

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
Water Quality Certification and Wetlands Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION

Refer to: P/N SAC-2016-01087-REVISED

13 December 2019

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

Mr. Omi Hasija
American Mortgage and Investment Co
C/O Tim Burns
Passarella & Associates
363 Wando Place Drive, Suite 200
Mount Pleasant, SC 29464

for a permit to place fill material in

FRESHWATER WETLANDS AND WATERS OF THE U.S.

at a location, abutting the south side of O. T. Wallace Boulevard, in the Town of Moncks Corner, Berkeley County, South Carolina (Latitude: 33.142558°, Longitude: -80.013478°), Moncks Corner Quad.

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** until

30 Days from the Date of this Notice,

and **SCDHEC** will receive written statements regarding the proposed work until

30 Days from the Date of this Notice

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

The proposed work consists of placing fill material and performing excavation in 8.71 acres of freshwater wetlands and waters of the U. S. for construction of a residential development,

associated infrastructure, utilities, and stormwater management features. The applicant stated that “the project is designed to minimize impacts to wetlands by focusing development in upland areas and limiting the areas of wetland impacts primarily to the previously logged and heavily disturbed wetlands, located within the central and western portions of the site. Complete avoidance of jurisdictional wetland impacts is impractical in order to create a comprehensive residential community design, due to the size and orientation of on-site wetlands along with the lot quantity and size requirement for Berkeley County.” The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by Permittee-Responsible Mitigation (PRM) to include preservation of the remaining wetlands onsite and preservation of wetlands on adjacent and nearby parcels between the development site and the Cooper River as shown on the drawings and further described in supplemental information. Specifically, as mitigation, the applicant proposes the preservation of 13.94+- acres of jurisdictional wetlands, 0.23+- acres of non-jurisdictional wetlands, and 670+- linear feet/0.23 acre of jurisdictional tributaries within the project development site. In addition, the applicant proposes the preservation of 79.13+- acres of wetlands and 1,419 +- linear feet/0.39 acre of perennial tributaries within the adjacent PRM parcels. The project purpose as stated by the applicant is “to construct a residential development that will meet the rising housing needs in proximity to future infrastructure, civic services, and employment opportunities associated with the Town of Monck Corner.”

NOTE: This public notice and associated plans are available on the Corps’ website at:
<http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> .

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 of the Coastal Zone Management Program (15 CFR 930). State review, permitting and certification is conducted by the S. C. Department of Health and Environmental Control. 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 8.71 acres of freshwater wetlands and waters of the U. S. upstream of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. The District Engineer’s 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). The District Engineer’s final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project area, examined all information provided by the applicant, and 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.

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 Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(f)(1)), and has initially determined that no historic properties are present; therefore, there will be no effect on historic properties. To ensure that other historic properties 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 and any other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

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.

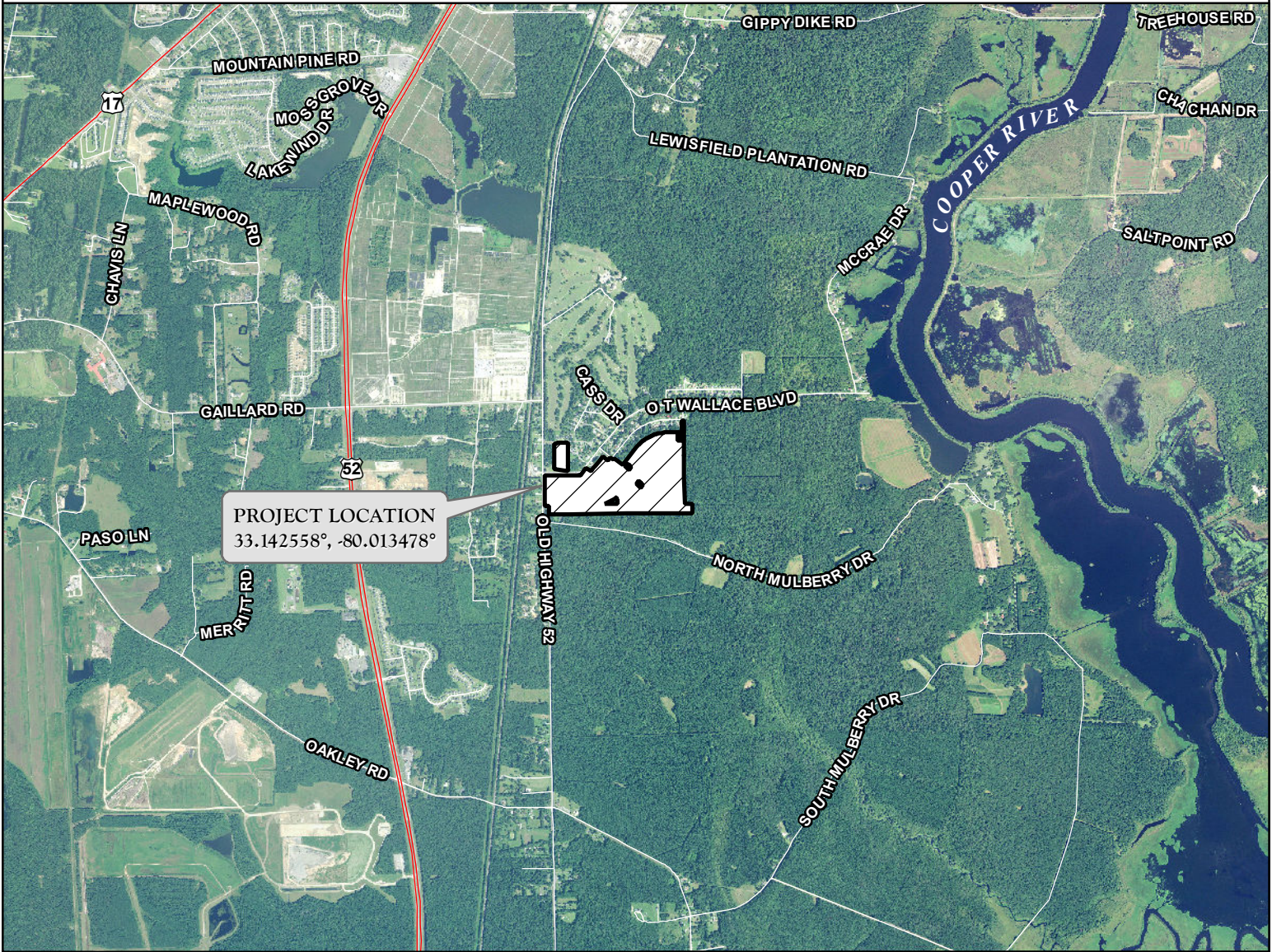
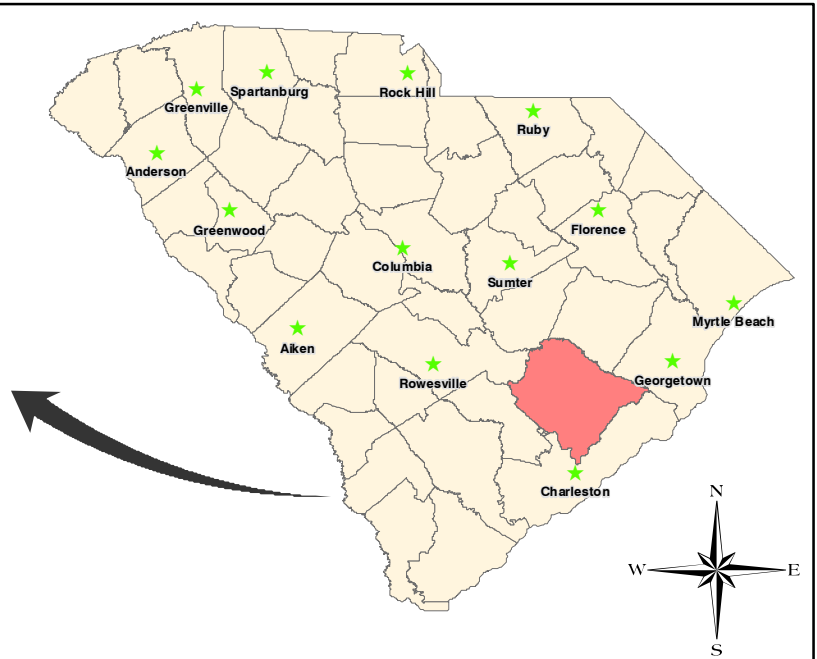
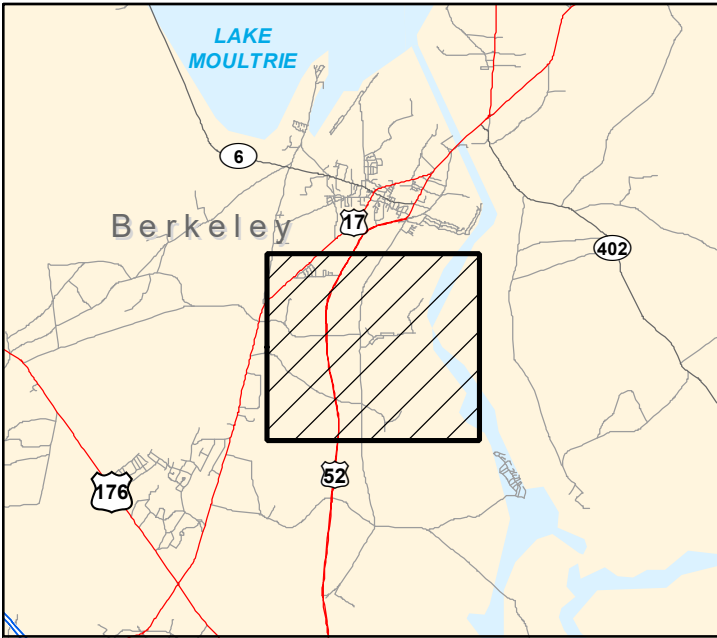
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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 cannot undertake to adjudicate rival claims.

The Corps 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 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. **Please submit comments in writing, identifying the project of interest by public notice number, to the**

following address:

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A HAGOOD AVENUE
CHARLESTON, SOUTH CAROLINA 29403-5107**

If there are any questions concerning this public notice, please contact Mary Hope Green Project Manager, at (843) 329-8044 X 8034, toll free at 1-866-329-8187, or by email at Mary.H.Green@usace.army.mil.



