

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, SC 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-2010-00064

27 MAY 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

Stratford Land
5949 Sherry Lane
Dallas, Texas 75225

for a permit to construct a mixed-use development with associated infrastructure, including new interchange on Interstate 95 (I-95) and improvements to a portion of Purrysburg Road, in

tributaries and wetlands that carry flow to Savannah River

at a location known as the Riverport Tract, Jasper County, South Carolina (Latitude: 32.2594°N, Longitude: -81.1018°W), Limehouse quadrangle.

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 the construction of mixed-use development including industrial, commercial, civic and residential uses. In detail, the proposed project is a master planned development at the 4,368.81-acre Riverport Tract situated north and south of I-95, with improvements to the existing two-lane Purrysburg Road as well as a new interchange with I-95 at Mile Marker 3. Residential development, including 3,339 residential dwelling units, would occupy

the project area north of I-95, with commercial and civic development situated along both sides of the new interchange and within the southern portion of the site, including over 10.6 million square feet of industrial warehouse space and 2.6 million square feet of commercial space (restaurant and hotel, grocery store, hospital, and office/retail space). Purrysburg Road would be a two-lane paved section from U.S. Highway 17 north of I-95, continuing south for the length of the development, crossing I-95 at Exit 3 (proposed) and terminating at the existing paved two-lane section of Purrysburg Road. The proposed work would require the placement of fill material into 35.17 acres of wetlands to accomplish road crossings for internal project access as well as for improvements to Purrysburg Road and I-95 where Exit 3 is proposed. After determining that sufficient mitigation bank credits do not exist, the applicant has proposed to offset impacts to wetlands and other waters of the United States by implementing an on-site permittee-responsible compensatory mitigation plan, including the buffered preservation of all remaining wetlands on the site and restoration of approximately 150 acres of pine plantation to historic wetland condition. According to the applicant, the project purpose is to construct a development in Jasper County, South Carolina, incorporating residential, commercial and industrial uses with direct access to Interstate 95 to meet projected future growth associated with the existing Port of Savannah and Jasper Ocean Terminal.

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 project would impact 35.17 acres of forested and emergent wetlands that ultimately flow to estuarine substrates 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 Section 7 of the Endangered Species Act of 1973 (as amended), the applicant has provided the results of protected species surveys 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.

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 historic properties, are present; moreover, these historic properties may be affected by the undertaking. This public notice serves to notify the State Historic Preservation Office that the Corps plans to initiate Section 106 consultation on these historic properties. Individuals or groups who would like to be consulting parties for the purposes of the NHPA should make such a request to the Corps in writing within 30 days of this public notice. 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.

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. 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.

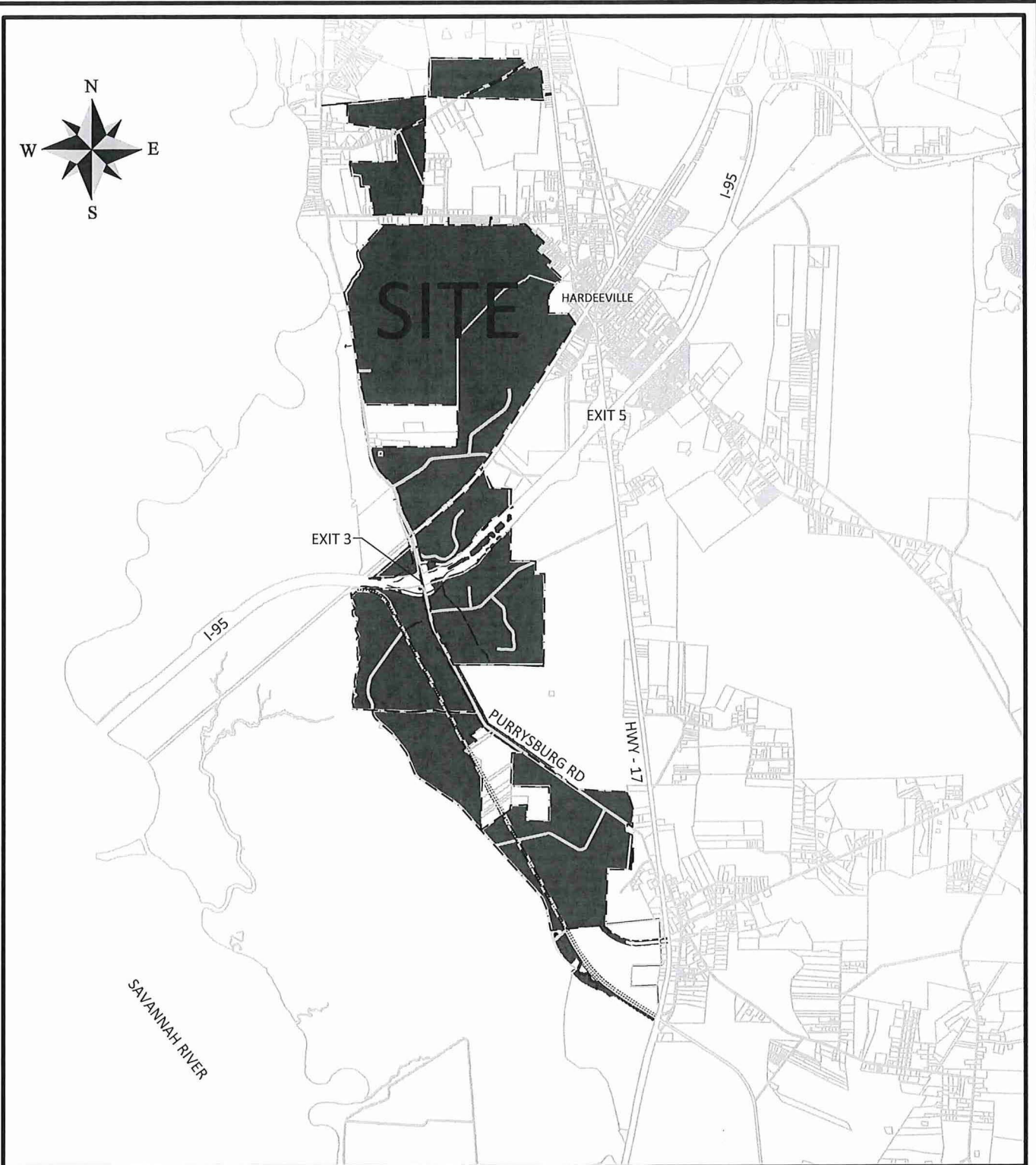
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, 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 (EA) and/or an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act. Prior to receipt of this permit application, the Corps has been engaged in the preparation of an EIS since 2014, suspended that effort in 2019, and based on this application will determine whether to continue with an EIS or EA.

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, SC 29403**

If there are any questions concerning this public notice, please contact Richard L. Darden, Ph.D., Project Manager, at (843) 329-8043, toll free at 1-866-329-8187, or by email at Richard.L.Darden@usace.army.mil.

Z:\22127\22127.0001\Engineering\Wetland Permit\Impact Drawings\22127.0001 - Wetland Impact CO-SUM-MAP.dwg - Apr 17, 2020 - 4:45:36 PM



RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 4/15/2020
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

SHEET: P01
SCALE: 1" = 600'



THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting





50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Z:\22127\22127.0001\Engineering\Wetland Permit\Impact Drawings\22127.0001 - Wetland Impact CO-SUM-MAP.dwg - Apr 17, 2020 - 4:45:36 PM

LEGEND

ACREAGE SUMMARY TABLE

TOTAL PROJECT ACREAGE	4,368.81 AC
 TOTAL JURISDICTIONAL WETLAND AREA	1,413.38 AC.
 TOTAL NON JURISDICTIONAL BORROW PIT AREA	18.84 AC.
 TOTAL BUFFER AREA	319.8 AC.
 TOTAL UPLAND AREA	2,618.81 AC.

WETLAND IMPACTS

JURISDICTIONAL WETLAND FILL IMPACTS

 ROAD IMPACT	18.22 AC.
 RIVERPORT PARKWAY IMPACT	12.54 AC.
 EXIT 3 INTERCHANGE IMPACTS	4.41 AC.

TOTAL JURISDICTIONAL WETLAND FILL IMPACTS - INCLUDING INTERCHANGE 35.17 AC.

RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:

404 INDIVIDUAL WETLAND PERMIT SUMMARY

CLIENT:

SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC

DATE: 4/15/2020

JOB NUMBER: J-22127.0001

DRAWN BY: DSG

REVIEWED BY: LM

SHEET: P02

SCALE: N.T.S.



