DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
100 W. OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3640

REPLY TO
ATTENTION OF

OCTOBER 3 1 2012

Regulatory Division
SAS-2007-00340

JOINT PUBLIC NOTICE
Savannah District/State of Georgia

The Savannah District has received an application for a Department of the Army Permit, pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344), as follows:

Application Number: SAS-2007-00340

Applicant: Mr. Travis Ostrum
I-95 Toyota of Brunswick
1000 Millennium Boulevard
Brunswick, Georgia 31525

Agent: Mr. John Shanks
Access Ecological Associates, Incorporated
2720 Park Street, Suite 201
Jacksonville, Florida 32205

Location of Proposed Work: The project site is located east of the Golden Isles Parkway and west of Interstate 95 in Brunswick, Glynn County, Georgia (Latitude 31.2511, Longitude -81.5014).

Description of Work Subject to the Jurisdiction of the US Army Corps of Engineers: The expansion of an existing auto mall on a 100.1 acre tract of land. The project, as proposed, would impact 8.09 acres of jurisdictional wetland for the construction of several car dealerships. The development would include commercial structures and attendant features such as roads, utilities, and a stormwater management system. The applicant is proposing to purchase 49.35 wetland mitigation credits to mitigate for the proposed 8.09 acres of impact.

Additionally, the applicant proposes to extinguish an existing restrictive covenant over 31.54 acres of preserved wetland, 4.0 acres of preserved upland and 1.85 acres of created wetland within the project area. Utilizing current wetland mitigation calculation worksheets, the 3.3 acres of wetland impact authorized by the original permit would require 26.72 wetland mitigation credits. The applicant is proposing to purchase 53.44 wetland mitigation credits to compensate for the 3.3 acres of wetland impact and the release of the restrictive covenant.

Total mitigation requirements in association with proposed project impacts and restrictive covenant removal would be the purchase of 102.79 wetland credits. Wetland mitigation credits would be purchased from a USACE approved wetland mitigation bank servicing the project area.

BACKGROUND

In 1999, the project area contained 34.84 acres of jurisdictional wetland. On May 24, 1999, the USACE issued an Individual Permit authorizing 3.3 acres of wetland impact. As mitigation for the impacts, a restrictive covenant was placed over the remaining 31.54 acres of wetland, 4.0 acres of upland, and 1.85 acres of wetland creation.

Over the next decade, drainage improvements constructed along I-95 and the Golden Isles Parkway reduced overall hydrology within the project area. A revised Jurisdictional Determination was issued on October 7, 2008. The determination verified that wetland areas within the northern portion of the site had decreased in size from 14.61 acres to 8.09 acres. Beginning in November 2008, three years of hydrologic monitoring was performed within the southern portion of the site. The monitoring data indicated that the southern wetlands no longer met the hydrologic criteria required for wetland status. An Expanded Jurisdictional Determination was issued on December 20, 2011, verifying 8.09 acres of jurisdictional wetland within the northern portion of the 100.1 acre project area.

A detailed timeline of prior USACE actions for the project is provided in the enclosures of this Joint Public Notice.

This Joint Public Notice announces a request for authorizations from both the US Army Corps of Engineers and the State of Georgia. The applicant's proposed work may also require local governmental approval.

STATE OF GEORGIA

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division, intends to certify this project at the end of 30 days in accordance with the provisions of Section 401 of the Clean Water Act, which is required for a Federal Permit to conduct activity in, on, or adjacent to the waters of the State of Georgia. Copies of the application and supporting documents relative to a specific application will be available for review and copying at the office of the Georgia Department of Natural Resources, Environmental Protection Division, Water Protection Branch, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354, during regular office hours. A copier machine is available for public use at a charge of 25 cents per page. Any person who desires to comment, object, or request a public hearing relative to State Water Quality Certification must do so within 30 days of the State's receipt of application in writing and state the reasons or basis of objections or request for a hearing. The application can be reviewed in the Savannah District, US Army Corps of Engineers, Regulatory Division, 100 W. Oglethorpe Avenue Savannah, Georgia 31401-3640.

State-owned Property and Resources: The applicant may also require assent from the State of Georgia, which may be in the form of a license, easement, lease, permit or other appropriate instrument.