PROJECT NAME: MISTY MEADOWS (SAC-2016-01087)

APPLICANT: AMERICAN MORTGAGE & INVESTMENT COMPANY

PROJECT LOCATION MAP

DWG. No. SC-17AMI2627-1

DRAWN BY: D.B.

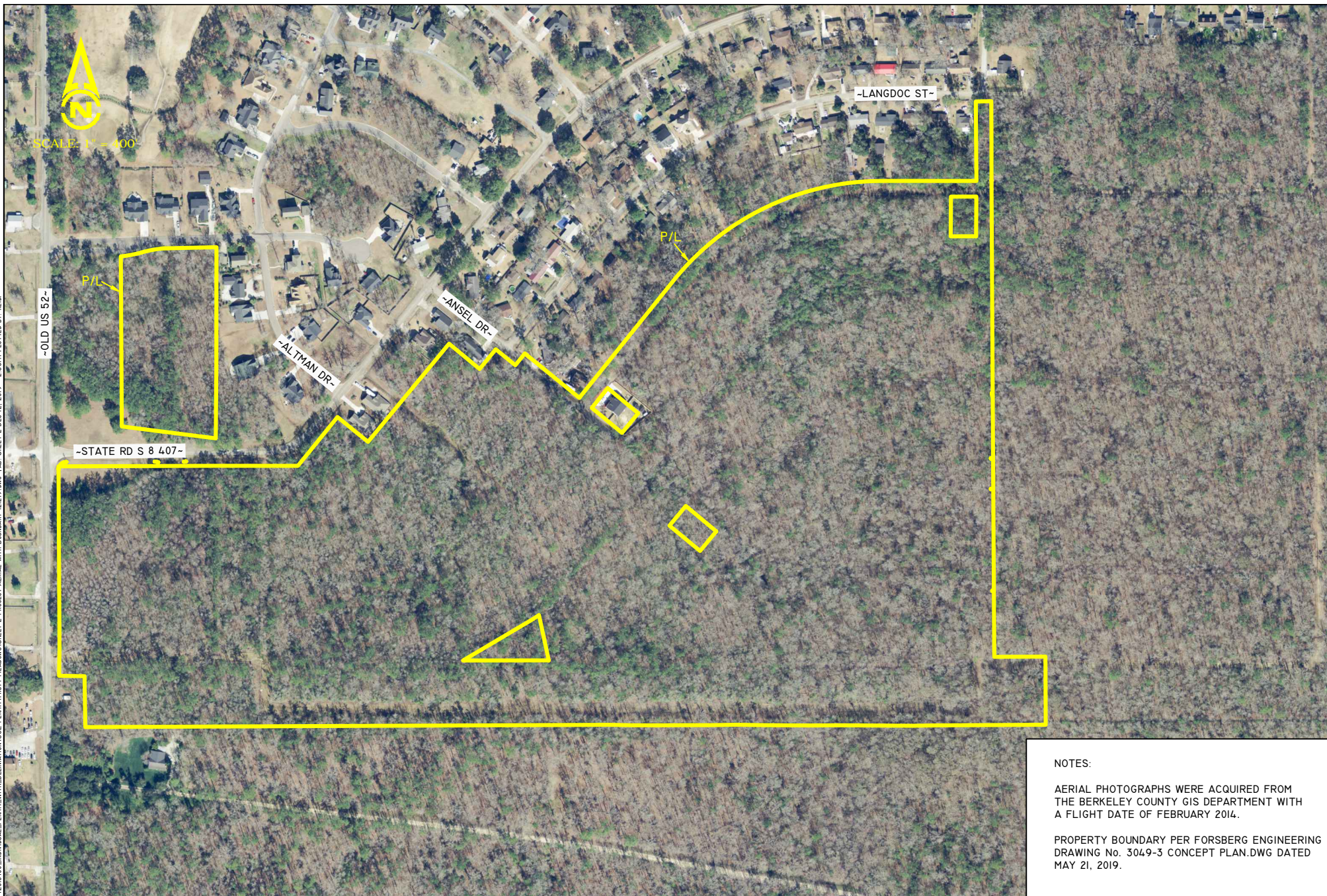
REVISIONS: 06/17/19, 08/30/19

SHEET: 1 OF 16

DATE: 10/31/18

SCALE: N.T.S

J:\SOUTH CAROLINA\2017\SC-17AM2627\2018\00_INDIVIDUAL_PERMIT_WITH_DELIMITATION\COE PERMIT\MISTY MEADOWS\SHEET 2 PROJECT AERIAL WITH BOUNDARY (12/19.DWG Tab. SHEET 2 Dec. 12, 2019 - 2:38PM PLOTTED BY: RE:DP







NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED FROM THE BERKELEY COUNTY GIS DEPARTMENT WITH A FLIGHT DATE OF FEBRUARY 2014.

PROPERTY BOUNDARY PER FORSBERG ENGINEERING DRAWING No. 3049-3 CONCEPT PLAN.DWG DATED MAY 21, 2019.

PROJECT NAME: MISTY MEADOWS (SAC-2016-01087)	PROJECT - AERIAL WITH BOUNDARY	
	DWG. No. SC-17AM12627-2	SHEET: 2 OF 16
APPLICANT: AMERICAN MORTGAGE & INVESTMENT COMPANY	DRAWN BY: D.B.	DATE: 10/31/18
	REVISIONS: 06/17/19, 08/30/19	SCALE: 1"=400'

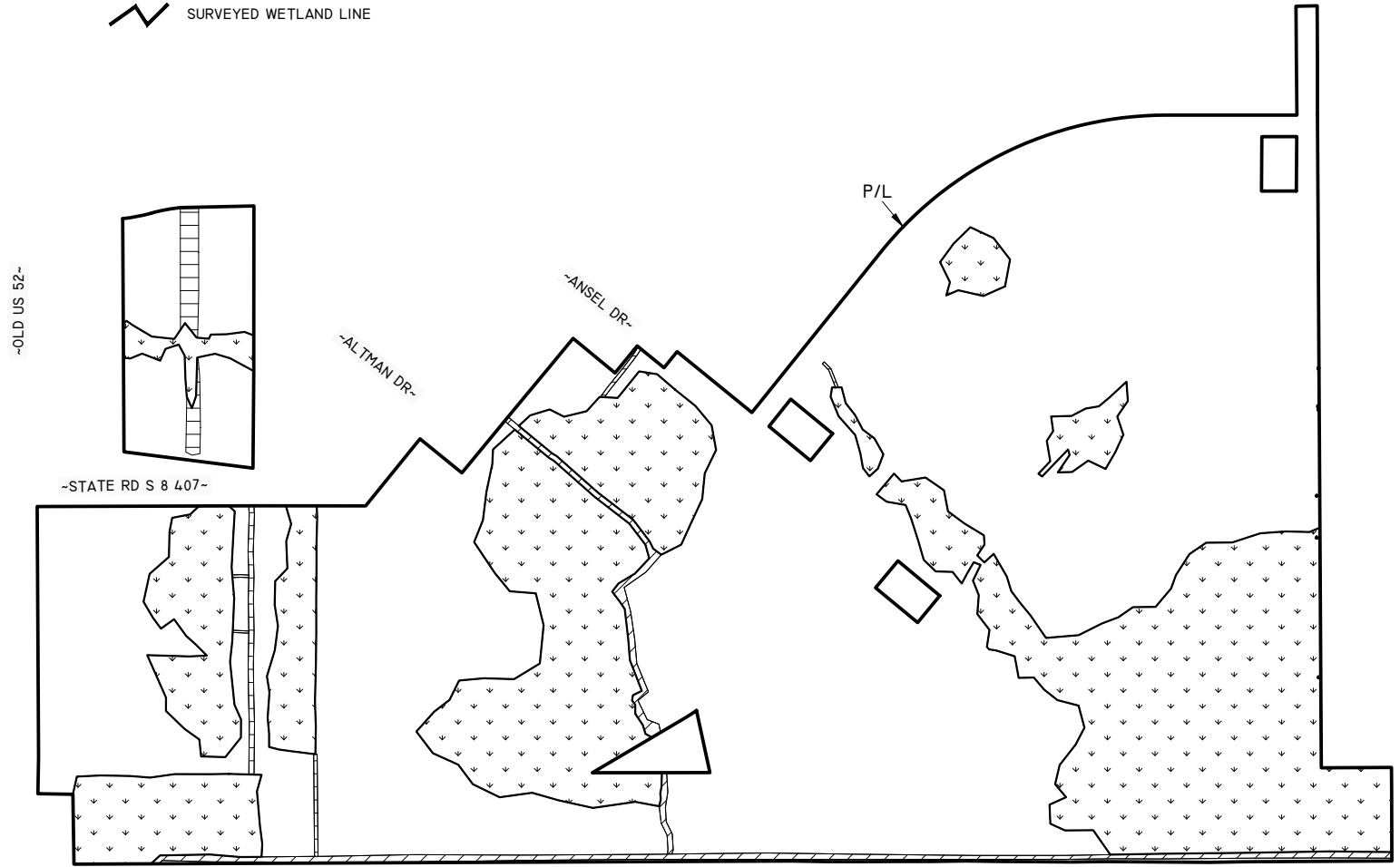
J:\South Carolina\2017\SC-17AM2627\2018\00-INDIVIDUAL PERMIT WITH DELINEATION\COE PERMIT\MISTY MEADOWS\SHEET 3 COE WETLAND MAP - MISTY MEADOWS 12/01/19.DWG TAB SHEET 3 DEC 12, 2019 - 2:40PM PLOTTED BY: REIP

- LEGEND:**
-  WETLANDS
(25.31 AC.±)
 -  NON-WETLANDS WATERS
(1.19 AC.±) (3,991 L.F.)
 -  NON-AQUATIC RESOURCES
(0.63 AC.±) (1,293 L.F.)
 -  SURVEYED WETLAND LINE

NOTES:
 PROPERTY BOUNDARY AND SURVEYED WETLAND
 LINES PER FORSBERG ENGINEERING DRAWING No.
 3049-3 CONCEPT PLAN.DWG DATED MAY 21, 2019.