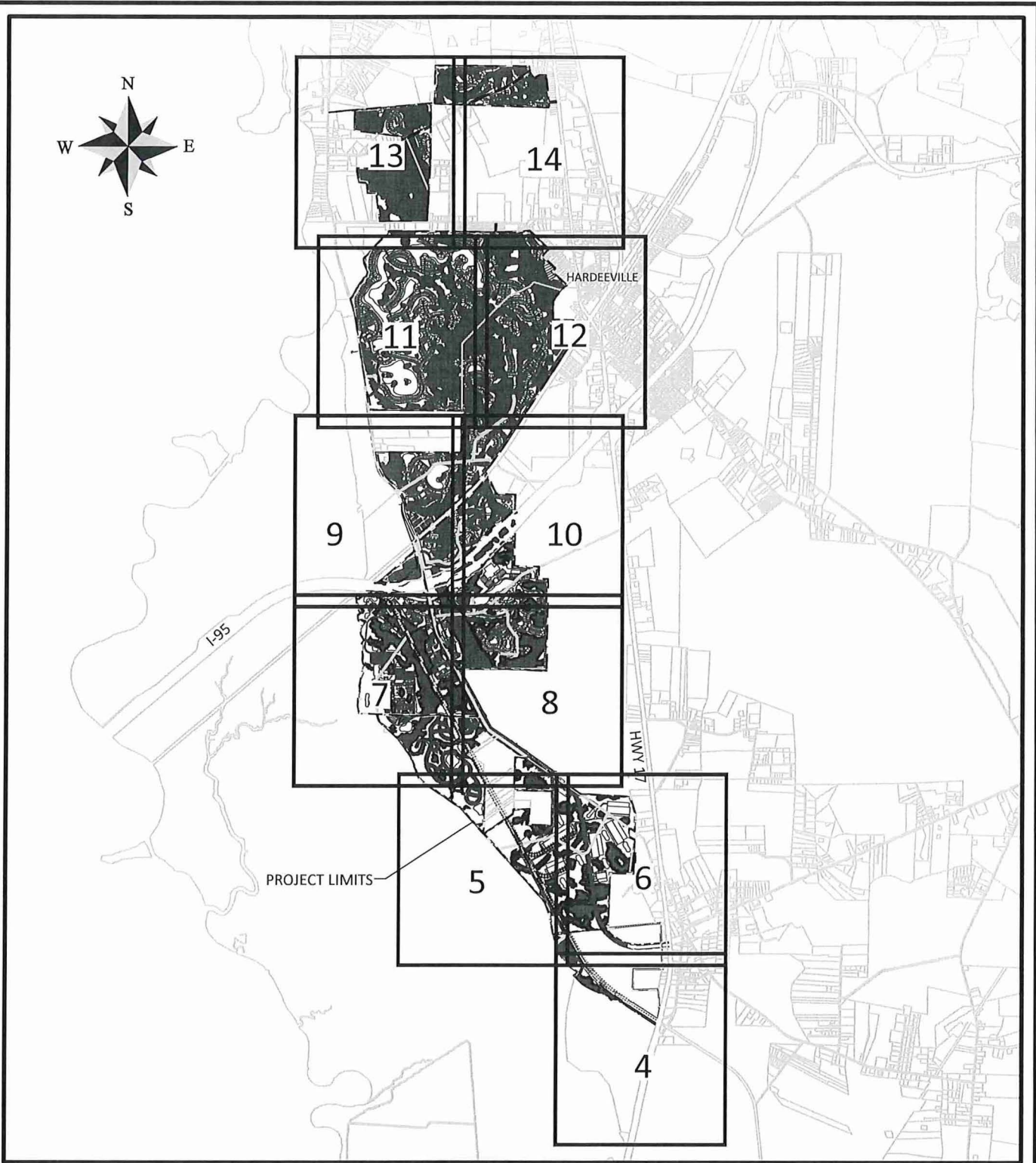
THOMAS & HUTTON

Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Z:\22127\22127.000\Engineering\Wetland Permit\Impact Drawings\22127.001 - Wetland Impact CO-SUM-MAP.dwg - Apr 17, 2020 - 4:45:36 PM



RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT SHEET INDEX

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 4/15/2020
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

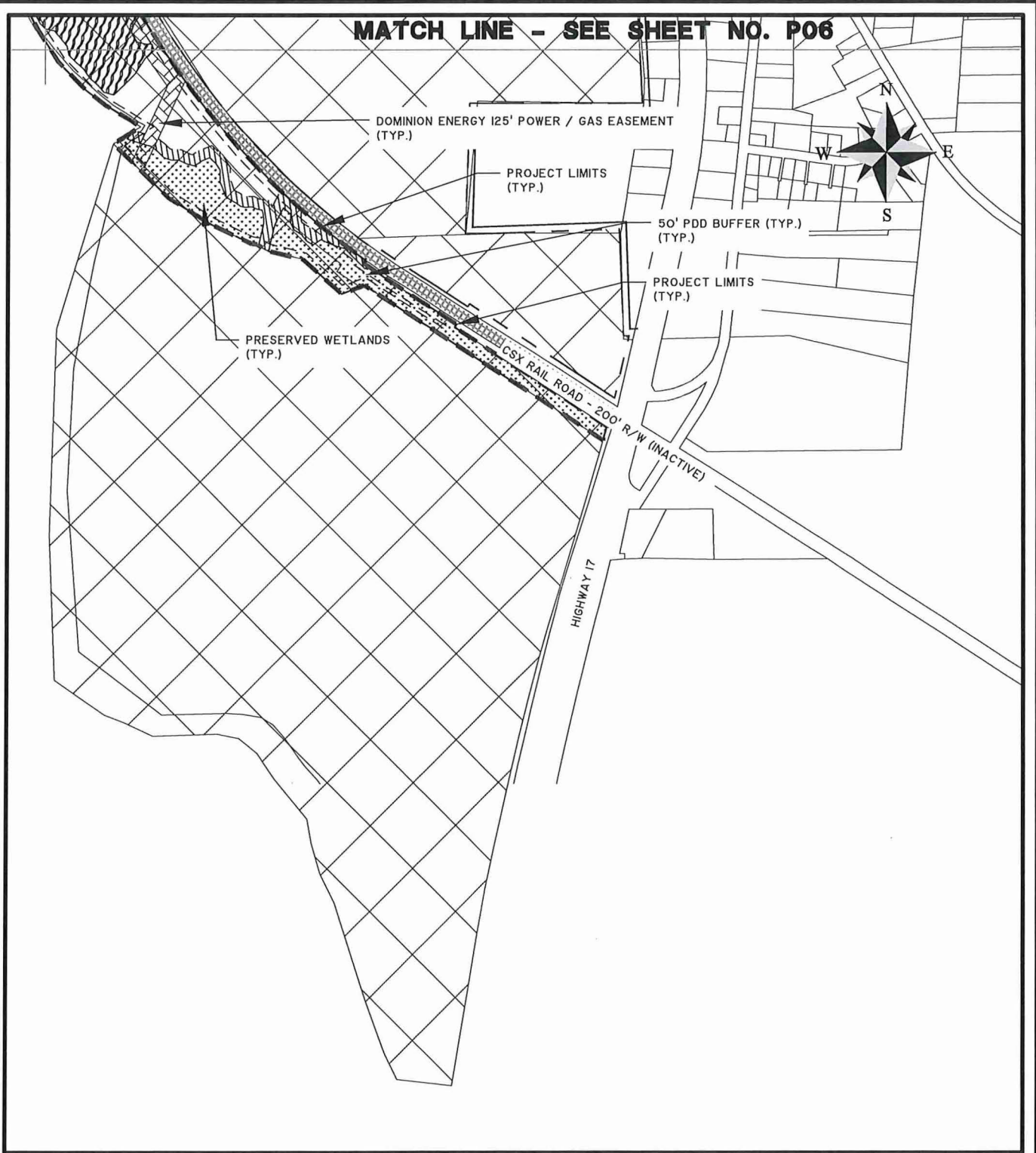
SHEET: P03
SCALE: 1" = 6000'

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Z:\22127\22127.0001\Engineering\Wetland Permit\Impact Drawings\4-7-2020.dwg - Apr 17, 2020 - 4:22:46 PM



RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 4/15/2020
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

