

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403
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-2009-01290

March 11, 2020

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. WALTER LAGARENNE
SOUTH CAROLINA PORTS AUTHORITY
200 PORTS AUTHORITY DRIVE
MOUNT PLEASANT, SOUTH CAROLINA 29464

for a **modification** to an existing Department of the Army Permit (SAC-2009-01290) to place fill material in jurisdictional wetlands and other waters of the U.S. in

TIMOTHY CREEK

at a location near the intersection of U.S. Highway 78 and S.C. Highway 27 and the Town of Ridgeville, Dorchester County, South Carolina (Latitude: 33.1215°, Longitude: -80.3232°), Ridgeville, S.C. Quadrangle map.

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

N O T I C E

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

15 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 South Carolina Ports Authority (SCPA) has acquired the majority (940.73 acres) of the previously authorized Ridgeville Commerce Park (1,030.54-acres) from Mead Westvaco. A Department of the Army (DA) permit for the placement of fill material in freshwater wetlands and other waters of the U.S. was issued on May 17, 2012, and the time limit for completing this work

ends on June 30, 2027. The remainder of the commerce park site has been sold to others and the existing DA permit has been transferred from Mead Westvaco to the new property owners, including the SCPA. The new property owners are considered co-permittees and are jointly responsible for developing the commerce park site in accordance with the terms and conditions of the existing DA permit.

The new property owners have developed and/or plan to develop 668,000 square feet of truck served warehouse facilities (Green Hills Land Holding, LLC), a water tower (Dorchester County), an electrical substation (Edisto Electric Cooperative, Inc.), and a rail spur (Norfolk Southern Corporation) on their portion of the commerce park site. The SCPA has proposed to modify the existing DA permit and to reconfigure a portion of the original master plan in order to meet their needs and the needs of their future tenants. As shown on the attached drawings, the SCPA would construct, operate, own, and/or lease 10 truck served warehouses, 2 rail served warehouses, and a 40-acre chassis yard.

The existing DA permit authorizes the following impacts to jurisdictional wetlands and other waters of the United States on the SCPA owned portion of the commerce park site: rail crossings (0.88 acres of fill), road crossings (3.87 acres of fill), stormwater ponds (0.13 acres of excavation), and building pads for site development (1.17 acres of fill). The original impacts to non-jurisdictional wetlands include: stormwater ponds (0.48 acres of excavation), and building pads for site development (9.19 acres of fill). The proposed changes to the master plan would require the excavation and placement of fill material in an additional 2.63 acres of jurisdictional wetlands (a total of 8.68 acres) and an additional 9.17 acres of non-jurisdictional wetlands (a total of 18.84 acres) on the SCPA owned portion of the commerce park site.

In accordance with the approved compensatory mitigation plan, Mead Westvaco purchased a total of 223.4 mitigation credits from the Pigeon Pond Mitigation Bank and the Beidler Forest In-Lieu Fee Mitigation Program. Mead Westvaco also preserved 113.96 acres of jurisdictional and non-jurisdictional wetlands and 79.06 acres of upland buffers on the 1,030.54-acre commerce park site. Since the proposed changes to the original master plan would result in the loss of preserved wetlands (and upland buffers) on the commerce park site, the SCPA has proposed to expand the original compensatory mitigation plan to offset these additional impacts.

The proposed changes to the approved compensatory mitigation plan include modifying the restrictive covenant on the SCPA owned portion of the commerce park site (reducing the total acreage of jurisdictional and non-jurisdictional wetlands and upland buffers that would be protected), purchasing an additional 46.3 restoration and/or enhancement mitigation credits, enhancing 13.07 acres (a total of 22.87 acres) of jurisdictional and non-jurisdictional wetlands on the commerce park site, and implementing a permittee-responsible mitigation (PRM) plan. The proposed PRM plan consists of preserving 182 acres of wetlands and other waters of the U.S. and 143 acres of upland buffers on an adjacent 325-acre property as shown on the proposed drawings as shown on the proposed drawings (sheets 29 and 31 of 31).

The proposed inland distribution center and warehouse facilities (approximately 5.5 million square feet) and the associated rail spurs, parking areas, stormwater ponds, etc. would replace the previously authorized warehouse facilities (approximately 4.9 million square feet) on the SCPA owned portion of the commerce park site. The inland distribution center consists of a 2,773,500 square foot warehouse, shipping and receiving docks for 560 trucks, 188 truck bays, a 204,435 square foot flow building (cross-dock facility), parking for 2,200 trucks, and parking for 1,100 employees and visitors. The proposed changes to the original master plan would also concentrate

truck served warehouse facilities north of Timothy Creek and rail served warehouse facilities (and the 40-acre chassis yard) south of Timothy Creek near the existing Norfolk Southern rail line.

According to the SCPA, the proposed rail served warehouses would provide immediate capacity for inland distribution and increase access to regional manufacturers and distributors. In addition, the rail served warehouses and the proposed chassis yard would provide an extension of on-port operations on the commerce park site, would help balance imports that flow through the inland distribution center, and would reduce the number of empty containers that must be transported to and from the commerce park site using local roads. Based on the available information, the project purpose is to construct, own, operate, and/or lease an inland distribution center, truck served and rail served warehouse facilities, and a 40-acre chassis yard with direct access to Interstate 26 within 30 miles of the Port of Charleston.

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). This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. 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 modification would impact an additional 2.63 acres of jurisdictional wetlands and an additional 9.17 acres of non-jurisdictional wetlands 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, based on the most recently available information that the northern long-eared bat (*Myotis septentrionalis*) a Federally threatened species may be present in the vicinity of the proposed project. Therefore, the District Engineer has determined that the project may affect, is not likely to adversely affect this species and will have no effect on federally 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)(1)(1)), and has initially determined that three historic structures are located on or near the project site. However, SHPO previously determined that all three of these structures are not eligible for the National Register of Historic Places (NRHP). SHPO has also reviewed the available information about the commerce park site and previously determined that no properties listed in or eligible for listing in the NRHP would be affected by the development of this property (letter dated April 24, 2011). 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 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, 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

March 11, 2020

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**

If there are any questions concerning this public notice, please contact Mr. Nat Ball, Project Manager, at (843) 329-8047, toll free at 1-866-329-8187, or by email at Nathaniel.I.Ball@usace.army.mil.

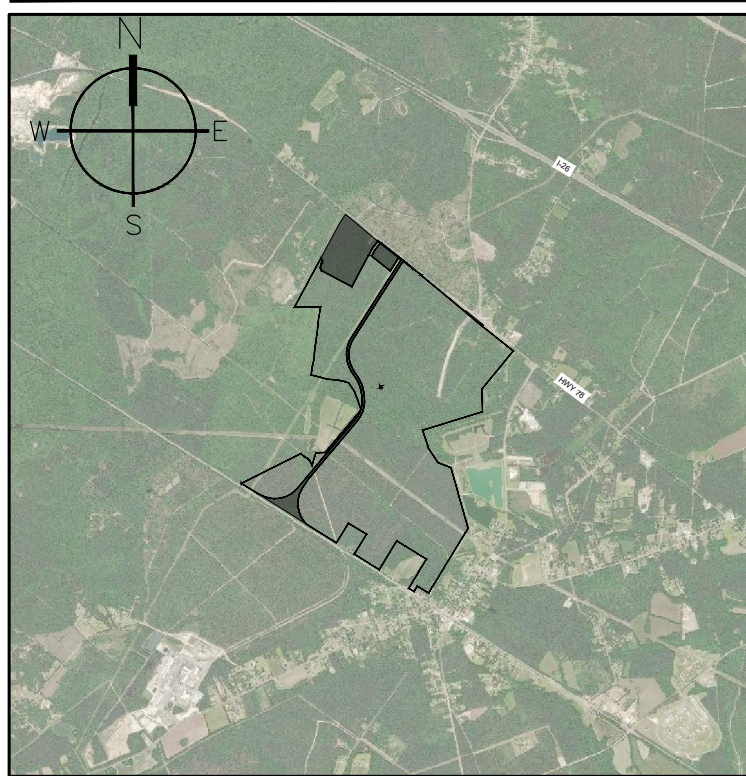
RIDGEVILLE COMMERCE PARK

RIDGEVILLE, SOUTH CAROLINA

WETLAND PERMIT #2009-1290-2IG MODIFICATION

TMS# 087-00-00-096, 087-00-00-097, 097-00-00-002, 097-00-00-010, 086-00-00-024, 087-00-00-113

SITE LOCATION MAP
SCALE: 1" = 6,000'



PROJECT PERMITTING NOTES

USACE WETLAND FILL PERMIT
ADDRESSED TO: MEADWESTVACO, MR. JAMES H. HILL
DATE RECEIVED: MAY 17, 2012
PERMIT #: 2009-1290-2IG
ISSUING OFFICE: CHARLESTON DISTRICT
EXPIRATION DATE: JUNE 30, 2027

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PROJECT CONTACTS

APPLICANT:
S.C. STATE PORTS AUTHORITY
176 CONCORD STREET
CHARLESTON, SC 29401
CONTACT: MARK MESSERSMITH
PHONE: (843) 375-3102

