



**NEWKIRK  
ENVIRONMENTAL, INC**

CHARLESTON, SC • BLUFFTON, SC

January 24, 2012

Mr. Mark J. Padgett, Project Manager  
US Army Corps of Engineers  
Savannah District, Regulatory Division  
Regulatory Division  
100 W. Oglethorpe Ave.  
Savannah, GA 31401-3640

**RE: Villages of Kingsland –  
Kingsland Commerce Park  
Department of the Army Permit #SAC 2008-01117  
Camden County, GA**

Dear Mr. Padgett:

Please be advised that MSJC Bertha, LLC, has sold its ownership and interest in the property and above referenced permit to CPF – FIA 2 (c/o Forest Investment Associates). Ms. Sara Hall, representative of the new owners, Forest Investment Associates, 15 Piedmont Center, Suite 1250, Atlanta, GA 30305, has signed the permit at the designated place on page 11, as transferee, evidencing and understanding of the permit requirements and the commitment of the new owners to abide by and comply with the terms and conditions of the referenced permit. A copy of the signed transferred permit is attached hereto for your records.

Please do not hesitate to contact me or Mr. Hall should you have any questions regarding this transfer.

Sincerely,

Robert H. Riggs, Senior Consultant  
Newkirk Environmental, Inc.  
Charleston Office

DEPARTMENT OF THE ARMY PERMIT

PERMITTEE: MSJC Bertha, LLC

PERMIT NUMBER: SAS-2008-01117

ISSUING OFFICE: Savannah District  
US Army Corps of Engineers  
100 West Oglethorpe Avenue  
Savannah, Georgia 31401

NOTE: The term "you" and its derivatives used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate District or Division office of the US Army Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

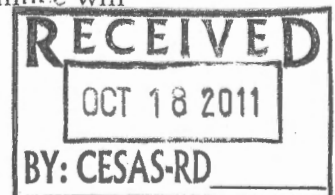
You are authorized to perform work in accordance with the terms and conditions specified below.

PROJECT DESCRIPTION: The project is a mixed-use development consisting of commercial/office, warehousing, light manufacturing, and multi-family residential units. The project will result in impacts to the following wetland resources: fill 11.99 acres of wetlands to construct access roads into and throughout the site; fill 1.11 acres of wetlands to construct railway access into and throughout the site; fill 35.68 acres of wetlands and ditches for various other site development activities including residential, commercial/office, light manufacturing, and warehousing development as indicated on the master plan; fill/excavate 41.00 acres of isolated non-jurisdictional wetlands to accommodate various residential and commercial/office, light manufacturing, and warehousing development, roadway embankments, railway embankments, and lagoons as indicated on the master plan; and excavate 2.93 acres of wetlands to construct lagoons and stormwater drainage structures for stormwater management purposes.

The project site will be developed in phases over the life of the undertaking. The project is divided into seven (7) phases of development. Phase 1 is to be the first order of work with remaining phases occurring as demand and need occur. Phase 1 will impact 3.96 acres of non-jurisdictional wetlands and 12.28 acres of jurisdictional wetlands. Phase 2 will impact 10.38 acres of non-jurisdictional wetlands and 17.04 acres of jurisdictional wetlands. Phase 3 will impact 2.63 acres of non-jurisdictional wetlands and 3.56 acres of jurisdictional wetlands. Phase 4 will impact 8.77 acres of non-jurisdictional wetlands and 1.29 acres of jurisdictional wetlands. Phase 5 will impact 5.72 acres of non-jurisdictional wetlands and 1.66 acres of jurisdictional wetlands. Phase 6 will impact 5.90 acres of non-jurisdictional wetlands and 3.49 acres of jurisdictional wetlands. Phase 7 will impact 3.64 acres of non-jurisdictional wetlands and 12.39 acres of jurisdictional wetlands.

Compensatory mitigation for project impacts involves purchasing mitigation credits from one or more approved mitigation banks serving the Camden County area. The permittee will

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purchase the required mitigation credits for each phase of the project prior to commencing work in that phase of development. The permittee will purchase 136.6 credits from the Broadfield Mitigation Bank prior to construction of phase 1.

**PROJECT LOCATION:** The Villages of Kingsland-Kingsland Commerce Park development site is an approximate 1,816.42-acre tract located adjacent to US Highway 17. The site is located at latitude 30° 51' 2" and longitude 81° 38' 57" west, near Kingsland, Camden County, Georgia.

**PERMIT CONDITIONS:**

General Conditions.

1. The time limit for completing the work authorized by this Individual Permit ends on June 30, 2041. If you find that you need more time to complete the authorized activity, you must submit a request for your permit extension at least one month prior to the above date.

2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.

3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned Water Quality Certification has been issued for your project, you must comply with conditions specified in the certification as Special Conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

7. The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States because of any such removal or alteration.

#### Special Conditions

1. For the life of the permit, the permittee shall prepare and submit to this office an annual report, detailing the following: status of phases that have been completed; status of phase under construction; status of pending phases; and the status of indigo snake and gopher tortoise conditions. The first annual report will be submitted on or before January 1, 2012.

2. Prior to initiating authorized work within any phase of the project, the permittee shall provide this office with a copy of the proposed site specific development plan. This office will review the proposed plan for permit compliance purposes only.

3. Prior to the commencement of any work in jurisdictional waters of the United States for phase I of this activity, the permittee shall purchase 136.6 wetland mitigation credits from Broadfield Mitigation Bank. The permittee or the mitigation bank sponsor must provide this office with documentation of this purchase before any work may commence. The notice should reference the US Army Corps of Engineer file number assigned to this project.

4. Prior to the commencement of any work in jurisdictional waters of the United States for phase two through phase seven of this activity, the permittee shall purchase the required wetland mitigation credits for each phase from an approved wetland mitigation bank that services this area as follows: Phase II – 230.7 credits; Phase III – 51.8 credits; Phase IV – 82.0 credits; Phase V – 60.5 credits; Phase VI – 77.7 credits; and Phase VII – 133.3 credits. The permittee or the mitigation bank sponsor must provide this office with documentation of this purchase before any work may commence. The notice should reference the US Army Corps of Engineer file number assigned to this project.

5. In the event that a modification is proposed to a phase of the project's master phased development plan, the permittee shall submit the revised plan to this office prior to initiating any work within that phase. Modifications requiring submission of a revised plan would include, but are not limited to the following: changes in the type of activity proposed for a phase (i.e., residential to commercial, recreational to retail, etc.); changes in the size or configuration of a phase; and/or changes in the primary access road plan.

6. All dredged or borrowed material used as fill on this project will be from clean, uncontaminated sources and free from cultural resources.
7. That no construction activity or stockpiling will occur in waters of the United States, including wetland areas, outside of the areas authorized for filling under this permit.
8. Prior to the commencement of construction activities for this project, the limits of the proposed fill areas in jurisdictional waters shall be clearly flagged and staked by the permittee and/or the permittee's contractors. All construction personnel shall be shown the location(s) of all wetland and/or stream areas outside of the construction area to prevent encroachment from heavy equipment into these areas.
9. Borrow site or sites for stockpiling fill dirt shall be prohibited within 200 feet of streambanks, 50 feet of wetlands and open waters or elsewhere runoff from the site would increase sedimentation in waters of the United States unless specifically authorized by this permit. Normal grading activities such as cutting and filling within 200 feet of streams or 50 feet of wetlands/open waters are authorized.
10. Construction debris, liquid concrete, old riprap, old support materials, or other litter shall not be placed in streams or in areas where migration into streams and/or wetlands could reasonably be expected.
11. Staging areas and equipment maintenance areas will be located at least 200 feet from streambanks to minimize the potential for wash water, petroleum products, or other contaminants from construction equipment entering the streams.
12. The permittee shall ensure that the project's master drainage plan is designed and implemented to avoid inadvertent drainage of wetlands and inadvertent water diversion resulting in a reduction of hydrology in wetlands. The permittee shall also ensure that secondary road ditches and/or small after-project drainage ditches do not inadvertently impact wetlands or waters of the US.
13. The permittee shall minimize bank erosion and sedimentation in construction areas by utilizing Best Management Practices for stream corridors, installing and maintaining significant erosion and sediment control measures, and providing daily reviews of construction and stream protection methods. Check dams and riprap placed in streams and wetlands as erosion control measures are considered a fill and not authorized under this permit unless they were specifically authorized by this permit.
14. All work conducted under this permit shall be located, outlined, designed, constructed and operated in accordance with the minimal requirements as contained in the Georgia Erosion

and Sedimentation Control Act of 1975, as amended. Utilization of plans and specifications as contained in the "Manual for Erosion and Sediment Control, (Latest Edition)," published by the Georgia Soil and Water Conservation Commission or their equivalent, will aid in achieving compliance with the aforementioned minimal requirements.

15. You shall obtain and comply with all appropriate Federal, state, and local authorizations required for this type of activity. A stream buffer variance may be required. Variances are issued by the Director of the Georgia Environmental Protection Division (EPD), as defined in the Georgia Erosion and Sedimentation Control Act of 1975, as amended. It is our understanding that you may obtain information concerning variances at the Georgia EPD's web site at [www.gaepd.org](http://www.gaepd.org) or by contacting the Watershed Protection Branch at (404) 675-6240.

16. If you or your contractors discover any federally listed threatened or endangered species and/or their habitat while accomplishing the activities authorized by this permit, you must immediately STOP work in the area and notify the issuing office of what you have found. We will initiate the Federal and state coordination required to determine if the species and/or habitat warrant further consultation with the US Fish and Wildlife Service.

17. Prior to the commencement of construction activities for this activity, the permittee shall insure that this project complies with all applicable rules, requirements, and/or regulations of the Federal Emergency Management Agency and/or the Georgia Floodplain Management Office with regard to construction activities in designated floodplains and/or floodways prior to commencement of work activity, to include revisions to the National Flood Insurance Program maps if required.

18. A copy of this permit, including the approved drawings and plans; special conditions; and any amendments shall be maintained at the work site whenever work is being performed. The permittee(s) shall assure that all contractors, subcontractors, and other personnel performing the permitted work are fully aware of the permit's terms and conditions.

19. Measures will be included in culvert construction that will promote the safe passage of fish and other aquatic organisms. The dimension, pattern and profile of the stream above and below a pipe or culvert should not be permanently modified by widening the stream channel or by reducing the depth of the stream in connection with the construction activity.

20. Bank-full flows shall be accommodated through maintenance of the existing bank-full channel cross sectional area. Additional culverts at such crossings shall be allowed only to receive flows exceeding bank-full.

21. Unless clearly demonstrated that it would not be practicable, the upstream and downstream invert of culverts (except bottomless culverts) installed in perennial streams will be buried/ embedded to a depth of 20 percent of the culvert diameter (20 percent of the height of elliptical culverts), to allow natural substrate to colonize the structure's bottom, encourage fish movement and maintain the existing channel slope. Culvert slope should not exceed 4 percent.

22. Culverts shall be of adequate size to accommodate flooding and sheet flow in a manner that does not cause flooding of associated uplands or disruption of hydrologic characteristics that support aquatic sites on either side of the culvert.

23. Where adjacent floodplain is available, flows exceeding bank-full should be accommodated by installing equalizer culverts at the floodplain elevation.

24. Use of undersized culverts to attain storm water management or waste treatment is not authorized.

25. The permittee shall survey for the eastern indigo snake (*Drymarchon corais couperi*) on areas that construction will begin during the following year. For example, survey in December through February for areas that clearing and construction will begin before November of that year. The permittee will contact the US Fish and Wildlife Service (FWS) Coastal Georgia Sub Office at 912-832-8739 to determine survey techniques and will use the FWS approved survey which may include a dog trained to detect indigo snakes or the Georgia Department of Transportation survey protocol. Portions of the project are located in areas containing gopher tortoise (*Gopherus polyphemus*) which has the potential to be indigo snake habitat. This survey will show if the construction area was not actively used indigo snake habitat during the survey time. Overwintering site fidelity has been documented in the northern portion of the eastern indigo snakes' range at gopher tortoise burrows. If snake presence was indicated contact FWS for consultation.

26. In areas that construction will begin the following year, as described above, gopher tortoise burrows shall be excavated carefully so as not to harm the tortoises, then collapsed before site clearing begins. This will prevent indigo snakes from being on-site undetected once construction begins and potentially being injured. Tortoises will be relocated to suitable habitat with starter holes and penned at not more than three per acre for a minimum of three months.

27. Construction personnel shall receive protected species awareness training prior to any work on site. The training will be administered by a qualified biologist familiar with the identification, natural history, and habitat requirements of the federally threatened eastern indigo snake and state protected gopher tortoise. The training should be in English and Spanish as appropriate for the audience. During training, utilize on site habitat and/or species (*e.g.* gopher

tortoise and/or burrow) to illustrate training concepts and, at a minimum, emphasize or do the following:

(a) The state or federally protected status of both species, and, for the eastern indigo snake, the legal ramifications of a “take” violation as defined under the Endangered Species Act of 1973.

(b) Instructions not to injure, harm, harass, handle or kill the eastern indigo snake. Direction to cease clearing activities if an eastern indigo snake is seen in the construction area.

(c) A description of the eastern indigo snake, its habits, its close association with the gopher tortoise, and any other snakes of similar coloration.

(d) The wide-ranging nature and seasonal habitat requirements of the indigo snake and how these habitats function relative to the needs of the snake.

(e) Possible signs or indications of eastern indigo snake presence (*e.g.* snake tracks at the mouth of a gopher tortoise burrow, shed skins)

(f) The harmless nature of the eastern indigo snake compared to venomous snakes that can be potential food eaten by the indigo (*e.g.* rattlesnakes).

(g) For each person taking the training, provide a color brochure of the eastern indigo snake (to be provided by the FWS Coastal Georgia Sub Office). This brochure provides basic information and photos, including other similar colored snake species in the area.

28. The permittee agrees that if a potential eastern indigo or “black snake” is encountered, the construction operation shall halt all work immediately until positive identification can be made or the snake leaves the construction area on its own volition. No attempt to handle, harass, herd or otherwise harm the species should occur. Work that does not endanger the snake may continue as long as the snake’s position is continuously monitored. Reference photos of eastern indigo snakes or the eastern indigo snake brochure shall be on hand to serve in identification.

29. The permittee agrees that should on-site personnel determine that the snake is an eastern indigo snake, immediately report the sighting and location to their environmental consultant contact person. The contact person should immediately call FWS Coastal Georgia Sub Office at 912-832-8739 to report this information and to continue section 7 consultation to protect the parties involved from unauthorized “take”.

30. When construction occurs on an upland containing gopher tortoise burrows, the construction area will be separated from any gopher tortoise burrows by silt fencing buried six

inches deep to help prevent tortoises from entering the construction area and digging new burrows and thereby creating habitat for eastern indigo snakes. Ends of the silt fence should form a "J" or "L" shape, directing animals moving along it away from the construction area. Gopher tortoise burrows or colonies must not be enclosed by the fencing, a wide travel corridor must insure connectivity to a nearby large jurisdictional wetland. Silt fences used to secure the construction site for erosion and sedimentation control purposes pursuant to Georgia Environmental Protection Division (EPD) standards, can double as a gopher tortoise barrier when applicable.

