



APPENDIX C: Critical Area Plat

Prepared for:



Prepared by:



WETLANDS

CAA	5.09 AC.
CAB	5.53 AC.
CAD	1.14 AC.
CAE	4.98 AC.
CAF	2.97 AC.

TOTAL WETLANDS	19.65 AC.
TOTAL UPLAND IN STUDY AREA BOUNDARY	453.77 AC.
TOTAL STUDY AREA	473.42 AC.

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

Bradford 1/30/2023
SIGNATURE DATE

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

CURVE	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	1059.73'	43.10'	23°18'24" (RT)	N 89°28'35" E	428.17'
C2	1249.03'	388.33'	17°48'49" (LT)	S 84°28'41" W	388.17'
C3	233.40'	1404.40'	34°46'58" (RT)	S 34°22'53" E	1382.94'
C4	1787.85'	1308.13'	41°55'19" (LT)	N 36°46'19" W	1273.25'
C5	800.00'	800.47'	57°19'45" (RT)	S 77°55'44" W	761.49'

LINE	BEARING	DISTANCE
L1	S 53°16'31" E	3038.48'
L2	N 64°58'26" E	128.69'
L3	S 53°20'24" E	992.32'
L4	N 36°28'53" E	194.35'
L5	S 53°25'12" E	2593.71'
L6	S 68°14'58" E	71.53'
L7	S 70°10'40" E	75.39'
L8	S 77°48'47" E	301.23'
L9	S 97°00'00" E	712.56'
L10	S 42°54'59" E	127.47'
L11	S 37°48'18" E	689.14'
L12	S 62°35'15" E	1213.46'
L13	S 78°41'46" E	236.89'
L14	S 75°57'49" E	638.46'
L15	S 77°07'58" E	286.64'
L16	N 69°37'00" E	959.59'
L17	S 14°27'13" E	550.38'
L18	N 77°11'54" E	655.89'
L19	N 77°41'22" E	587.54'
L20	S 09°45'39" W	390.82'
L21	S 78°04'58" W	467.19'
L22	S 64°47'04" W	986.90'
L23	S 12°30'39" E	461.92'
L24	S 49°26'30" E	768.05'
L25	S 57°11'40" E	602.22'
L26	S 67°14'49" W	665.30'
L27	N 58°54'07" W	347.27'
L28	N 67°08'35" W	281.52'
L29	N 71°58'08" W	285.38'
L30	N 71°58'08" W	18.62'
L31	N 73°24'23" W	650.19'
L32	S 80°10'27" W	655.62'
L33	S 76°11'30" W	390.27'
L34	S 10°28'22" W	142.25'
L35	S 26°17'39" W	234.29'
L36	S 80°31'39" W	156.23'
L37	N 47°47'24" W	274.70'
L38	S 55°05'05" W	1323.22'
L39	S 05°18'28" W	410.71'
L40	N 09°56'42" W	590.18'
L41	N 16°37'32" E	1843.58'
L42	N 29°46'11" W	2717.42'
L43	N 53°07'38" W	1857.55'
L44	N 53°42'22" E	226.88'
L45	N 53°57'13" W	395.80'
L46	N 13°52'40" E	144.28'
L47	N 53°15'36" W	3056.91'
L48	N 53°34'47" E	109.43'

L49	N 53°34'47" E	109.43'
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SURVEYOR'S NOTES:

- THE PURPOSE OF THIS SURVEY IS TO LOCATE THE JURISDICTIONAL WETLANDS AS FLAGGED BY THREE OAKS TO SHOW THEIR RELATIONSHIP TO THE STUDY AREA BOUNDARY.
- THE DISTANCES SHOWN HEREON ARE S.C. GRID DISTANCES. THE COMBINED SCALE FACTOR IS 0.98989506 TO REDUCE HORIZONTAL GROUND DISTANCES TO GRID DISTANCES.
- COORDINATES ARE S.C. STATE PLANE NAD83 (2011).

CERTIFICATIONS:

I HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO LOCATE THE JURISDICTIONAL WETLANDS AS FLAGGED BY OTHERS AND TO RELATE THEM TO THE STUDY AREA BOUNDARY AS SHOWN HEREON. THE JURISDICTIONAL WETLAND BOUNDARY LINES SHOWN WITH BEARINGS AND DISTANCES WERE SURVEYED. ALL OTHER INFORMATION HEREON IS SHOWN GRAPHICALLY AND IS FOR LOCATION PURPOSES ONLY.