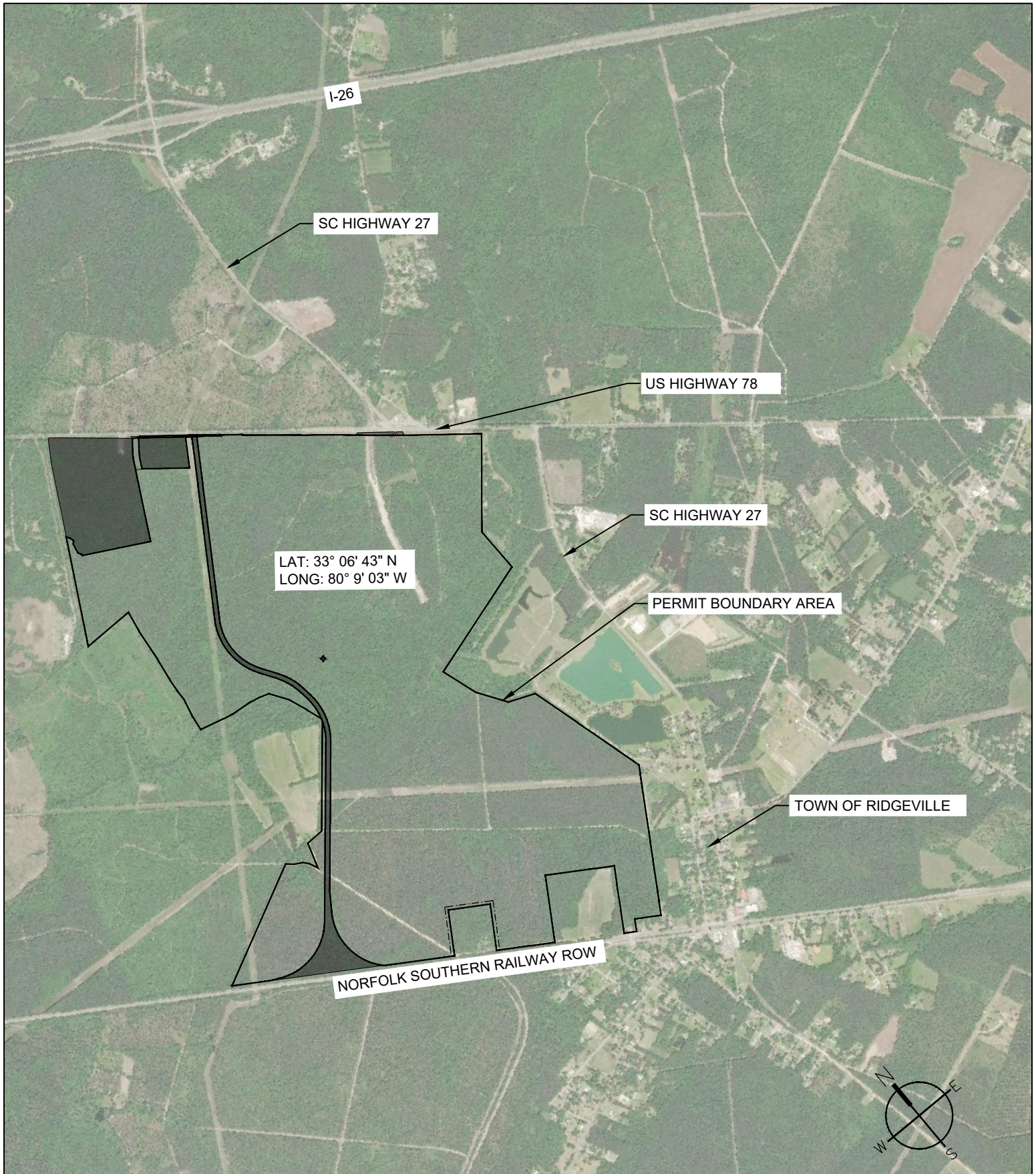
CIVIL ENGINEER:
SEAMON WHITESIDE & ASSOCIATES, LLC
501 WANDO PARK BLVD., SUITE 200
MOUNT PLEASANT, SC 29464
CONTACT: WILLIAM O'NEAL
PHONE: (843) 884-1667

WETLAND CONSULTANT:
NEWKIRK ENVIRONMENTAL, INC.
1887 CLEMENTS FERRY ROAD
CHARLESTON, SC 29492
CONTACT: STEVE NICHOLS
PHONE: (843) 388-6585



RIDGEVILLE COMMERCE PARK
PROJECT #: 7862
DATE: 02/19/2020
SCALE: 1" = 6,000'

SHEET 0
COVER SHEET
WETLAND PERMIT MODIFICATION





SHEET 2
EXISTING CONDITIONS
PERMIT MODIFICATION

PERMIT MODIFICATION LEGEND

FILL AREA



EXCAVATION

0.48 ACRES

0.13 ACRES

0.61 ACRES



ROAD CROSSING FILL

0 ACRES

3.87 ACRES

3.87 ACRES



RAIL CROSSING FILL

0 ACRES

0.88 ACRES

0.88 ACRES



EXISTING SITE DEVELOPMENT FILL

9.19 ACRES

1.17 ACRES

10.36 ACRES



ADDITIONAL SITE DEVELOPMENT FILL

9.17 ACRES

2.63 ACRES

11.80 ACRES

TOTAL

18.84 ACRES

8.68 ACRES

27.52 ACRES



PINE RESTORATION

0.83 ACRES

22.04 ACRES

22.87 ACRES

MITIGATION SUMMARY



50' AVE BUFFER WIDTH

27.30 ACRES
MIN. BUFFER WIDTH: 20'



75' AVE BUFFER WIDTH

36.12 ACRES
MIN. BUFFER WIDTH: 25'



WETLAND IN EXIST R/W'S

1.28 ACRES

1.24 ACRES

2.52 ACRES



WETLAND TO BE PRESERVED

2.44 ACRES

94.34 ACRES

96.78 ACRES



WETLAND RESTORATION

0 ACRES

0.78 ACRES

0.78 ACRES

SITE ACREAGE SUMMARY

ORIGINAL PERMIT AREA: 1024.69 ACRES

TRANSFERRED PROPERTY AREA: 84.48 ACRES
(OWNED BY OTHERS)

PERMIT MODIFICATION AREA: 940.73 ACRES
(SCPA OWNED)



TRANSFERRED PROPERTY
(OWNED BY OTHERS)

PREVIOUSLY AUTHORIZED IMPACTS (OWNED BY OTHERS)



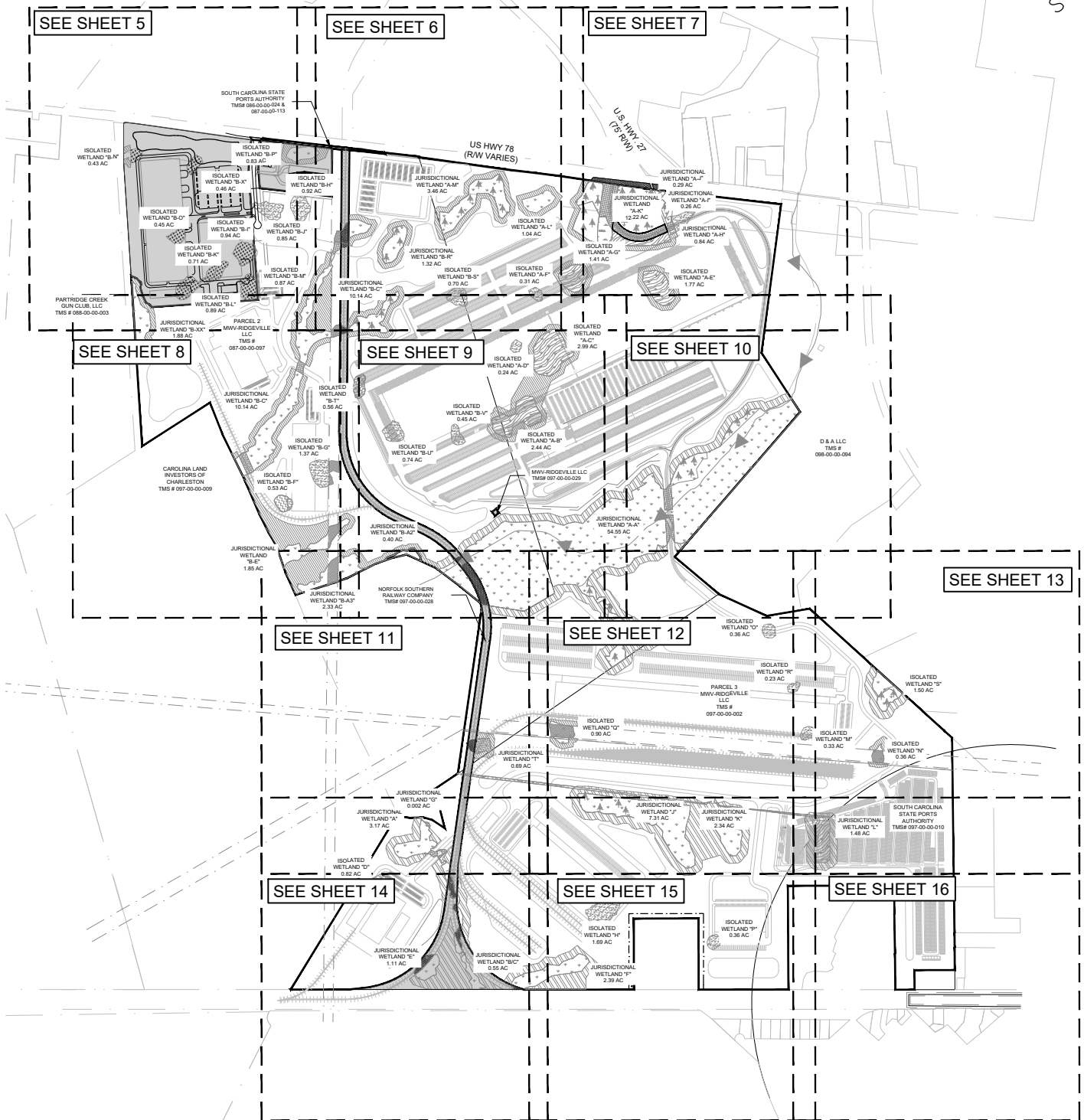
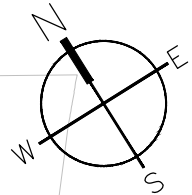
NON JURISDICTIONAL WETLAND



JURISDICTIONAL WETLAND

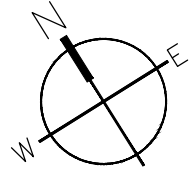
OVERALL LAYOUT PLAN

SCALE: 1" = 1500'



SITE PLAN

SCALE: 1" = 400'



SOUTH CAROLINA STATE
PORTS AUTHORITY
TMS # 086-00-00-024

EDISTO ELECTRIC COOPERATIVE
TMS# 086-00-00-023

DORCHESTER COUNTY
TMS# 086-00-00-022

US HWY 78 (R/W VARIES)

TRACT 3-1
GREEN HILLS LAND
HOLDINGS, LLC
TMS# 087-00-00-021

EX ISOLATED WETLAND
"B-H" FILL= 0.92 AC

EX ISOLATED WETLAND
"B-J" FILL= 0.85 AC

BUILDING:
212,000 SF

PARKING

EX ISOLATED WETLAND
"B-I" EXCAVATION= 0.05 AC

BUILDING:
228,000 SF

BUILDING:
228,000 SF

BUILDING
131,000 SF

PARKING

EX ISOLATED
WETLAND "B-M"
FILL= 0.02 AC

OVERFLOW
PARKING

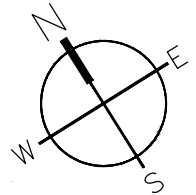
BLDG: 260,000 SF

MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 6

SITE PLAN

SCALE: 1" = 400'



SOUTH CAROLINA STATE
PORTS AUTHORITY
TMS # 087-00-00-113

PREVIOUS ISOLATED WETLAND
"A-L" FILL TO BE PRESERVED= 1.04 AC
NEW WETLAND BUFFER= 1.21 AC

NEW JURISDICTIONAL WETLAND
"A-M" PINE RESTORATION= 3.46 AC

US HWY 78 (R/W VARIES)