31. Each day prior to construction activities, the Contractor shall walk all work sites on which equipment will be used to insure no eastern indigo snakes or gopher tortoises are present.

32. Any gopher tortoise identified in the work area will be allowed to leave unmolested or gently placed outside the silt fencing. The contractor shall discontinue work as necessary until the animal is out of harm's way and immediately report the incident to the environmental consultant contact person who will coordinate relocation with the FWS Coastal Georgia Sub Office.

33. Gopher tortoise burrows on areas adjoining or immediately adjacent to the construction area shall be clearly marked for construction personnel prior to project construction. As indigo snakes are more likely to be found near gopher tortoise burrows, marking the burrows makes them more conspicuous to aid in the spotting of the snakes. Diemer and Speake (1983) found that 80% of the winter sightings of indigo snakes occurred within or at the entrance of a tortoise burrow. Indigo snakes and gopher tortoises are inactive and usually in a gopher tortoise hole during the coldest times of the year. The least likely time to see these species would be from December through March, except for unseasonably warm days.

34. The permittee understands and agrees that, obligations under section 7 of the Endangered Species Act of 1973, as amended; (16 U.S.C. 1531 et seq.) (ESA) must be reconsidered if: (1) new information reveals impacts of this identified action that may affect listed species or critical habitat in a manner not previously considered; (2) this action is subsequently modified in a manner which was not previously considered in this assessment; or (3) a new species is listed or critical habitat determined that may be affected by the identified action.

35. Prior to any work the permittee shall clearly identified and leave a 50 foot buffer around the existing Holzendorf cemetery boundaries. The cemetery is located in an approximate 100 meter X 100 meter area located in the east-central portion of area 3 as depicted on permit drawings 10, 11 and 15 of 34 attached to this permit. The identified cemetery area will be fenced with a 50' undisturbed naturally vegetated buffer outside the fence.

36. All work will be performed in accordance with the following attached plans and drawings (sheets 1 to 34) which are incorporated in and made part of the permit.

FURTHER INFORMATION:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344).

2. Limits of this Authorization.

a. This permit does not obviate the need to obtain other federal, state, or local authorizations required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed federal projects.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. Reliance on Applicant's Data. The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. **Reevaluation of Permit Decision.** This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (see 4 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision. Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7, or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order, which requires you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate.

d. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.


6. **Extensions.** General Condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the US Army Corps of Engineers will normally consider a request for an extension of time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

  
\_\_\_\_\_  
(PERMITTEE)

  
\_\_\_\_\_  
(DATE)


This permit becomes effective when the federal official, designated to act for the Secretary of the Army, has signed below.

  
\_\_\_\_\_  
Issued for and in behalf of:  
Jeffrey M. Hall  
Colonel, US Army  
Commanding

  
\_\_\_\_\_  
(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities with compliance with its terms and conditions, have the transferee sign and date below.

  
\_\_\_\_\_  
(TRANSFEREE)

  
\_\_\_\_\_  
(DATE)

Regulatory Division

CERTIFICATION OF COMPLIANCE  
WITH  
DEPARTMENT OF THE ARMY

PERMIT FILE NUMBER: SAS-2008-01117 - Phase I

PERMITTEE ADDRESS: MSJC Bertha, LLC, 7810 Ballantyne Commons Parkway, Suite 200,  
Charlotte, NC 28277.

LOCATION OF WORK: The Villages of Kingsland-Kingsland Commerce Park development site is an approximate 1,816.42 acre tract located adjacent to US Highway 17. The site is located at latitude 30° 51' 2" and longitude 81° 38' 57" west, near Kingsland, Camden County, Georgia.

PROJECT DESCRIPTION: The proposed project is planned as a mixed-use development consisting of commercial/office, warehousing, light manufacturing, and multi-family residential units. The work, in waters of the United States, including wetlands, involves creating road crossings through wetlands to access highland areas located within the project boundaries.

ACRES AND/OR LINEAR FEET OF WATERS OF THE US IMPACTED: Phase I would impact 3.96 acres of non-jurisdictional wetlands and 12.28 acres of jurisdictional wetlands.

DATE COMPLETED:

COMPENSATORY MITIGATION REQUIRED: 136.6 credits

DATE COMPLETED OR PURCHASED:

I understand that the permitted activity is subject to a US Army Corps of Engineers' Compliance Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program, published in the March 12, 2007, Federal Register, Vol. 72, No. 42, Pages 11092-11198, it may be subject to suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

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Signature of Permittee

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Date

Regulatory Division

CERTIFICATION OF COMPLIANCE  
WITH  
DEPARTMENT OF THE ARMY

PERMIT FILE NUMBER: SAS-2008-01117 - Phase II

PERMITTEE ADDRESS: MSJC Bertha, LLC, 7810 Ballantyne Commons Parkway, Suite 200,  
Charlotte, NC 28277.

LOCATION OF WORK: The Villages of Kingsland-Kingsland Commerce Park development site is an approximate 1,816.42 acre tract located adjacent to US Highway 17. The site is located at latitude 30° 51' 2" and longitude 81° 38' 57" west, near Kingsland, Camden County, Georgia.

PROJECT DESCRIPTION: The proposed project is planned as a mixed-use development consisting of commercial/office, warehousing, light manufacturing, and multi-family residential units. The work, in waters of the United States, including wetlands, involves creating road crossings through wetlands to access highland areas located within the project boundaries.

ACRES AND/OR LINEAR FEET OF WATERS OF THE US IMPACTED: Phase II would impact 10.38 acres of non-jurisdictional wetlands and 17.04 acres of jurisdictional wetlands.

DATE COMPLETED:

COMPENSATORY MITIGATION REQUIRED: 230.7 credits

DATE COMPLETED OR PURCHASED:

I understand that the permitted activity is subject to a US Army Corps of Engineers' Compliance Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program, published in the March 12, 2007, Federal Register, Vol. 72, No. 42, Pages 11092-11198, it may be subject to suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

---

Signature of Permittee

---

Date

Regulatory Division

CERTIFICATION OF COMPLIANCE  
WITH  
DEPARTMENT OF THE ARMY

PERMIT FILE NUMBER: SAS-2008-01117 - Phase III

PERMITTEE ADDRESS: MSJC Bertha, LLC, 7810 Ballantyne Commons Parkway, Suite 200,  
Charlotte, NC 28277.

LOCATION OF WORK: The Villages of Kingsland-Kingsland Commerce Park development site is an approximate 1,816.42 acre tract located adjacent to US Highway 17. The site is located at latitude 30° 51' 2" and longitude 81° 38' 57" west, near Kingsland, Camden County, Georgia.

PROJECT DESCRIPTION: The proposed project is planned as a mixed-use development consisting of commercial/office, warehousing, light manufacturing, and multi-family residential units. The work, in waters of the United States, including wetlands, involves creating road crossings through wetlands to access highland areas located within the project boundaries.

ACRES AND/OR LINEAR FEET OF WATERS OF THE US IMPACTED: Phase III would impact 2.63 acres of non-jurisdictional wetlands and 3.56 acres of jurisdictional wetlands.

DATE COMPLETED:

COMPENSATORY MITIGATION REQUIRED: 51.8 credits

DATE COMPLETED OR PURCHASED:

I understand that the permitted activity is subject to a US Army Corps of Engineers' Compliance Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program, published in the March 12, 2007, Federal Register, Vol. 72, No. 42, Pages 11092-11198, it may be subject to suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

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Signature of Permittee

---

Date

Regulatory Division

CERTIFICATION OF COMPLIANCE  
WITH  
DEPARTMENT OF THE ARMY

PERMIT FILE NUMBER: SAS-2008-01117 - Phase IV

PERMITTEE ADDRESS: MSJC Bertha, LLC, 7810 Ballantyne Commons Parkway, Suite 200,  
Charlotte, NC 28277.

LOCATION OF WORK: The Villages of Kingsland-Kingsland Commerce Park development site is an approximate 1,816.42 acre tract located adjacent to US Highway 17. The site is located at latitude 30° 51' 2" and longitude 81° 38' 57" west, near Kingsland, Camden County, Georgia.

PROJECT DESCRIPTION: The proposed project is planned as a mixed-use development consisting of commercial/office, warehousing, light manufacturing, and multi-family residential units. The work, in waters of the United States, including wetlands, involves creating road crossings through wetlands to access highland areas located within the project boundaries.

ACRES AND/OR LINEAR FEET OF WATERS OF THE US IMPACTED: Phase IV would impact 8.77 acres of non-jurisdictional wetlands and 1.29 acres of jurisdictional wetlands.

DATE COMPLETED:

COMPENSATORY MITIGATION REQUIRED: 82.0 credits

DATE COMPLETED OR PURCHASED:

I understand that the permitted activity is subject to a US Army Corps of Engineers' Compliance Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program, published in the March 12, 2007, Federal Register, Vol. 72, No. 42, Pages 11092-11198, it may be subject to suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

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Signature of Permittee

---

Date

Regulatory Division

CERTIFICATION OF COMPLIANCE  
WITH  
DEPARTMENT OF THE ARMY

PERMIT FILE NUMBER: SAS-2008-01117 - Phase V

PERMITTEE ADDRESS: MSJC Bertha, LLC, 7810 Ballantyne Commons Parkway, Suite 200,  
Charlotte, NC 28277.

LOCATION OF WORK: The Villages of Kingsland-Kingsland Commerce Park development site is an approximate 1,816.42 acre tract located adjacent to US Highway 17. The site is located at latitude 30° 51' 2" and longitude 81° 38' 57" west, near Kingsland, Camden County, Georgia.

PROJECT DESCRIPTION: The proposed project is planned as a mixed-use development consisting of commercial/office, warehousing, light manufacturing, and multi-family residential units. The work, in waters of the United States, including wetlands, involves creating road crossings through wetlands to access highland areas located within the project boundaries.

ACRES AND/OR LINEAR FEET OF WATERS OF THE US IMPACTED: Phase V would impact 5.72 acres of non-jurisdictional wetlands and 1.66 acres of jurisdictional wetlands.

DATE COMPLETED:

COMPENSATORY MITIGATION REQUIRED: 60.5 credits

DATE COMPLETED OR PURCHASED:

I understand that the permitted activity is subject to a US Army Corps of Engineers' Compliance Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program, published in the March 12, 2007, Federal Register, Vol. 72, No. 42, Pages 11092-11198, it may be subject to suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

---

Signature of Permittee

---

Date

Regulatory Division

CERTIFICATION OF COMPLIANCE  
WITH  
DEPARTMENT OF THE ARMY

PERMIT FILE NUMBER: SAS-2008-01117 Phase - VI

PERMITTEE ADDRESS: MSJC Bertha, LLC, 7810 Ballantyne Commons Parkway, Suite 200,  
Charlotte, NC 28277.

LOCATION OF WORK: The Villages of Kingsland-Kingsland Commerce Park development site is an approximate 1,816.42 acre tract located adjacent to US Highway 17. The site is located at latitude 30° 51' 2" and longitude 81° 38' 57" west, near Kingsland, Camden County, Georgia.

PROJECT DESCRIPTION: The proposed project is planned as a mixed-use development consisting of commercial/office, warehousing, light manufacturing, and multi-family residential units. The work, in waters of the United States, including wetlands, involves creating road crossings through wetlands to access highland areas located within the project boundaries.

ACRES AND/OR LINEAR FEET OF WATERS OF THE US IMPACTED: Phase VI would impact 5.90 acres of non-jurisdictional wetlands and 3.49 acres of jurisdictional wetlands.

DATE COMPLETED:

COMPENSATORY MITIGATION REQUIRED: 77.7 credits

DATE COMPLETED OR PURCHASED:

I understand that the permitted activity is subject to a US Army Corps of Engineers' Compliance Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program, published in the March 12, 2007, Federal Register, Vol. 72, No. 42, Pages 11092-11198, it may be subject to suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

\_\_\_\_\_  
Signature of Permittee

\_\_\_\_\_  
Date

Regulatory Division

CERTIFICATION OF COMPLIANCE  
WITH  
DEPARTMENT OF THE ARMY

PERMIT FILE NUMBER: SAS-2008-01117 Phase - VII

PERMITTEE ADDRESS: MSJC Bertha, LLC, 7810 Ballantyne Commons Parkway, Suite 200,  
Charlotte, NC 28277.

LOCATION OF WORK: The Villages of Kingsland-Kingsland Commerce Park development site is an approximate 1,816.42 acre tract located adjacent to US Highway 17. The site is located at latitude 30° 51' 2" and longitude 81° 38' 57" west, near Kingsland, Camden County, Georgia.

PROJECT DESCRIPTION: The proposed project is planned as a mixed-use development consisting of commercial/office, warehousing, light manufacturing, and multi-family residential units. The work, in waters of the United States, including wetlands, involves creating road crossings through wetlands to access highland areas located within the project boundaries.

ACRES AND/OR LINEAR FEET OF WATERS OF THE US IMPACTED: Phase VII would impact 3.64 acres of non-jurisdictional wetlands and 12.39 acres of jurisdictional wetlands.

DATE COMPLETED:

COMPENSATORY MITIGATION REQUIRED: 133.3 credits

DATE COMPLETED OR PURCHASED:

I understand that the permitted activity is subject to a US Army Corps of Engineers' Compliance Inspection. If I fail to comply with the permit conditions at Part C of the Nationwide Permit Program, published in the March 12, 2007, Federal Register, Vol. 72, No. 42, Pages 11092-11198, it may be subject to suspension, modification or revocation.