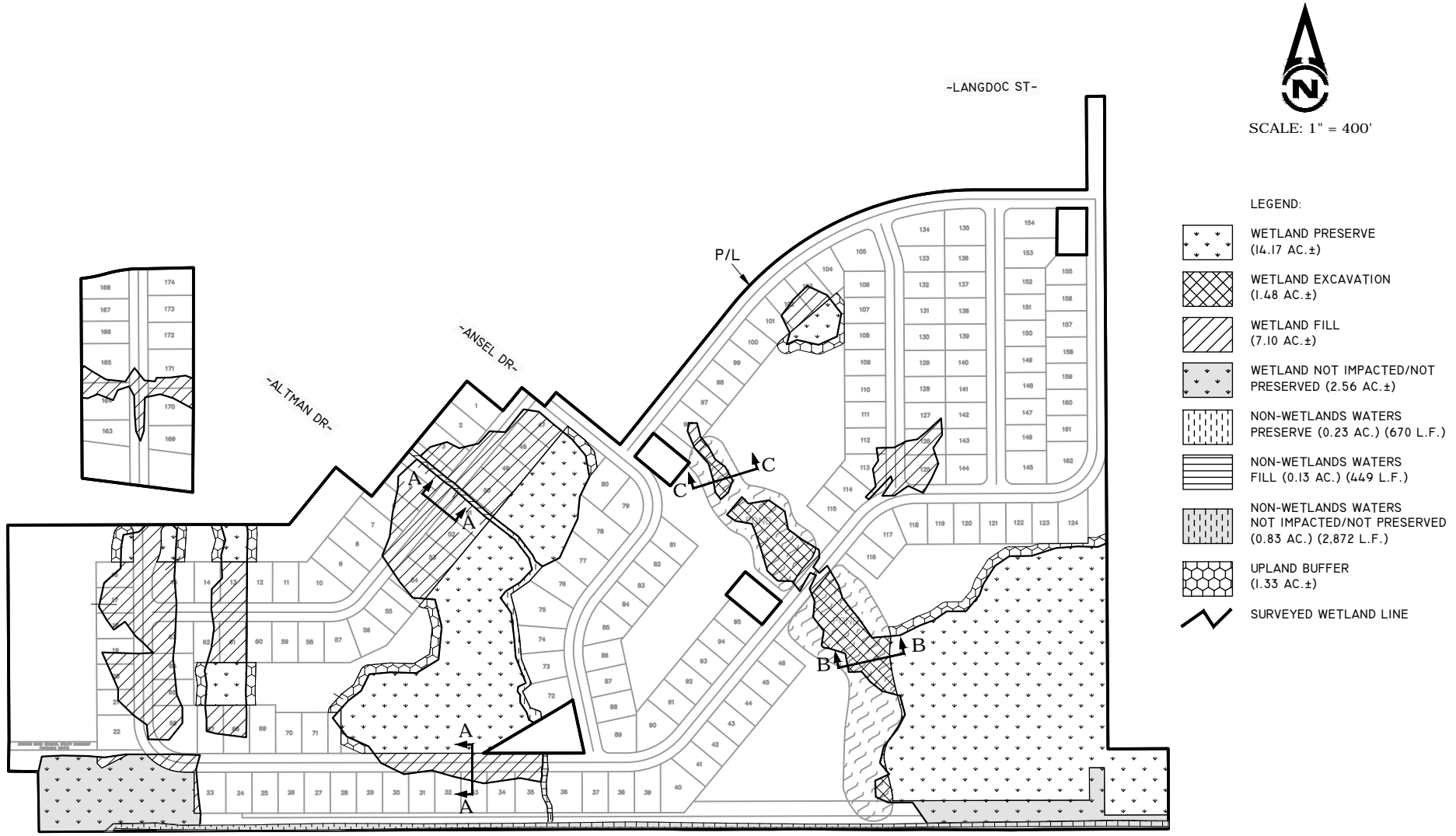
SCALE: 1" = 400'



PROJECT NAME: MISTY MEADOWS (SAC-2016-01087)	PROJECT - COE WETLAND MAP	
	DWG. No. SC-17AM12627-3	SHEET: 3 OF 16
APPLICANT: AMERICAN MORTGAGE & INVESTMENT COMPANY	DRAWN BY: D.B.	
	REVISIONS: 06/17/19, 08/20/19	DATE: 10/31/18
		SCALE: 1"=400'










J:\SOUTH CAROLINA\2017\SC-17AM2627\2018\00_INDIVIDUAL_PERMIT_WITH_DELIMITATION\COE PERMIT\MISTY MEADOWS\SHEET 4 COE WETLAND IMPACT AND CROSS-SECTION LOCATION MAP - MISTY MEADOWS (2/2/19 DWG TAG SHEET 4 DEC 12, 2019 - 2:00PM PLOTTED BY: REDP)

-OLD US 52-



SCALE: 1" = 400'

LEGEND:

-  WETLAND PRESERVE (14.17 AC.±)
-  WETLAND EXCAVATION (1.48 AC.±)
-  WETLAND FILL (7.10 AC.±)
-  WETLAND NOT IMPACTED/NOT PRESERVED (2.56 AC.±)
-  NON-WETLANDS WATERS PRESERVE (0.23 AC.) (670 L.F.)
-  NON-WETLANDS WATERS FILL (0.13 AC.) (449 L.F.)
-  NON-WETLANDS WATERS NOT IMPACTED/NOT PRESERVED (0.83 AC.) (2,872 L.F.)
-  UPLAND BUFFER (1.33 AC.±)
-  SURVEYED WETLAND LINE

NOTES:

SITE PLAN AND SURVEYED WETLAND LINES PER FORSBERG ENGINEERING DRAWING No. 3049-3 CONCEPT PLAN.DWG DATED MAY 21, 2019.

PROJECT NAME: MISTY MEADOWS (SAC-2016-01087)

PROJECT - COE WETLAND IMPACT AND CROSS-SECTION LOCATION MAP

DWG. No. SC-17AMI2627-4

SHEET: 4 OF 16

APPLICANT: AMERICAN MORTGAGE & INVESTMENT COMPANY

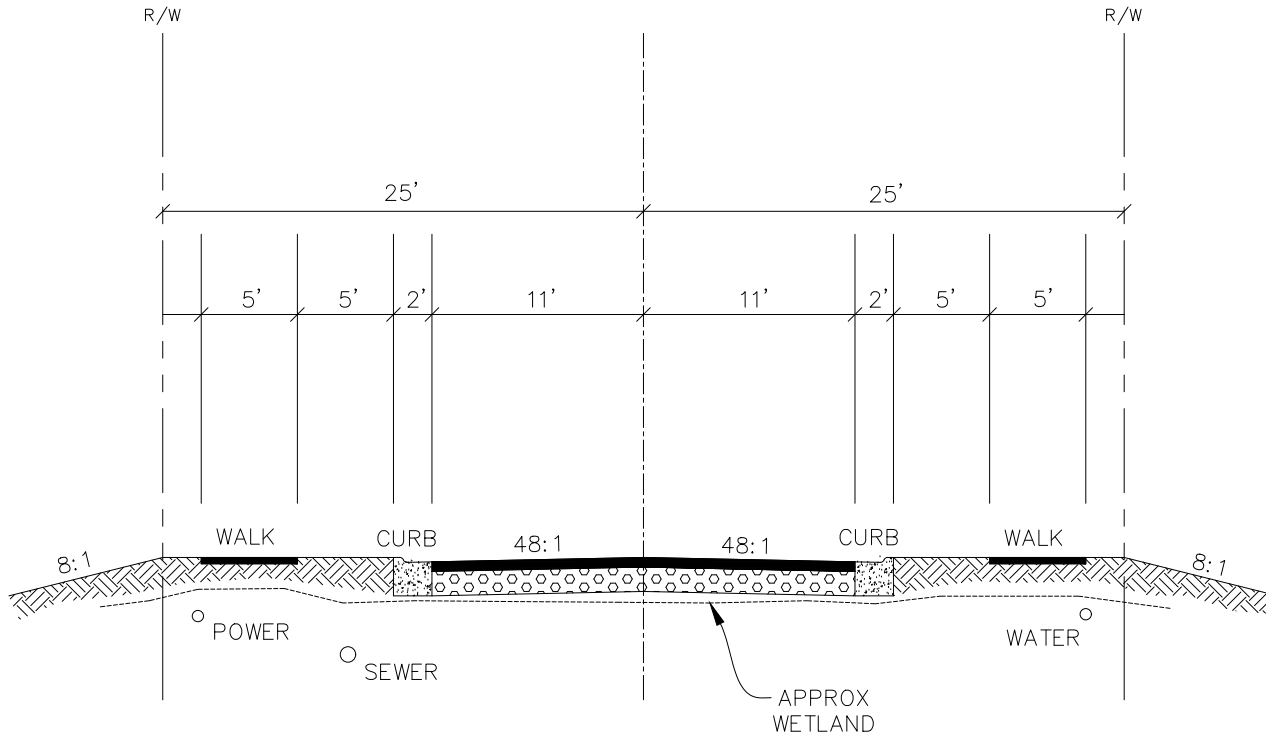
DRAWN BY: D.B.

DATE: 12/26/18

REVISIONS: 06/17/19

SCALE: 1"=400'

J:\South Carolina\2017\SC-17AM2627\2018\00_Individual_Permit-With-Delimitation\COE_Permit\Misty Meadows\SHEET 5 TYPICAL CROSS-SECTIONS 12/19.DWG Tab. SHEET 5 DEC 12, 2019 - 2:42PM PLOTTED BY: REBP



SECTION A-A

NOTES:

TYPICAL CROSS-SECTIONS PER FORSBERG
ENGINEERING DRAWING No. 3049-3
CONCEPT PLAN.DWG DATED MAY 21, 2019.

PROJECT NAME: MISTY MEADOWS (SAC-2016-01087)

PROJECT - TYPICAL CROSS-SECTIONS

DWG. No. SC-17AM12627-5

SHEET: 5 OF 16

APPLICANT: AMERICAN MORTGAGE & INVESTMENT COMPANY

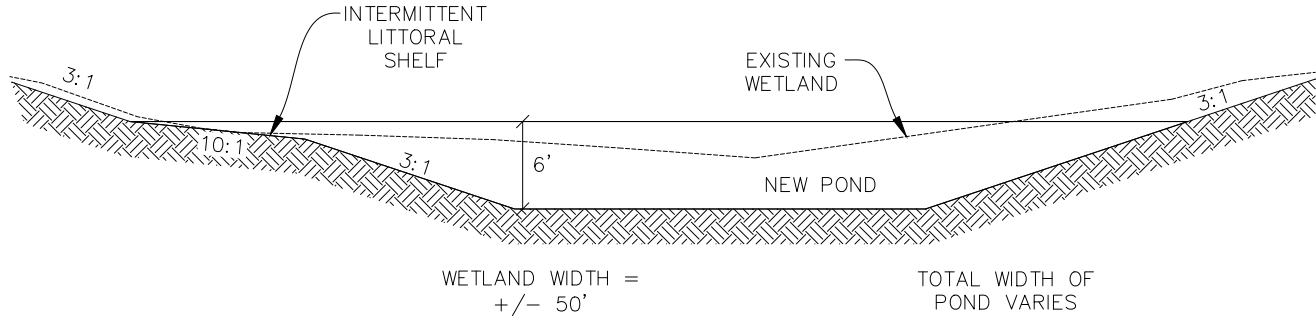
DRAWN BY: D.B.