100' SCPSA RW

PARKING
BUILDING:
129,200 SF

EX JURISDICTIONAL
WETLAND "B-C" FILL ROAD
0.16 AC

NEW ISOLATED WETLAND "A-G"
FILL= 1.41 AC

NEW JURISDICTIONAL WETLAND
"B-R" PINE RESTORATION= 1.32 AC

EX ISOLATED WETLAND
"B-S" FILL= 0.70 AC

EX ISOLATED
WETLAND "A-F"
FILL= 0.31 AC

NEW JURISDICTIONAL
WETLAND "B-C"
PINE RESTORATION=
1.62 AC

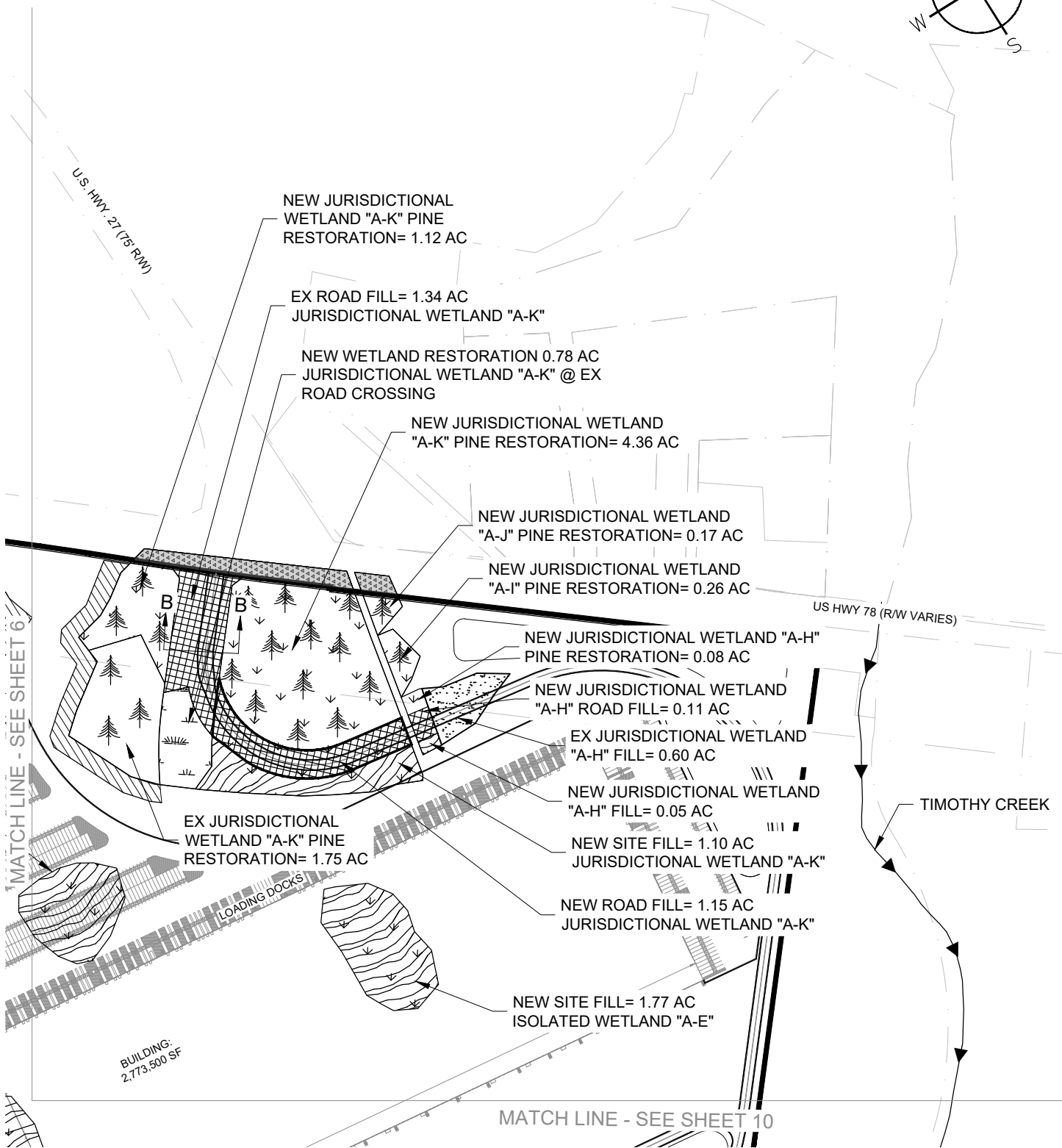
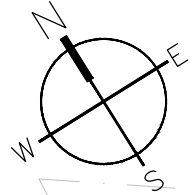
MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 5

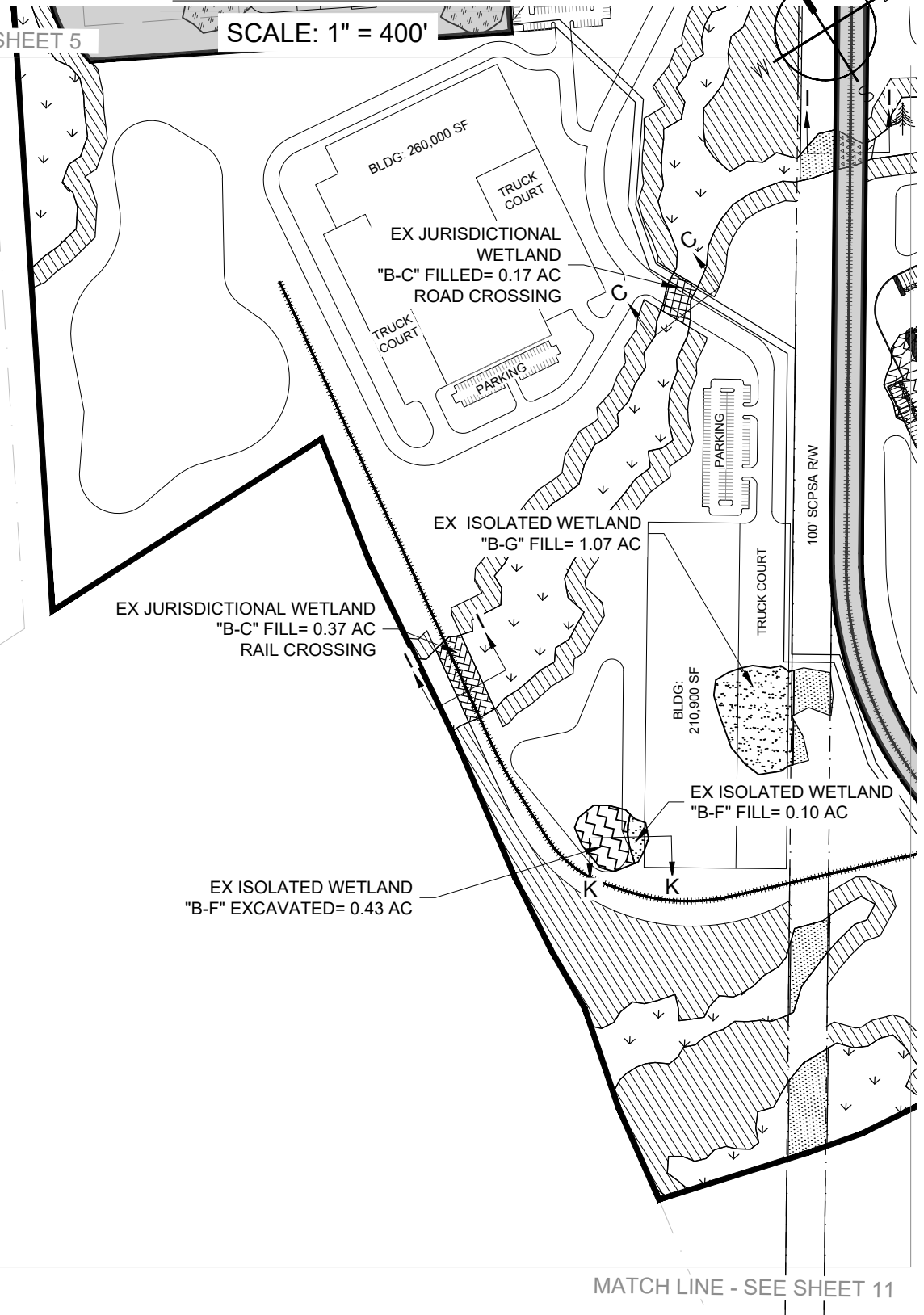
MATCH LINE - SEE SHEET 7

SITE PLAN

SCALE: 1" = 400'



SCALE: 1" = 400'



MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 11

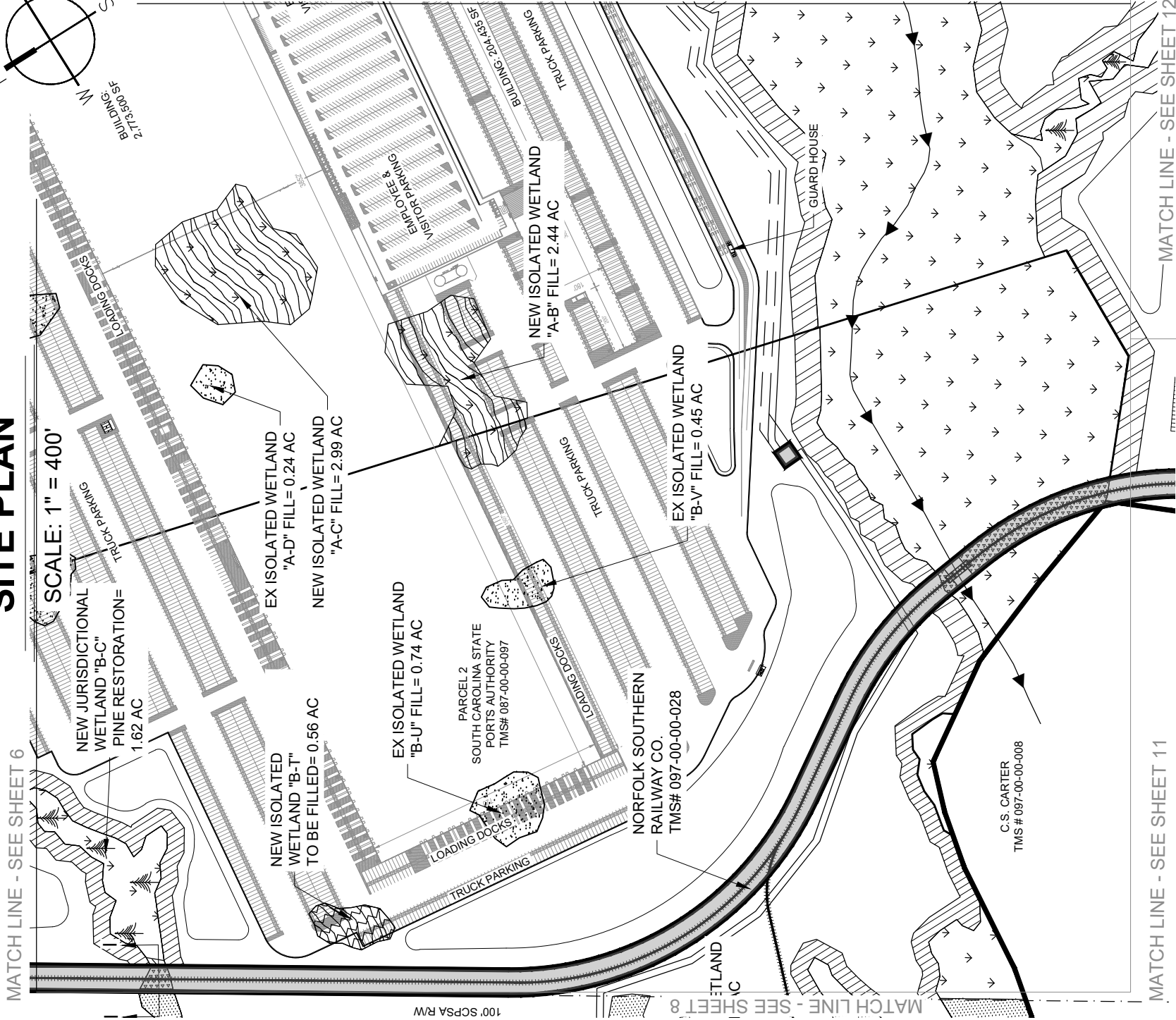
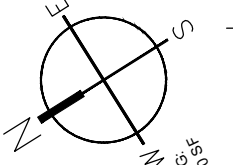