THIS SURVEY MEETS THE REQUIREMENTS FOR A WETLAND SURVEY AS SPECIFIED IN THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA. THE PROJECT BOUNDARY LINES SHOWN HEREON MEETS THE REQUIREMENTS OF A CLASS "A" SURVEY ACCURACY AS SPECIFIED THEREIN.

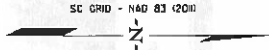
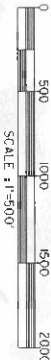
FOR ADDITIONAL CERTIFICATIONS AND COMMENTS SEE THE SURVEYOR'S NOTES STATED HEREON.



Cole D. Beebe - South Carolina PLS # 31550

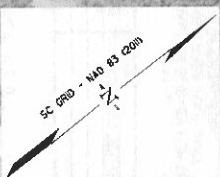
LEGEND

- STUDY AREA BOUNDARY
- WETLAND LINE
- WETLAND AREA



SHEET 1 OF 5	
DATE: 11/18/2022	
PROJECT: CRITICAL LINE SURVEY FOR THE STUDY AREA BOUNDARY OF PROPOSED LONG POINT ROAD AREA	
DRAWN BY: S. WHITTLE	
CHECKED BY: C. BEEBE	
SCALE: 1"=500'	
PROJECT NO: 222690	
SHEET NO: 1	
DATE: 11/18/2022	
DRAWN BY: S. WHITTLE	
CHECKED BY: C. BEEBE	
SCALE: 1"=500'	
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LINE	BEARING	DISTANCE
A1	S 60°24'22"W	14.30'
A2	S 57°47'15"E	35.30'
A3	S 54°47'50"E	50.55'
A4	S 40°37'49"E	59.08'
A5	S 34°47'45"E	46.35'
A6	S 07°23'42"E	43.50'
A7	S 06°33'41"E	35.07'
A8	N 48°10'52"W	41.62'
A9	N 62°47'19"W	49.65'
A10	S 25°07'03"W	100.3'



S 53°16'31"E 3038.48' (TOT AL)
S 53°16'31"E 1920.9'
N 37°58'23"E 2343.44'
N 53°15'56"W 2120.89'
N 53°15'56"W 3045.97' (TOT AL)
CAA
5.09 ACRES
N 37°33'56.87"E 2341.38' D7
A1 A2 A3 A4 A5 A6 A7 A8 A9 A10
N 53°15'56"W 936.02'
UPLAND 1
15.24 ACRES
S 53°16'31"E 1118.29'

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

Brodg J. J. J. 1/30/2023
SIGNATURE DATE

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

SEE SHEET 1 FOR SURVEYOR'S NOTES, CERTIFICATION & REFERENCES.

Cole D. Beebe S.C.P.L.S. NO. 31550



PROJECT NO. 2222890
DATE 11/18/2022
PREPARED FOR
OCRM / USACE
COMPLETION DATE 11/18/2022



LINE	BEARING	DISTANCE
B1	N 4° 45' 22" E	4.03'
B2	N 5° 20' 34" W	42.37'
B3	N 25° 51' 14" E	24.43'
B4	N 29° 03' 49" W	33.06'
B5	N 47° 15' 08" W	33.09'
B6	N 18° 11' 08" E	31.77'
B7	S 84° 58' 38" E	22.48'
B8	N 05° 41' 36" W	46.42'
B9	N 05° 41' 36" W	48.04'
B10	N 05° 43' 30" E	39.87'
B11	N 05° 40' 40" W	33.69'
B12	S 42° 00' 13" E	54.38'
B13	N 05° 33' 11" E	25.87'
B14	N 29° 19' 05" E	14.92'
B15	N 10° 21' 27" W	36.85'
B16	N 08° 17' 32" W	41.48'
B17	N 22° 40' 40" E	9.37'
B18	N 07° 04' 18" W	71.37'
B19	N 08° 19' 56" W	157.25'
B20	N 18° 12' 30" W	72.32'
B21	N 12° 49' 59" W	35.80'
B22	N 21° 08' 18" W	95.69'
B23	N 27° 17' 08" W	53.20'
B24	N 17° 44' 05" W	19.17'
B25	S 02° 27' 12" W	29.67'
B26	S 47° 05' 10" E	22.29'
B27	S 25° 17' 38" E	71.64'
B28	S 09° 20' 54" W	34.57'

S 55° 20' 24" E 996.32' (TOT AL)
S 50° 20' 24" E 786.35'

N 36° 42' 22" 226.88'
S 55° 20' 24" E 203.97'
E 234° 29' 24" 12.41'