DATE: 5/23/19

REVISIONS: 06/17/19, 08/30/19

SCALE: 1"=400'

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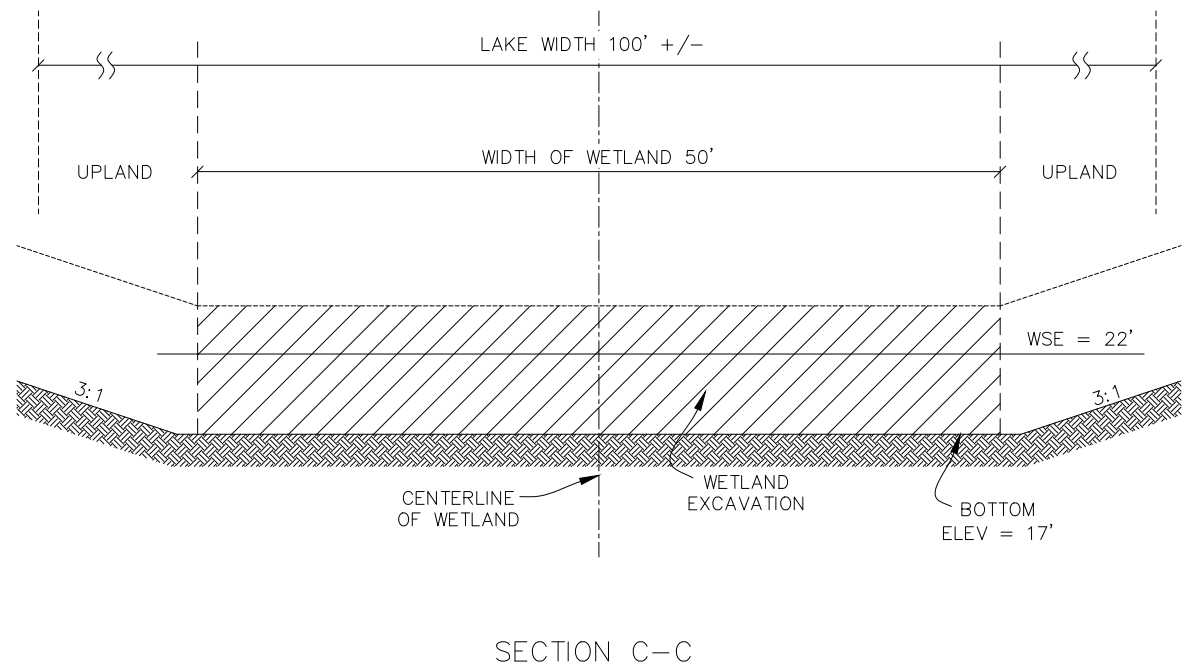


SECTION B-B

NOTES:
 TYPICAL CROSS-SECTIONS PER FORSBERG
 ENGINEERING DRAWING No. 3049-3
 CONCEPT PLAN.DWG DATED MAY 21, 2019.

PROJECT NAME: MISTY MEADOWS (SAC-2016-01087)	PROJECT - TYPICAL CROSS-SECTIONS	
	DWG. No. SC-17AMI2627-5	SHEET: 6 OF 16
APPLICANT: AMERICAN MORTGAGE & INVESTMENT COMPANY	DRAWN BY: D.B.	DATE: 5/23/19
	REVISIONS: 06/17/19, 08/30/19	SCALE: 1"=400'

J:\South Carolina\2017\SC-17AM2627\2018\00_Individual_Permit-With-Delimitation\COE_Permit\Misty Meadows\SHEET 7 TYPICAL CROSS-SECTIONS\121219.DWG TAB SHEET 7 Dec 12, 2019 - 2:45PM PLOTTED BY: REBP



SECTION C-C







NOTES:
 TYPICAL CROSS-SECTIONS PER FORSBERG
 ENGINEERING DRAWING No. 3049-3
 CONCEPT PLAN.DWG DATED MAY 21, 2019.

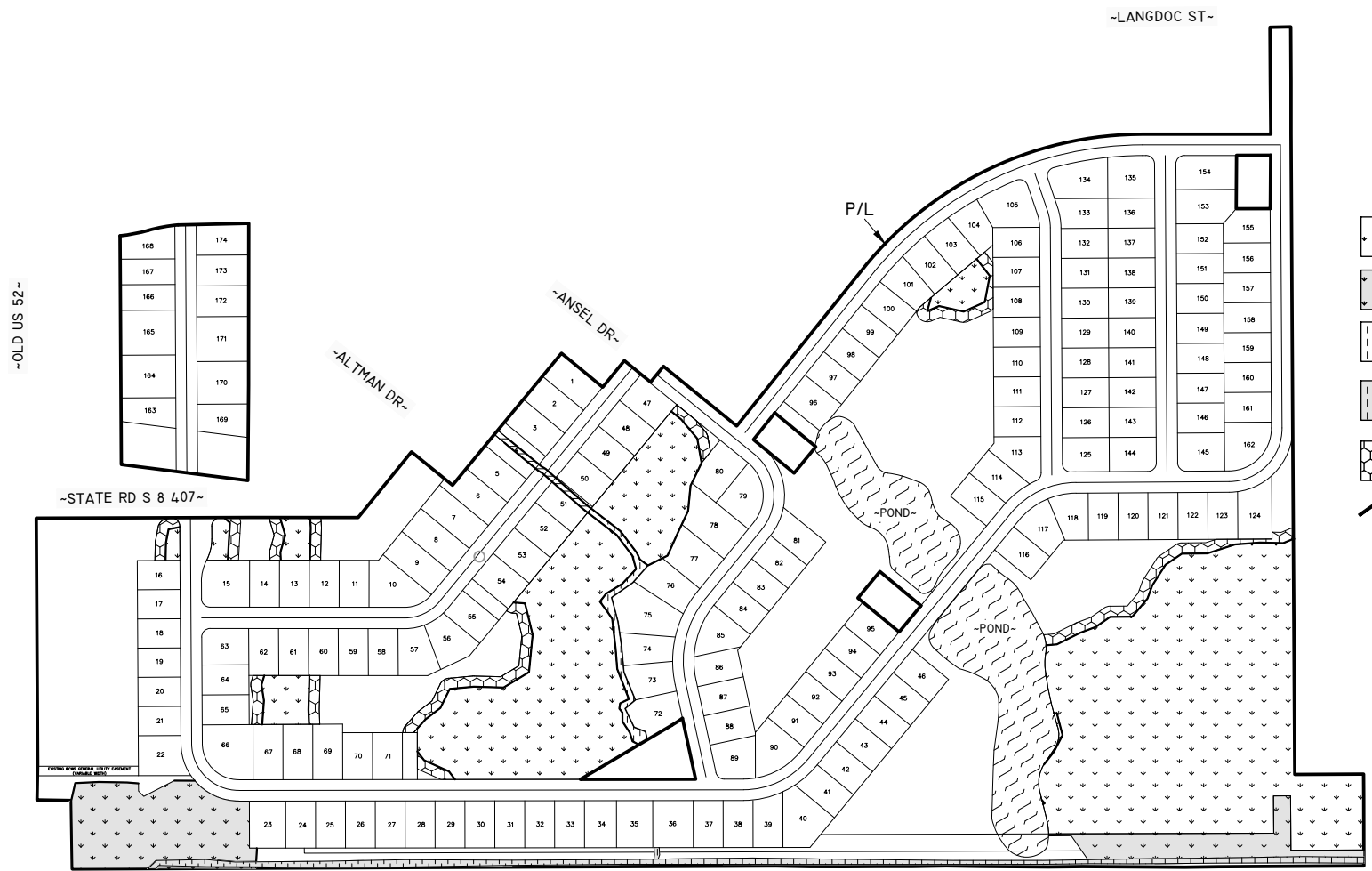
PROJECT NAME: MISTY MEADOWS (SAC-2016-01087)	PROJECT - TYPICAL CROSS-SECTIONS	
	DWG. No. SC-17AM2627-5	SHEET: 7 OF 16
APPLICANT: AMERICAN MORTGAGE & INVESTMENT COMPANY	DRAWN BY: D.B.	DATE: 5/23/19
	REVISIONS: 06/17/19, 08/30/19	SCALE: 1"=400'



SCALE: 1" = 400'

LEGEND:

-  WETLAND PRESERVE (14.17 Ac.±)
-  WETLAND NOT IMPACTED/NOT PRESERVED (2.56 AC.±)
-  NON-WETLANDS WATERS PRESERVE (0.23 Ac.) (670 L.F.)
-  NON-WETLANDS WATERS NOT IMPACTED/NOT PRESERVED (0.83 AC.) (2,872 L.F.)
-  UPLAND BUFFER (1.33 AC.±)
-  SURVEYED WETLAND LINE



NOTES:
 SITE PLAN AND SURVEYED WETLAND LINES PER FORSBERG ENGINEERING DRAWING No. 3049-3 CONCEPT PLAN.DWG DATED MAY 21, 2019.