Georgia Coastal Management Program: Prior to the Savannah District Corps of Engineers making a final permit decision on this application, the project must be certified by the Georgia Department of Natural Resources, Coastal Resources Division, to be consistent with applicable provisions of the State of Georgia Coastal Management Program (15 CFR 930). Anyone wishing to comment on Coastal Management Program certification of this project should submit comments in writing within 30 days of the date of this notice to the Federal Consistency Coordinator, Ecological Services Section, Coastal Resources Division, Georgia Department of Natural Resources, One Conservation Way, Brunswick, Georgia 31523-8600 (Telephone 912-264-7218).

US ARMY CORPS OF ENGINEERS

The Savannah District must consider the purpose and the impacts of the applicant's proposed work, prior to a decision on issuance of a Department of the Army Permit.

Cultural Resources Assessment: Review of the latest published version of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion are located at the site or in the area affected by the proposed work. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work.

Endangered Species: Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.), we request information from the US Department of the Interior, Fish and Wildlife Service, the US Department of Commerce, the National Oceanic and Atmospheric Administration, and the National Marine Fisheries Service; or, any other interested party, on whether any species listed or proposed for listing may be present in the area.

Public Interest Review: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. 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 proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal 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, mineral needs, considerations of property ownership and in general, the needs and welfare of the people.

Consideration of Public Comments: The US Army Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and

other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the US Army Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. 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 proposed activity.

Application of Section 404(b)(1) Guidelines: The proposed activity involves the discharge of dredged or fill material into the waters of the United States. The Savannah District's evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act.

Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army Permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, US Army Corps of Engineers, Savannah District, Attention: Mr. Brian Moore, 100 W. Oglethorpe Avenue Savannah, Georgia 31401-3640, no later than 30 days from the date of this notice. Please refer to the applicant's name and the application number in your comments.

If you have any further questions concerning this matter, please contact Mr. Brian Moore, Regulatory Specialist, Coastal Branch at 912-652-5349.

Enclosures
1. Applicant Project Narrative
2. Timeline of Prior Project Permitting
3. Project Mitigation Plan
4. Figure 2 - USGS Topographic Map
5. Figure 4 - Wetland Delineation Map
6. Figure 5 – Restrictive Covenant Map
7. Figure 6 – Project Development Plan
8. Figure 7 – Wetland Impact Map

PART I
INTRODUCTION

The purpose of this document is to evaluate the proposed project's compliance with the Section 404(b)(1) Guidelines of the Clean Water Act (Guidelines). The goal of the Guidelines is "to restore and maintain, the chemical, physical, and biological integrity of waters of the United States (waters of the US) through the control of discharges of dredged or fill material." The following provides the information necessary to address all relevant portions of the Guidelines.

A. **Proposed Project.**

The applicant proposes to expand an existing automall into his remaining property. This will require the removal of a restrictive covenant over mostly upland areas, and impacts to 8.09 acres of low quality drained wetlands. The applicant proposes to mitigate all impacts through the purchase of mitigation credits.

B. **Applicant's Purpose and Need Statement.**

In an effort to diversify and continue to compete in the retail automotive market, the applicant needs to diversify their inventory and expand the services offered at his existing facility into jurisdictional areas.

C. **Basic Project Purpose.**

The purpose of the proposed project is to meet the needs of the public by providing a local resource to area residents for an array of automobiles and related services.

D. **Water Dependency.**

The project itself is not water dependent, although the applicant requires an additional 83 acres of development area, a portion of which is low quality jurisdictional wetlands. The proposed site represents the least harmful environmental alternative.

E. **Overall Project Purpose.**

In order to successfully develop the proposed project the applicant needs to expand his existing facility to meet the demands of the local community for automobiles. The project must be located directly adjoining the existing infrastructure, and must meet the local county zoning requirements.

F. **Geographic Area of Review for Alternative Project Sites.**

The area of review included areas adjacent to the existing facility. The project seeks to provide a centralized location where multiple dealerships operate within close proximity to one another to provide an efficient method for area residents to consider multiple makes and models to find the best alternative for their budget and needs. In addition various "after the sale" services will be provided as part of the proposed project.