UPLAND 1
5.24 ACRES

UPLAND 5
435.13 ACRES

UPLAND 2
0.08 ACRES

UPLAND 3
0.05 ACRES

UPLAND 4
0.02 ACRES

UPLAND 1
5.24 ACRES

UPLAND 2
0.08 ACRES

UPLAND 3
0.05 ACRES

UPLAND 4
0.02 ACRES

UPLAND 1
5.24 ACRES

UPLAND 2
0.08 ACRES

UPLAND 3
0.05 ACRES

UPLAND 4
0.02 ACRES

UPLAND 1
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UPLAND 2
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UPLAND 3
0.05 ACRES

UPLAND 4
0.02 ACRES

UPLAND 1
5.24 ACRES

UPLAND 2
0.08 ACRES

UPLAND 3
0.05 ACRES

LINE	BEARING	DISTANCE
B65	S 48° 57' 29" E	31.32'
B66	S 50° 38' 34" E	52.94'
B67	S 52° 06' 33" E	58.40'
B68	S 54° 00' 46" W	15.85'
B69	N 53° 30' 05" W	58.36'
B70	N 53° 33' 59" W	52.62'
B71	N 59° 38' 58" W	43.56'
B72	N 85° 20' 53" W	8.68'
B73	S 33° 57' 54" W	24.06'
B74	S 24° 32' 56" W	113.73'
B75	S 06° 52' 19" W	38.39'
B76	S 45° 38' 57" E	39.98'
B77	S 53° 56' 02" E	32.22'
B78	S 28° 13' 59" W	14.70'
B79	N 57° 05' 47" W	34.85'
B80	S 88° 50' 12" W	18.86'
B81	S 22° 28' 02" E	12.21'
B82	S 24° 40' 34" W	34.46'
B83	S 24° 04' 08" E	42.09'
B84	S 08° 16' 30" W	27.20'
B85	S 49° 55' 07" E	31.63'
B86	S 27° 49' 49" E	87.97'
B87	N 87° 19' 55" E	49.32'
B88	S 57° 43' 11" E	54.73'
B89	N 73° 52' 35" E	23.80'
B90	S 312° 52' 48" E	22.50'
B91	S 57° 36' 54" W	42.71'
B92	S 65° 28' 51" E	15.04'
B93	S 26° 57' 43" W	48.86'
B94	S 45° 56' 10" W	15.50'
B95	S 22° 53' 33" E	16.56'
B96	S 36° 48' 48" W	14.89'
B97	N 18° 18' 54" W	16.23'
B98	S 03° 07' 14" W	54.14'
B99	S 07° 18' 55" E	35.65'
B100	S 55° 08' 29" E	12.87'
B101	S 40° 37' 28" W	0.65'
B102	N 53° 10' 18" W	133.55'
B103	N 17° 37' 05" W	23.99'
B104	N 37° 37' 05" W	42.75'
B105	S 43° 45' 12" W	25.60'
B106	N 53° 10' 18" W	80.43'
B107	S 16° 39' 34" E	77.15'
B108	N 75° 28' 12" W	35.25'
B109	N 17° 40' 37" W	61.82'
B110	N 18° 48' 11" E	31.38'
B111	S 11° 41' 47" E	56.52'
B112	S 06° 58' 14" W	61.92'
B113	S 86° 58' 14" W	23.99'
B114	N 31° 53' 05" W	26.18'
B115	N 21° 14' 46" E	23.04'
B116	N 09° 01' 02" W	37.36'
B117	N 75° 58' 30" E	27.33'

S 53° 25' 12" E 258.37' (TOT AL)
S 53° 25' 12" E 2210.43'

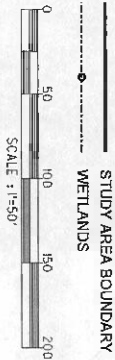
Brooks
SICMAN
DATE 1/30/2023
UPLAND 1
5.24 ACRES