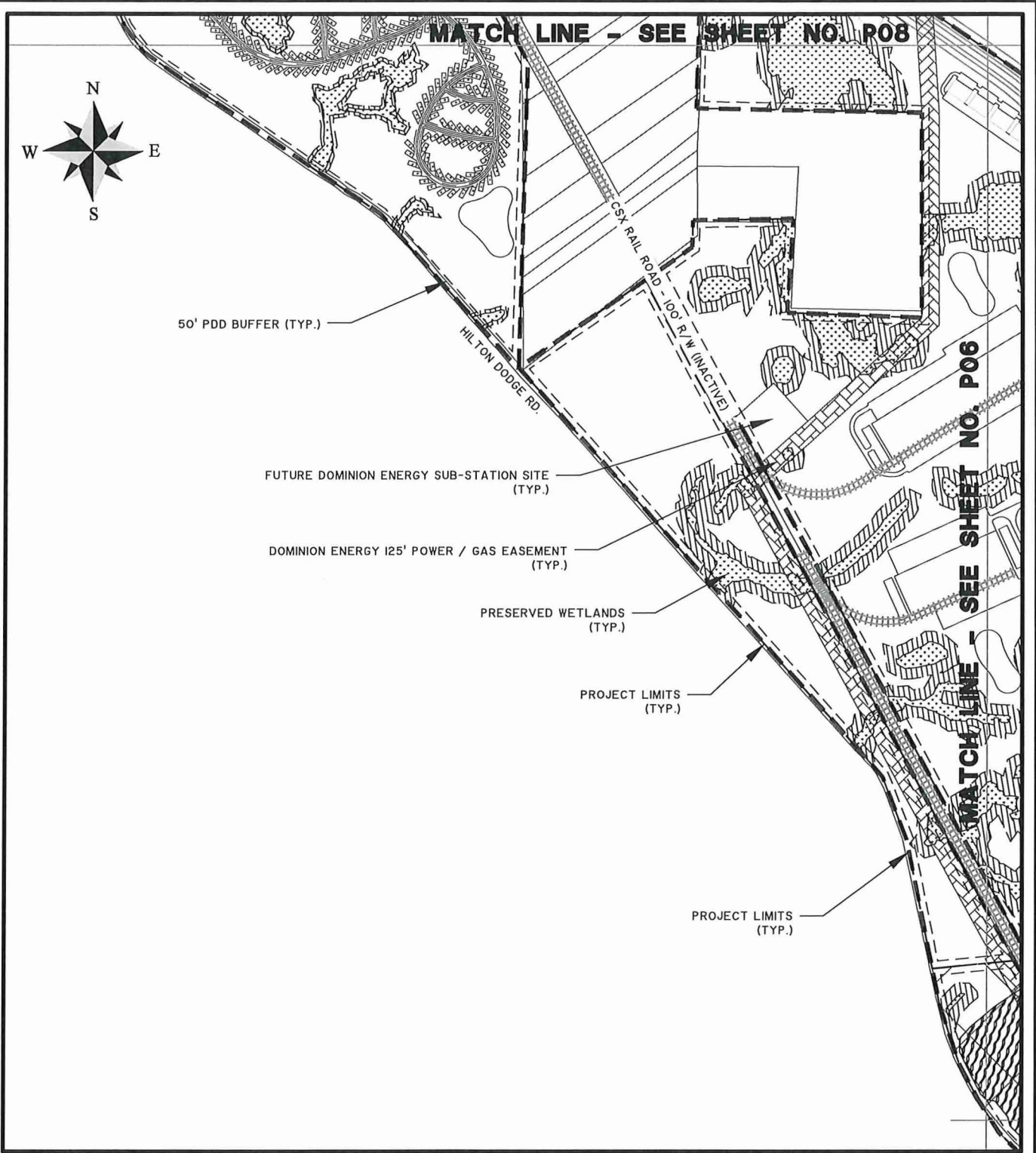
SHEET: P04
SCALE: 1" = 1000'



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Z:\22127\22127.000\Engineering\Wetland Permit\Impact Drawings\22127.0001 - Wetland Impact Drawings-4-7-2020.dwg - Apr 17, 2020 - 4:22:46 PM



RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC

DATE: 4/15/2020

JOB NUMBER: J-22127.0001

DRAWN BY: DSG

REVIEWED BY: LM

SHEET: P05

SCALE: 1" = 1000'



THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

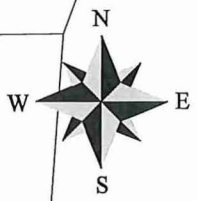
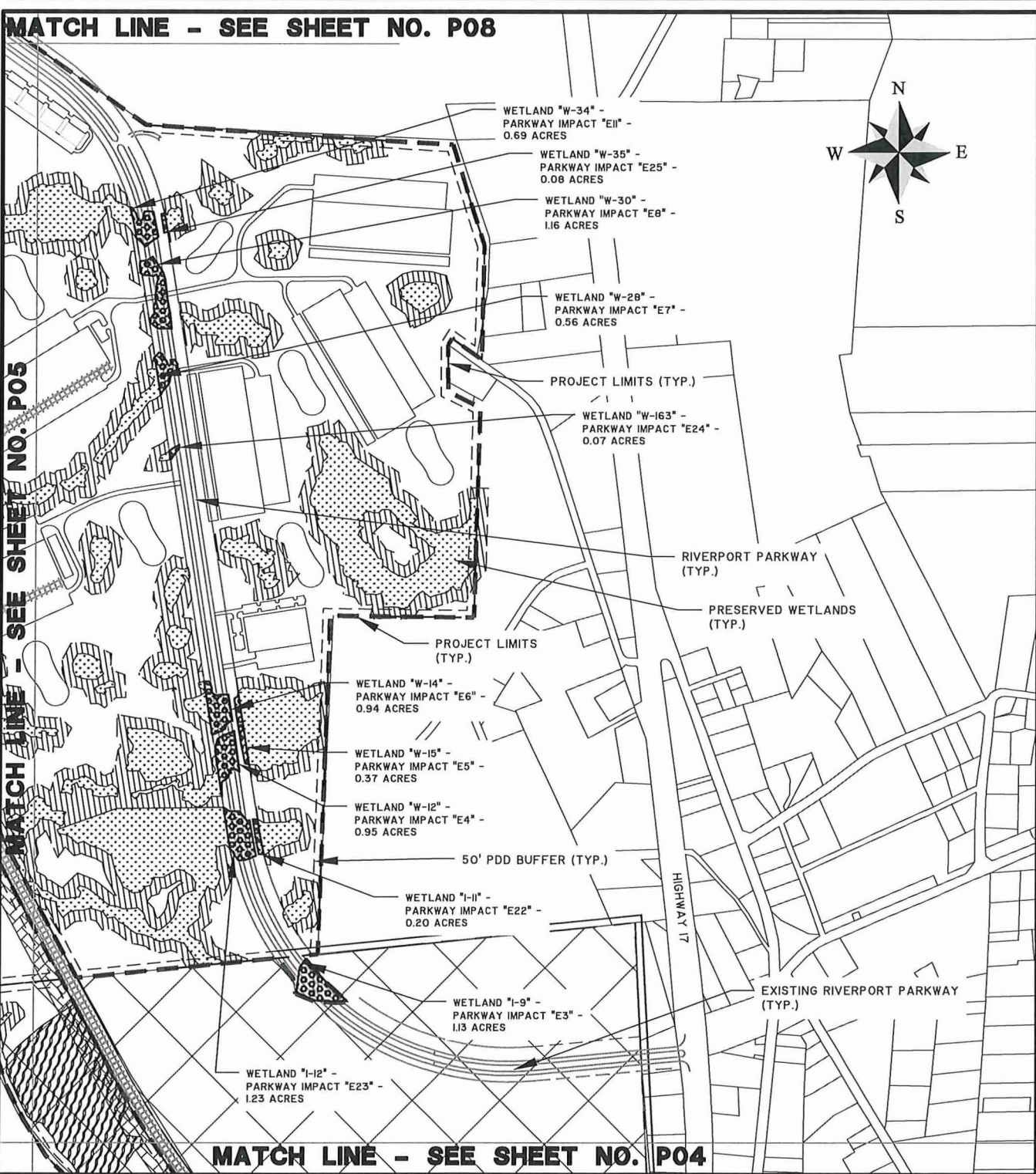
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Z:\2127\2127.0001\Engineering\Wetland Permit\Impact Drawings\2127.0001 - Wetland Impact Drawings-4-7-2020.dwg - Apr 17, 2020 - 4:22:46 PM

MATCH LINE - SEE SHEET NO. P08

MATCH LINE - SEE SHEET NO. P05



MATCH LINE - SEE SHEET NO. P04

RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 4/15/2020
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