G. **Selection of Alternative Project Sites.**

1. Site Selection Screening Criteria.

   Potential alternate sites were selected based on the following parameters:
   a) Adjoining the existing facility
   b) Accessible by major transportation arteries

2. Summary of Alternative Sites Screened for Practicability.

   Based on the above screening criteria, two potential alternate areas were consider. The first occurs directly North of the project site, while the second would involve a combination of 2 parcels located directly across Golden Isle Parkway, West of the existing facility. The following parameters were considered when evaluating the potential alternative sites: location, total area sufficient to meet the project's needs, wetland impacts required, within budget, and proper zoning.

   a) The applicant's preferred 83-acre project site is located within the identified geographic area of review directly adjacent to the existing facility, and is currently owned by the applicant. The development of the project would require 8.09 acres of wetland impact and is properly zoned for automobile dealerships. As the property has already been paid for, construction of the project would be economically viable on this site.

   b) Alternative Site 1 is 72-acres in size, is located within the identified geographic area of review directly north of the existing facility. This property is currently zoned for PDG Planned Development, which is not consistent with the existing facility. Based on a preliminary aerial assessment, the development of this site would require approximately 16.30 acres of wetland impact. Construction of the project on this site would be significantly greater than the proposed site and would not be economically viable.

   c) Alternative Site 2 is made up of 2 separate parcels with containing a total of 20-acres. This property is located within the identified geographic area of review but is divided from the existing facility by a major highway. This site is properly zoned for automobile dealerships. Based on a preliminary aerial assessment, the development of this site would require approximately 5.30 acres of wetland impact. Construction of the project on this site would be significantly greater than the proposed site and would not be economically viable.

   The attached Figure 11 depicts the location of all of the sites that were evaluated.

Table 1. Summary Table for Site Screening Selection Criteria

Site Screening Selection Criteria	Applicant's Preferred	Alt 1	Alt 2
Location	Yes	Yes	Yes
Sufficient Area	Yes (83 Acres)	No (72 Acres)	No (20 Acres)
Adjoins Existing Dealership	Yes	Yes	No
Within Budget	Yes	No	No
Proper Zoning	Yes (Freeway Commercial)	No (PDG Planned Development)	Yes (Freeway Commercial)
Practicable Site	Yes	No	No

Golden Isle Permitting Timeline

May 24 1999

The USACE issued a permit at the previous landowner's request (permit # 980018290). Prior to development, the property contained 34.84 acres of wetland. As part of that permit, a restrictive covenant was placed over the remaining 31.54 acres of wetland, 4.0 acres of upland, and 1.85 acres of permit required wetland creation to mitigate 3.3 acres of project related wetland impacts.

October 7, 2008

The USACE completed jurisdictional determination #200700340, which confirmed the wetland acreage on the northern portion of the property. The wetland area within the northern portion of the property had decreased in size and function from 14.61 acres to 8.09 acres.

December 17, 2008

The new owner of the property, Travis Ostrum, submitted a request to release the restrictive covenant over the northern portion of the property to construct an auto mall. The applicant would replace the small isolated on-site mitigation with mitigation credits from a Corps of Engineers approved mitigation bank in keeping with the 2008 Mitigation Rule. The applicant then submitted documentation regarding the functions provided by the 8.09 acres of wetlands to be impacted, conducted mitigation scoring, and continued hydrologic monitoring of the site.

June 23, 2010

A Public Notice was published which proposed to remove the restrictive covenant over the northern portion of the property. Prior to finalization of the permit authorizing the release of restrictive covenant, the USACE requested that the final plans for the southern portion of the property be provided. As the applicant wished to release the restrictive covenant over the southern portion of the property, the USACE requested that the jurisdictional determination be expanded to include the entire property.

December 20, 2011

The USACE completed the expanded jurisdictional determination #200700340, which confirmed the 8.09 acres of wetland on the entire 100.1 acre property. Over the past 13 years, the hydrologic regime of the preserved wetland system has been altered by drainage effects believed to be caused by the surrounding network of upland cut drainage ditches that serve the Interstate 95 – Golden Isle Parkway interchange and surrounding area. As a result of these drainage alterations, the wetland area has decreased in size and function, and is no longer considered to be a viable wetland mitigation site. The lack of hydrology was documented utilizing continuous hydrological monitoring for nearly 3 years.

March 27, 2012

The applicant, Travis Ostrum, submitted a request to release the restrictive covenant over the entirety of the property. Mitigation Credits are proposed to replace the value of the previously permitted mitigation. A site plan depicting the full limits of all future development of the project is provided.

July 23, 2012

At the Corps request, a complete 404 (B)(1) analysis was submitted by the applicant for the proposed project. The proposed site development will require impacts to the remaining 8.09 acres of low quality wetlands.