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

LINE	BEARING	DISTANCE
B29	N 57° 59' 46" W	38.57'
B30	N 30° 33' 54" W	29.19'
B31	N 50° 05' 37" W	99.17'
B32	N 46° 38' 27" W	135.46'
B33	N 06° 53' 12" E	23.82'
B34	N 13° 04' 10" W	24.95'
B35	N 39° 12' 28" E	16.90'
B36	N 06° 56' 25" E	16.54'
B37	S 87° 59' 57" W	5.50'
B38	N 67° 13' 40" W	36.68'
B39	N 71° 51' 09" W	42.85'
B40	N 52° 05' 06" W	21.09'
B41	N 45° 47' 52" W	57.13'
B42	N 20° 48' 17" W	28.95'
B43	N 68° 18' 48" W	29.84'
B44	N 72° 06' 05" W	29.59'
B45	S 64° 54' 01" W	23.86'
B46	S 02° 03' 27" E	15.14'
B47	S 37° 59' 18" E	54.14'
B48	S 22° 35' 44" E	22.88'
B49	S 32° 10' 16" E	40.87'
B50	S 31° 01' 16" E	56.17'
B51	S 57° 49' 04" E	26.68'
B52	S 04° 50' 07" W	22.46'
B53	S 12° 15' 47" E	20.59'
B54	N 88° 53' 10" E	16.12'
B55	S 34° 22' 36" E	21.69'
B56	S 85° 40' 30" W	27.59'
B57	S 25° 36' 04" E	56.99'
B58	S 66° 46' 49" E	20.55'
B59	S 05° 47' 56" W	19.55'
B60	S 40° 44' 17" W	31.37'
B61	S 14° 37' 03" W	89.81'
B62	S 02° 16' 23" W	18.14'
B63	S 05° 12' 30" E	16.74'
B64	S 57° 55' 55" E	25.95'



SEE SHEET 1 FOR SURVEYOR'S NOTES, CERTIFICATION & REFERENCES.
COLE D. BEEBE
SCPTS NO. 31550



LINE	BEARING	DISTANCE
L70	N 53° 10' 18" W	63.17'
L71	N 63° 20' 32" E	47.39'
L72	N 03° 07' 35" W	23.04'
L73	N 07° 27' 44" W	26.66'

CDM Smith

11/18/2022

11/18/2022

11/18/2022

CRITICAL LINE SURVEY FOR THE STUDY AREA BOUNDARY OF PROPOSED LONG POINT ROAD AREA

O.C.R.M./U.S.A.C.E.

PROJECT NO. 222680

FILE NAME 1729

DATE 11/18/2022

PROJECT NO. 222680

FILE NAME 1729

DATE 11/18/2022

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE

DATE

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	DISTANCE
C5	800.00'	800.47'	57°19'45" (N71)	S 77°55'44" W		76.49'

LINE	BEARING	DISTANCE
L31	S 79°16'27" W	76.82'

LINE	BEARING	DISTANCE
D1	N 03°10'07" E	31.56'
D2	N 09°21'02" E	40.23'
D3	N 31°30'29" E	46.45'
D4	S 69°51'16" E	111.02'
D5	N 21°20'05" W	34.81'
D6	N 77°37'05" W	102.31'
D7	N 77°34'18" W	54.23'
D8	N 30°36'28" W	50.65'
D9	N 37°41'11" E	34.42'
D10	N 25°57'28" E	21.37'
D11	N 65°22'19" E	65.67'
D12	S 89°42'40" E	41.27'
D13	S 65°22'07" E	156.44'
D14	S 35°56'52" W	15.34'
D15	S 23°35'28" W	41.39'
D16	S 07°57'25" W	37.41'
D17	S 57°11'46" W	44.51'
D18	S 19°14'00" W	28.84'
D19	S 06°06'18" W	41.80'
D20	S 23°02'36" E	30.49'
D21	S 00°14'47" E	33.49'
D22	S 35°29'04" W	28.28'
D23	N 67°08'35" W	146.65'

LINE	BEARING	DISTANCE
L33	N 67°08'35" W	106.57'
L34	N 67°08'35" W	26.27'

SEE SHEET 1 FOR SURVEYOR'S NOTES, CERTIFICATION & REFERENCES.

COLE D. BEEBE

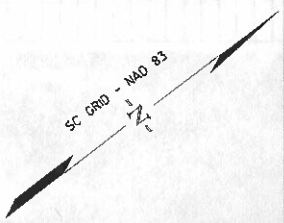
S.C.P.L.S. NO. 31560



PROJECT NO. 222880	
DATE 1/29	
DRAWN BY S. WHITTLE	
CHECKED BY C. BEEBE	
DATE 1/18/2022	
PROJECT TITLE CRITICAL LINE SURVEY FOR THE STUDY AREA BOUNDARY OF PROPOSED LONG POINT ROAD AREA O.C.R.M./USACE	
DRAWN BY S. WHITTLE	
CHECKED BY C. BEEBE	
DATE 1/18/2022	



LEGEND
STUDY AREA BOUNDARY
WETLANDS



THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT (SCDHEC OCRM) PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF SCDHEC OCRM, SCDHEC OCRM IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