SHEET 8
SITE PLAN
MODIFICATION

WETLAND PERMIT MODIFICATION

SITE PLAN

SCALE: 1" = 400'



RIDGEVILLE COMMERCE PARK

PROJECT #: 7862

DATE: 02/19/2020

SCALE: 1" = 400'



SHEET 9

SITE PLAN

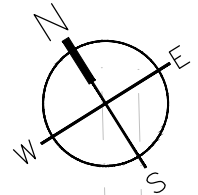
WETLAND PERMIT MODIFICATION

SITE PLAN

MATCH LINE - SEE SHEET 7

SCALE: 1" = 400'

NEW SITE FILL = 1.77 AC
ISOLATED WETLAND "A-E"



JING:
500 SF

EMPLOYEE &
VISITOR PARKING

PARCEL 1
SOUTH CAROLINA STATE
PORTS AUTHORITY
TMS# 087-00-00-096

BUILDING: 204,435 SF
TRUCK PARKING

EX JURISDICTIONAL
WETLAND "A-A" PINE
RESTORATION = 0.67 AC

EX JURISDICTIONAL
WETLAND "A-A" PINE
RESTORATION = 1.41 AC

VEHICULAR BRIDGE

EX JURISDICTIONAL
WETLAND "A-A" FILL
0.74 AC
ROAD CROSSING

OVERFLOW PARKING

MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 12

MATCH LINE - SEE SHEET 13



RIDGEVILLE COMMERCE PARK
PROJECT #: 7862
DATE: 02/19/2020
SCALE: 1" = 400'

SHEET 10
SITE PLAN
WETLAND PERMIT MODIFICATION

SITE PLAN

SCALE: 1" = 400'

C.S. CARTER
TMS # 097-00-00-008

MATCH LINE - SEE SHEET 8

MATCH LINE - SEE SHEET 9

EX JURISDICTIONAL WETLAND
"T" FILL = 0.51 AC
RAIL CROSSING

100' SCPSA RW

80' SCE&G RW

EX JURISDICTIONAL
WETLAND FILL
0.003 AC

EX JURISDICTIONAL
WETLAND FILL
0.08 AC

EX JURISDICTIONAL
WETLAND
EXCAVATION
0.10 AC

NORTH RAIL AVE RW

EX JURISDICTIONAL
WETLAND FILL
0.10 AC

EX JURISDICTIONAL WETLAND
"G" FILL = 0.002 AC
ROAD CROSSING

EX JURISDICTIONAL WETLAND
"A" FILL = 0.03 AC
ROAD CROSSING

EX JURISDICTIONAL WETLAND
"A" FILL = 0.17 AC
ROAD CROSSING

MATCH LINE - SEE SHEET 14

MATCH LINE - SEE SHEET 12



RIDGEVILLE COMMERCE PARK

PROJECT #: 7862

DATE: 02/19/2020

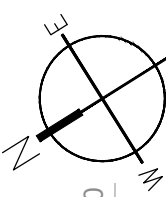
SCALE: 1" = 400'

SHEET 11

SITE PLAN

WETLAND PERMIT MODIFICATION

SITE PLAN



MATCH LINE - SEE SHEET 9

SCALE: 1" = 400'

MATCH LINE - SEE SHEET 10



RIDGEVILLE COMMERCE PARK

PROJECT #: 7862

DATE: 02/19/2020

SCALE: 1" = 400'

SHEET 12

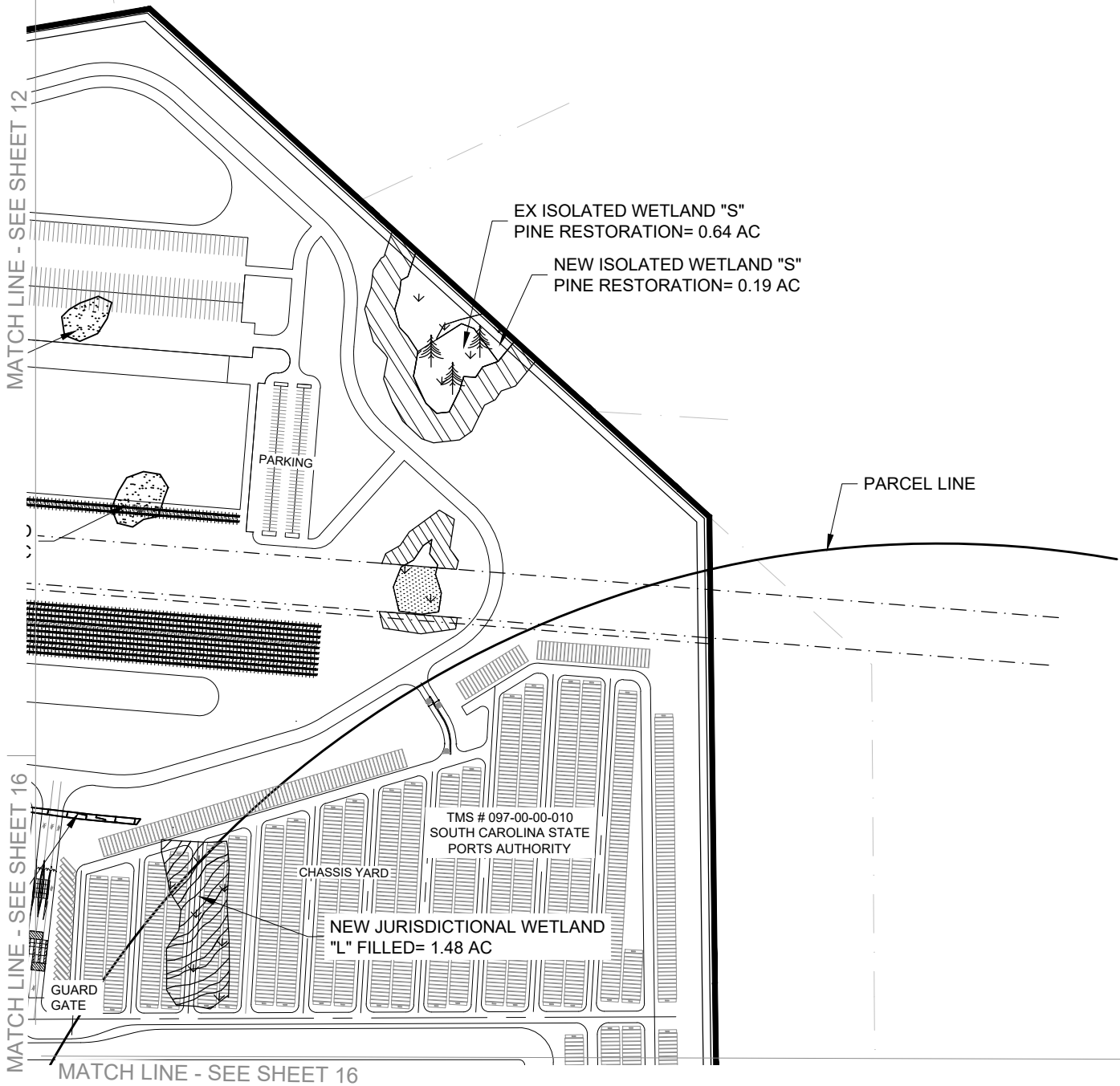
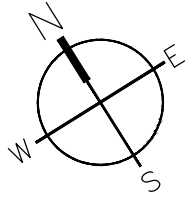
SITE PLAN

WETLAND PERMIT MODIFICATION

SITE PLAN

MATCH LINE - SEE SHEET 10

SCALE: 1" = 400'



SITE PLAN

SCALE: 1" = 400'

MATCH LINE - SEE SHEET 11

EX JURISDICTIONAL WETLAND
"G" FILL= 0.002 AC
ROAD CROSSING

EX JURISDICTIONAL WETLAND
"A" FILL= 0.03 AC
ROAD CROSSING

EX ISOLATED WETLAND
"D" FILL= 0.82 AC

EX JURISDICTIONAL WETLAND
"A" FILL= 0.17 AC
ROAD CROSSING

BUILDING:
57,800 SF

BUILDING:
118,700 SF

BUILDING:
30,300 SF

PARKING

PARKING

RAIL YARD

SOUTHERN RAILWAY (200' RW)

NORTH

MATCH LINE - SEE SHEET 15



RIDGEVILLE COMMERCE PARK

PROJECT #: 7862

DATE: 02/19/2020

SCALE: 1" = 400'