PROJECT NAME: MISTY MEADOWS (SAC-2016-01087)

PROJECT - SITE PLAN

DWG. No. SC-17AMI2627-6

SHEET: 8 OF 16

APPLICANT: AMERICAN MORTGAGE & INVESTMENT COMPANY

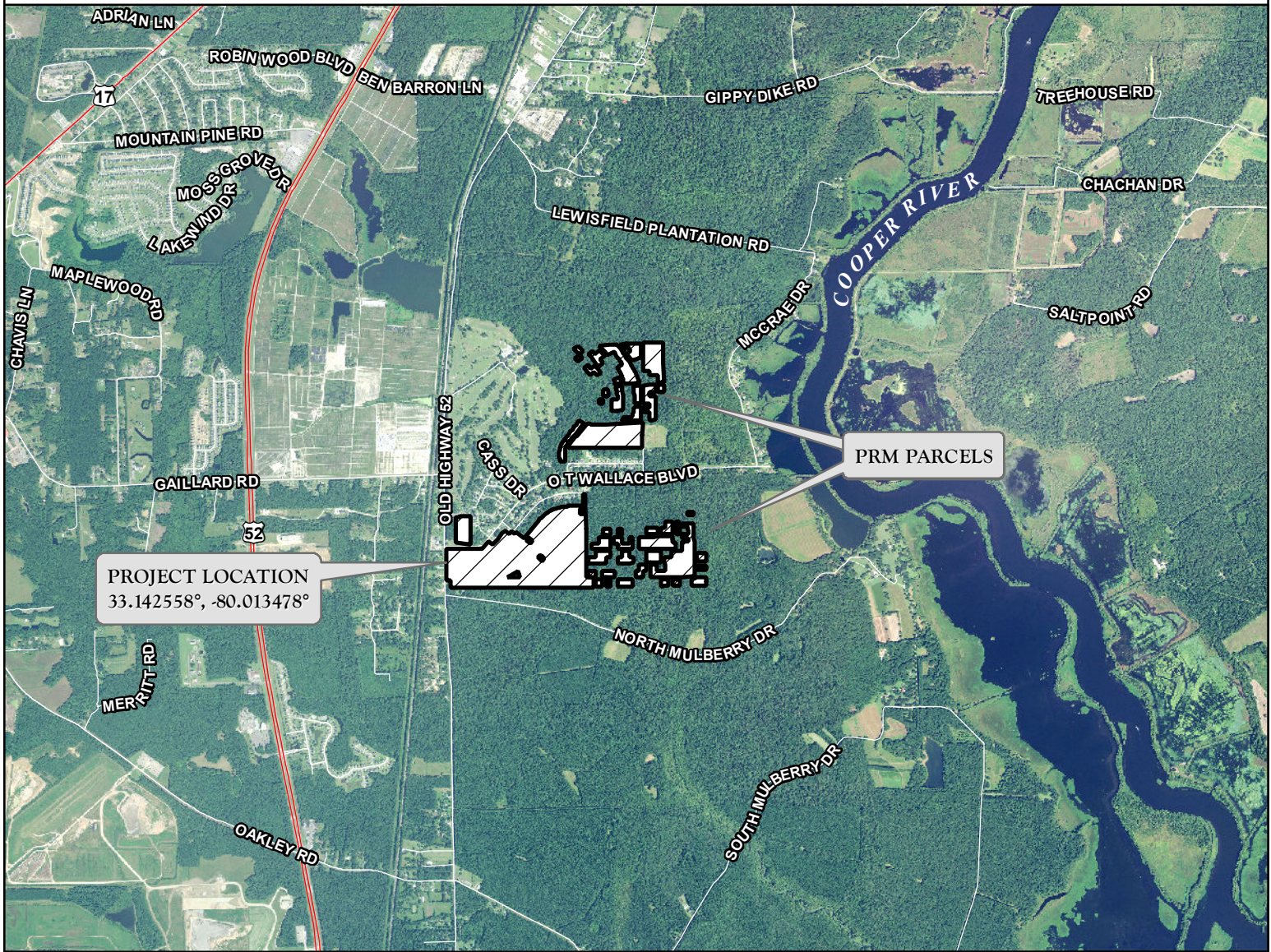
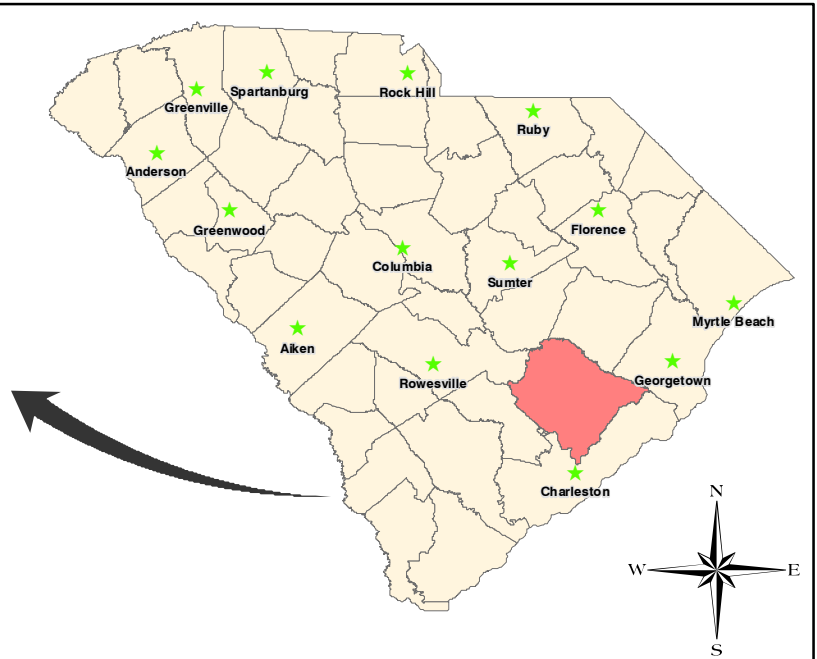
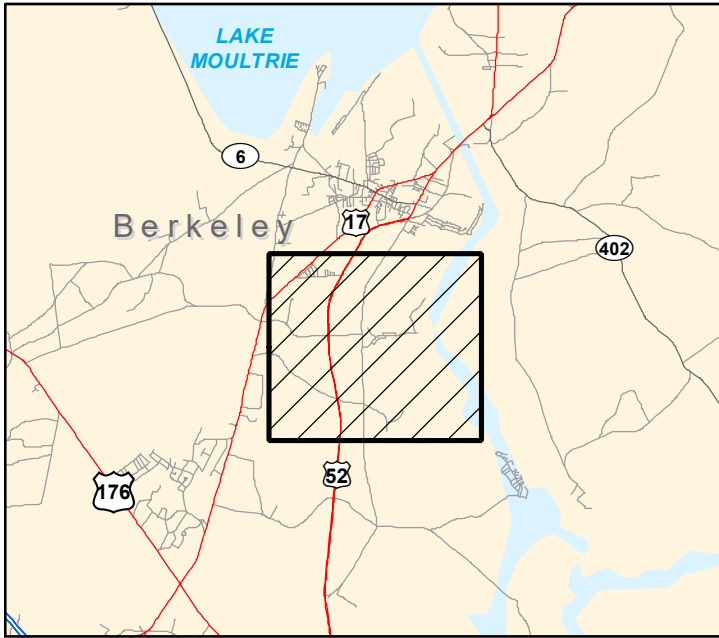
DRAWN BY: D.B., R.F.

DATE: 12/26/18

REVISIONS: 06/17/19, 08/30/19

SCALE: 1"=400'

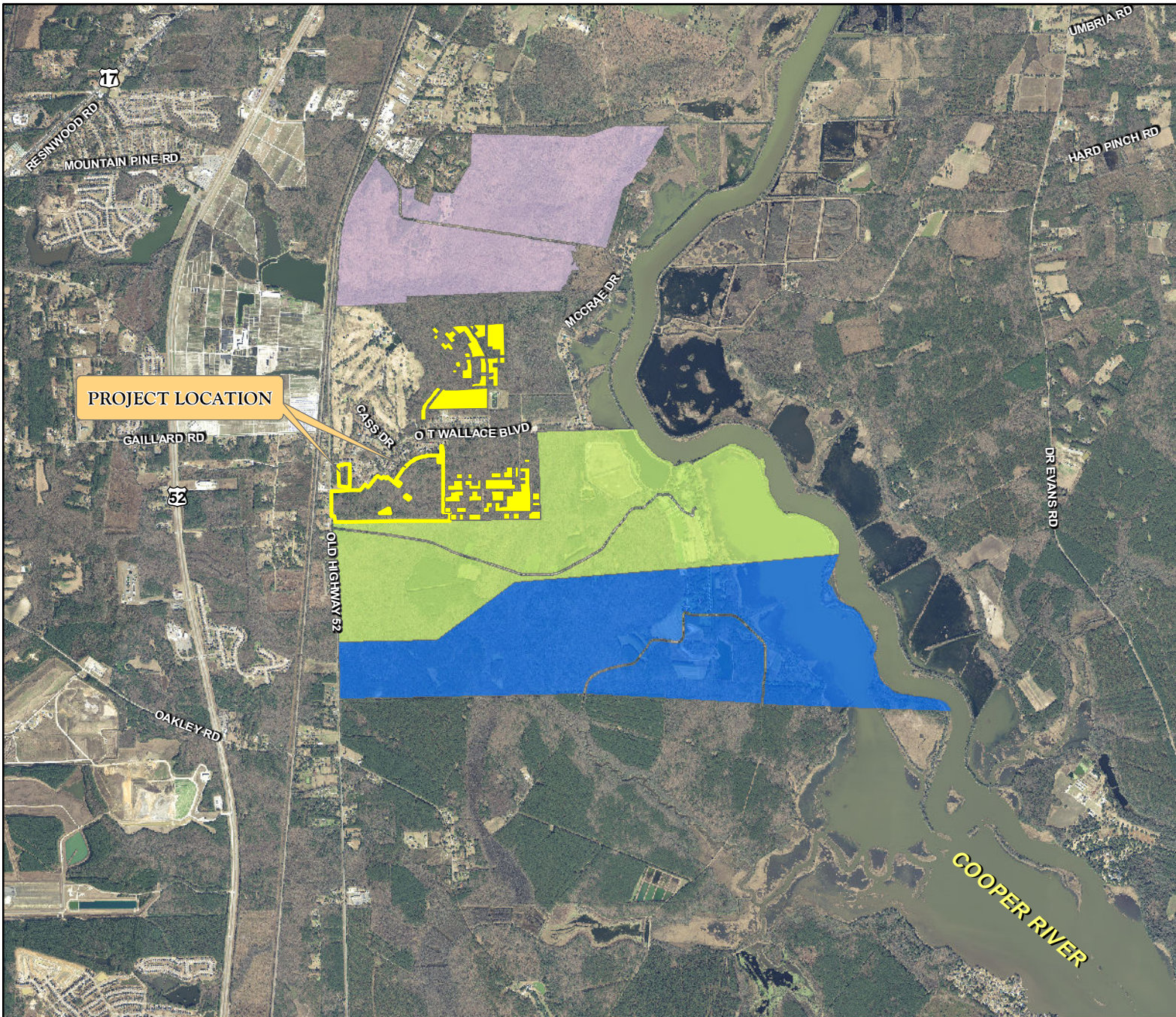
J:\SOUTH CAROLINA\2017\SC-17AMI2627\2018\00-INDIVIDUAL PERMIT WITH DELINEATION\COE PERMIT\MISTY MEADOWS\SHEET & SITE PLAN - MISTY MEADOWS\121219.DWG TAB SHEET & DEC 12, 2019 - 2:46PM PLOTTED BY: REBF