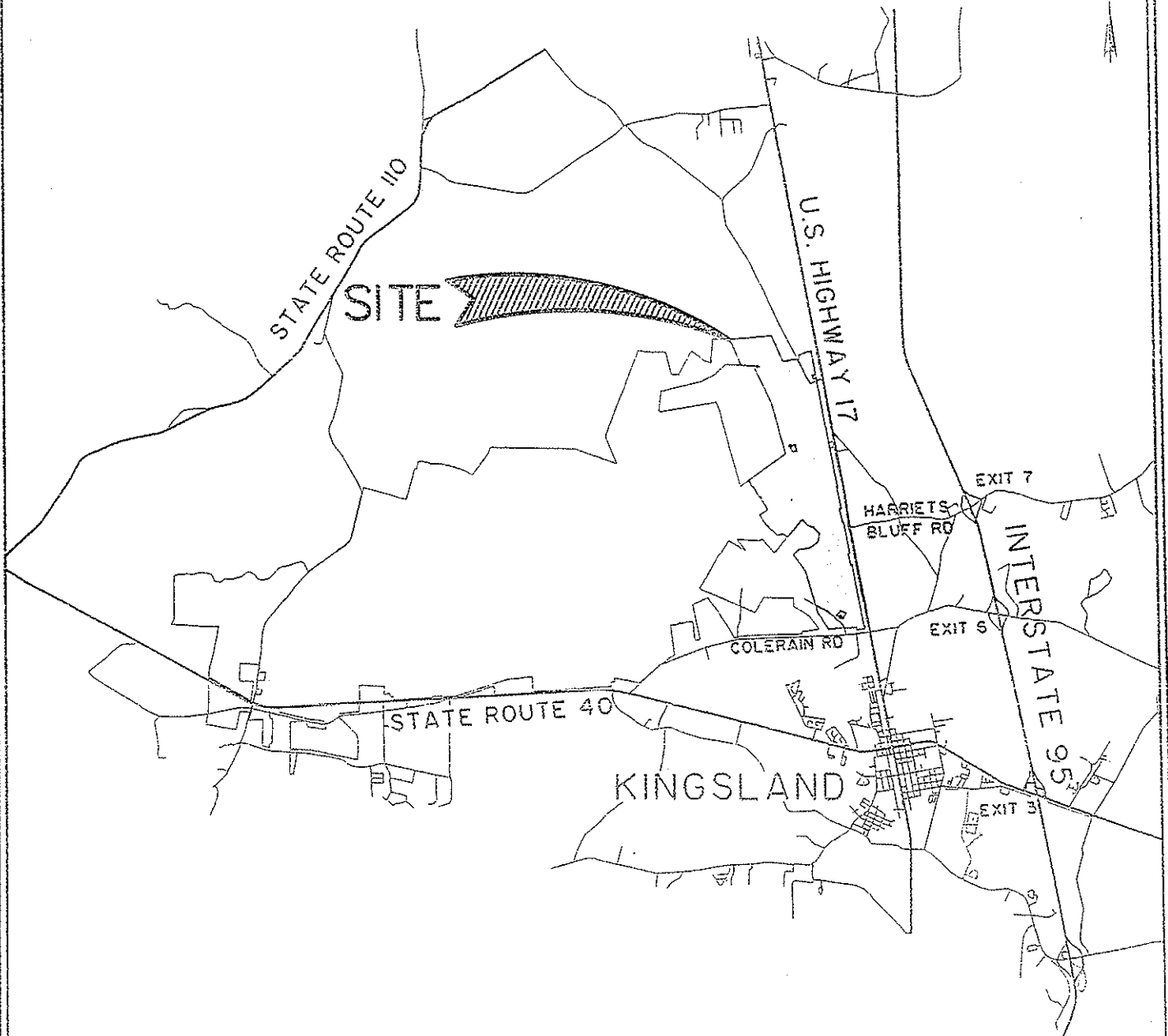
I hereby certify that the work authorized by the above referenced permit as well as any required mitigation (if applicable) has been completed in accordance with the terms and conditions of the said permit.

---

Signature of Permittee

---

Date



**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**  
(LOCATION MAP)

DATE: DECEMBER 15, 2008

SHEET: 1 OF 34

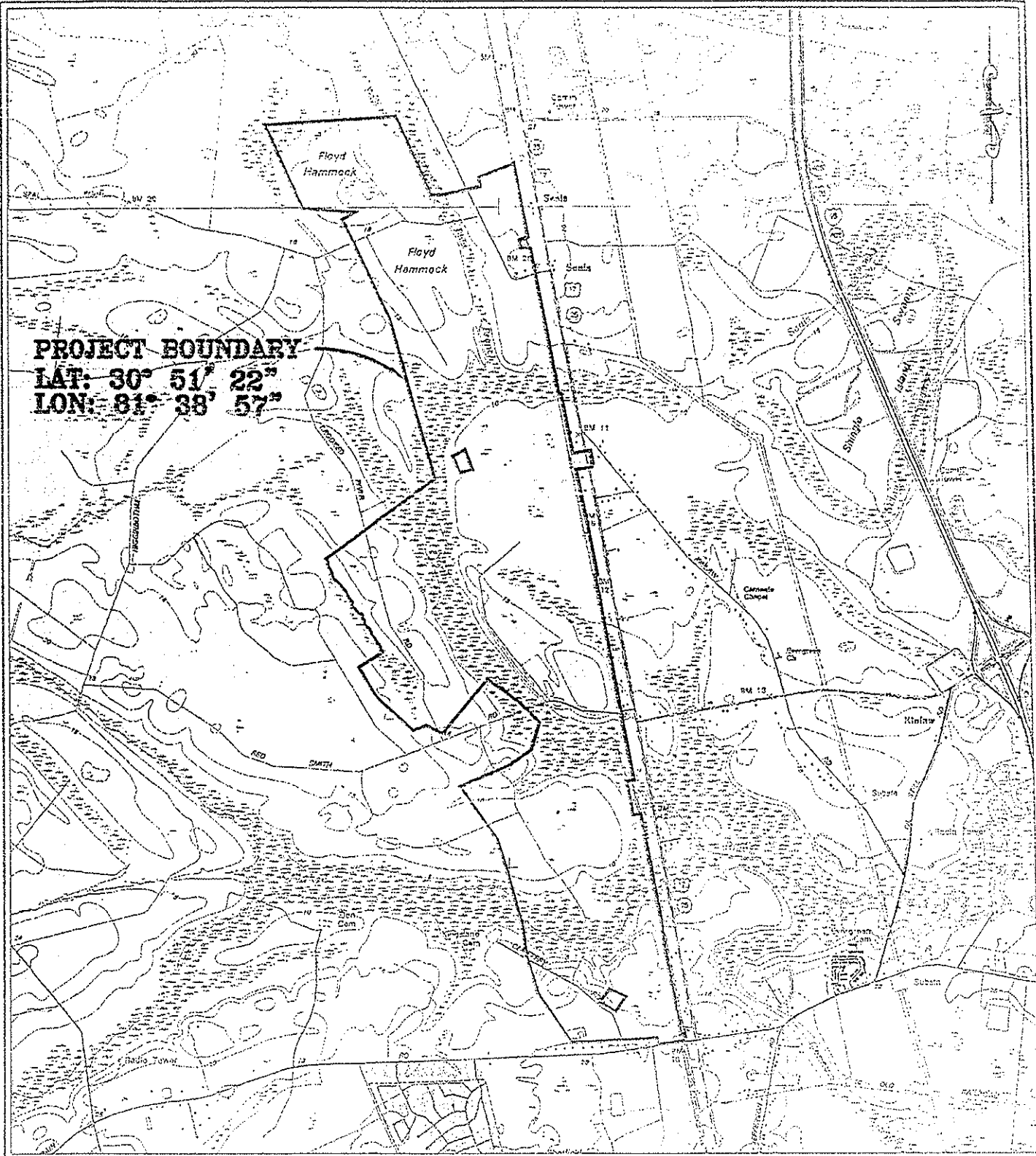
SCALE: NOT TO SCALE

SOURCE: THOMAS & HUTTON ENGINEERING CO.

JOB # J-20042.006

PROPOSED ACTIVITY:  
IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
LOCATION: KINGSLAND, GEORGIA  
COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC



**PROJECT BOUNDARY**  
**LAT: 30° 51' 22"**  
**LOX: 81° 38' 57"**

**VILLAGES OF KINGSLAND -**  
**KINGSLAND COMMERCE PARK**  
 USGS QUAD - KINGSLAND-WOODBINE

DATE: DECEMBER 15, 2008

SHEET: 2 OF 34

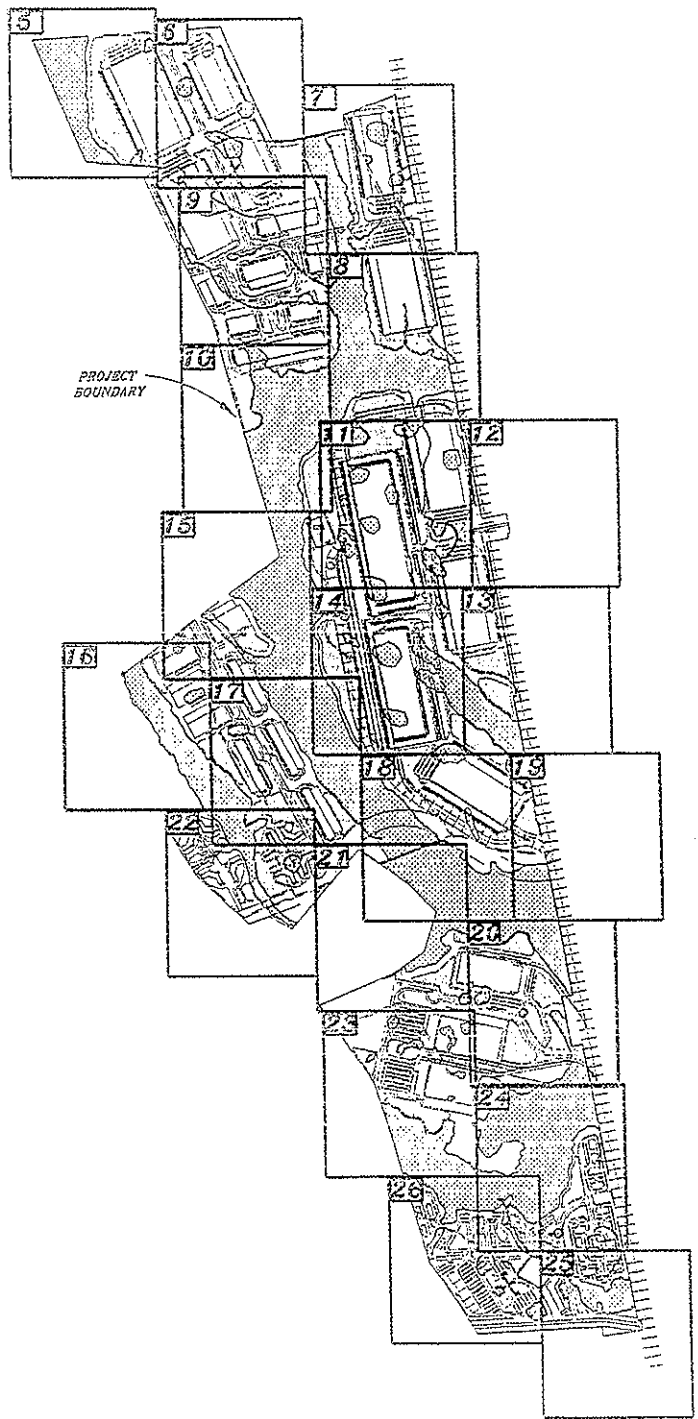
SCALE: 1" = 2500'

SOURCE: THOMAS & HUTTON ENGINEERING CO.

JOB # J-20042

PROPOSED ACTIVITY:  
 IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
 LOCATION: KINGSLAND, GEORGIA  
 COUNTY: CAMD ENCOUNTRY

APPLICANT: MSJC BERTHA, LLC



**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

SHEET LAYOUT

DATE: DECEMBER 15, 2008

SHEET: 3 OF 34

SCALE: 1"=200'

SOURCE: THOMAS & HUTTON ENGINEERING CO

JOB # J-20042

PROPOSED ACTIVITY:

IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT

LOCATION: KINGSLAND, GEORGIA

COUNTY: CAMDEN COUNTY

APPLICANT: MSJO BERTHA, LLC

# LEGEND

## ACREAGE SUMMARY

TOTAL PROJECT ACREAGE	1816.42 AC
TOTAL ISOLATED NON-JURISDICTIONAL WETLAND ACREAGE	41.00 AC
TOTAL JURISDICTIONAL WETLAND ACREAGE	486.17 AC
TOTAL DITCH ACREAGE	1.91 AC
TOTAL SALT MARSH ACREAGE	34.46 AC
TOTAL BUFFER ACREAGE	1.92 AC
TOTAL UPLAND ACREAGE	1250.96 AC

## WETLAND IMPACTS

### ISOLATED NON-JURISDICTIONAL WETLANDS TO BE FILLED

WETLANDS TO BE FILLED                      41.00 AC

-----  
 TOTAL ISOLATED NON-JURISDICTIONAL  
 WETLAND IMPACTS                                      41.00 AC

### JURISDICTIONAL WETLANDS TO BE IMPACTED

WETLAND ROAD CROSSING                      11.99 AC

RAILROAD CROSSING                                      1.11 AC

WETLANDS TO BE FILLED  
 FOR VARIOUS LAND DEVELOPMENT  
 ACTIVITIES    33.77 AC

STORM WATER MANAGEMENT                      1.79 AC

LAGOON EXCAVATION                                      1.14 AC

DITCH IMPACTS    1.91 AC

-----  
 TOTAL JURISDICTIONAL WETLAND  
 IMPACTS    51.71 AC

## BUFFER

### CEMETERY BUFFER

50' NONDISTURBED CEMETERY BUFFER              1.92 AC

### \*NOTES:

NOTE: 1. STORM WATER MANAGEMENT IMPACTS SHOWN ARE  
 GENERALLY LOCATED AND MAY BE MOVED, SO LONG  
 AS TOTAL IMPACT ACREAGE DOES NOT INCREASE.

NOTE: 2. CULVERTS TO BE CENTERED ON EXISTING DITCHES  
 AND STREAMS. CULVERT INVERTS TO MATCH EXISTING  
 DITCH BOTTOM WHERE APPLICABLE.