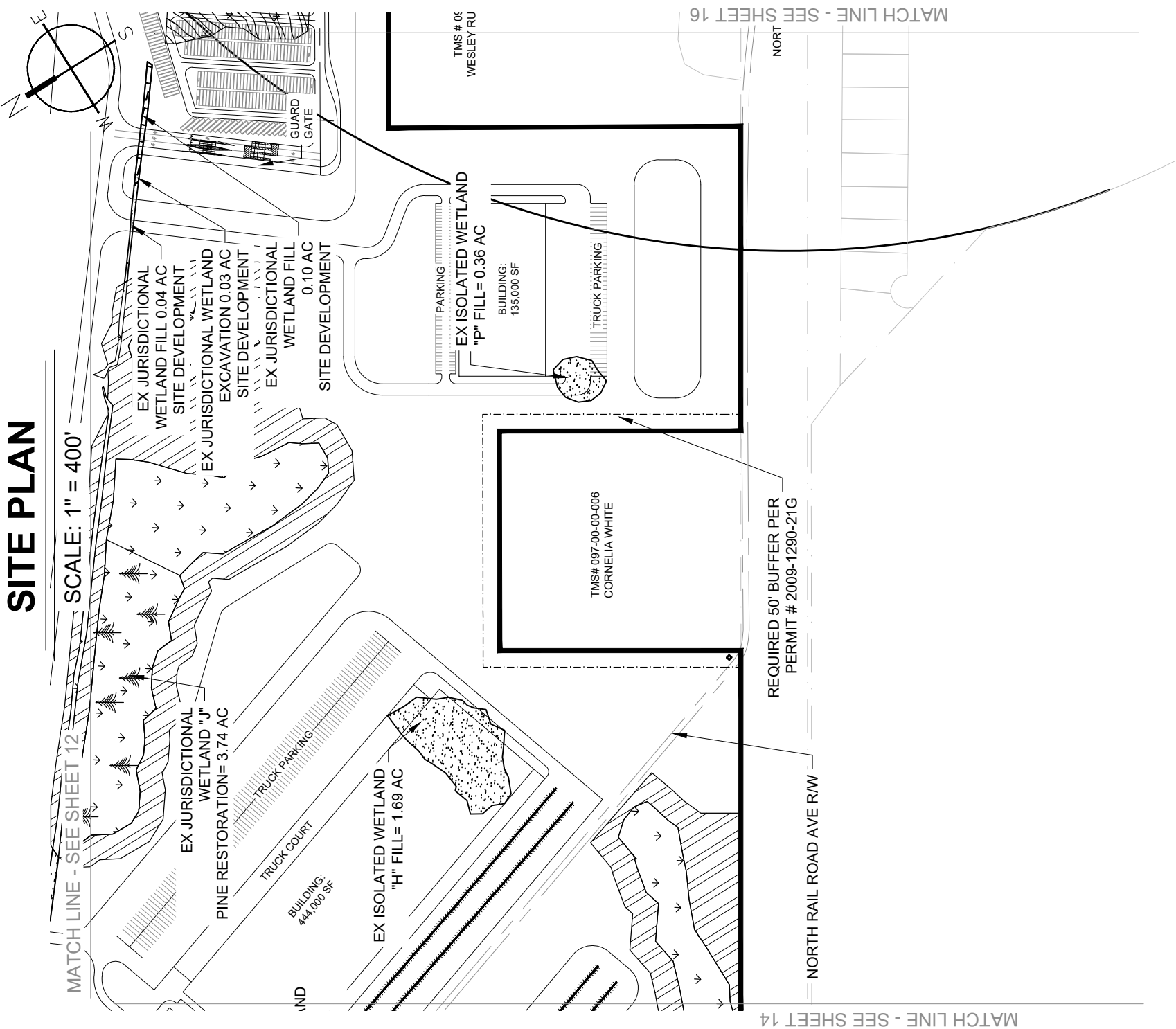
SHEET 14

SITE PLAN

WETLAND PERMIT MODIFICATION

SITE PLAN

SCALE: 1" = 400'



RIDGEVILLE COMMERCE PARK

PROJECT #: 7862

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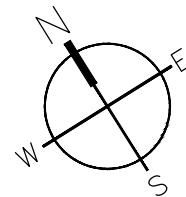
SCALE: 1" = 400'

SHEET 15

SITE PLAN

WETLAND PERMIT MODIFICATION

SITE PLAN



SCALE: 1" = 400'

MATCH LINE - SEE SHEET 13

TMS # 097-00-00-010
SOUTH CAROLINA STATE
PORTS AUTHORITY

CHASSIS YARD

NEW JURISDICTIONAL WETLAND
"L" FILLED= 1.48 AC

JARD
SITE

TMS # 097-00-00-004
WESLEY RUDOLPH SNIPES

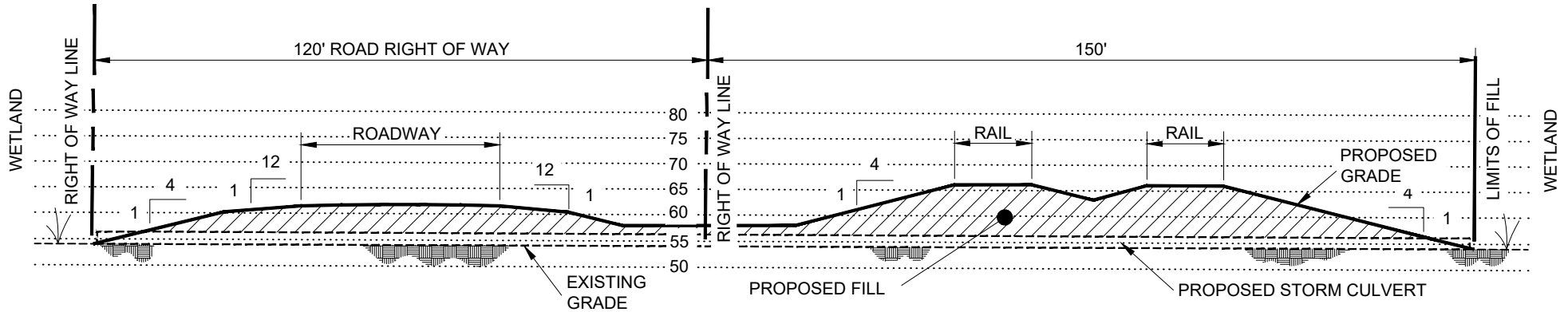
TMS # 097-00-00-003
C.S. CARTER

CHASSIS YARD

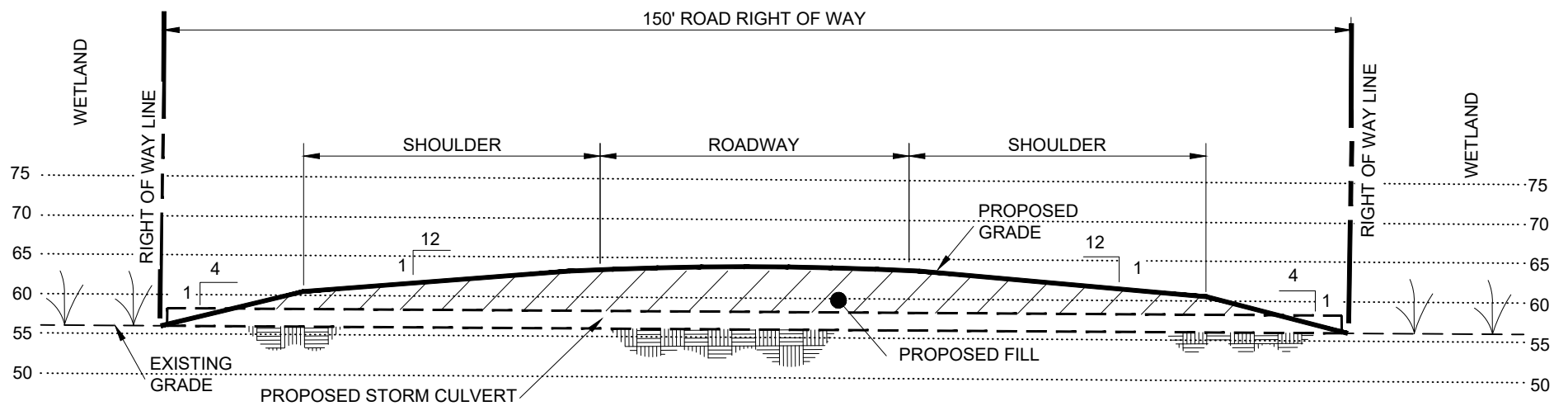
TMS # 097-16-06-001
C.S. CARTER

NORTH RAILROAD AVENUE (INSIDE SOUTHERN RR R/W)