Bradley Breebe
SIGNATURE
DATE 1/30/2023

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

LINE	BEARING	DISTANCE
E1	N 42° 40' 22" E	3.85'
E2	N 62° 25' 42" E	24.72'
E3	N 75° 36' 40" E	27.36'
E4	N 54° 18' 20" E	39.34'
E5	N 13° 31' 46" E	18.40'
E6	N 57° 41' 09" E	48.54'
E7	N 15° 45' 02" E	27.95'
E8	N 19° 27' 10" W	28.89'
E9	N 48° 53' 07" E	41.69'
E10	N 52° 13' 22" E	64.59'
E11	N 70° 25' 30" E	14.66'
E12	N 40° 57' 42" E	16.20'
E13	N 52° 56' 30" E	69.54'
E14	N 33° 42' 22" E	17.92'
E15	N 17° 02' 00" E	61.50'
E16	N 02° 21' 00" W	19.18'
E17	N 28° 50' 14" W	36.87'
E18	N 17° 01' 46" E	13.08'
E19	N 09° 34' 00" E	40.92'
E20	S 77° 25' 18" E	32.48'
E21	N 88° 19' 33" E	7.67'
E22	N 26° 17' 34" E	18.30'
E23	S 29° 37' 05" E	48.59'
E24	S 17° 49' 34" E	49.80'
E25	S 13° 50' 13" E	24.39'
E26	S 62° 44' 53" E	16.08'
E27	S 04° 10' 45" E	13.34'
E28	N 81° 56' 22" E	43.72'
E29	N 64° 21' 09" E	34.81'
E30	S 62° 53' 06" W	8.16'
E31	N 45° 12' 17" W	76.53'
E32	N 50° 47' 55" W	26.02'
E33	S 82° 01' 33" W	33.48'
E34	S 48° 42' 21" W	59.18'
E35	S 50° 48' 50" W	39.39'
E36	S 26° 17' 20" E	60.89'
E37	S 49° 46' 28" W	22.20'
E38	S 61° 46' 28" W	114.47'
E39	N 44° 56' 21" W	31.36'
E40	S 31° 42' 45" W	60.85'
E41	S 10° 34' 31" E	20.91'
E42	S 23° 29' 34" W	17.37'
E43	S 23° 22' 08" E	21.45'
E44	S 25° 48' 58" E	35.46'
E45	S 19° 36' 09" E	62.89'
E46	S 21° 00' 45" W	22.00'
E47	S 15° 56' 41" W	24.52'
E48	N 44° 00' 43" W	27.68'
E49	N 68° 15' 24" W	49.29'
E50	S 88° 09' 46" W	45.13'
E51	S 29° 30' 18" W	58.38'
E52	S 50° 07' 41" E	49.58'
E53	S 25° 37' 54" E	38.38'
E54	S 38° 28' 28" E	57.11'
E55	S 28° 46' 42" W	14.03'
E56	S 67° 14' 49" W	35.36'
E57	N 40° 37' 23" W	24.41'
E58	N 56° 08' 30" W	43.76'
E59	N 49° 49' 54" W	24.65'

CURVE	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C3	2313.40'	1404.40'	34° 46' 58" (R)	S 34° 22' 53" E	1382.94'
C4	1717.85'	1304.13'	41° 55' 19" (L)	N 36° 46' 19" W	1279.15'
C5	2313.40'	812.51'	20° 07' 24" (R)	S 41° 42' 40" E	808.34'
C6	2313.40'	327.94'	8° 07' 19" (R)	S 27° 55' 19" E	322.66'
C8	2313.40'	263.95'	6° 32' 15" (R)	S 20° 15' 32" E	263.82'
C9	1717.85'	611.1'	13° 14' 31" (L)	N 16° 41' 28" W	412.33'
C10	1717.85'	413.25'	13° 14' 31" (L)	N 24° 23' 35" W	412.33'
C11	1717.85'	833.17'	26° 43' 05" (L)	N 44° 22' 26" W	826.18'

LINE	BEARING	DISTANCE
L55	S 67° 14' 49" W	42.42'

SEE SHEET 1 FOR SURVEYOR'S NOTES, CERTIFICATION & REFERENCES.

Bradley Breebe
COLE D. BREEBE S.C.P.S. NO. 31560



PROJECT NO.	222880
DATE	11/18/2022
BY	CD B
CHECKED BY	CD B
DATE	11/18/2022
PROJECT NO.	222880
DATE	11/18/2022
BY	CD B
CHECKED BY	CD B
DATE	11/18/2022



LEGEND
STUDY AREA BOUNDARY
WETLANDS