### VILLAGES OF KINGSLAND - KINGSLAND COMMERCE PARK

DATE: DECEMBER 15, 2008  
 REVISED: AUGUST 9, 2010

SHEET: 4 OF 34

SCALE: NOT TO SCALE

SOURCE: THOMAS & HUTTON ENGINEERING CO.      JOB # J-20042

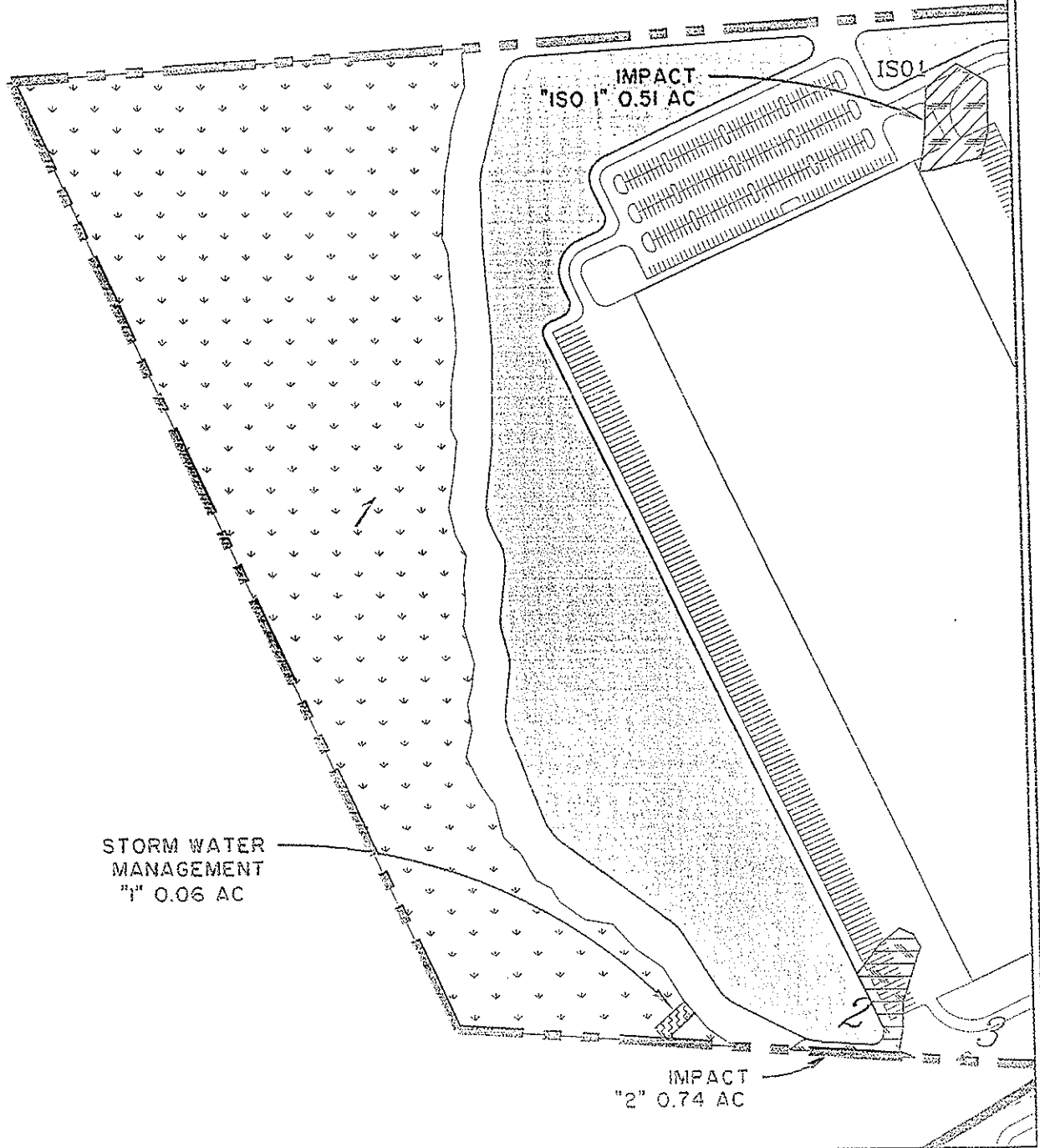
### PROPOSED ACTIVITY:

IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT

LOCATION: KINGSLAND, GEORGIA

COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC



**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008

SHEET: 5 OF 34

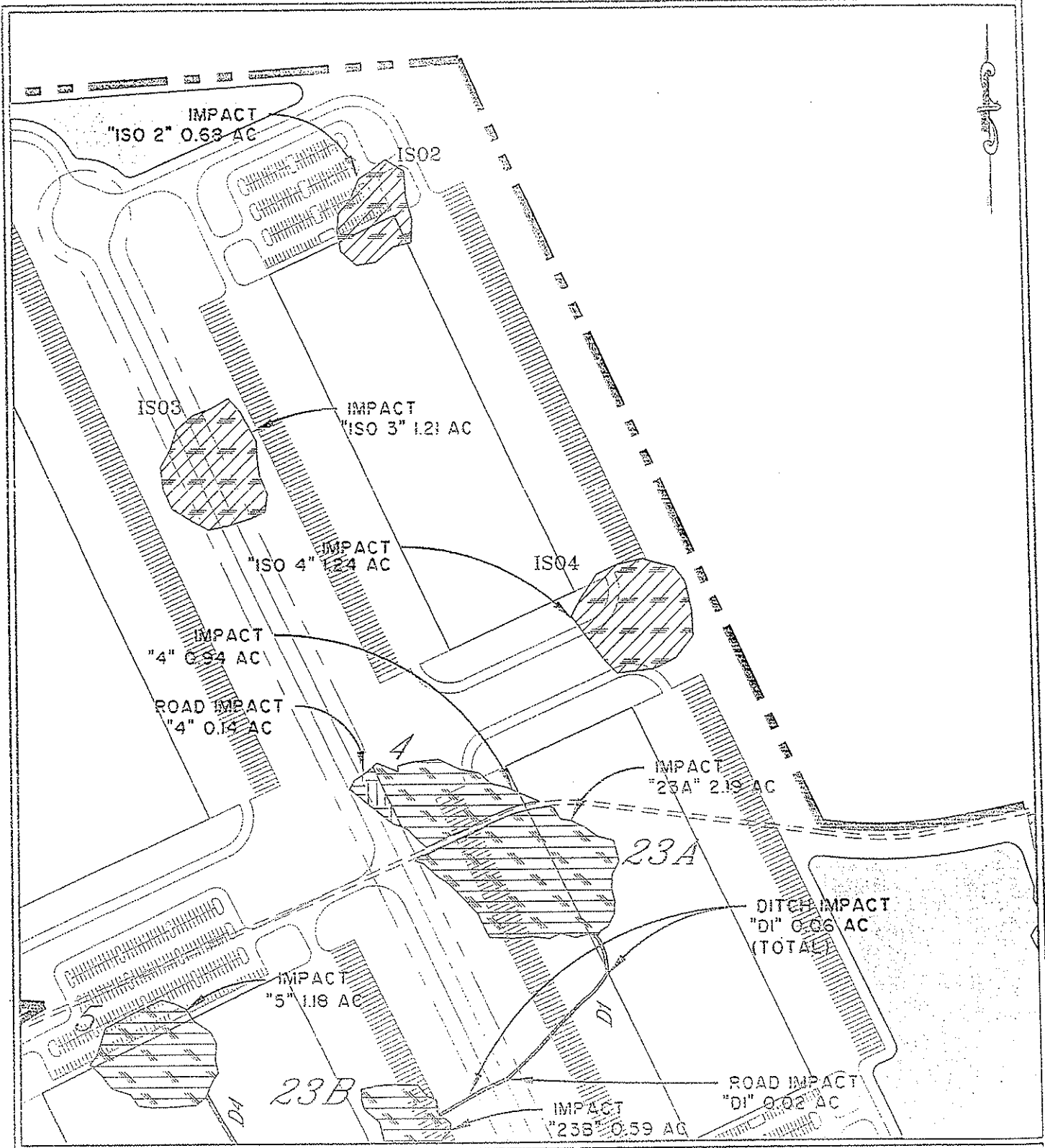
SCALE: 1" = 300'

SOURCE: THOMAS & HUTTON ENGINEERING CO.

JOB # J-20042

PROPOSED ACTIVITY:  
IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
LOCATION: KINGSLAND, GEORGIA  
COUNTY: CAMDEN COUNTY

APPLICANT: NISJC BERTHA, LLC

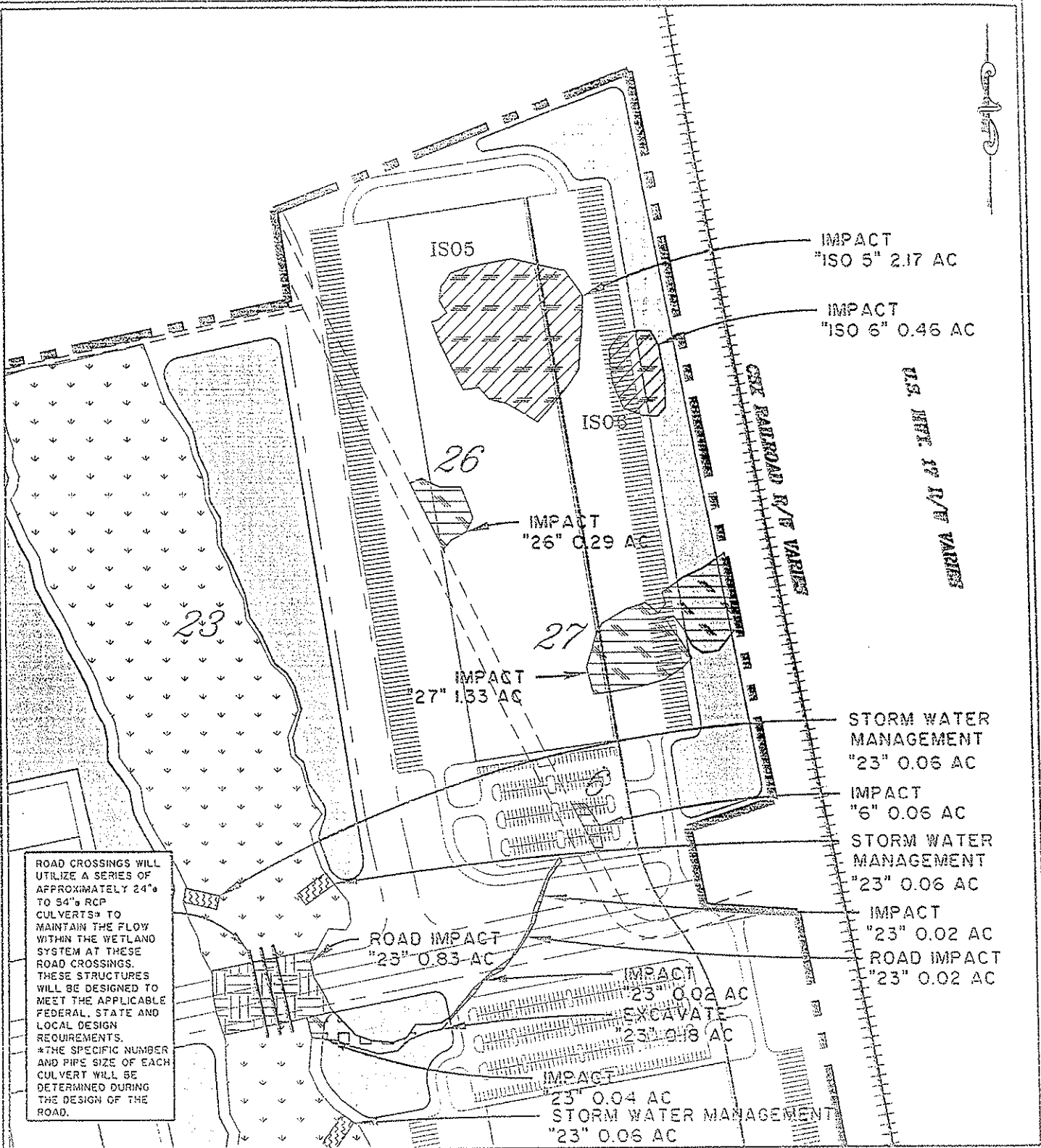


**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008  
SHEET: 6 OF 34  
SCALE: 1"= 300'  
SOURCE: THOMAS & HUTTON ENGINEERING CO. JOB # J-20042

PROPOSED ACTIVITY:  
IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
LOCATION: KINGSLAND, GEORGIA  
COUNTY: CAMDEN COUNTY

APPLICANT: USJO BERTHA, LLC



ROAD CROSSINGS WILL UTILIZE A SERIES OF APPROXIMATELY 24" TO 54" RCP CULVERTS TO MAINTAIN THE FLOW WITHIN THE WETLAND SYSTEM AT THESE ROAD CROSSINGS. THESE STRUCTURES WILL BE DESIGNED TO MEET THE APPLICABLE FEDERAL, STATE AND LOCAL DESIGN REQUIREMENTS. \*THE SPECIFIC NUMBER AND PIPE SIZE OF EACH CULVERT WILL BE DETERMINED DURING THE DESIGN OF THE ROAD.

**VILLAGES OF KINGSLAND - KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008  
 SHEET: 7 OF 34  
 SCALE: 1" = 300'  
 SOURCE: THOMAS & HUTTON ENGINEERING CO. JOB # J-20042

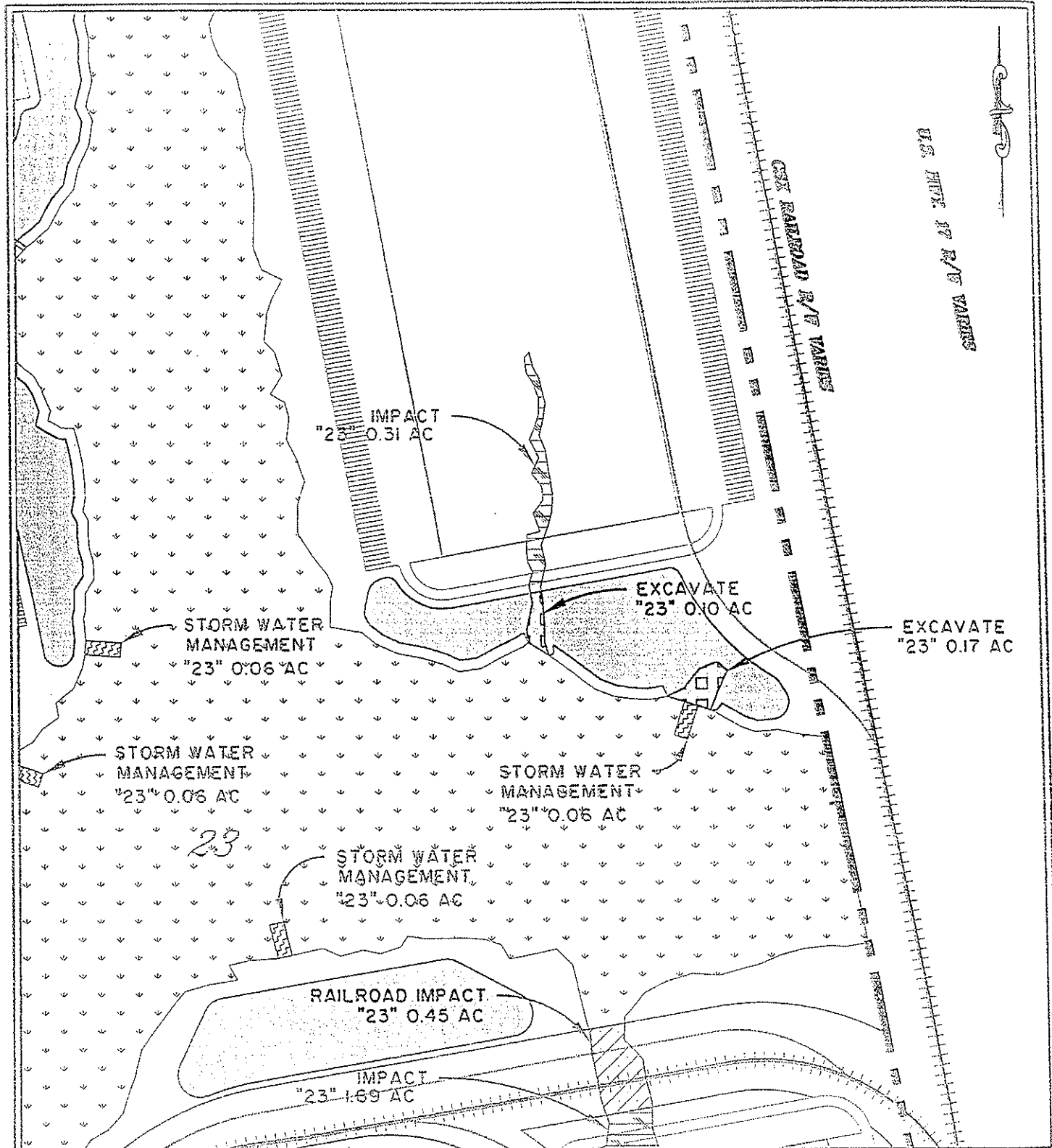
PROPOSED ACTIVITY:  
 IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
 LOCATION: KINGSLAND, GEORGIA  
 COUNTY: CAMDEN COUNTY