J:\SOUTH CAROLINA\2017\SC-17AMI2627\GIS\2018\00_INDIVIDUAL_PERMIT_WITH_DELINEATION\COE_PERMIT\MITIGATION_PARCELS\SHEETS\SHEET_9_PROJECT_LOCATION_MAP_121219.MXD

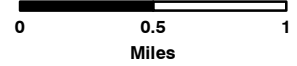
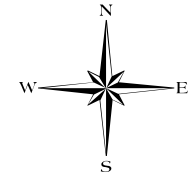
PROJECT NAME: MISTY MEADOWS (SAC-2016-01087)	PRM PARCELS LOCATION MAP	
	DWG. No. SC-17AMI2627-9	SHEET: 9 OF 16
APPLICANT: AMERICAN MORTGAGE & INVESTMENT COMPANY	DRAWN BY: D.B.	DATE: 12/26/18
	REVISIONS: 5/30/19	SCALE: N.T.S

J:\SOUTH CAROLINA\2017\SC-17-AMI2627\GIS\2018\00-INDIVIDUAL PERMIT WITH DELINEATION\COE PERMIT\MITIGATION PARCELS\SHEETS\SHEET 10_AERIAL WITH STEWARDSHIP LANDS_12/26/18.MXD - 12/26/2018 @ 3:16:20 PM



LEGEND

- MISTY MEADOWS
- PRM PARCELS
- LAND STEWARDSHIP
 - N. MULBERRY PLANTATION
 - S. MULBERRY PLANTATION
 - LEWISFIELD PLANTATION



NOTES:

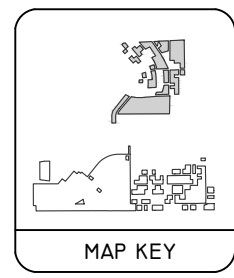
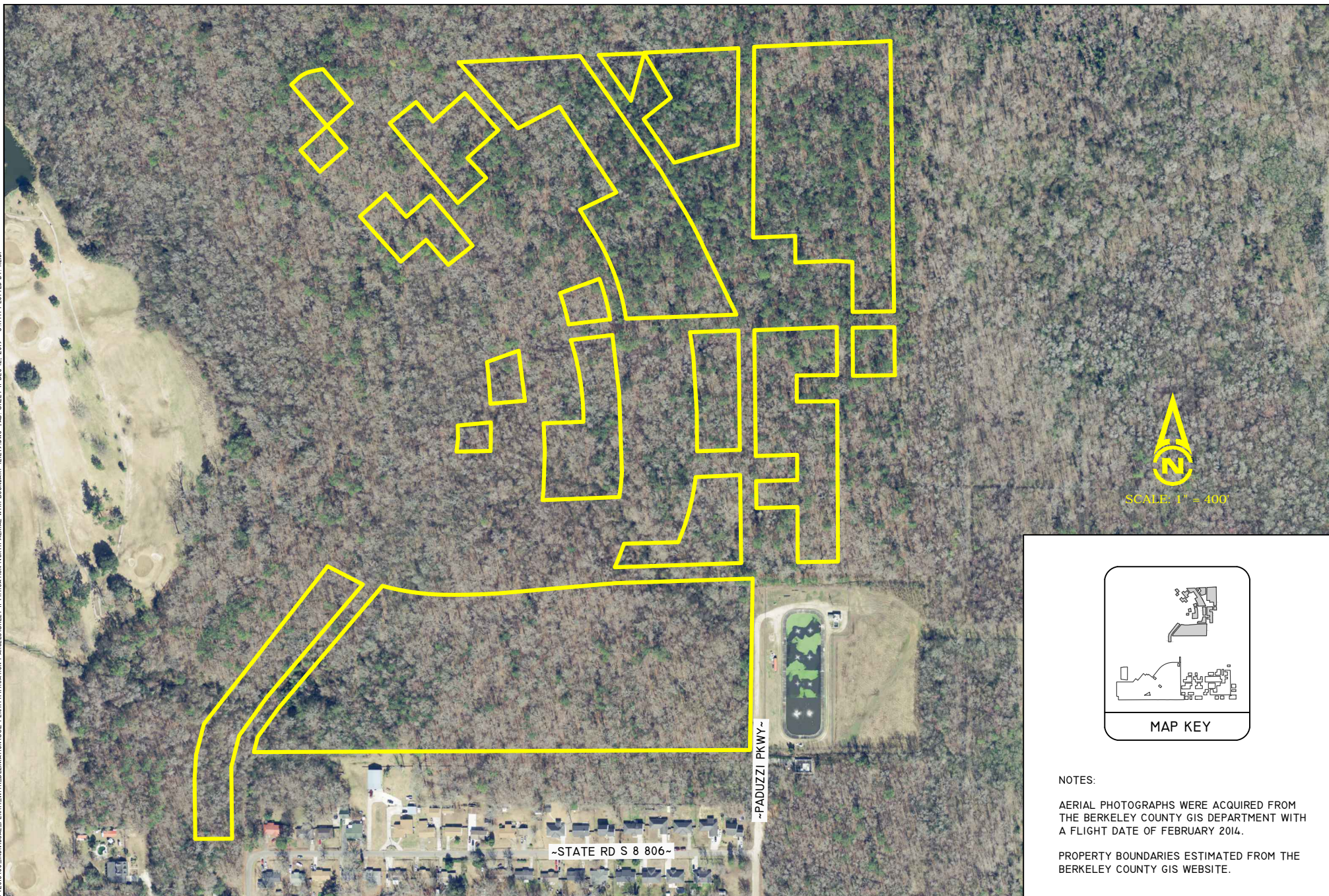
AERIAL PHOTOGRAPHS WERE ACQUIRED FROM THE BERKELEY COUNTY GIS DEPARTMENT WITH A FLIGHT DATE OF FEBRUARY 2014.

PROPERTY BOUNDARIES ESTIMATED FROM THE BERKELEY COUNTY GIS WEBSITE.

STEWARDSHIP LAND PROVIDED BY THE SOUTH CAROLINA DEPARTMENT OF NATURAL RESOURCES AND ARE CURRENT TO 2016.

PROJECT NAME: MISTY MEADOWS (SAC-2016-01087)	AERIAL WITH STEWARDSHIP LANDS	
	DWG. No. SC-17AMI2627-10	SHEET: 10 OF 16
APPLICANT: AMERICAN MORTGAGE & INVESTMENT	DRAWN BY: W.C., D.B.	DATE: 12/26/18
	REVISIONS: 6/17/19	SCALE: N.T.S

J:\SOUTH CAROLINA\2017\SC-17AM2627\2018\00-INDIVIDUAL-PERMIT-WITH-DELININATION\COE-PERMIT\MITIGATION\PARCELS\SHEET II\INITIATION\NORTH AERIAL WITH BOUNDARY (2/2/19).DWG TAB: SHEET II DEC 12, 2019 - 3:17PM PLOTTED BY: REDF



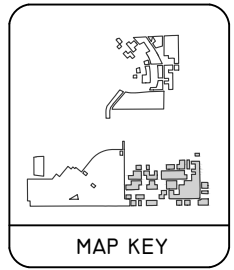
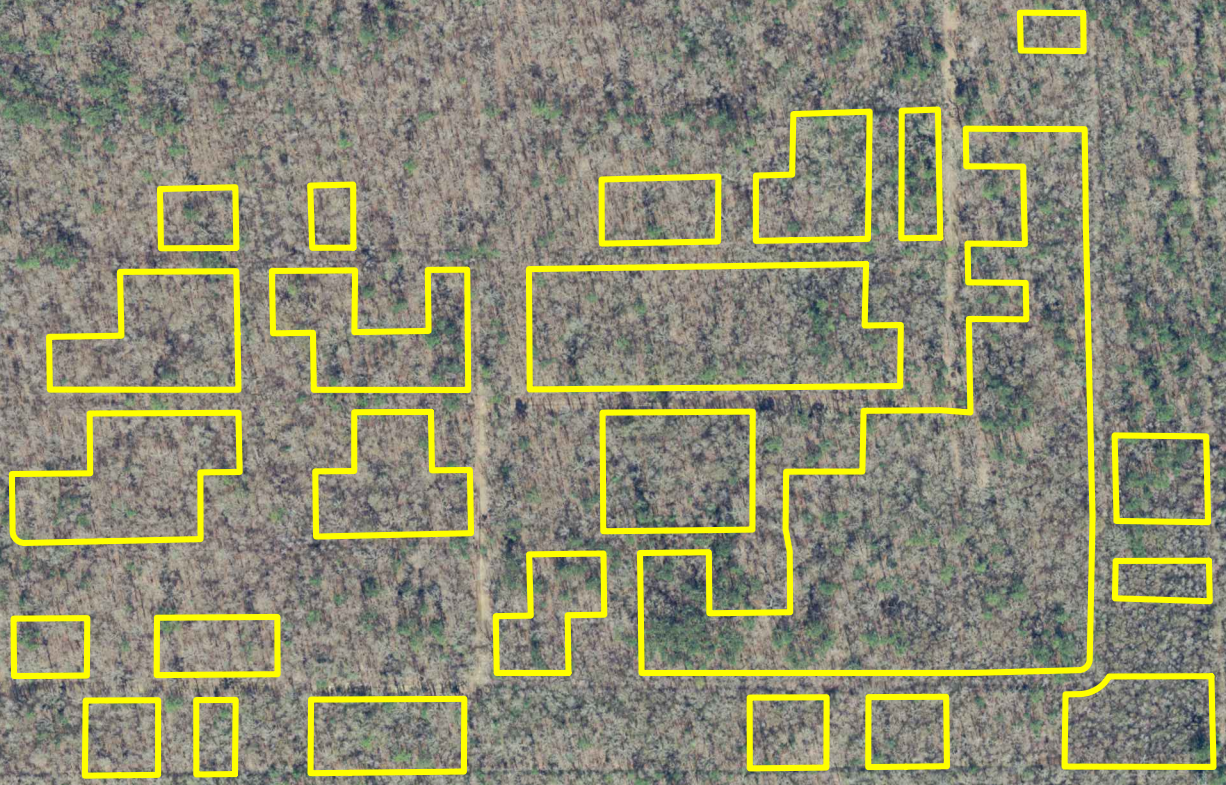
NOTES:
 AERIAL PHOTOGRAPHS WERE ACQUIRED FROM THE BERKELEY COUNTY GIS DEPARTMENT WITH A FLIGHT DATE OF FEBRUARY 2014.
 PROPERTY BOUNDARIES ESTIMATED FROM THE BERKELEY COUNTY GIS WEBSITE.