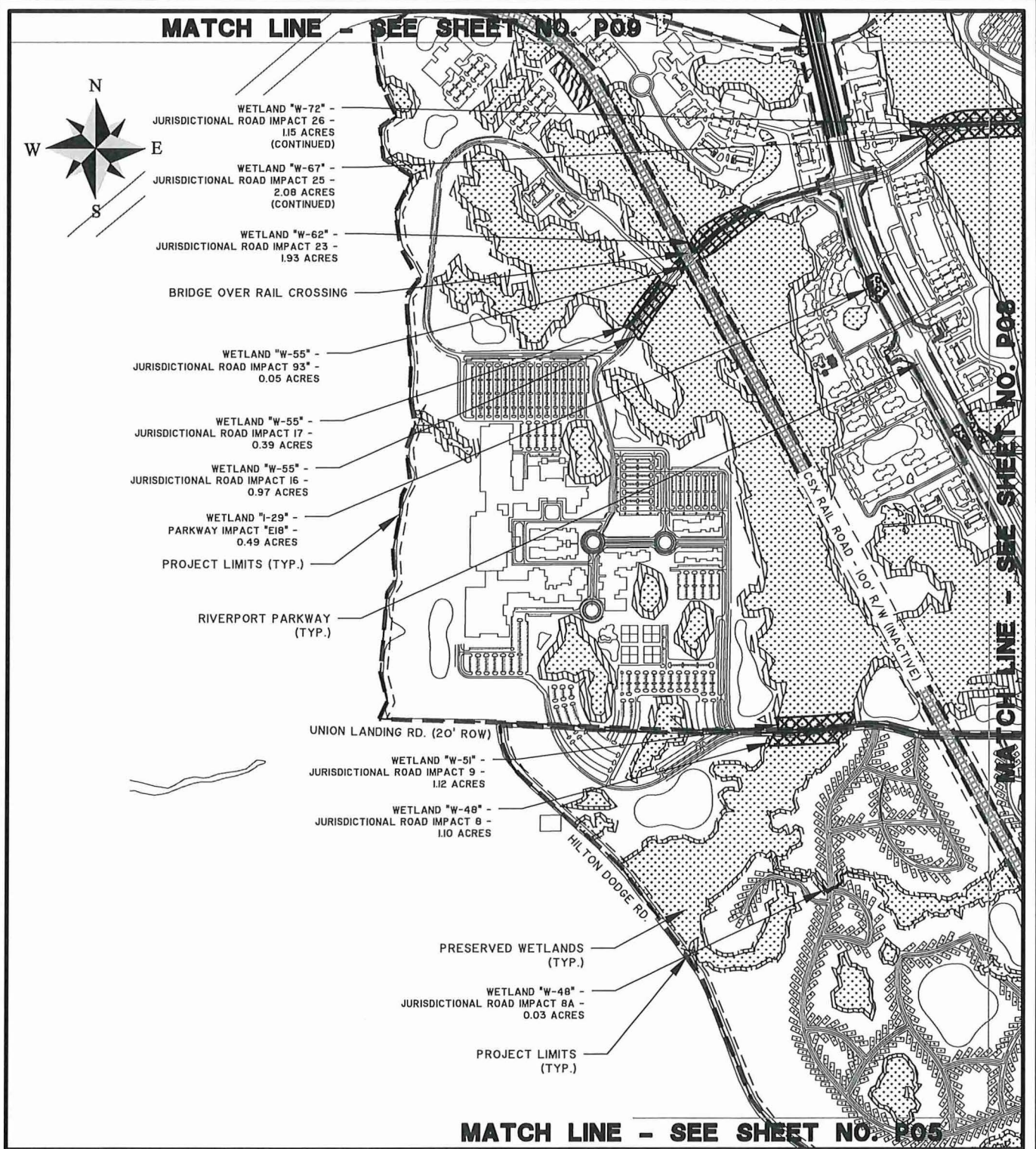
SHEET: P06
SCALE: 1" = 1000'



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Z:\22127\22127.000\Engineering\Wetland Permit\Impact Drawings\22127.0001 - Wetland Impact Drawings-4-7-2020.dwg - Apr 17, 2020 - 4:25:46 PM



RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 4/15/2020
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

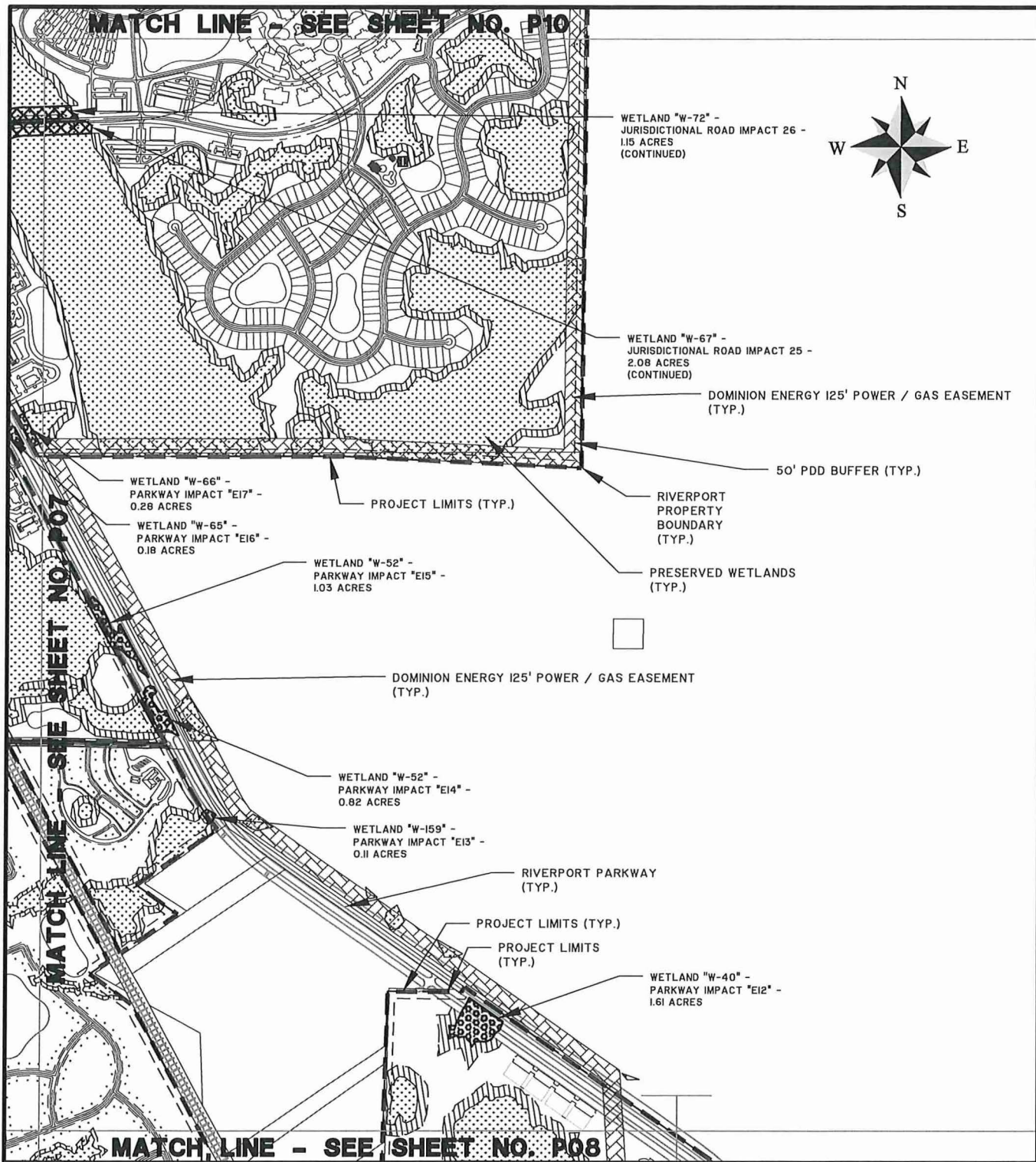
SHEET: P07
SCALE: 1" = 1000'

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Z:\22127\22127.0001\Engineering\Wetland Permit\Impact Drawings\22127.0001 - Wetland Impact Drawings-4-7-2020.dwg - Apr 17, 2020 - 4:22:46 PM



RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 4/15/2020
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