APPLICANT: MSJO BERTHA, LLC



U.S. HIGHWAY 17 R/W VARIATION

CSX RAILROAD R/W VARIATION

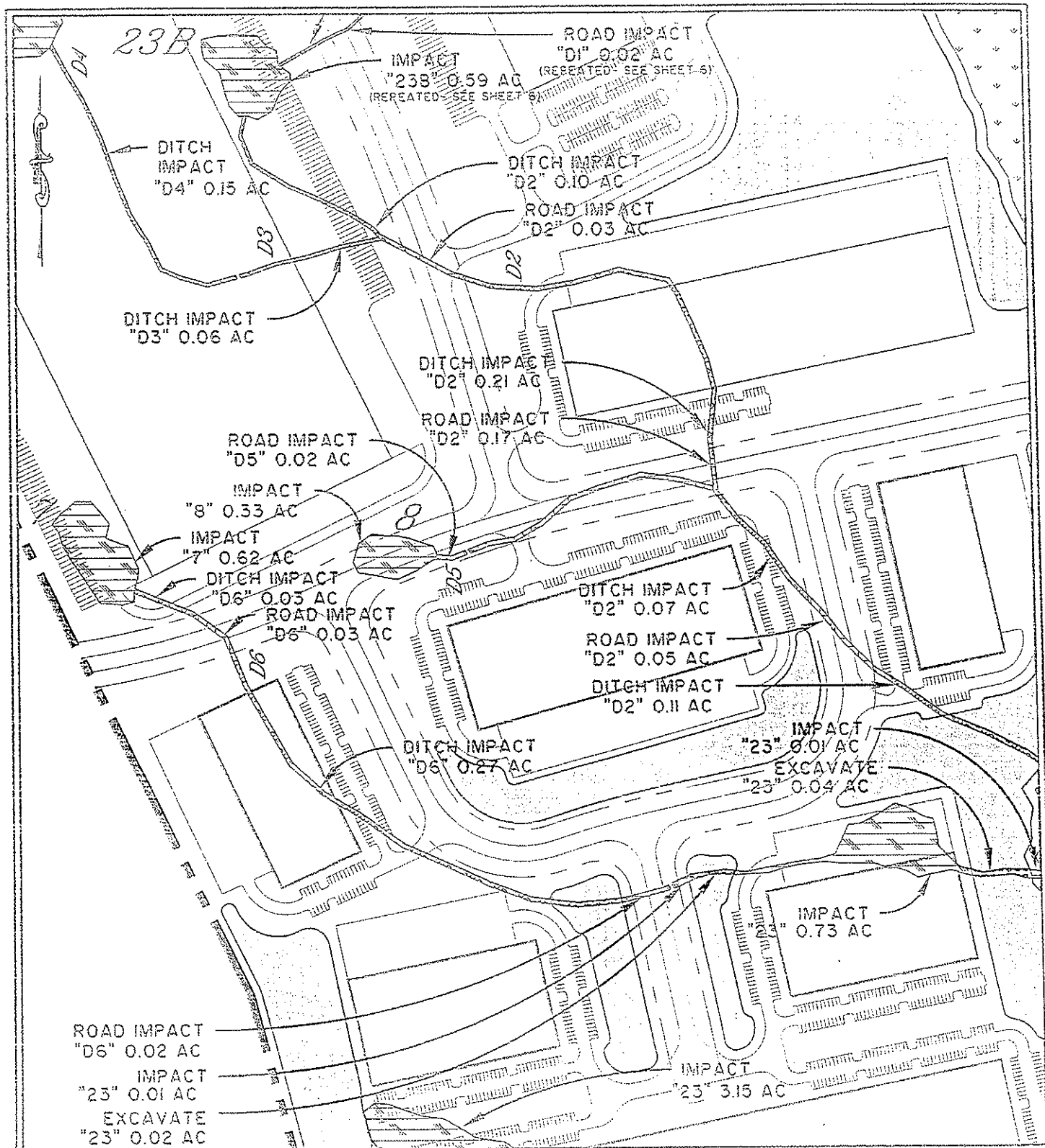


**VILLAGES OF KINGSLAND - KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008  
 SHEET: 8 OF 34  
 SCALE: 1" = 300'  
 SOURCE: THOMAS & HUTTON ENGINEERING CO. JOB # J-20042

PROPOSED ACTIVITY:  
 IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
 LOCATION: KINGSLAND, GEORGIA  
 COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC



**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008

SHEET: 9 OF 34

SCALE: 1" = 300'

SOURCE: THOMAS & HUTTON ENGINEERING CO.

JOB # J-20042

PROPOSED ACTIVITY:

IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT

LOCATION: KINGSLAND, GEORGIA

COUNTY: CAMDEN COUNTY

APPLICANT: VLSIC BERTHA, LLC



IMPACT  
"23" 3.15 AC  
(REPEATED- SEE SHEET 9)

STORM WATER  
MANAGEMENT  
"23" 0.06 AC  
(REPEATED- SEE SHEET 9)

23

STORM WATER  
MANAGEMENT  
"23" 0.06 AC

STORM WATER  
MANAGEMENT  
"23" 0.06 AC

50' NONDISTURBED  
CEMETERY BUFFER  
"BUFF 1" 1.92 AC

**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008

REVISED: AUGUST 9, 2010

SHEET: 10 OF 34

SCALE: 1" = 300'

SOURCE: THOMAS & HUTTON ENGINEERING CO.

JOB # J-20042

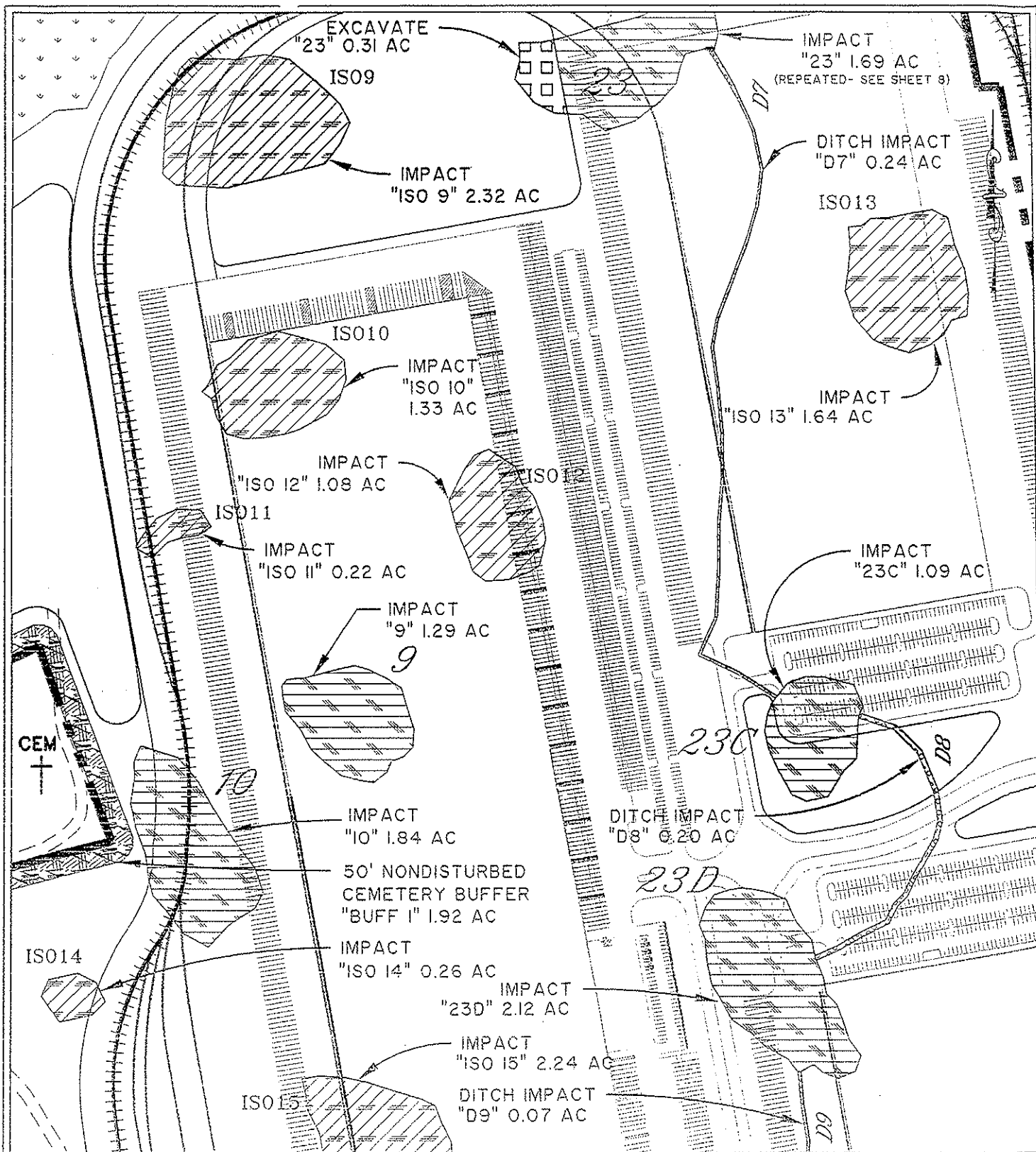
**PROPOSED ACTIVITY:**

IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT

LOCATION: KINGSLAND, GEORGIA

COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC



**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

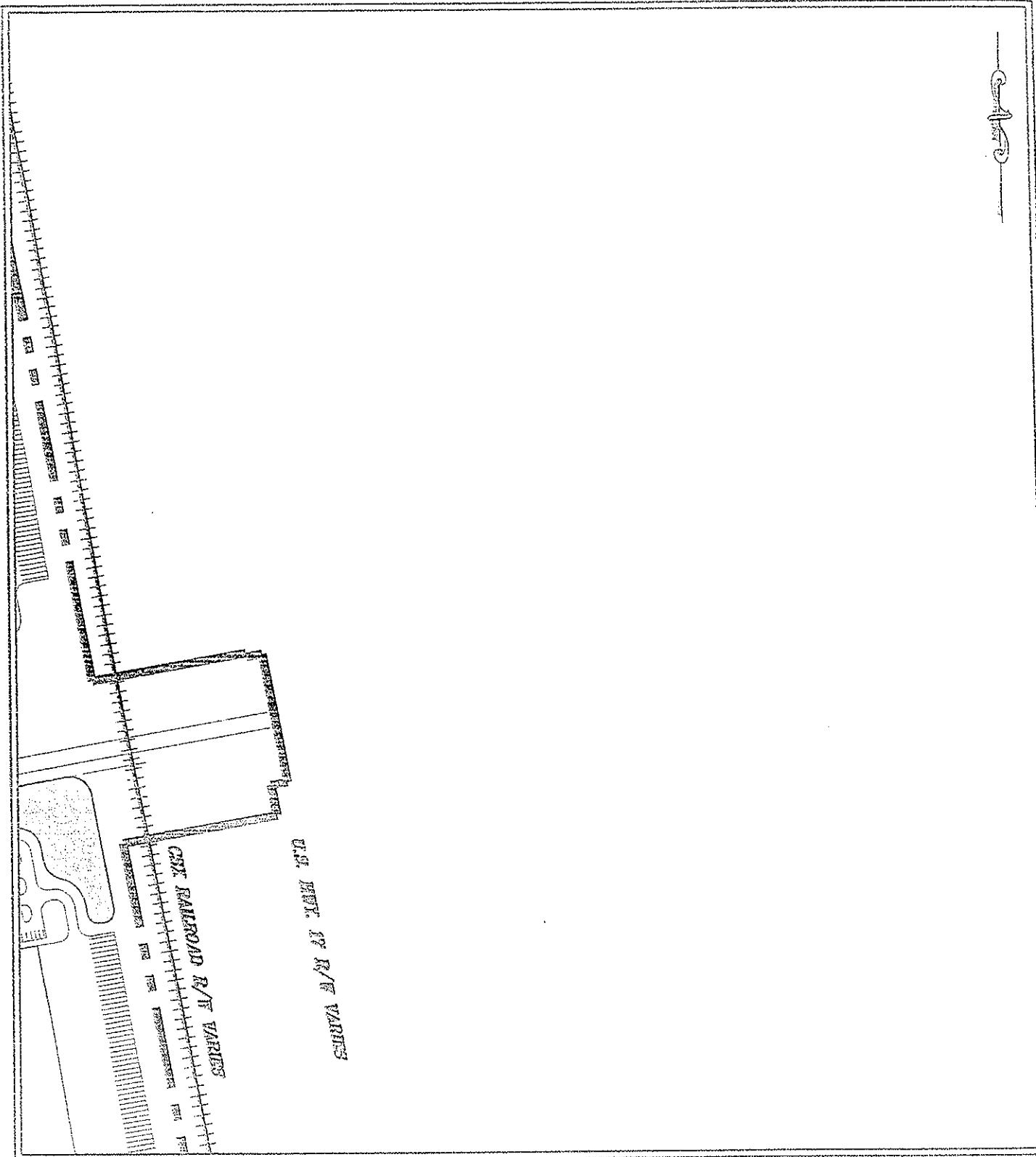
DATE: DECEMBER 15, 2008  
REVISED: AUGUST 9, 2010

SHEET: 11 OF 34  
SCALE: 1" = 300'

SOURCE: THOMAS & HUTTON ENGINEERING CO. JOB # J-20042

PROPOSED ACTIVITY:  
IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
LOCATION: KINGSLAND, GEORGIA  
COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC

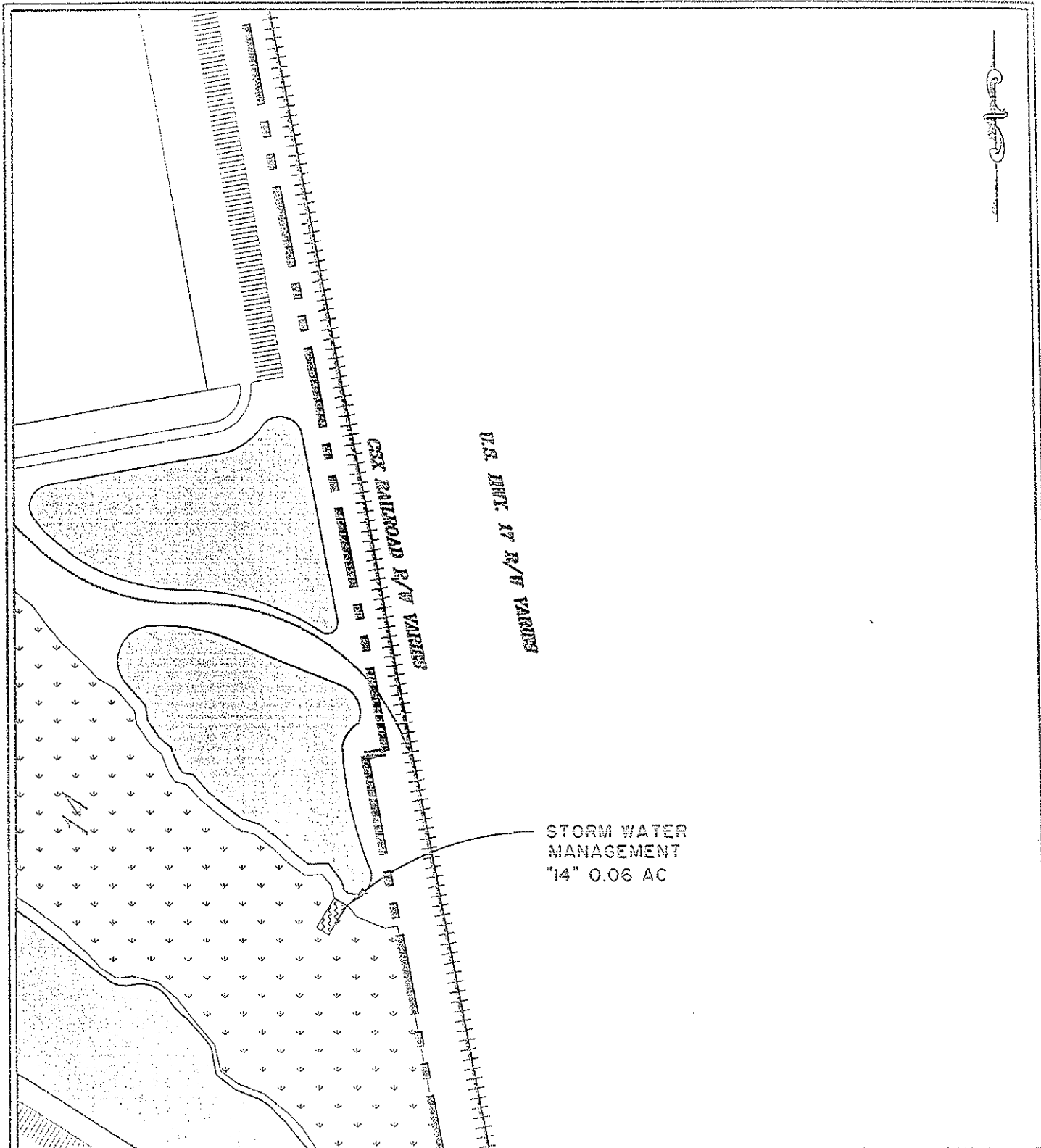


**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008  
SHEET: 12 OF 34  
SCALE: 1" = 300'  
SOURCE: THOMAS & HUTTON ENGINEERING CO.      JOB # J-20042

PROPOSED ACTIVITY:  
IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
LOCATION: KINGSLAND, GEORGIA  
COUNTY: CAMDEN COUNTY

APPLICANT: NSJC BERTHA, LLC



**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008

SHEET: 13 OF 34

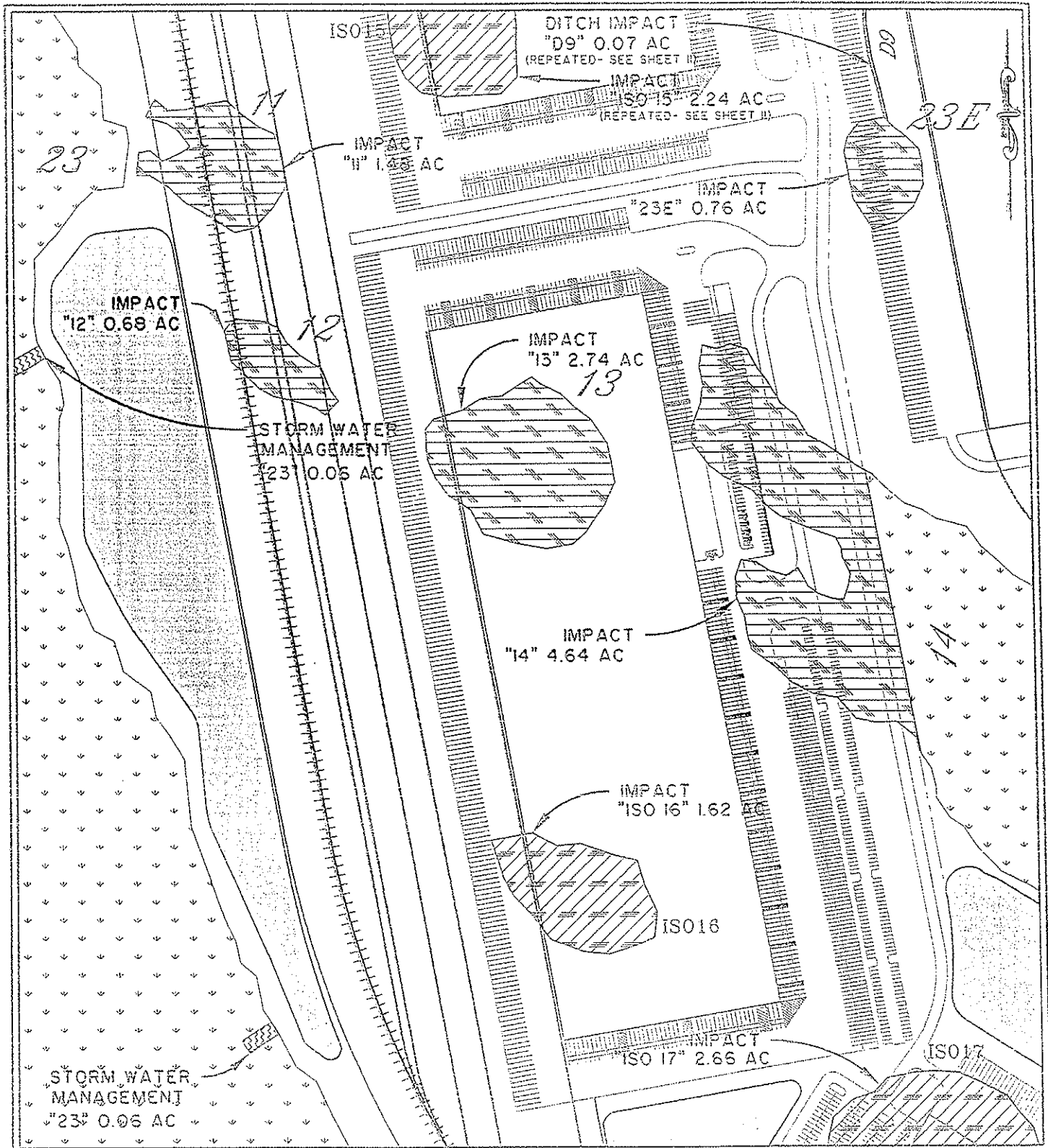
SCALE: 1" = 300'

SOURCE: THOMAS & HUTTON ENGINEERING CO.

JOB # J-20042

PROPOSED ACTIVITY:  
IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
LOCATION: KINGSLAND, GEORGIA  
COUNTY: CAMDEN COUNTY

APPLICANT: MSJO BERTHA, LLC



**VILLAGES OF KINGSLAND - KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008

SHEET: 14 OF 34

SCALE: 1" = 300'

SOURCE: THOMAS & FUTTON ENGINEERING CO.

JOB # J-20042

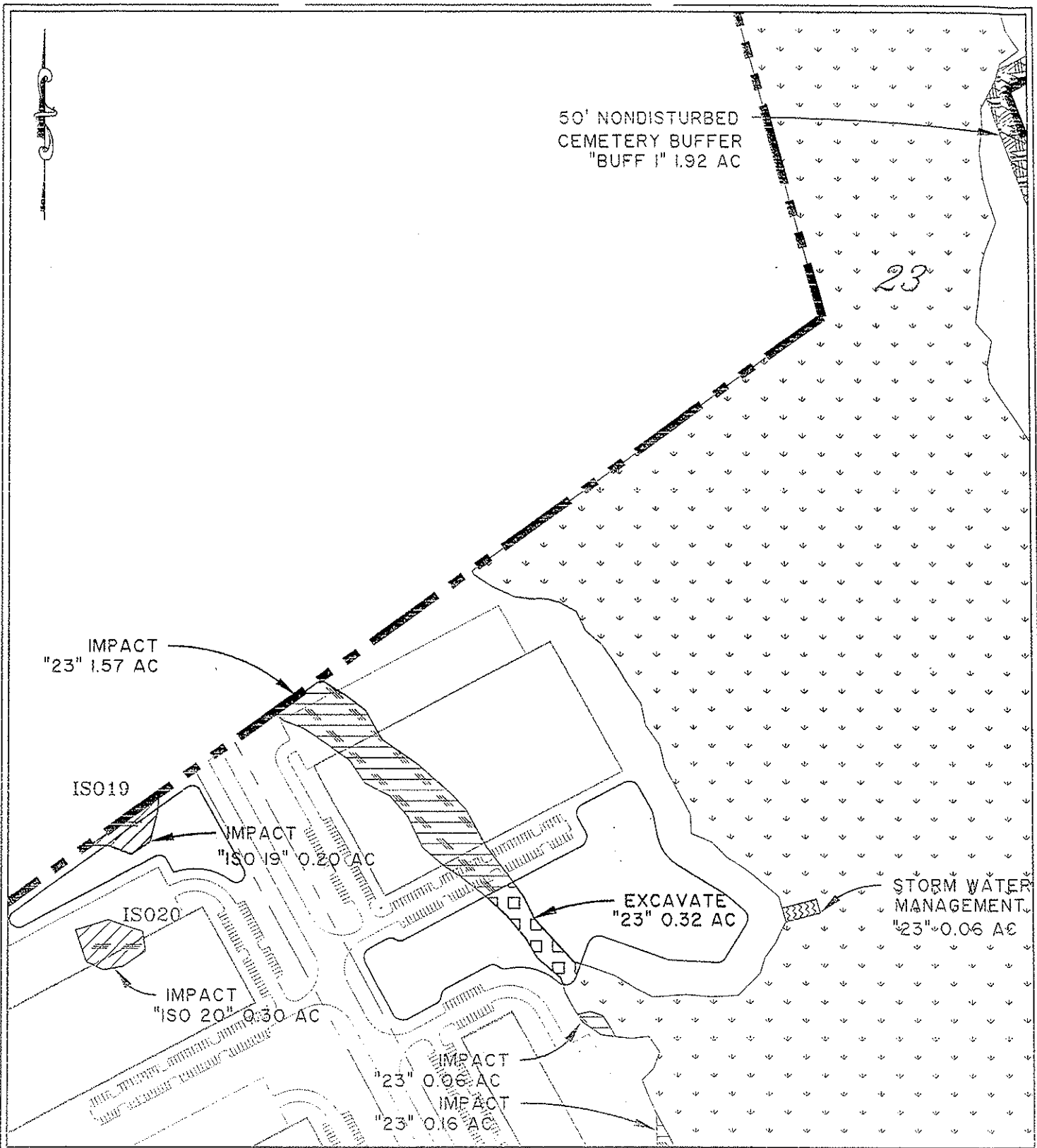
PROPOSED ACTIVITY:

IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT

LOCATION: KINGSLAND, GEORGIA

COUNTY: CAMDEN COUNTY

APPLICANT: M/S/C BERTHA, LLC



**VILLAGES OF KINGSLAND - KINGSLAND COMMERCE PARK**

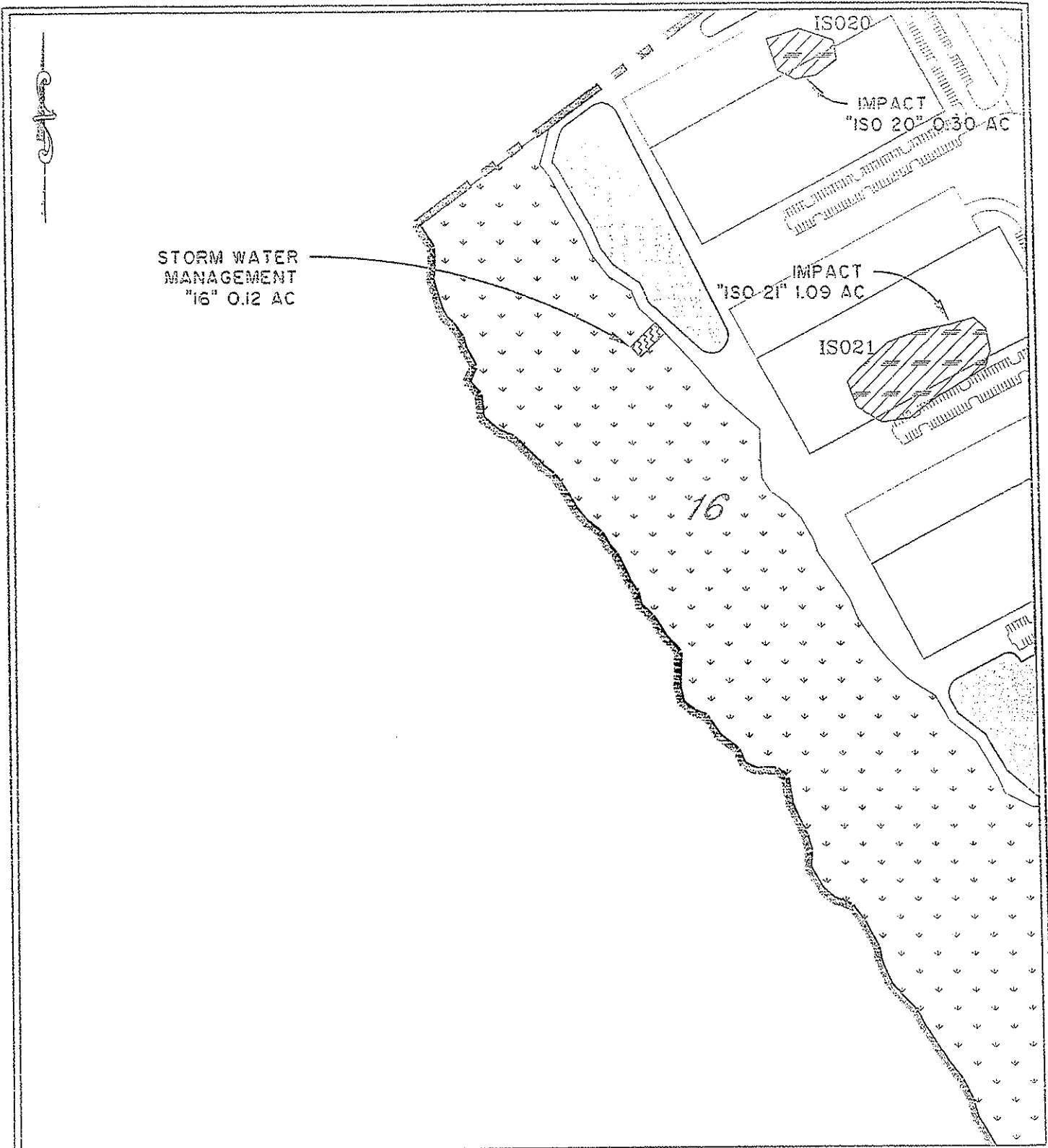
DATE: DECEMBER 15, 2008  
 REVISED: AUGUST 9, 2010