PROJECT NAME: MISTY MEADOWS (SAC-2016-01087)	PRM PARCELS - AERIAL WITH BOUNDARIES	
	DWG. No. SC-17AM2627-II	SHEET: II OF 16
APPLICANT: AMERICAN MORTGAGE & INVESTMENT COMPANY	DRAWN BY: D.B.	DATE: 12/26/18
	REVISIONS: 5/30/19	SCALE: 1"=500'

J:\SOUTH CAROLINA\2017\SC-17AM2627\2018\00_INDIVIDUAL_PERMIT_WITH_DELIMITATION\COE PERMIT\MITIGATION\COE PERMIT\MITIGATION PARCELS\SHEET 12 MITIGATION SOUTH AERIAL WITH BOUNDARY 12200 DWG TAB SHEET 12 DEC 12, 2019 - 3:19PM PLOTTED BY REDP



SCALE: 1" = 400'

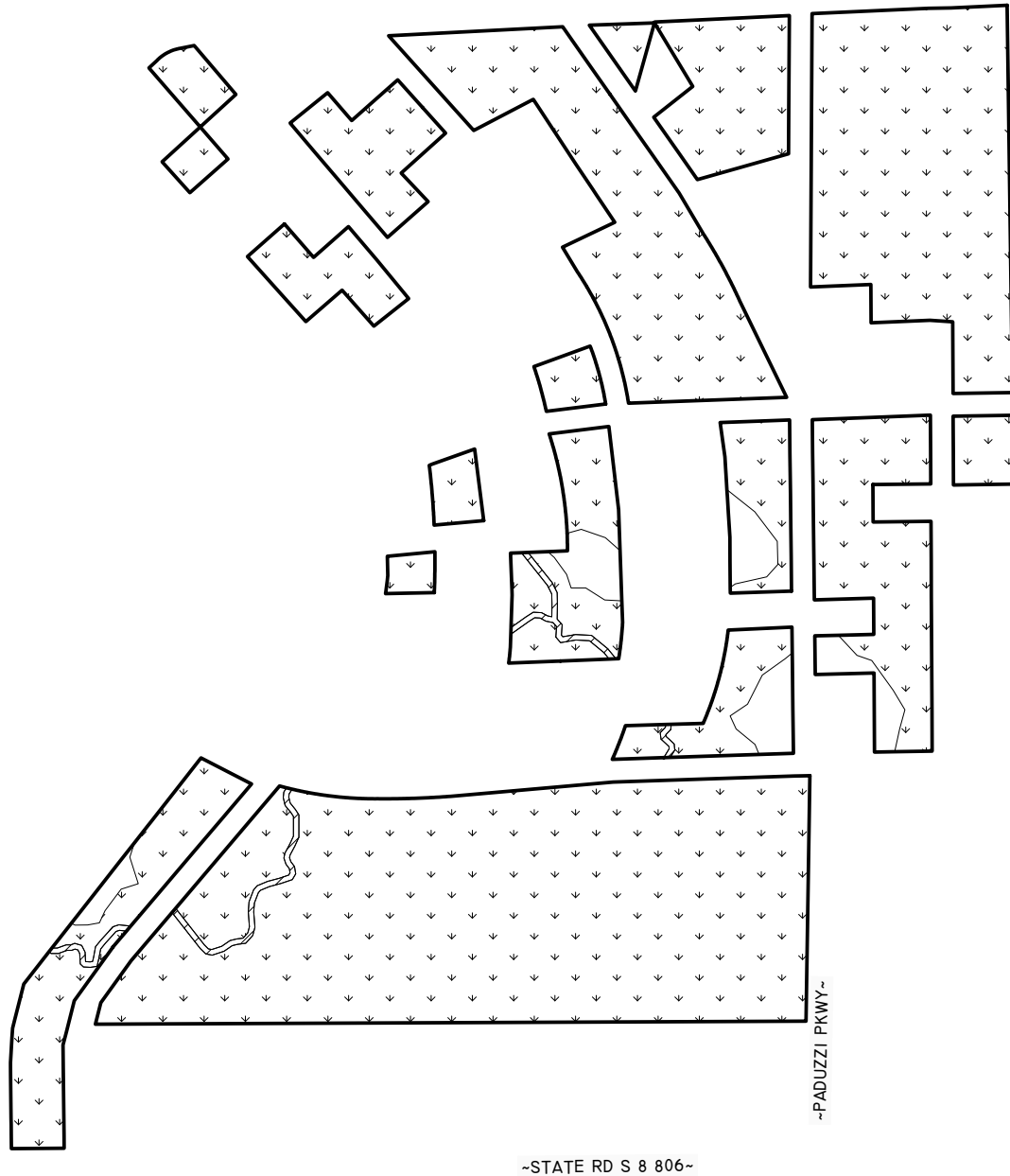


MAP KEY

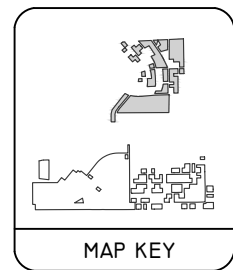
NOTES:
AERIAL PHOTOGRAPHS WERE ACQUIRED FROM THE BERKELEY COUNTY GIS DEPARTMENT WITH A FLIGHT DATE OF FEBRUARY 2014.
PROPERTY BOUNDARIES ESTIMATED FROM THE BERKELEY COUNTY GIS WEBSITE.

PROJECT NAME: MISTY MEADOWS (SAC-2016-01087)	PRM PARCELS - AERIAL WITH BOUNDARIES	
	DWG. No. SC-17AM2627-12	SHEET: 12 OF 16
APPLICANT: AMERICAN MORTGAGE & INVESTMENT COMPANY	DRAWN BY: D.B.	DATE: 12/26/18
	REVISIONS: 5/30/19	SCALE: 1"=400'

J:\SOUTH CAROLINA\2017\SC-17AM2627\2018\00-INDIVIDUAL-PERMIT-WITH-DELINIAION\COE PERMIT\MITIGATION PARCELS\SHEET 13 COE WETLAND MAP - MITIGATION NORTH\2219.DWG Tab SHEET 13 Dec 12, 2019 - 3:20pm PLOTTED BY: REDF





SCALE: 1" = 400'



MAP KEY

LEGEND:

-  JURISDICTIONAL WETLANDS
(43.96 Ac.±)
-  JURISDICTIONAL TRIBUTARIES
(0.39 AC.±) (1,419 L.F.)

NOTES:

PROPERTY BOUNDARIES ESTIMATED FROM THE BERKELEY COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

PROJECT NAME: MISTY MEADOWS (SAC-2016-01087)

PRM PARCELS - COE WETLAND MAP

DWG. No. SC-17AM12627-13

SHEET: 13 of 16

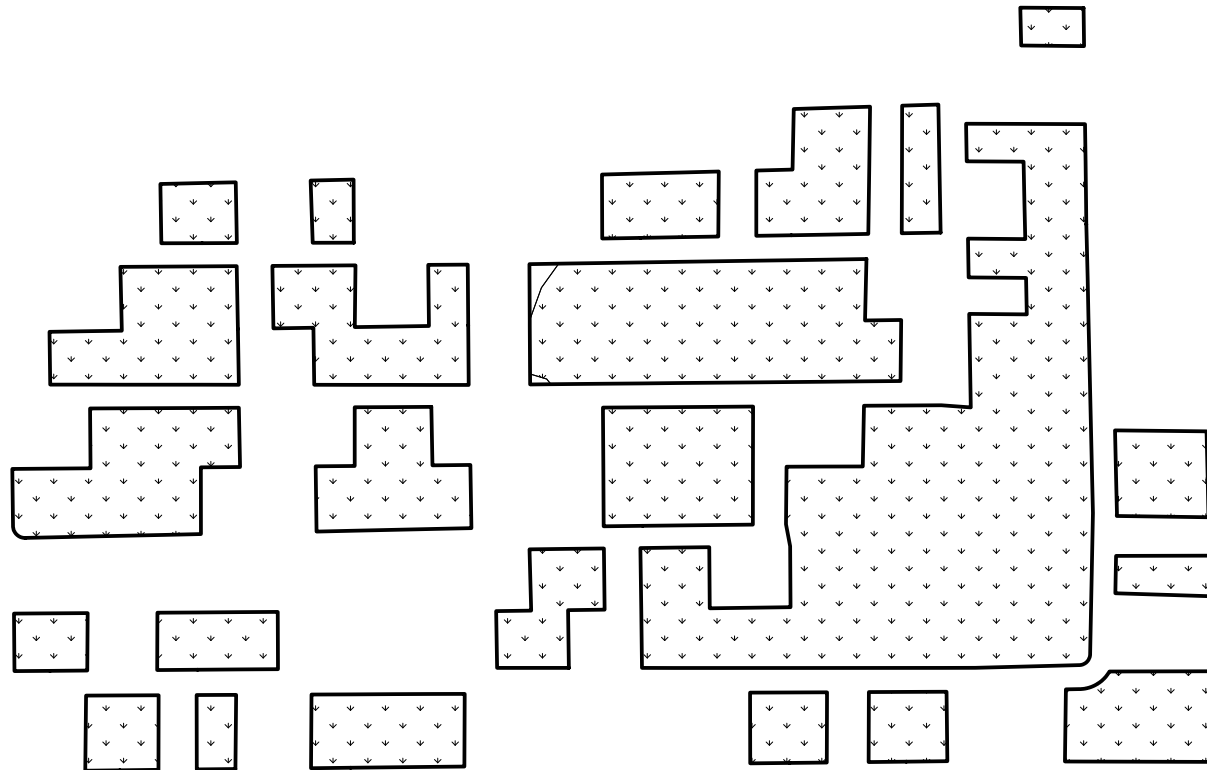
APPLICANT: AMERICAN MORTGAGE & INVESTMENT COMPANY

DRAWN BY: D.B.