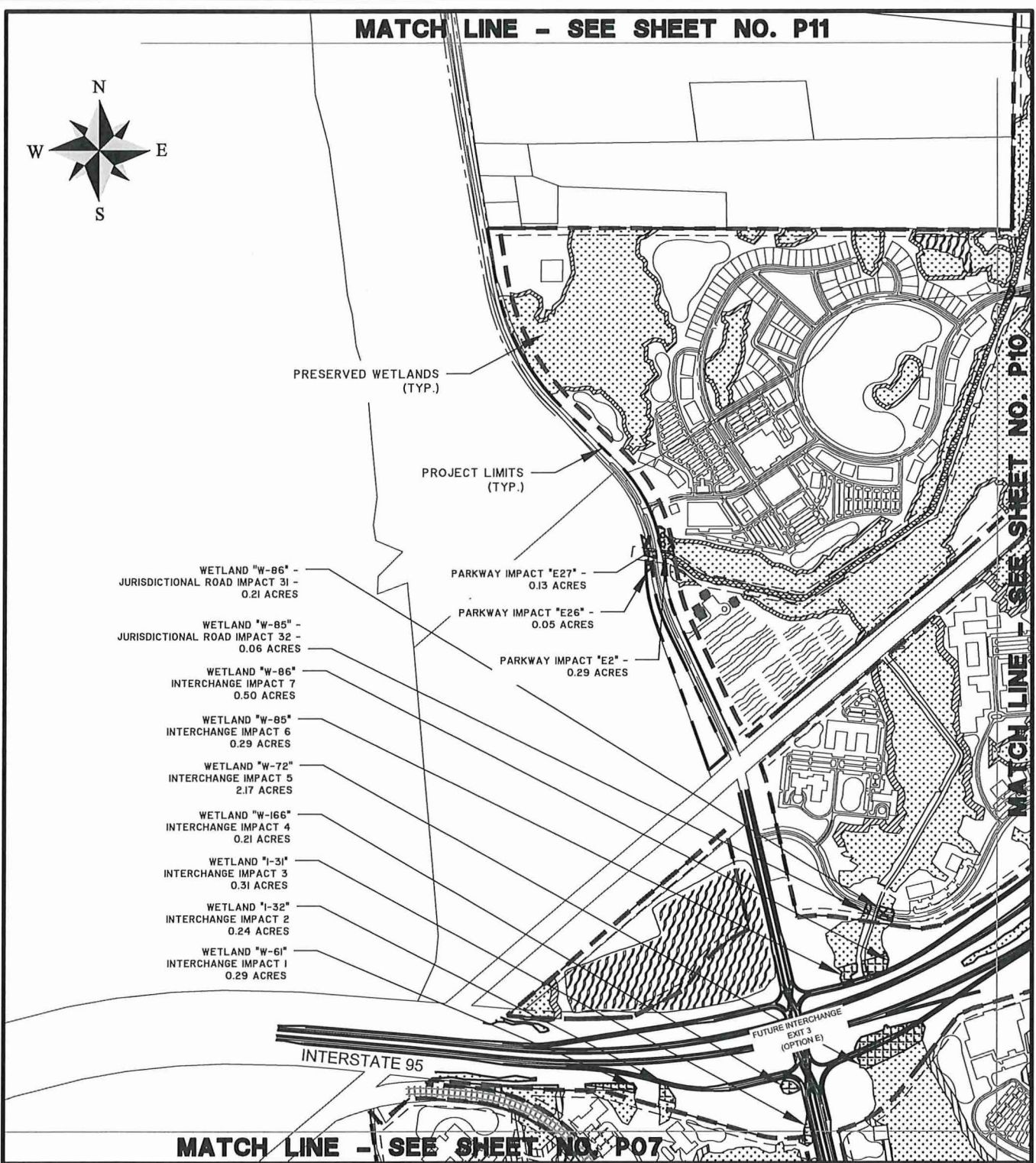
SHEET: P08
SCALE: 1" = 1000'



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Z:\22127\22127.000\Engineering\Wetlands Permits\Impact Drawings\22127.0001 - Wetland Impact Drawings.dwg - Apr 22, 2020 - 8:58:03 AM



RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 11-19-2019
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

SHEET: P09
SCALE: 1" = 1000'

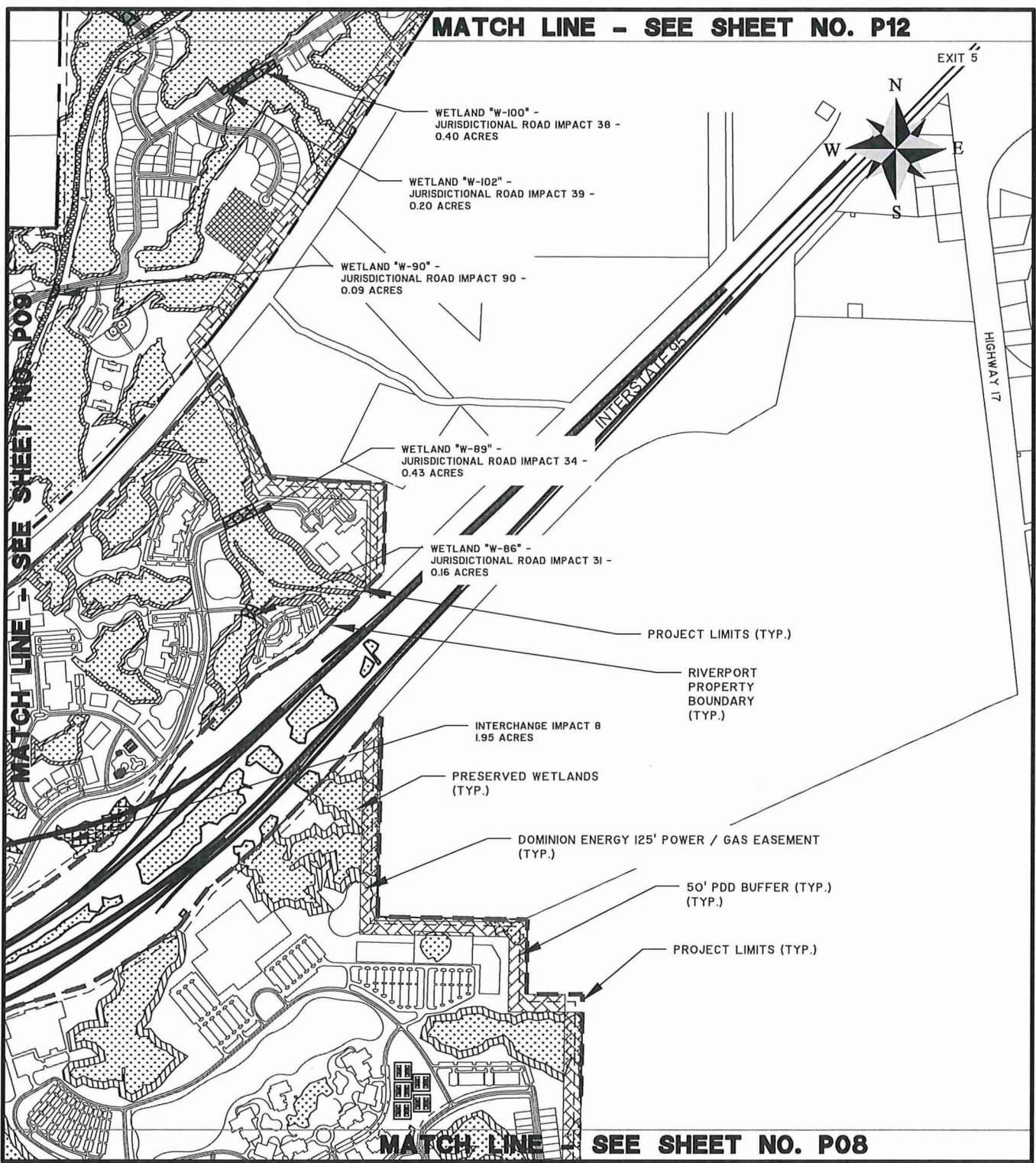


THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Z:\22127\22127.000\Engineering\Wetland Permits\Impact Drawings\22127.0001 - Wetland Impact Drawings - 4-7-2020.dwg - Apr 17, 2020 - 4:22:46 PM



RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC

DATE: 4/15/2020

JOB NUMBER: J-22127.0001

DRAWN BY: DSG

REVIEWED BY: LM

SHEET: P10

SCALE: 1" = 1000'



THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Z:\22127\22127.000\Engineering\Wetland Permit\Impact Drawings\22127.0001 - Wetland Impact Drawings-4-7-2020.dwg - Apr 17, 2020 - 4:22:46 PM

MATCH LINE - SEE SHEET NO. P13

WETLAND "W-II7" -
JURISDICTIONAL ROAD IMPACT 69 -
0.40 ACRES

WETLAND "W-II7" -
JURISDICTIONAL ROAD IMPACT 68 -
0.03 ACRES

WETLAND "W-II7" -
JURISDICTIONAL ROAD IMPACT 67 -
0.46 ACRES

PRESERVED WETLANDS
(TYP.)

WETLAND "W-II7" -
JURISDICTIONAL ROAD IMPACT 59 -
0.48 ACRES

PROJECT LIMITS (TYP.)

