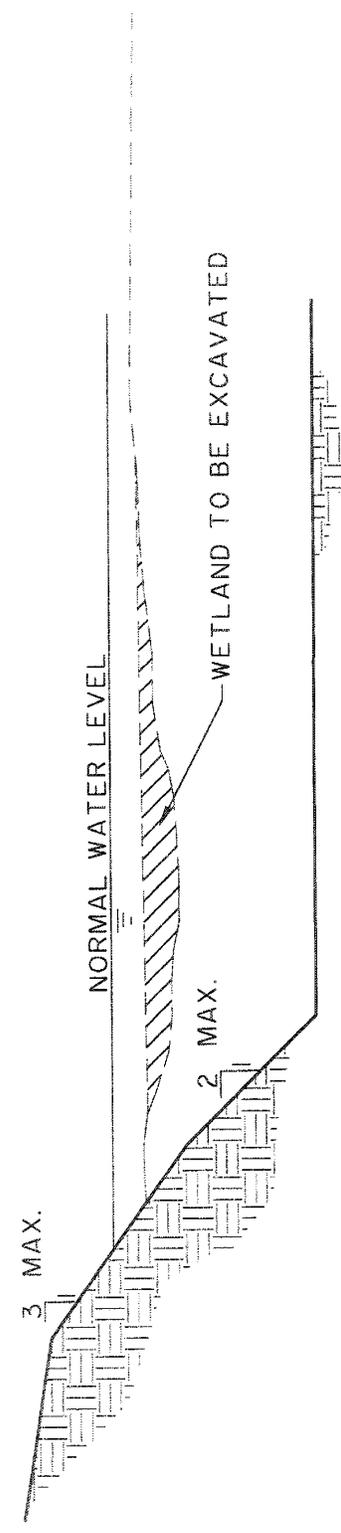
SAC 2007-1484-1IW

35 of 36
 SHEET: ~~326~~
 SCALE: NTS



TYPICAL WETLAND
FILL SECTION

NOT TO SCALE



TYPICAL WETLAND
EXCAVATION SECTION

NOT TO SCALE

MORGAN TRACT PHASE 2

PROPOSED ACTIVITY:
INDIVIDUAL WETLAND PERMIT
CLIENT:
MFM PROPERTIES
DATE: MAY 16, 2007
REVISED: AUGUST 28, 2007
LOCATION: HARDEVILLE, S.C.

SAC 2007-1484-1IW

3607 36
SHEET: 320
SCALE: NTS