SHEET: 15 OF 34  
 SCALE: 1"= 300'

SOURCE: THOMAS & HUTTON ENGINEERING CO. JOB # J-20042

PROPOSED ACTIVITY:  
 IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
 LOCATION: KINGSLAND, GEORGIA  
 COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC

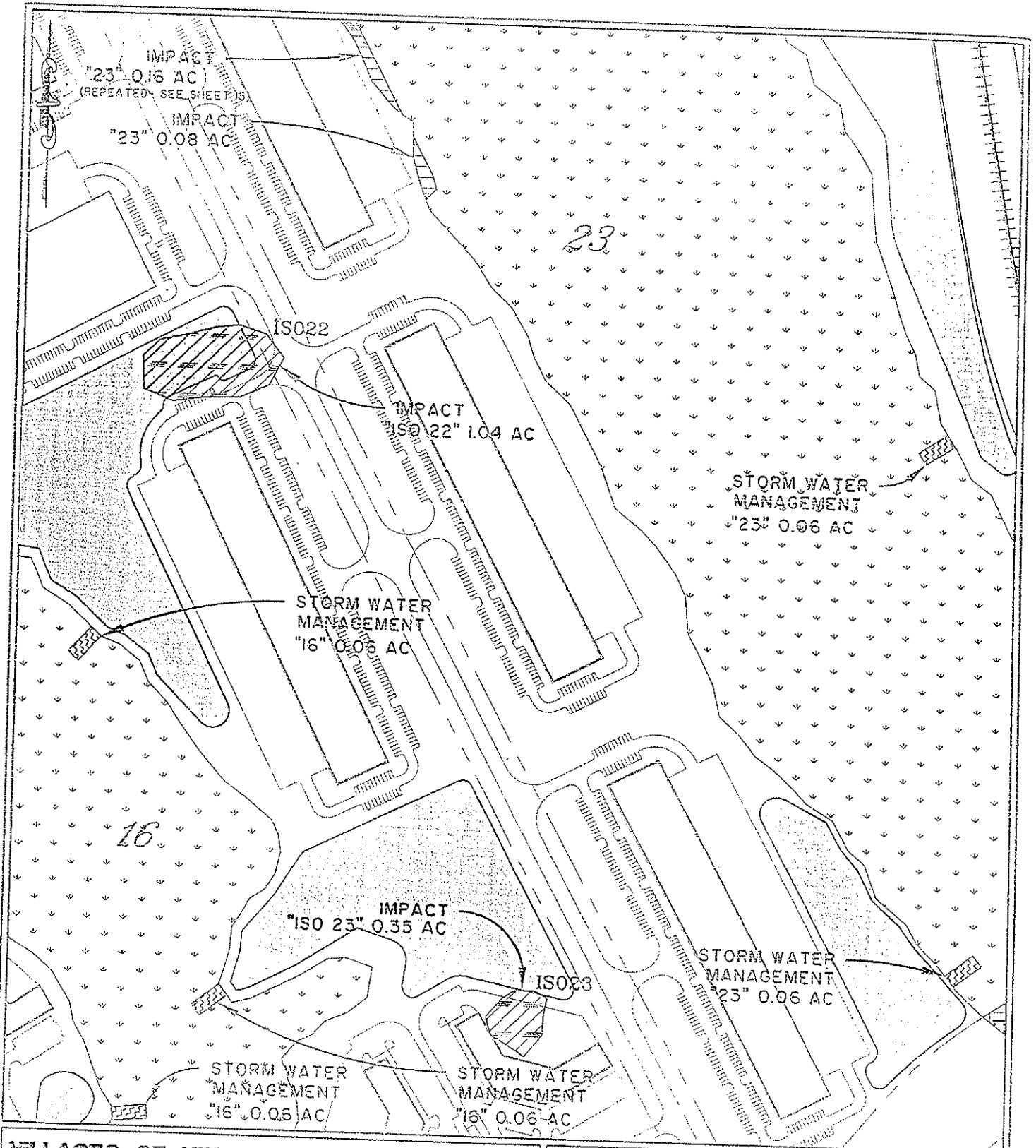


**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008  
 SHEET: 16 OF 34  
 SCALE: 1" = 300'  
 SOURCE: THOMAS & HUTTON ENGINEERING CO.      JOB # J-20042

PROPOSED ACTIVITY:  
 IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
 LOCATION: KINGSLAND, GEORGIA  
 COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC



**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008  
 SHEET: 17 OF 34  
 SCALE: 1" = 300'  
 SOURCE: THOMAS & HUTTON ENGINEERING CO

PROPOSED ACTIVITY:  
 IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
 LOCATION: KINGSLAND, GEORGIA  
 COUNTY: CAMDEN COUNTY

JOB # J-20042

APPLICANT: MSJC BERTHA, LLC

ROAD CROSSINGS WILL UTILIZE A SERIES OF APPROXIMATELY 24" TO 54" RCP CULVERTS\* TO MAINTAIN THE FLOW WITHIN THE WETLAND SYSTEM AT THESE ROAD CROSSINGS. THESE STRUCTURES WILL BE DESIGNED TO MEET THE APPLICABLE FEDERAL, STATE AND LOCAL DESIGN REQUIREMENTS. \*THE SPECIFIC NUMBER AND PIPE SIZE OF EACH CULVERT WILL BE DETERMINED DURING THE DESIGN OF THE ROAD.

IMPACT "ISO 17" 2.86 AC (REPEATED - SEE SHEET 14)

STORM WATER MANAGEMENT "14" 0.06 AC IMPACT "14" 0.02 AC

IMPACT "ISO 18" 0.97 AC

ROAD IMPACT "23" 5.15 AC

ROAD IMPACT "24" 3.74 AC

23

24

**VILLAGES OF KINGSLAND - KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008  
 SHEET: 18 OF 34  
 SCALE: 1" = 300'  
 SOURCE: THOMAS & HUTTON ENGINEERING CO. JOB # 1-20042

PROPOSED ACTIVITY:  
 IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
 LOCATION: KINGSLAND, GEORGIA  
 COUNTY: CAMDEN COUNTY

APPLICANT: MSJO BERTHA, LLC

STORM WATER  
MANAGEMENT  
"14" 0.06 AC  
(REPEATED- SEE SHEET 18)

STORM WATER  
MANAGEMENT  
"14" 0.06 AC

IMPACT  
"15" 0.39 AC

ROAD IMPACT  
"24" 3.74 AC  
(REPEATED- SEE SHEET 18)

CSX RAILROAD R/W VARIES

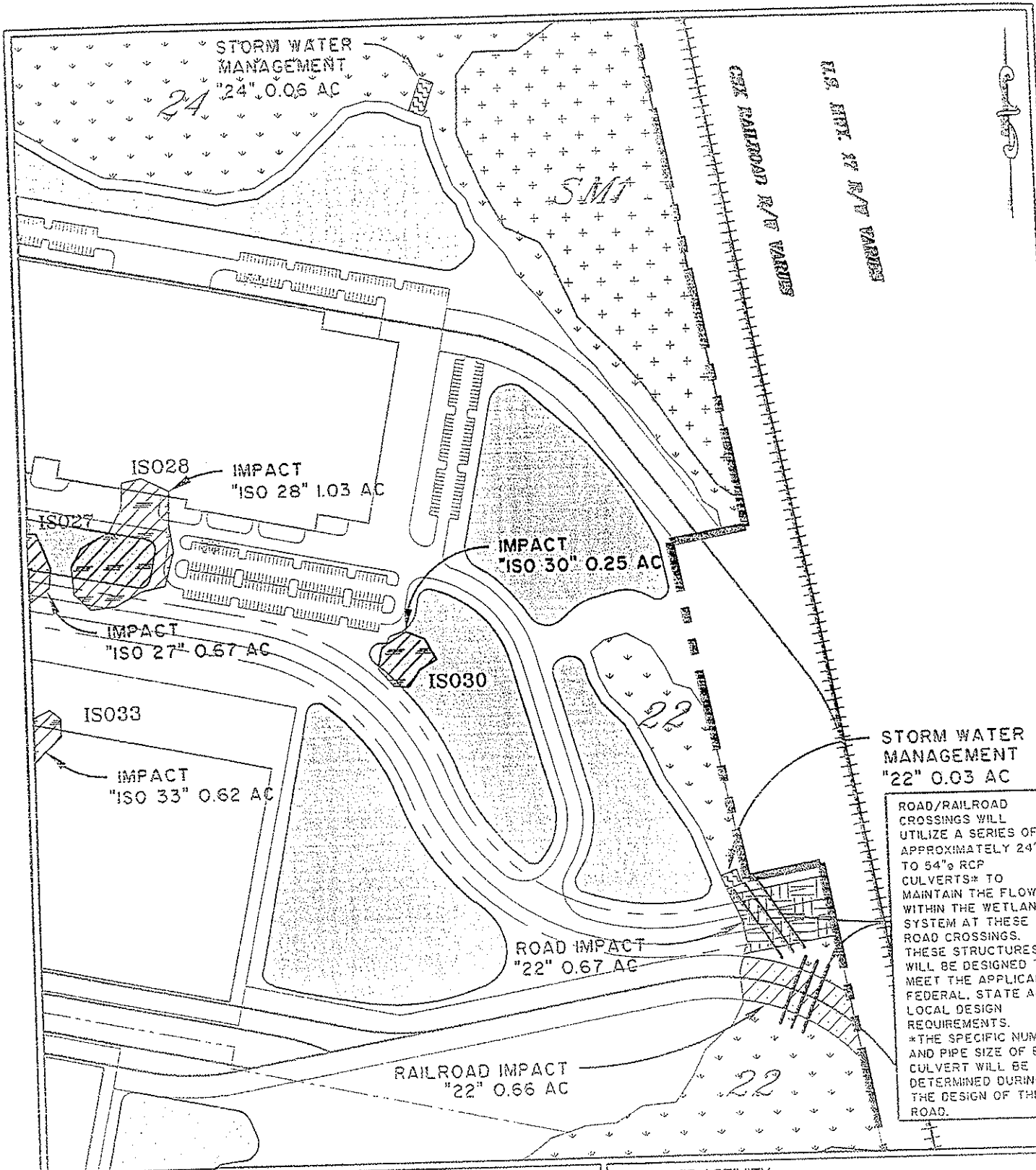
U.S. HWY. 14 R/W VARIES

**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008  
SHEET: 19 OF 34  
SCALE: 1" = 300'  
SOURCE: THOMAS & HUTTON ENGINEERING CO.      JOB # J-20042

PROPOSED ACTIVITY:  
IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
LOCATION: KINGSLAND, GEORGIA  
COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC



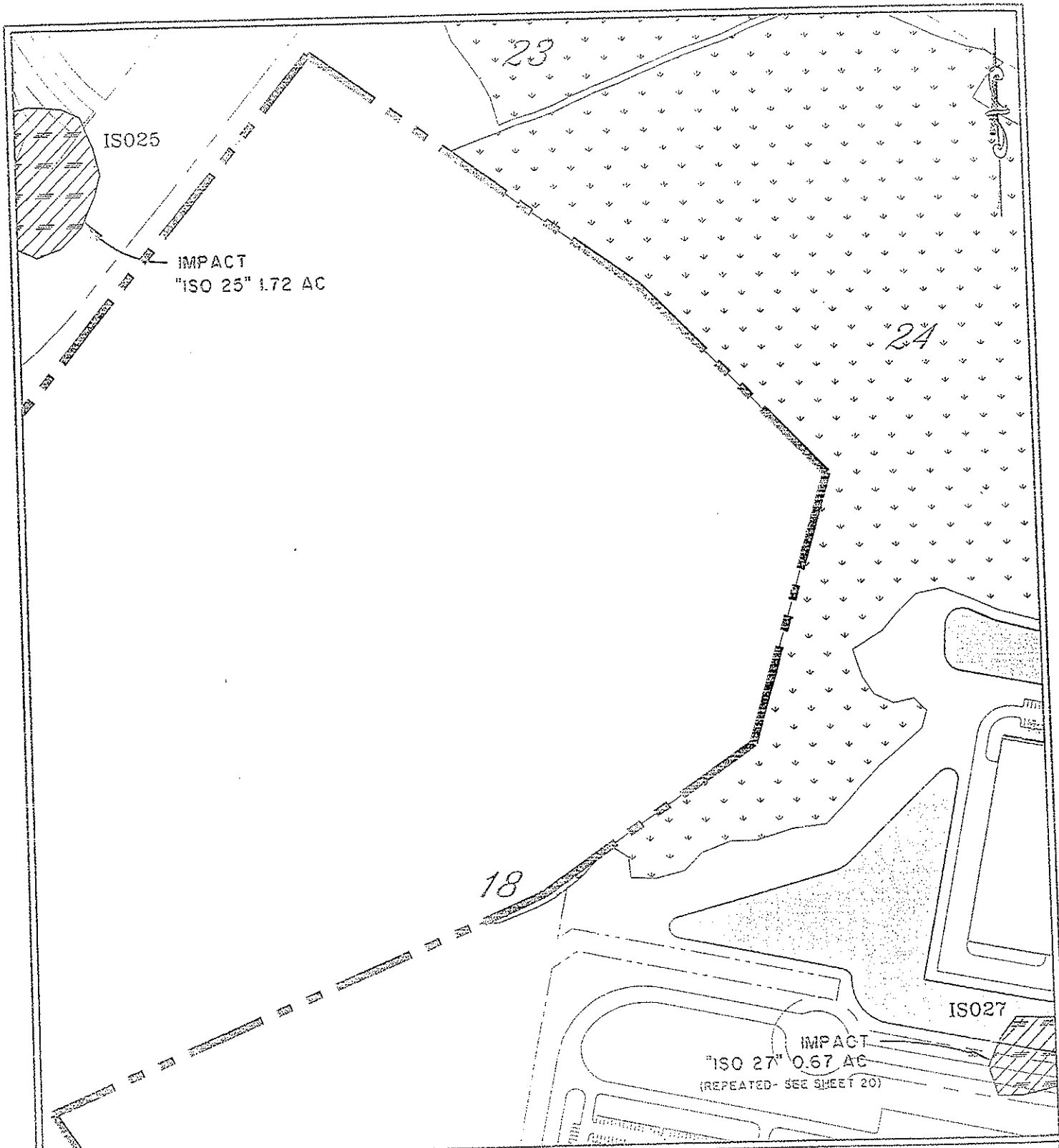
ROAD/RAILROAD CROSSINGS WILL UTILIZE A SERIES OF APPROXIMATELY 24" TO 54" RCP CULVERTS\* TO MAINTAIN THE FLOW WITHIN THE WETLAND SYSTEM AT THESE ROAD CROSSINGS. THESE STRUCTURES WILL BE DESIGNED TO MEET THE APPLICABLE FEDERAL, STATE AND LOCAL DESIGN REQUIREMENTS.  
 \*THE SPECIFIC NUMBER AND PIPE SIZE OF EACH CULVERT WILL BE DETERMINED DURING THE DESIGN OF THE ROAD.