WETLAND "W-II2" -
PARKWAY IMPACT "E29" -
0.15 ACRES

WETLAND "W-III" -
PARKWAY IMPACT "E28" -
0.02 ACRES

WETLAND "W-I04" -
JURISDICTIONAL ROAD IMPACT 44 -
0.10 ACRES

WETLAND "W-I04" -
JURISDICTIONAL ROAD IMPACT 41 -
0.88 ACRES

WETLAND "W-I04" -
JURISDICTIONAL ROAD IMPACT 43 -
0.56 ACRES

WETLAND "W-I04" -
JURISDICTIONAL ROAD IMPACT 42 -
0.23 ACRES

WETLAND "W-I04" -
JURISDICTIONAL ROAD IMPACT 92 -
0.47 ACRES

WETLAND "W-I04" -
JURISDICTIONAL ROAD IMPACT 89 -
0.07 ACRES

FLATWOODS SALAMANDER
CRITICAL HABITAT AREA
NO DISTURBANCE WITHIN LIMITS



MATCH LINE - SEE SHEET NO. P12

MATCH LINE - SEE SHEET NO. P09

RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 4/15/2020
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

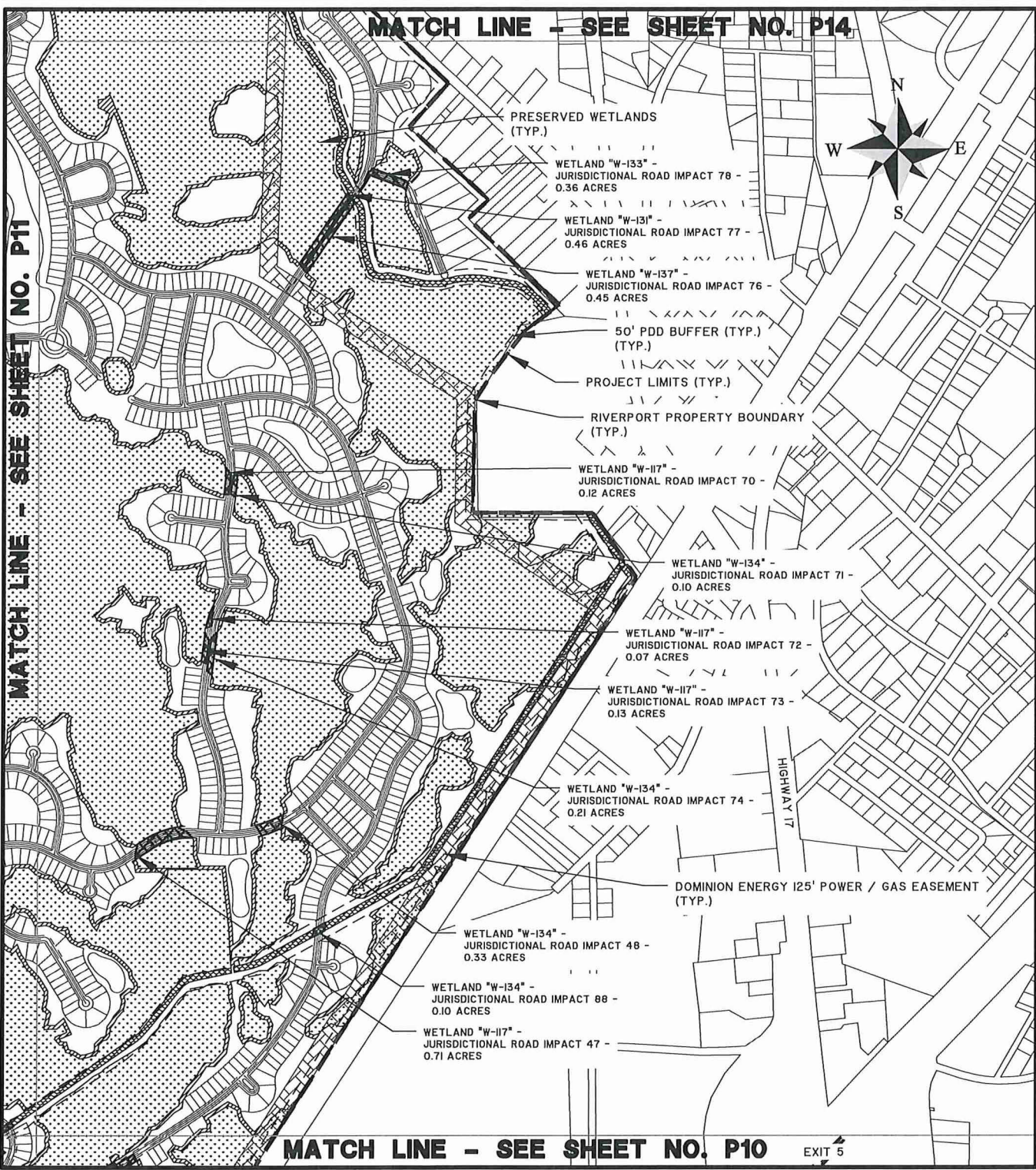
SHEET: P11
SCALE: 1" = 100'

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Z:\22127\22127.000\Engineering\Wetland Permits\Impact Drawings\22127.0001 - Wetland Impact Drawings-4-7-2020.dwg - Apr 17, 2020 - 4:22:46 PM



RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 4/15/2020
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

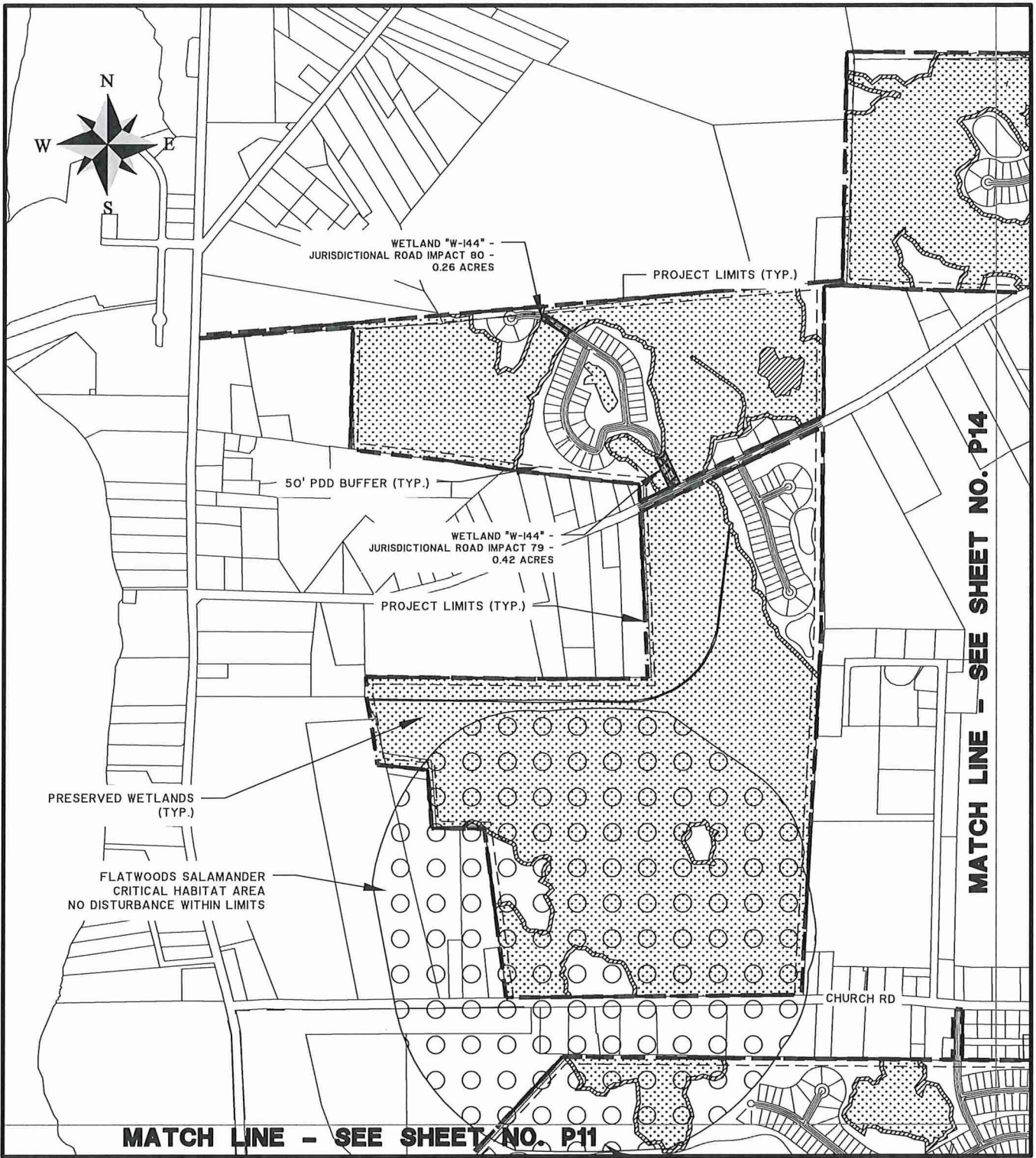
SHEET: P12
SCALE: 1" = 1000'