Golden Isles Automall

ACOE #200700340

AEA #06-1116-01

Table 1

Impact Breakdown Original Permit #980018290

Orginal Permit on-site original impacts	Acreage
Impact 1	2.00
Impact 2	0.03
Impact 3	1.04
Impact 4	0.23

Total Mitigation Required To Offset Original Permit - (See attached Original Impacts worksheet)	**26.72 Credits**

Mitigation Breakdown Original Permit #980018290

Northern Portion On-site Mitigation (ac.)	
13.74	Wetland Preservation
0.87	Wetland Creation
2.98	Upland Buffer

37.45 total

Southern Portion On-site Mitigation (ac.)	
17.80	Wetland Preservation
0.98	Wetland Creation
1.08	Upland Buffer

Mitigation Credits Provided by Original Permitted Mitigation Plan	**26.72 Credits**
Total includes Northern and Southern Portions of the Site	

Mitigation Bank Credits Proposed to offset release of Total On-site Restrictive Covenant	**53.44 Credits**
*The proposed double mitigation will compensate for the release of the Restrictive Covenant	

WETLANDS AND OPEN WATERS MITIGATION WORKSHEETS

Table 2
Original Impacts Permit #980018290

ADVERSE IMPACT FACTORS

Factor	Options						
Dominant Effect	Fill 2.0	Dredge 1.8	Impound 1.6	Drain 1.4	Flood 1.2	Clear 1.0	Shade 0.5
Duration of Effects	7+ years 2.0	5-7 years 1.5	3-5 years 1.0	1-3 years 0.5	< 1 year 0.1		
Existing Condition	Class 1 2.0	Class 2 1.5	Class 3 1.0	Class 4 0.5	Class 5 0.1		
Lost Kind	Kind A 2.0	Kind B 1.5	Kind C 1.0	Kind D 0.5	Kind E 0.1		
Preventability	High 2.0	Moderate 1.0	Low 0.5	None 0			
Rarity Ranking	Rare 2.0	Uncommon 0.5	Common 0.1				

* These factors are determined on a case-by-case basis.

REQUIRED MITIGATION CREDITS WORKSHEET

Factor	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
Dominant Effect	2.0	2.0	2.0	2.0		
Duration of Effect	2.0	2.0	2.0	2.0		
Existing Condition	1.0	1.0	1.0	1.0		
Lost Kind	1.5	1.5	1.5	1.5		
Preventability	1.5	1.5	1.5	1.5		
Rarity Ranking	0.1	0.1	0.1	0.1		
Sum of r Factors	$R_1 = 8.1$	$R_2 = 8.1$	$R_3 = 8.1$	$R_4 = 8.1$	$R_5 =$	$R_6 =$
Impacted Area	$AA_1 = 2.00$	$AA_2 = 0.03$	$AA_3 = 1.04$	$AA_4 = 0.23$	$AA_5 =$	$AA_6 =$
$R \times AA =$	16.20	0.243	8.42	1.86		

Total Required Credits = $\sum (R \times AA) =$ 26.72

WETLANDS AND OPEN WATERS
MITIGATION WORKSHEETS

TABLE 3 – HISTORIC IMPACTS

Mitigation Summary Worksheet For Permit Application # SAJ-2007-00340

I. Required Mitigation

A. Total Required Mitigation Credits = **26.72**

II. Non-Banking Mitigation Credit Summary	Credits	Acres
B. Creation	X	X
C. Restoration and/or Enhancement	X	X
D. Upland Buffer	X	X
E. Preservation	X	X
F. Total Proposed Non-Bank Mitigation = B + C + D + E	X	X

III. Banking Mitigation Credit Summary	Credits	Acres
G. Creation	X	X
H. Restoration and/or Enhancement	26.72	X
I. Upland Buffer	X	X
J. Preservation	26.72	X
K. Total Proposed Bank Mitigation = G + H + I + J	53.44	X

IV. Grand Totals	Credits	Acres
L. Total Preservation Mitigation = E + J	X	X
M. Total Non-Preservation Mitigation = B + C +D + G + H + I	26.72	X
N. Total Proposed Mitigation = F + K	**53.44**	X

The total Mitigation Credits (Row N) should be greater than or equal to the total Required Mitigation Credits (Row A) for the proposed mitigation to be acceptable. The other requirements given in the SOP must also be satisfied, e.g., Row M must equal at least 50% of Row A, etc. If the answer to either of the questions below is no, then the proposed mix and/or quantity of mitigation is not in compliance with the policy and the plan should be revised or rejected, unless a variance is approved.