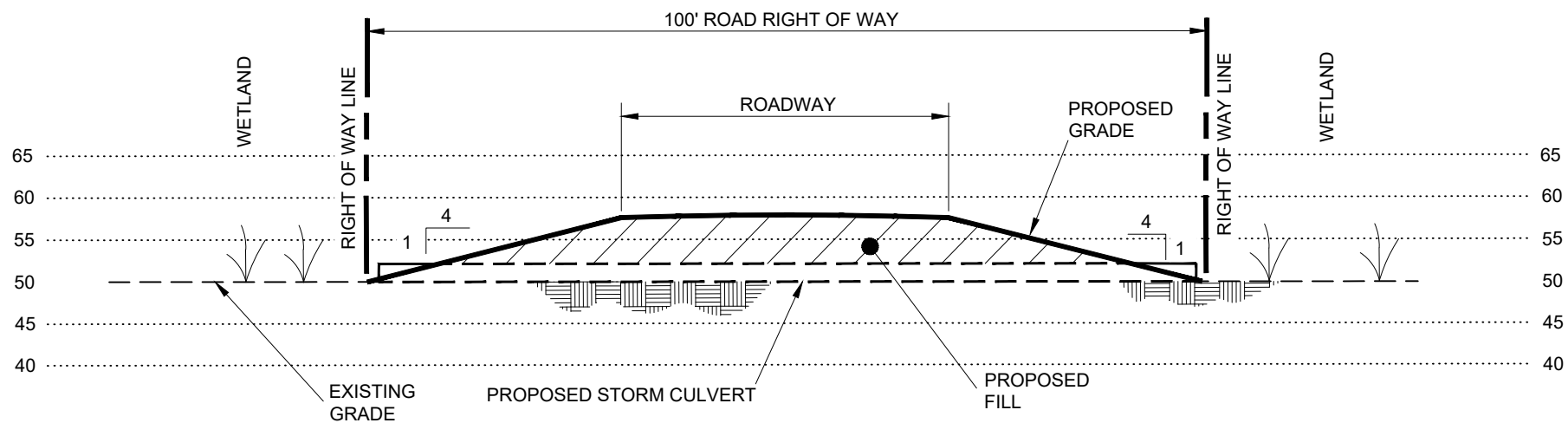
MATCH LINE - SEE SHEET 15



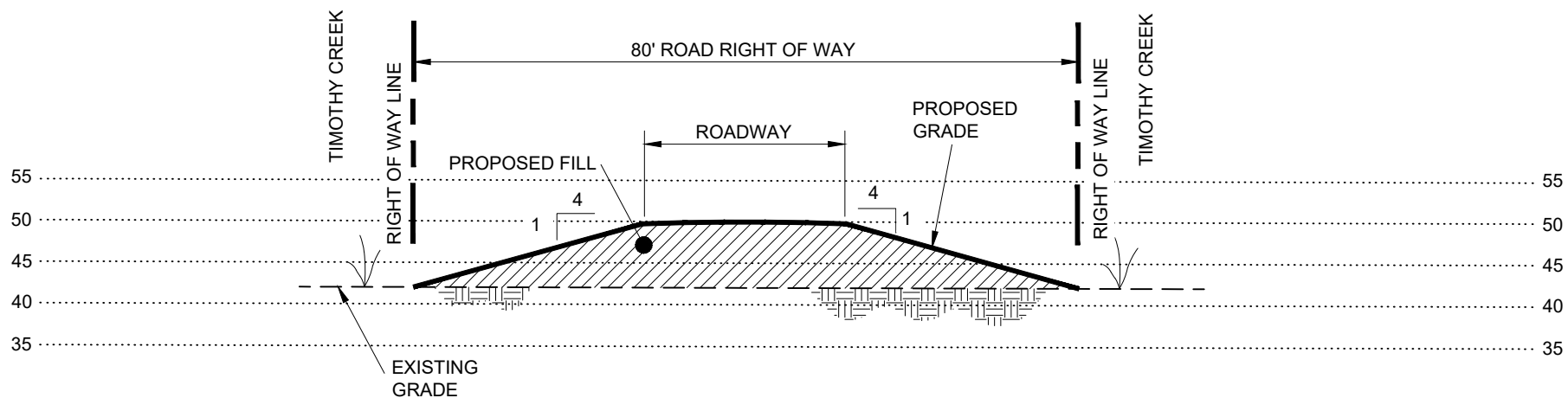
SECTION A-A



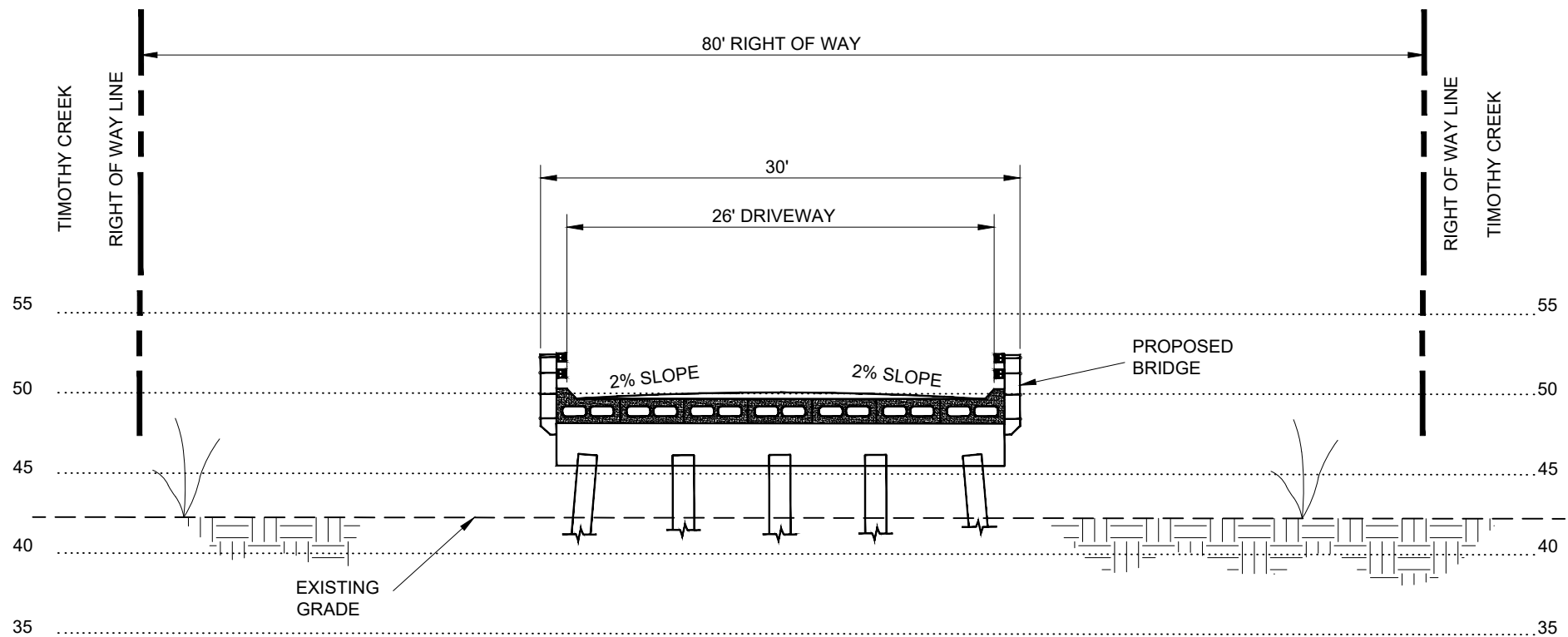
SECTION B-B



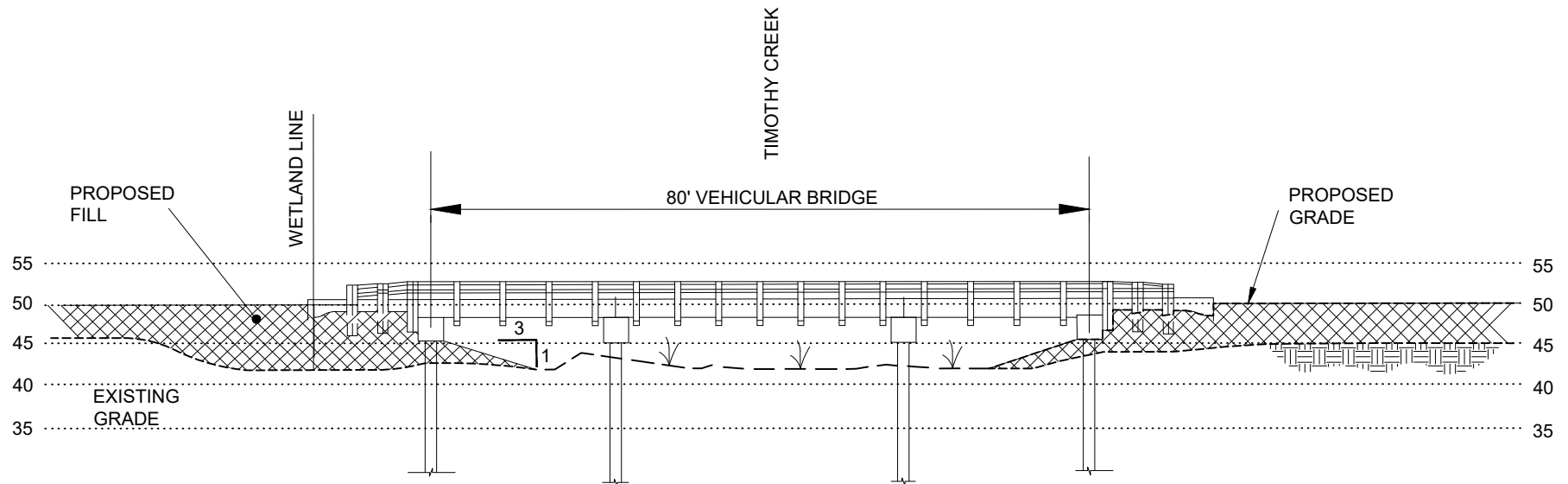
SECTION C-C



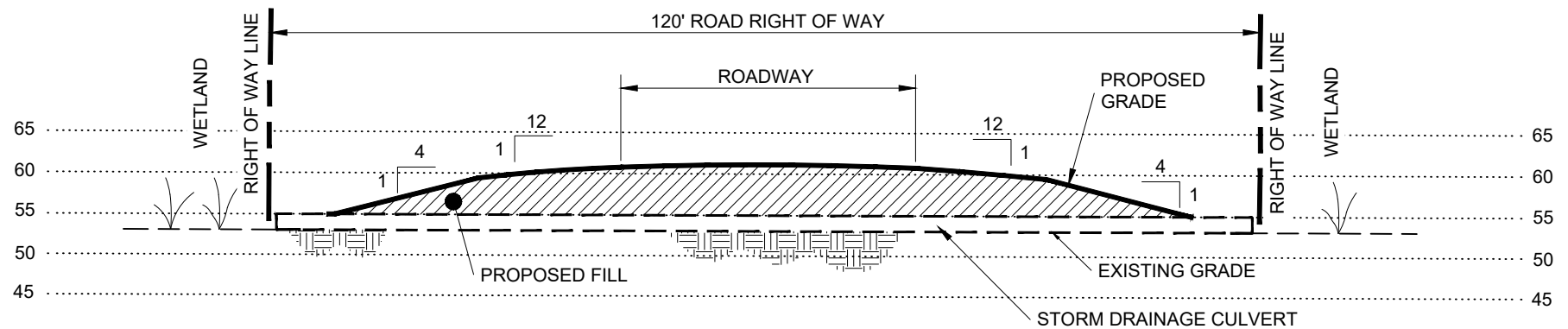