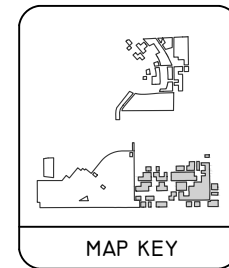
DATE: 12/26/18

REVISIONS: 5/30/19

SCALE: 1"=500'



SCALE: 1" = 400'



MAP KEY

LEGEND:



JURISDICTIONAL WETLANDS
(35.18 AC.±)

NOTES:

PROPERTY BOUNDARIES ESTIMATED FROM THE BERKELEY COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

PROJECT NAME: MISTY MEADOWS (SAC-2016-01087)

PRM PARCELS - COE WETLAND MAP

DWG. No. SC-17AMI2627-14

SHEET: 14 of 16

APPLICANT: AMERICAN MORTGAGE & INVESTMENT COMPANY

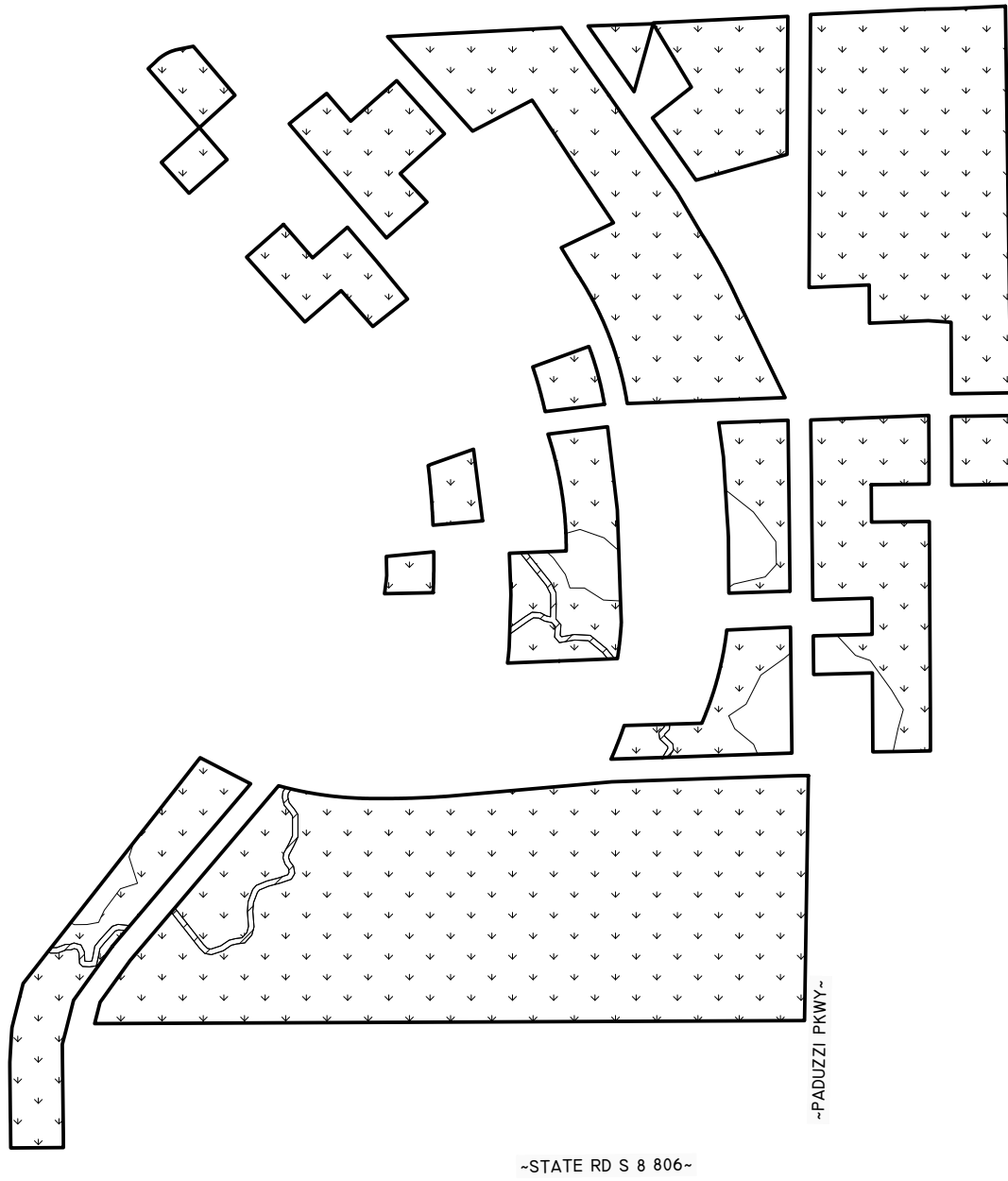
DRAWN BY: D.B.

DATE: 12/26/18

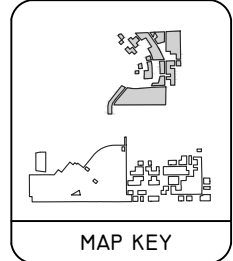
REVISIONS: 5/30/19

SCALE: 1"=400'



J:\SOUTH CAROLINA 2017\SC-17AM2627\2018\00-INDIVIDUAL-PERMIT-WITH-DELINITION\COE-PERMIT\MITIGATION PARCELS\SHEET 15 MITIGATION PLAN - MITIGATION NORTH (2)2.DWG TAB SHEET 15 DEC 12, 2019 - 3:22PM PLOTTED BY: REDP



SCALE: 1" = 400'



LEGEND:

-  JURISDICTIONAL WETLAND PRESERVE (43.96 AC.±)
-  JURISDICTIONAL TRIBUTARY PRESERVE (0.39 AC.±) (1,419 L.F.)

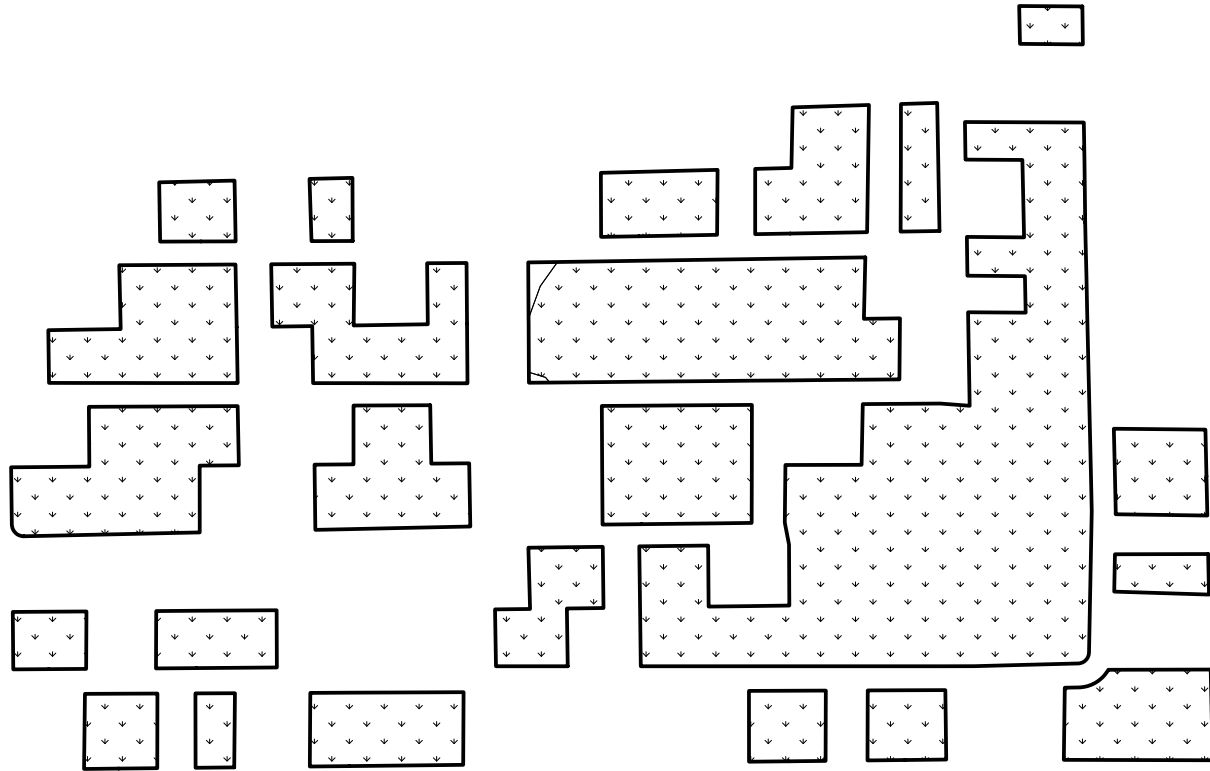
NOTES:

PROPERTY BOUNDARIES ESTIMATED FROM THE BERKELEY COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

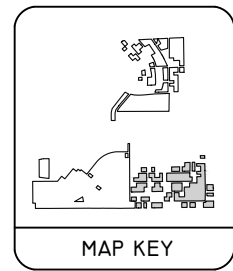
UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

PROJECT NAME: MISTY MEADOWS (SAC-2016-01087)	PRM PARCELS - MITIGATION PLAN	
	DWG. No. SC-17AM12627-15	SHEET: 15 of 16
APPLICANT: AMERICAN MORTGAGE & INVESTMENT COMPANY	DRAWN BY: D.B.	DATE: 12/26/18
	REVISIONS: 5/30/19	SCALE: 1"=500'

J:\SOUTH CAROLINA\2017\SC-17AM2627\2018\00_INDIVIDUAL_PERMIT_WITH_DEMINATION\COE PERMIT\MITIGATION PARCELS\SHEET 16 MITIGATION PLAN - MITIGATION SOUTH 12/21/19.DWG TAB SHEET 16 DEC 12, 2019 - 3:24PM PLOTTED BY: REDY



SCALE: 1" = 400'



MAP KEY

LEGEND:



JURISDICTIONAL WETLAND PRESERVE (35.18 Ac.±)

NOTES:

PROPERTY BOUNDARIES ESTIMATED FROM THE BERKELEY COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

PROJECT NAME: MISTY MEADOWS (SAC-2016-01087)	PRM PARCELS - MITIGATION PLAN	
	DWG. No. SC-17AM12627-16	SHEET: 16 of 16
APPLICANT: AMERICAN MORTGAGE & INVESTMENT COMPANY	DRAWN BY: D.B.	DATE: 12/26/18
	REVISIONS: 5/30/19	SCALE: 1"=400'