	Yes	No
PMC ≥ RMC or in words Are the Credits in Row N greater than or equal to Row A ?	X	
$PMC_{Non\text{-}Preservation} \geq ½$ RMC or in words Are the Credits in Row M greater than or equal to 50% of Row A ?	X	

WETLANDS AND OPEN WATERS
MITIGATION WORKSHEETS

TABLE 4 CURRENTLY PROPOSED IMPACTS
ADVERSE IMPACT FACTORS

Factor	Options						
Dominant Effect	Fill 2.0	Impound 1.8	Dredge 1.6	Drain 1.4	Flood 1.2	Clear 1.0	Shade 0.5
Duration of Effects	7+ years 2.0	5-7 years 1.5	3-5 years 1.0	1-3 years 0.5	0-1 years 0.1	Seasonal 0.1	
Existing Condition	Class I 2.0	Class 2 1.5	Class 3 1.0	Class 4 0.5	Class 5 0.3	Class 6 0.1	
Lost Kind	Kind A 2.0	Kind B 1.5	Kind C 1.0	Kind D 0.5	Kind E 0.1		
Preventability	High 2.0	Moderate 1.0	Low 0.5	None 0			
Rarity Ranking	Imperiled *	Vulnerable *	Rare 2.0	Uncommon 0.5	Common 0.1		

* These factors are determined on a case-by-case basis.

Factor	Area 1 (Jurisdictional Areas)	Area 2 (Ditch Areas)	Area 3 (Isolated Areas)	Area 4	Area 5	Area 6
Dominant Effect	2					
Duration of Effect	2					
Existing Condition	0.5					
Lost Kind	1					
Preventability	0.5					
Rarity Ranking	0.1					
Sum of r Factors	R1 = 6.1	R2 =	R2 =	R4 =	R5 =	R6 =
Impacted Area	AA1 = 8.09	AA2 = 0	AA3 = 0	AA 4 =	AA 5 =	AA 6=
R x AA=	49.35	0.0	0.0			

Total Required Credits = Σ (R x AA) = 49.35

WETLANDS AND OPEN WATERS MITIGATION WORKSHEETS

TABLE 5 – PROPOSED IMPACT MITIGATION

Mitigation Summary Worksheet For Permit Application # SAJ-2007-00340

I. Required Mitigation

A. Total Required Mitigation Credits = **49.35**

II. Non-Banking Mitigation Credit Summary	Credits	Acres
B. Creation	X	X
C. Restoration and/or Enhancement	X	X
D. Upland Buffer	X	X
E. Preservation	X	X
F. Total Proposed Non-Bank Mitigation = B + C + D + E	**X**	**X**

III. Banking Mitigation Credit Summary	Credits	Acres
G. Creation	X	X
H. Restoration and/or Enhancement	24.68	X
I. Upland Buffer	X	X
J. Preservation	24.67	X
K. Total Proposed Bank Mitigation = G + H + I + J	49.35	**X**

IV. Grand Totals	Credits	Acres
L. Total Preservation Mitigation = E + J	X	X
M. Total Non-Preservation Mitigation = B + C +D + G + H + I	24.68	X
N. Total Proposed Mitigation = F + K	**24.67**	**X**

The total Mitigation Credits (Row N) should be greater than or equal to the total Required Mitigation Credits (Row A) for the proposed mitigation to be acceptable. The other requirements given in the SOP must also be satisfied, e.g., Row M must equal at least 50% of Row A, etc. If the answer to either of the questions below is no, then the proposed mix and/or quantity of mitigation is not in compliance with the policy and the plan should be revised or rejected, unless a variance is approved.

	Yes	No
PMC ≥ RMC or in words Are the Credits in Row N greater than or equal to Row A ?	X	
$PMC_{Non\text{-}Preservation} \geq ½$ RMC or in words Are the Credits in Row M greater than or equal to 50% of Row A ?	X	