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Z:\22127\22127.0001\Engineering\Wetland Permit\Impact Drawings\22127.0001 - Wetland Impact Drawings-4-7-2020.dwg - Apr 17, 2020 - 4:22:46 PM



RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 4/15/2020
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

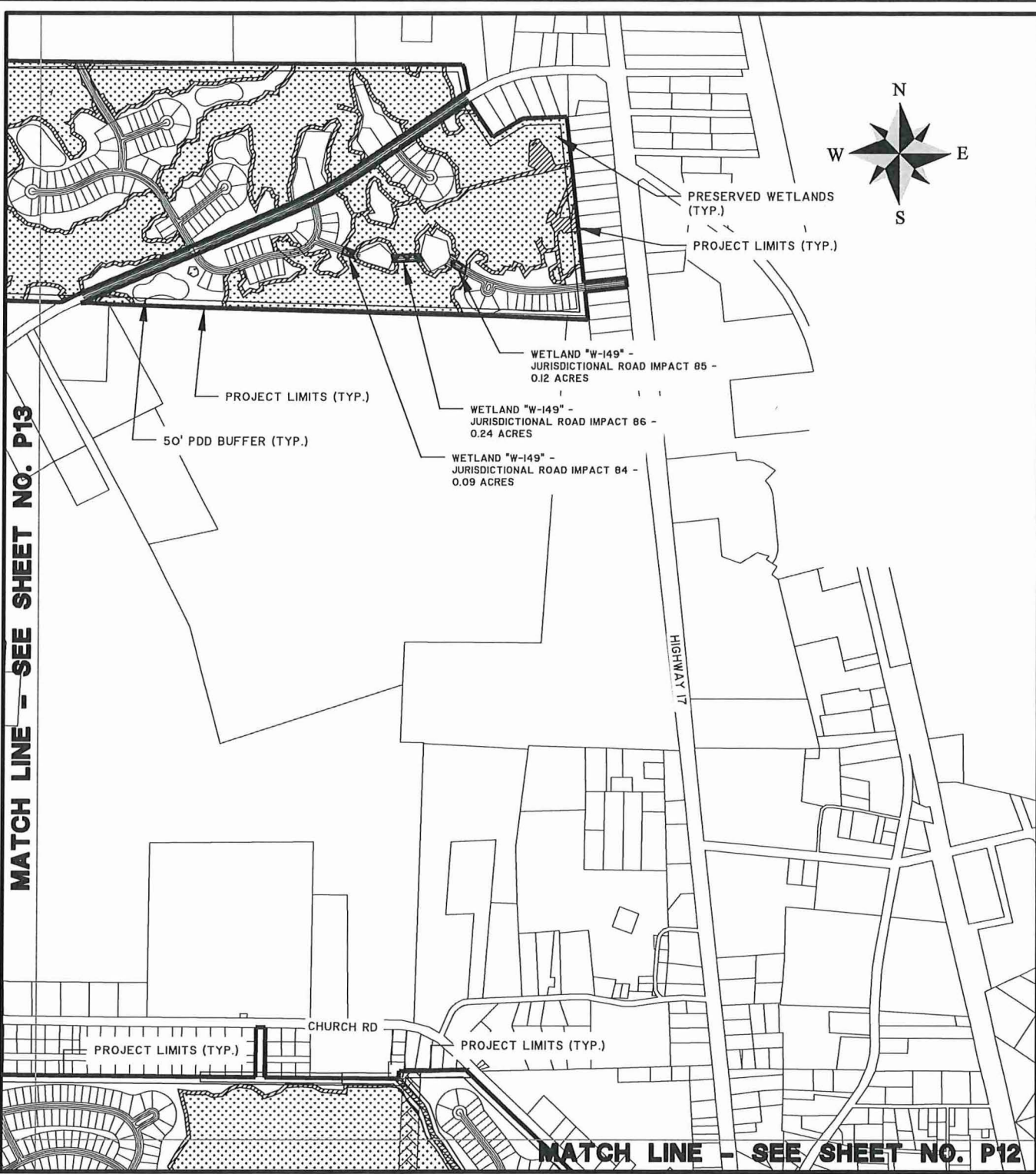
SHEET: P13
SCALE: 1" = 1000'

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Z:\22127\22127.000\Engineering\Wetland Permits\22127.0001 - Wetland Impact Drawings - 4-7-2020.dwg - Apr 17, 2020 - 4:22:46 PM



RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 4/15/2020
JOB NUMBER: J-22127.0001

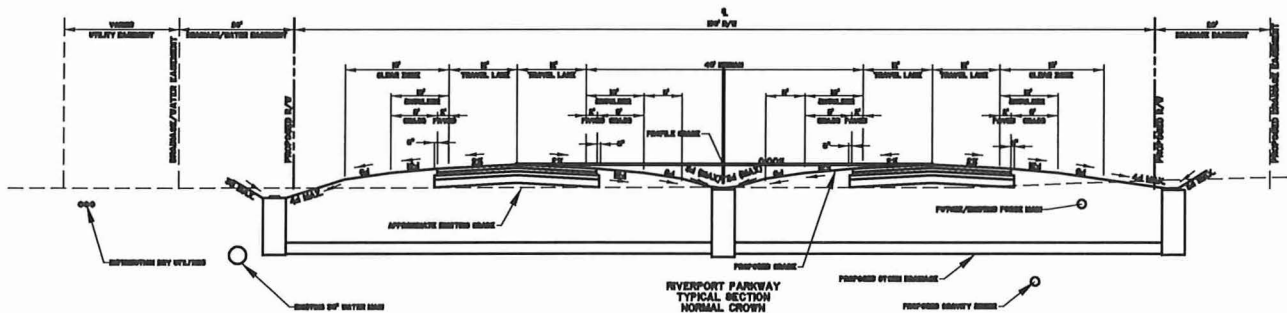
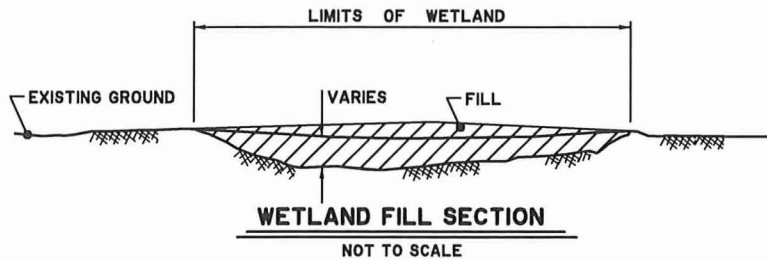
DRAWN BY: DSG
REVIEWED BY: LM

SHEET: P14
SCALE: 1" = 1000'

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC

DATE: 4/15/2020

JOB NUMBER: J-22127.0001

DRAWN BY: DSG

REVIEWED BY: LM

SHEET: P15

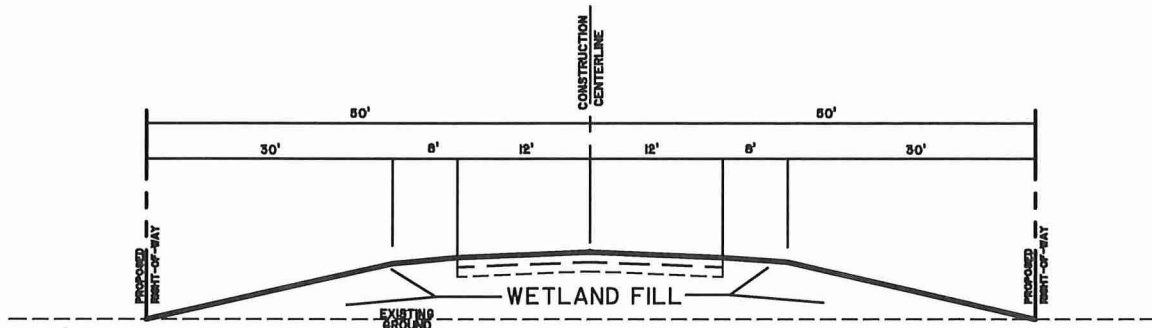
SCALE: N.T.S.