SECTION F-F



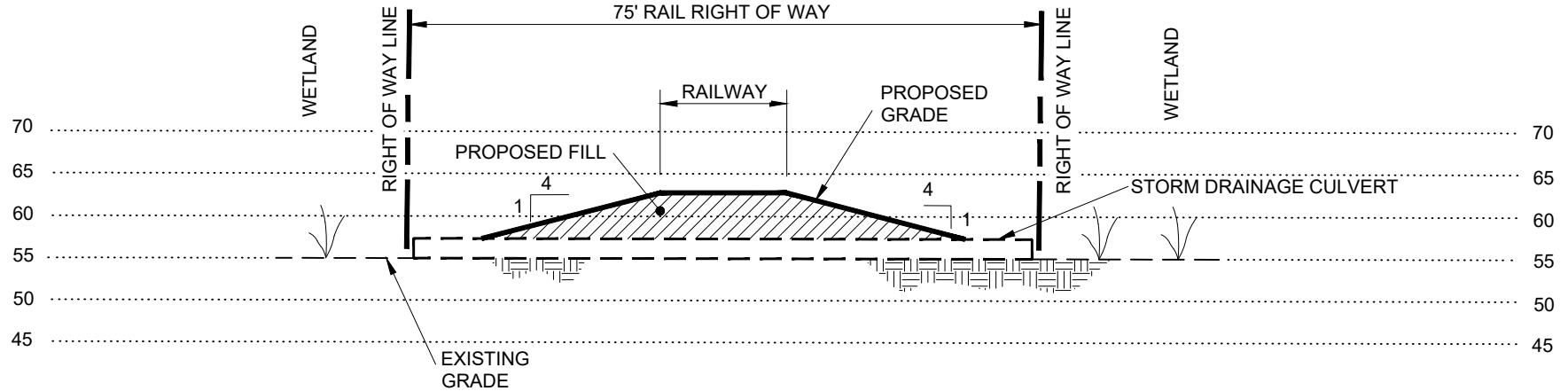
SECTION G-G



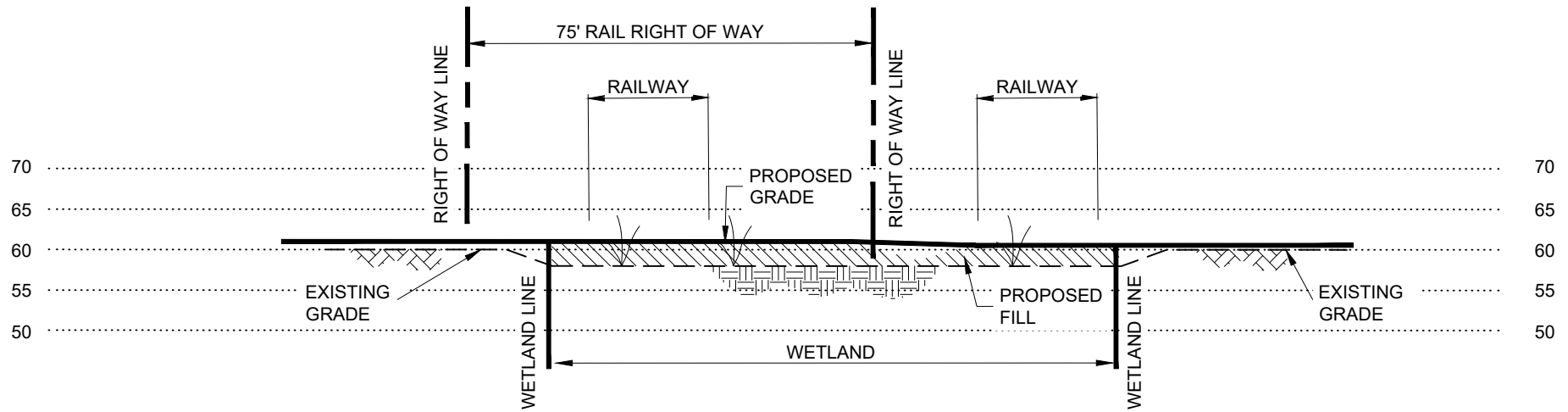
VEHICULAR BRIDGE PROFILE



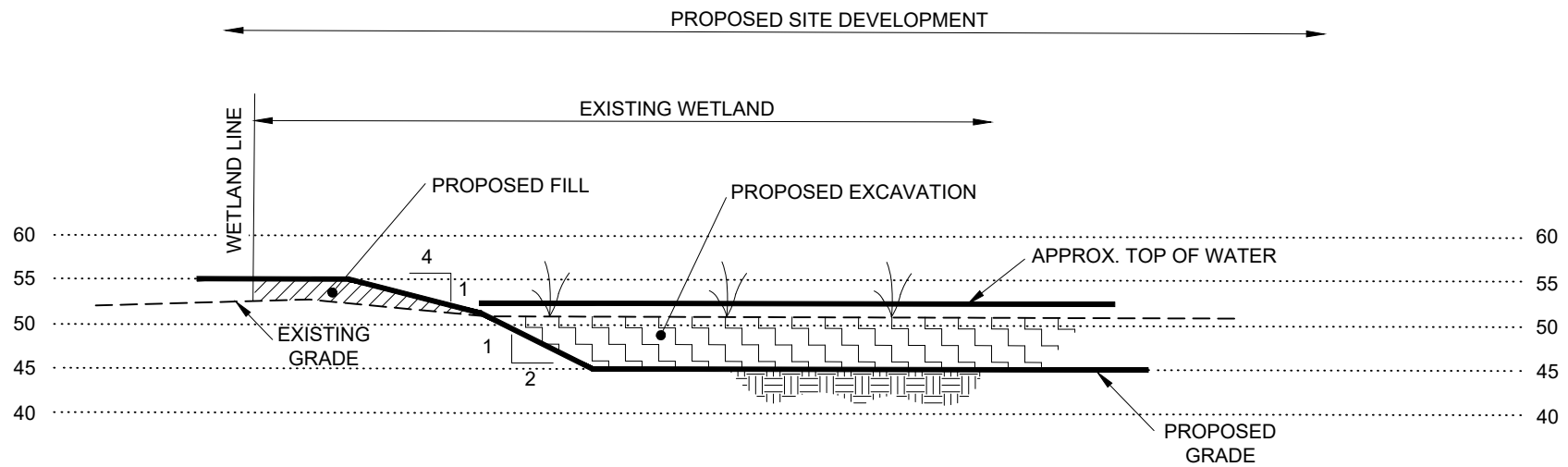
SECTION H-H



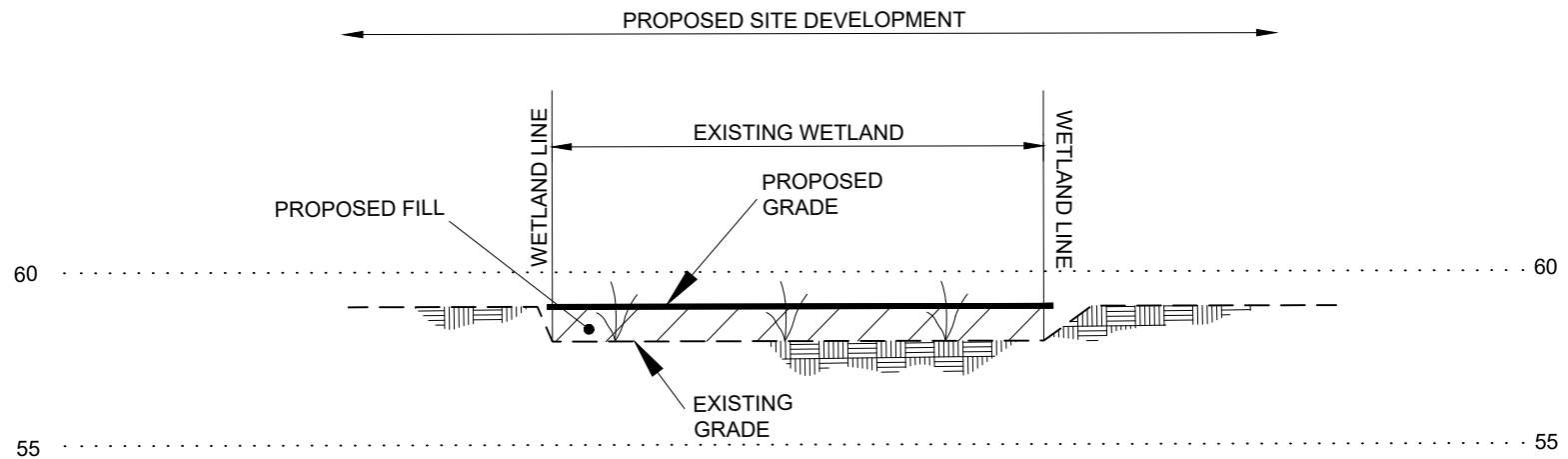
SECTION I - I



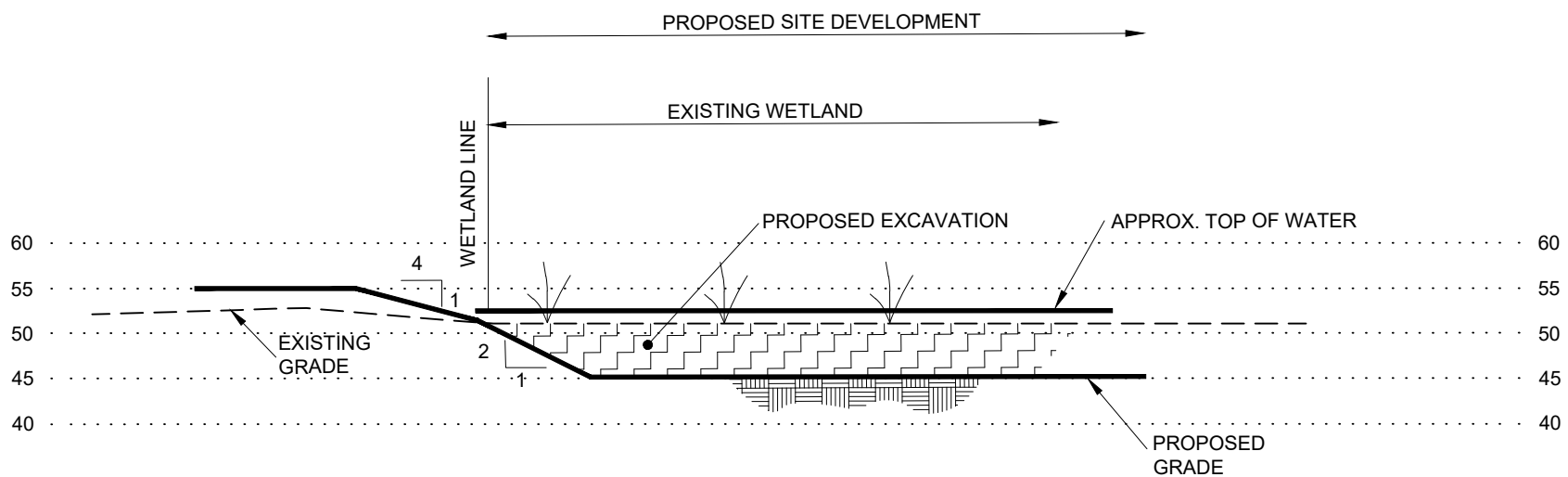