Golden Isles Automall

Topographic Map

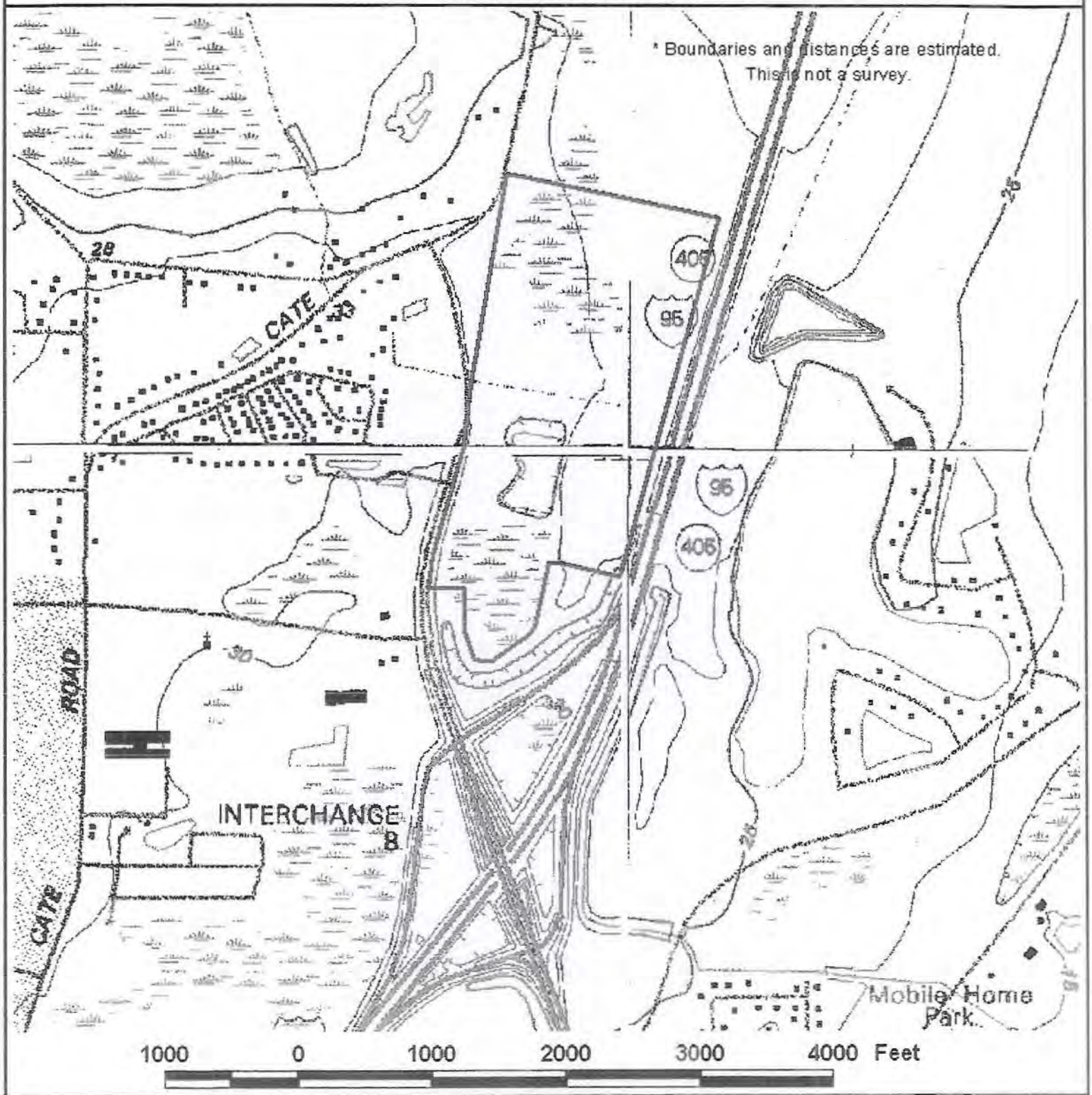

FIGURE 2

Golden Isles Parkway
Glynn County, GA
AEA Project # 06-1116-01

Source: GA GIS Data Clearinghouse
Created by: MJH

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Access Ecological Associates
27 Old Mission Avenue
St. Augustine, Florida 32084
Phone: (904) 584-1144

ECOLOGICAL ACCESS ASSOCIATES

Golden Isle AutoMall

Wetland Delineation on 2010 Aerial Photo

Access Ecological Assoc, Inc.
27 Old Mission Ave
St. Augustine, Florida 32084
Phone: 904-584-1144
E-mail: jshanks@aecoa.net