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

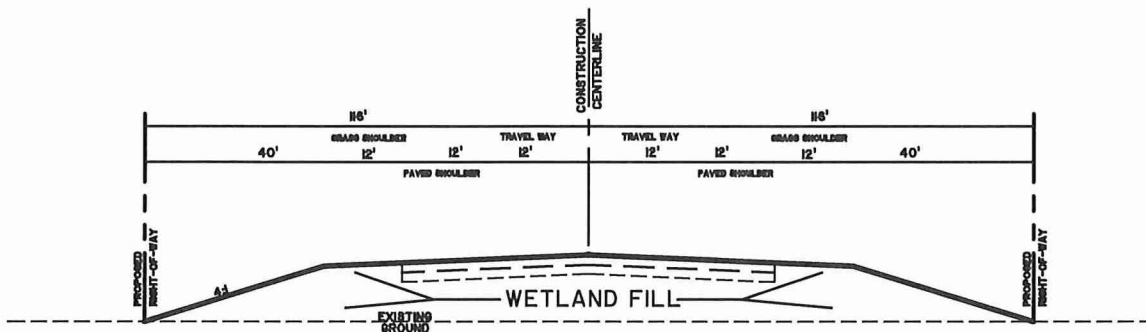
www.thomasandhutton.com

Z:\22127\22127.000\Engineering\Wetland Permit\Impact Drawings\22127.0001 - Wetland Impact Drawings.dwg - Apr 22, 2020 - 9:00:25 AM



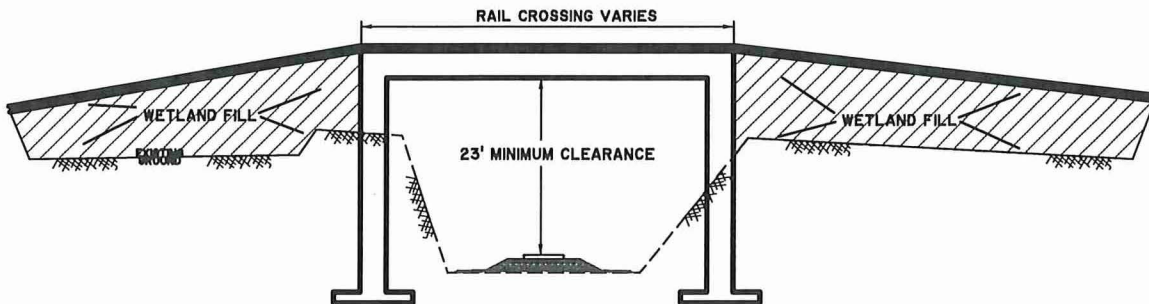
ROADWAY TYPICAL SECTION

NOT TO SCALE



INTERCHANGE TYPICAL SECTION

NOT TO SCALE



BRIDGE TYPICAL SECTION

NOT TO SCALE

RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC

DATE: 11-19-2019

JOB NUMBER: J-22127.0001

DRAWN BY: DSG

REVIEWED BY: LM

SHEET: P16

SCALE: N.T.S.



THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



HARDEEVILLE, JASPER COUNTY, SOUTH CAROLINA

FEBRUARY 15, 2020

OPTION 7 - PREFERRED ALTERNATIVE MASTER PLAN

SHEET 1 OF 2

PREPARED FOR:
SLF III - HARDEEVILLE, LLC

PREPARED BY:



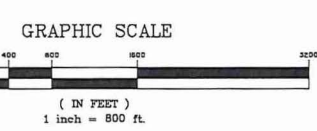
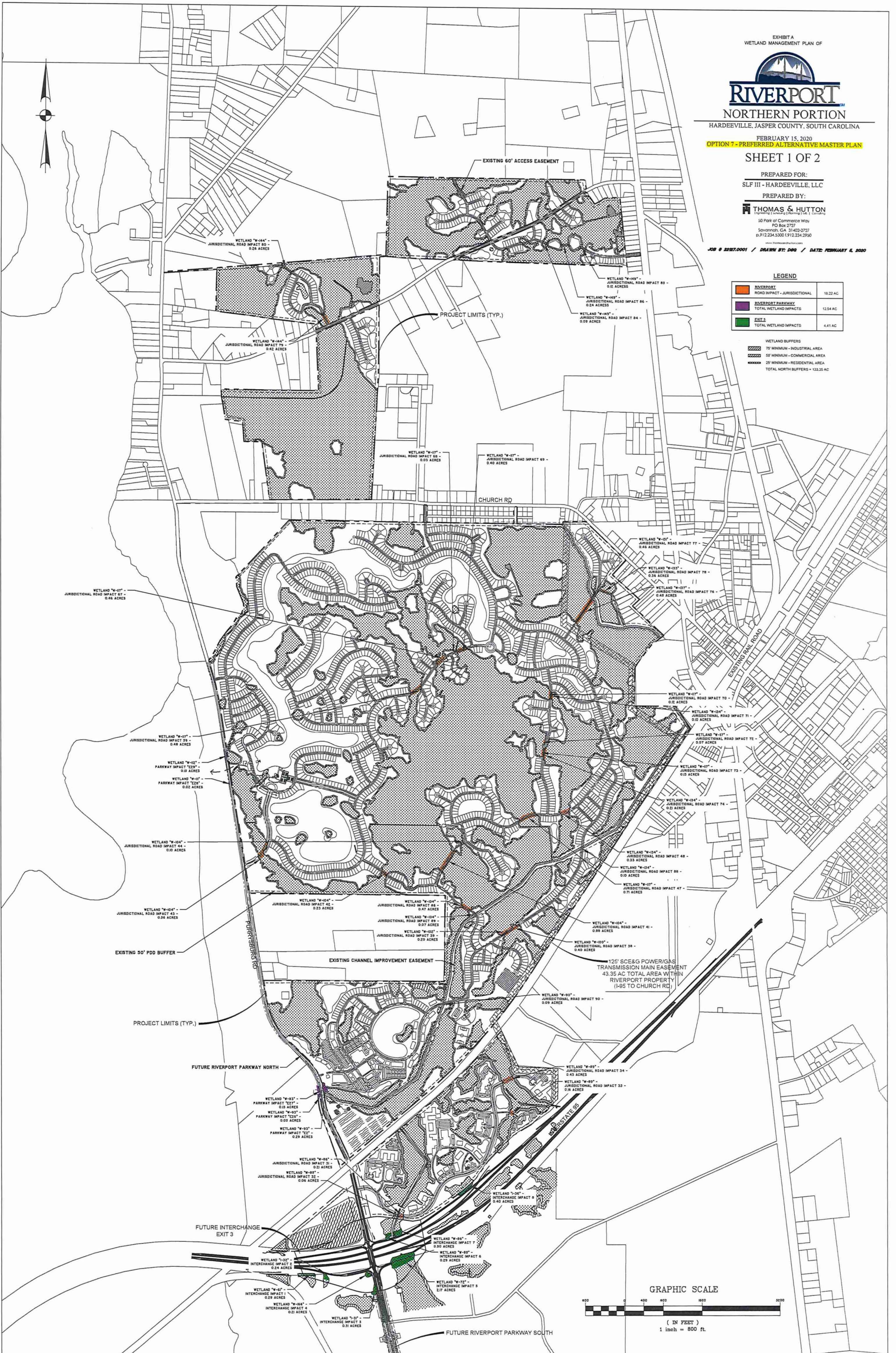
50 Park of Commerce Way
PO Box 2727
Savannah, GA 31402-2727
p.912.234.5300 f.912.234.2990

JOB # 2017.0001 / DRAWN BY: DMO / DATE: FEBRUARY 6, 2020

LEGEND

	RIVERPORT	18.22 AC
	RIVERPORT PARKWAY	12.54 AC
	EXIT 3	4.41 AC

WETLAND BUFFERS
75' MINIMUM - INDUSTRIAL AREA
50' MINIMUM - COMMERCIAL AREA
25' MINIMUM - RESIDENTIAL AREA
TOTAL NORTH BUFFERS = 133.35 AC





HARDEEVILLE, JASPER COUNTY, SOUTH CAROLINA

FEBRUARY 15, 2020

OPTION 7 - PREFERRED ALTERNATIVE MASTER PLAN

SHEET 2 OF 2

PREPARED FOR:
SLF III - HARDEEVILLE, LLC

PREPARED BY:
THOMAS & HUTTON
ENGINEERS (SPECIALTY) PLANNING (S.C.) CONSULTANTS

50 Park of Commerce Way
PO Box 2727
Savannah, GA 31405-2727
p.912.234.5300 f.912.234.2950
www.thomashutton.com

JOB # 2017.0001 / DRAWN BY: DAP / DATE: FEBRUARY 4, 2020

LEGEND

	RIVERPORT ROAD IMPACT - JURISDICTIONAL	18.22 AC
	RIVERPORT PARKWAY TOTAL WETLAND IMPACTS	12.54 AC
	EXIT 3 TOTAL WETLAND IMPACTS	4.41 AC

WETLAND BUFFERS

	75' MINIMUM - INDUSTRIAL AREA
	50' MINIMUM - COMMERCIAL AREA
	25' MINIMUM - RESIDENTIAL AREA
	TOTAL SOUTH BUFFERS - 196.45 AC



GRAPHIC SCALE