SECTION J-J



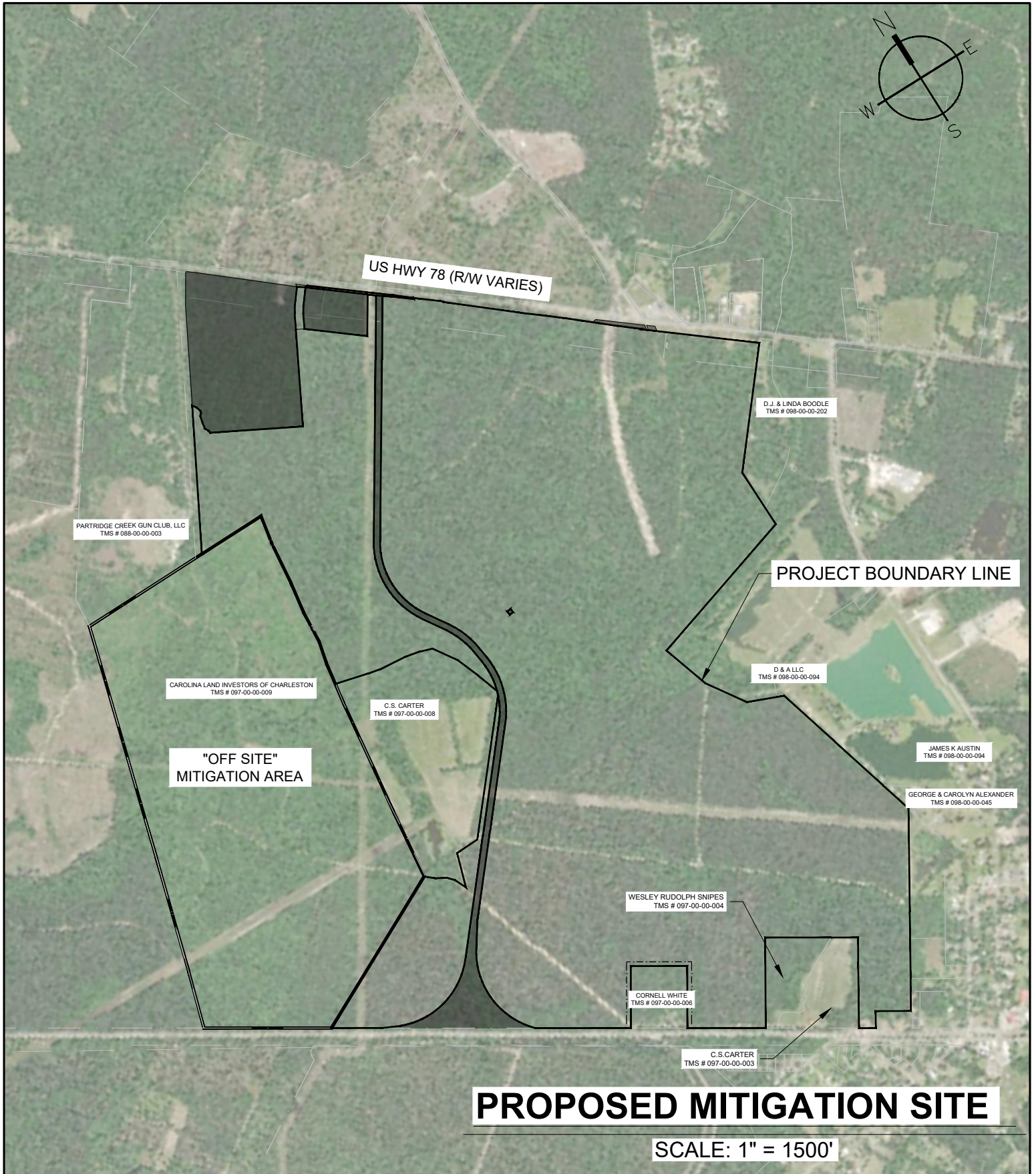
SECTION K-K

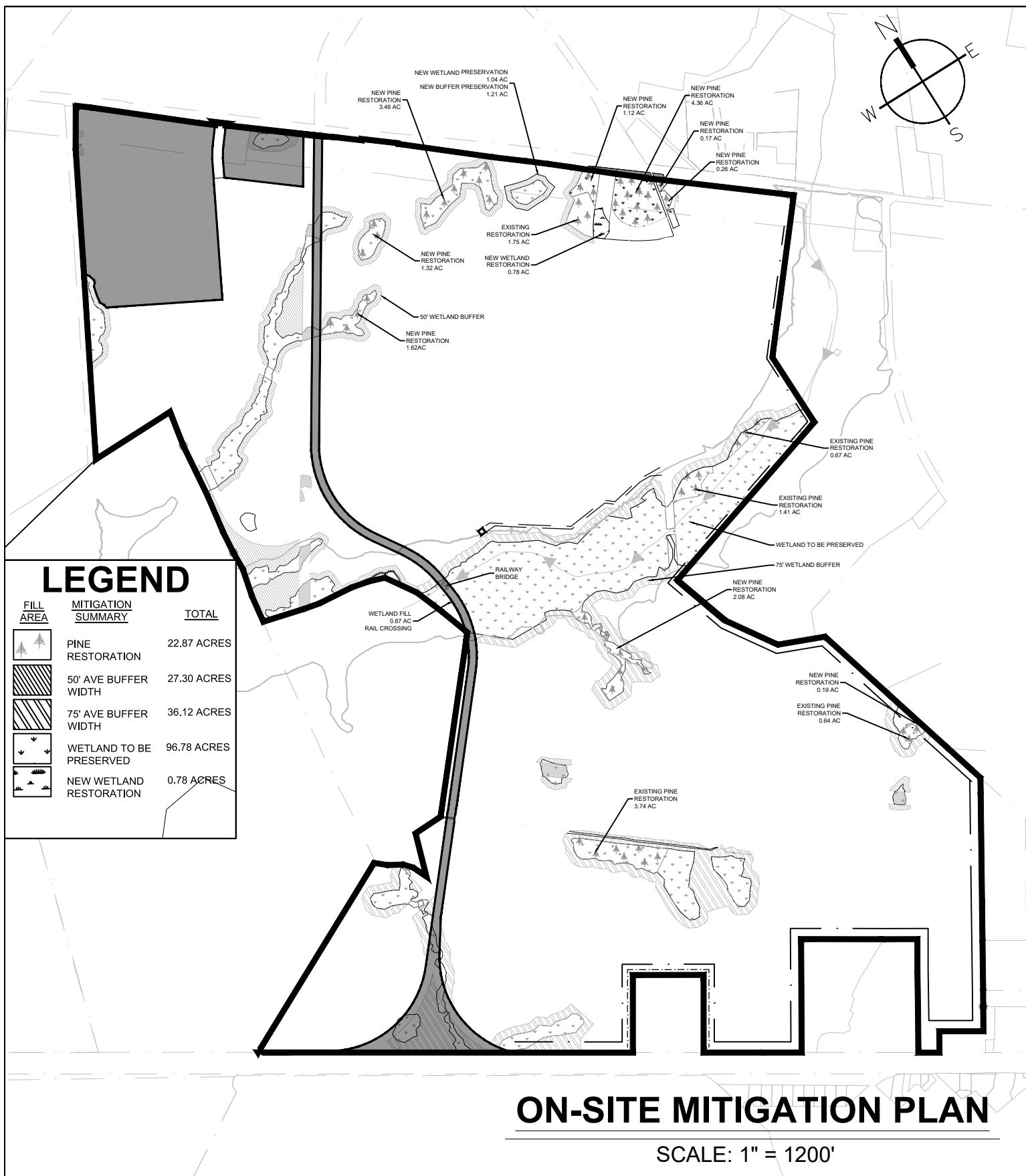


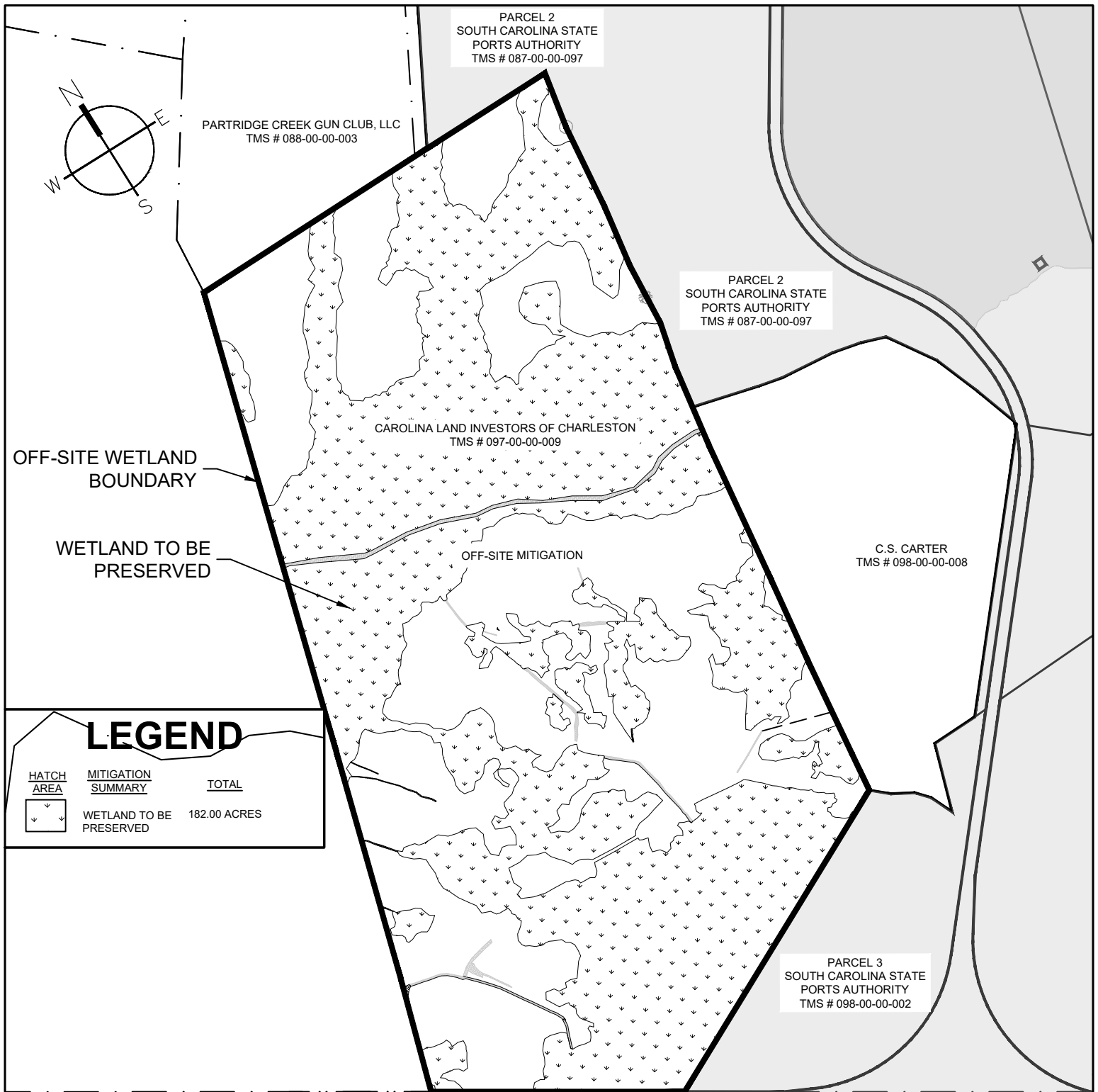
TYPICAL FILL ISOLATED WETLAND



TYPICAL EXCAVATION OF WETLAND







OFF-SITE MITIGATION PLAN

SCALE: 1" = 800'