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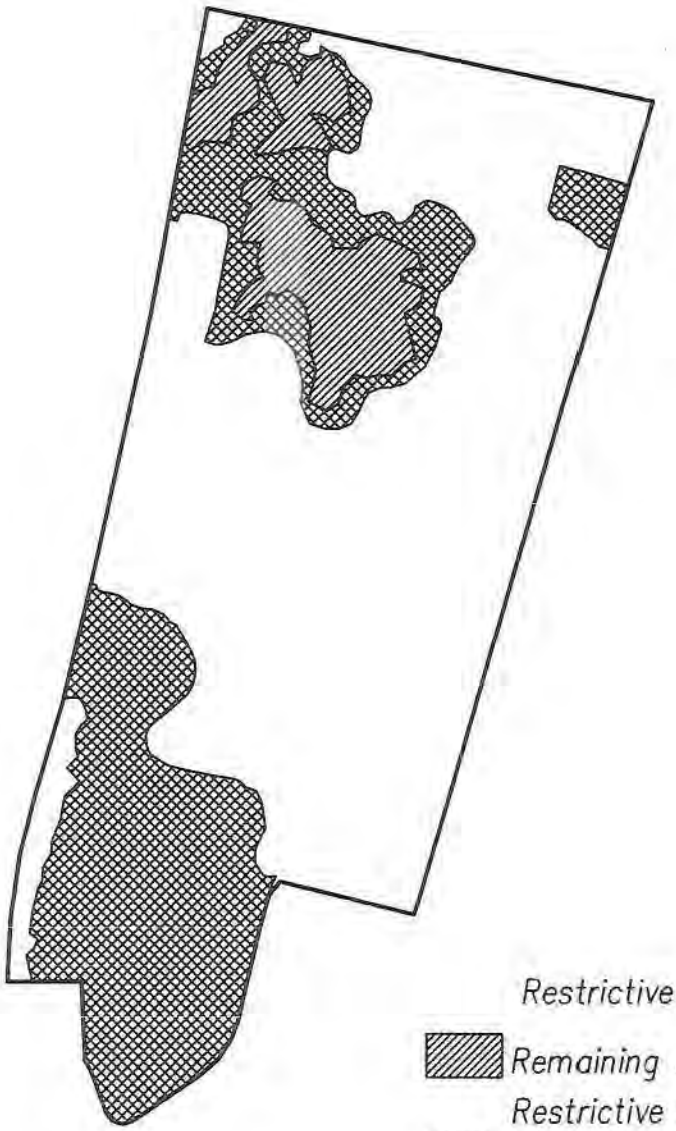
Figure 4
Golden Isle Parcel
Glynn County, Georgia
AEA Project No. 06-1116-01
Source ArcGIS Imagery



Restrictive Covenant Release

Remaining Jurisdictional Wetlands Not Under Restrictive Covenant – 8.09 Acres

Existing Uplands Not Under Restrictive Covenant – 29.36 Acres

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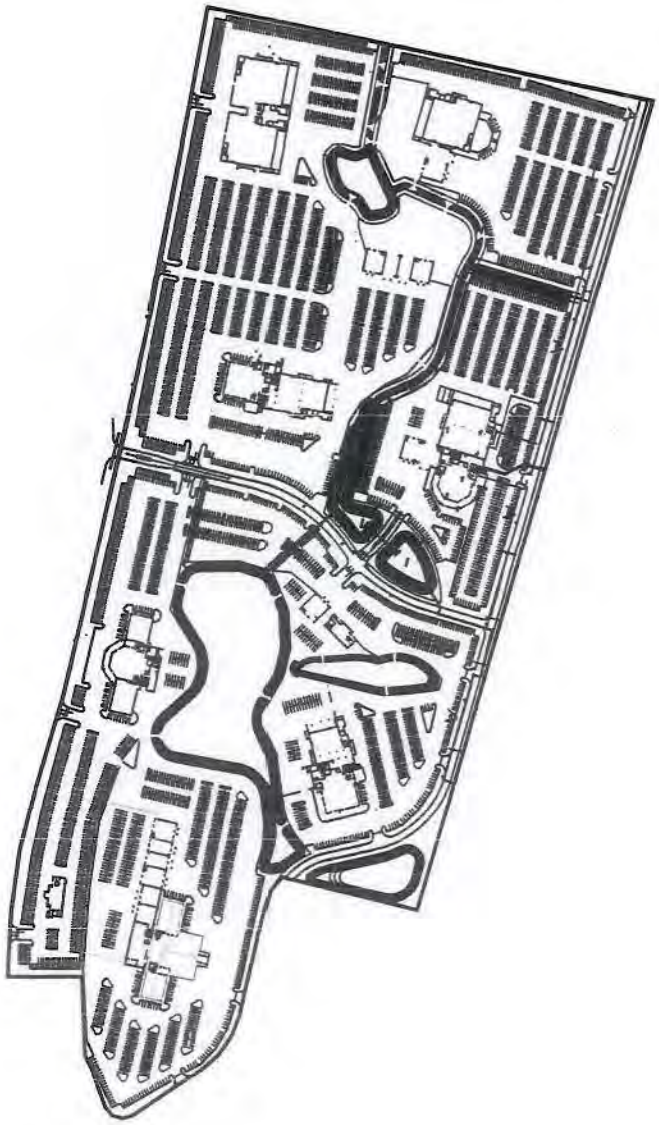
Total Approximate Area – 100.1 Acres

ACCESS ECOLOGICAL ASSOCIATES, INC.
27 OLD MISSION AVE.
ST. AUGUSTINE, FL 32084
Phone: 904-584-1144
Fax: 904-584-1143

Restrictive Covenant Release	
DATE: 3.27.11	SCALE: 1"= 600'
FIGURE 5	AEA# 06-1116-01
DRAWN BY: JAS	CHECKED BY: JMN



N
W E
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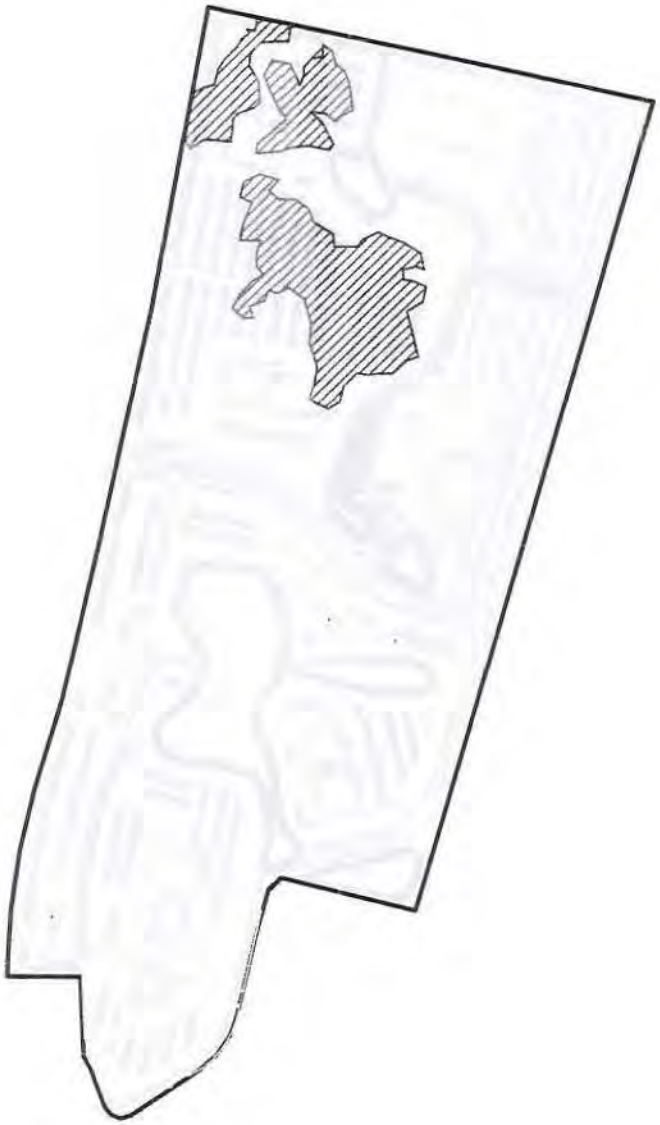
Total Approximate Area – 100.1 Acres

ACCESS ECOLOGICAL ASSOCIATES, INC.
27 OLD MISSION AVE.
ST. AUGUSTINE, FL 32084
Phone: 904-584-1144
Fax: 904-584-1143

Total Limits of Future Development	
DATE: 3.27.11	SCALE: 1"= 600'
FIGURE 6	AEA# 06-1116-01
DRAWN BY: JAS	CHECKED BY: JMN



Total Impact Area – 8.09 Acres

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Total Approximate Area – 100.1 Acres

ACCESS ECOLOGICAL ASSOCIATES, INC.
27 OLD MISSION AVE.
ST. AUGUSTINE, FL 32084
Phone: 904-584-1144
Fax: 904-584-1143

Total Impacts of Future Development	
DATE: 3.27.11	SCALE: 1"= 600'
FIGURE 7	AEA# 06-1116-01
DRAWN BY: JAS	CHECKED BY: JMN