**VILLAGES OF KINGSLAND - KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008  
 SHEET: 20 OF 34  
 SCALE: 1" = 300'  
 SOURCE: THOMAS & HUTTON ENGINEERING CO. JOB # J-20042

PROPOSED ACTIVITY:  
 IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
 LOCATION: KINGSLAND, GEORGIA  
 COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC



**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008

SHEET: 21 OF 34

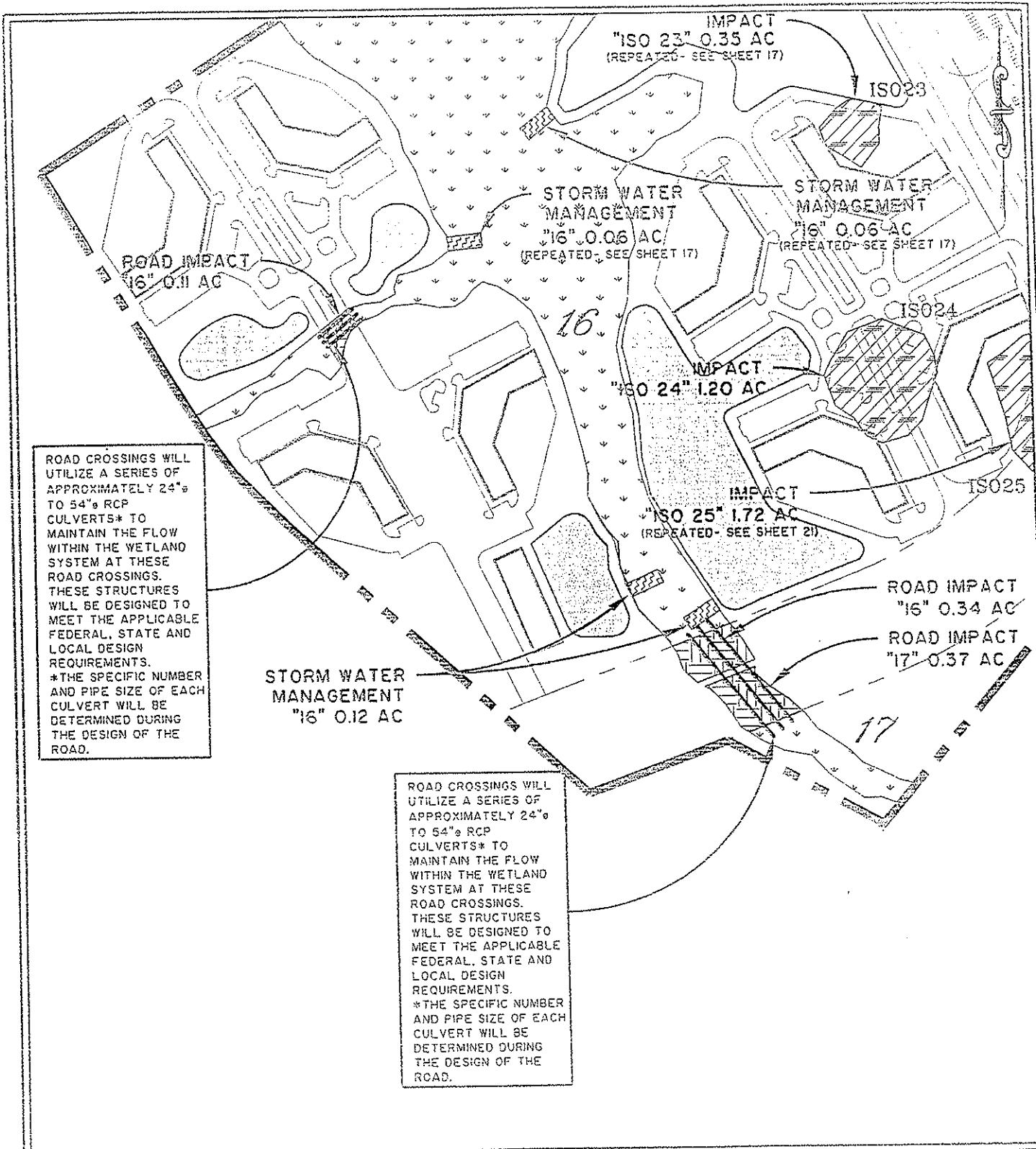
SCALE: 1" = 300'

SOURCE: THOMAS & HUTTON ENGINEERING CO.

JOB # J-20042

PROPOSED ACTIVITY:  
IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
LOCATION: KINGSLAND, GEORGIA  
COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC



ROAD CROSSINGS WILL UTILIZE A SERIES OF APPROXIMATELY 24" TO 54" RCP CULVERTS\* TO MAINTAIN THE FLOW WITHIN THE WETLAND SYSTEM AT THESE ROAD CROSSINGS. THESE STRUCTURES WILL BE DESIGNED TO MEET THE APPLICABLE FEDERAL, STATE AND LOCAL DESIGN REQUIREMENTS. \*THE SPECIFIC NUMBER AND PIPE SIZE OF EACH CULVERT WILL BE DETERMINED DURING THE DESIGN OF THE ROAD.

ROAD CROSSINGS WILL UTILIZE A SERIES OF APPROXIMATELY 24" TO 54" RCP CULVERTS\* TO MAINTAIN THE FLOW WITHIN THE WETLAND SYSTEM AT THESE ROAD CROSSINGS. THESE STRUCTURES WILL BE DESIGNED TO MEET THE APPLICABLE FEDERAL, STATE AND LOCAL DESIGN REQUIREMENTS. \*THE SPECIFIC NUMBER AND PIPE SIZE OF EACH CULVERT WILL BE DETERMINED DURING THE DESIGN OF THE ROAD.

**VILLAGES OF KINGSLAND - KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008

SHEET: 22 OF 34

SCALE: 1" = 300'

SOURCE: THOMAS & HUTTON ENGINEERING CO.

JOB # J-20042

**PROPOSED ACTIVITY:**

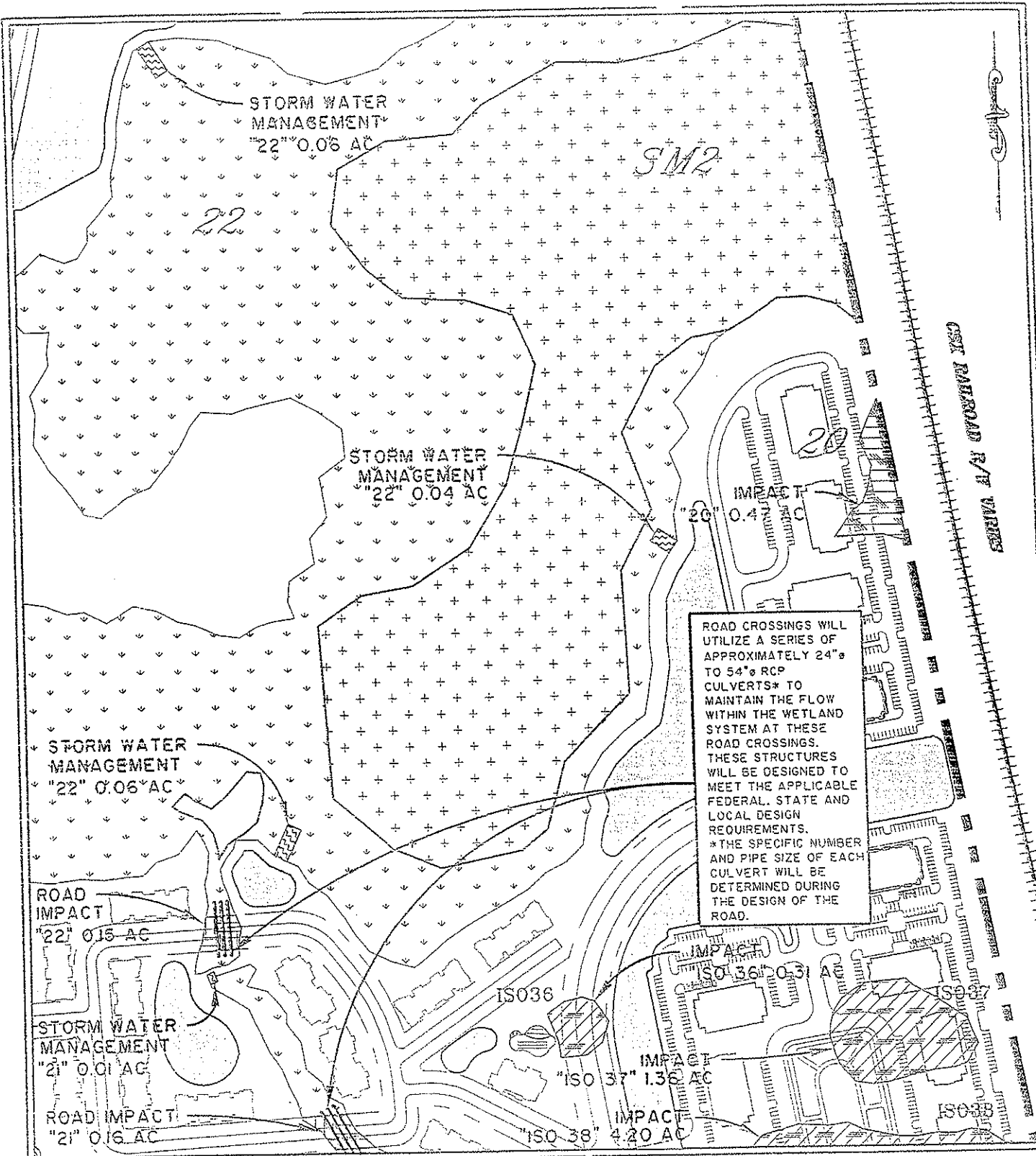
IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT

LOCATION: KINGSLAND, GEORGIA

COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC





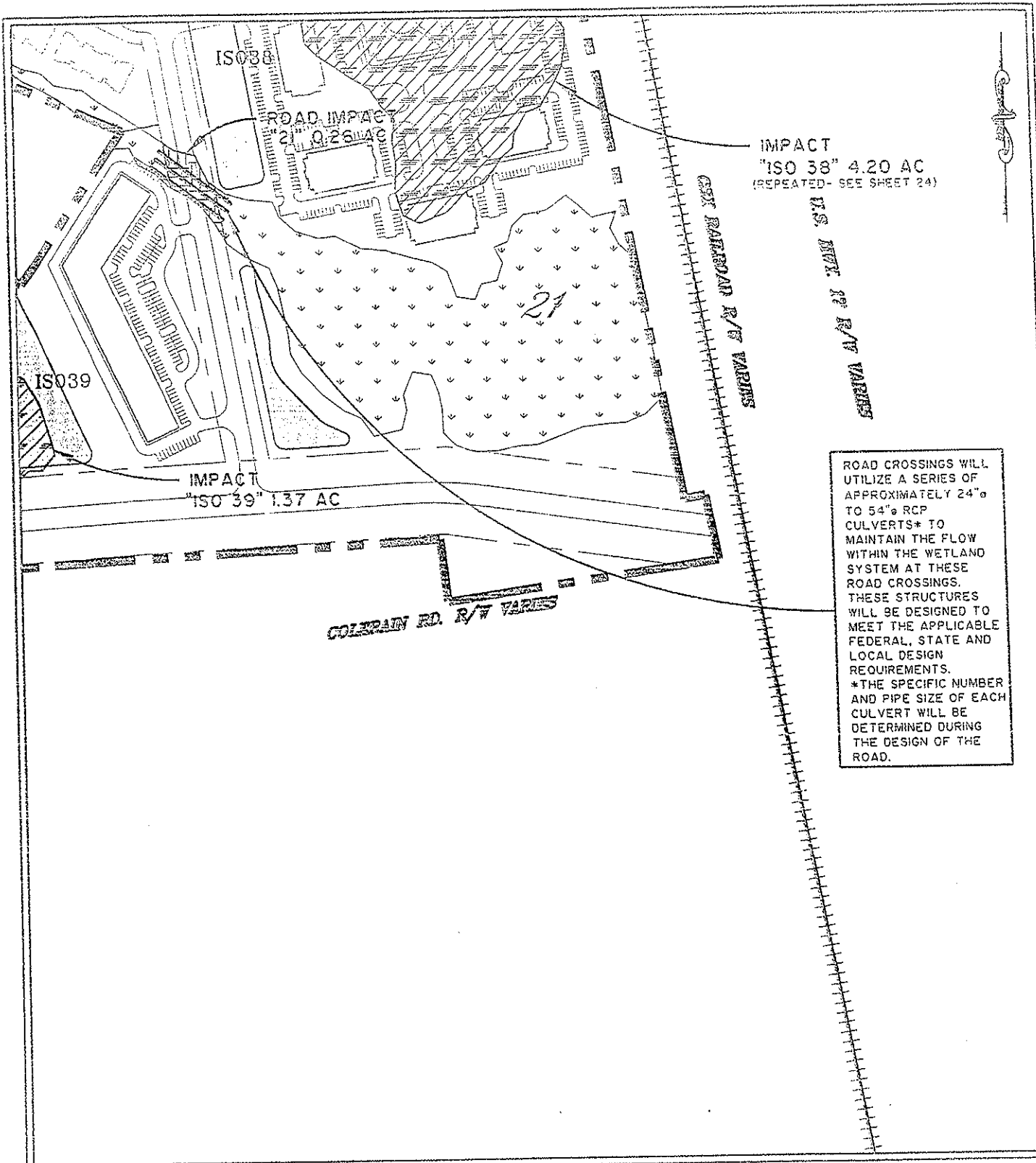
ROAD CROSSINGS WILL UTILIZE A SERIES OF APPROXIMATELY 24" TO 54" RCP CULVERTS\* TO MAINTAIN THE FLOW WITHIN THE WETLAND SYSTEM AT THESE ROAD CROSSINGS. THESE STRUCTURES WILL BE DESIGNED TO MEET THE APPLICABLE FEDERAL, STATE AND LOCAL DESIGN REQUIREMENTS. \*THE SPECIFIC NUMBER AND PIPE SIZE OF EACH CULVERT WILL BE DETERMINED DURING THE DESIGN OF THE ROAD.

**VILLAGES OF KINGSLAND - KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008  
 SHEET: 24 OF 34  
 SCALE: 1" = 300'  
 SOURCE: THOMAS & HUTTON ENGINEERING CO. JOB # J-20042

PROPOSED ACTIVITY:  
 IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
 LOCATION: KINGSLAND, GEORGIA  
 COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC



ROAD CROSSINGS WILL UTILIZE A SERIES OF APPROXIMATELY 24" TO 54" RCP CULVERTS\* TO MAINTAIN THE FLOW WITHIN THE WETLAND SYSTEM AT THESE ROAD CROSSINGS. THESE STRUCTURES WILL BE DESIGNED TO MEET THE APPLICABLE FEDERAL, STATE AND LOCAL DESIGN REQUIREMENTS. \*THE SPECIFIC NUMBER AND PIPE SIZE OF EACH CULVERT WILL BE DETERMINED DURING THE DESIGN OF THE ROAD.

**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008

SHEET: 25 OF 34

SCALE: 1" = 300'

SOURCE: THOMAS & HUTTON ENGINEERING CO.

JOB # J-20042

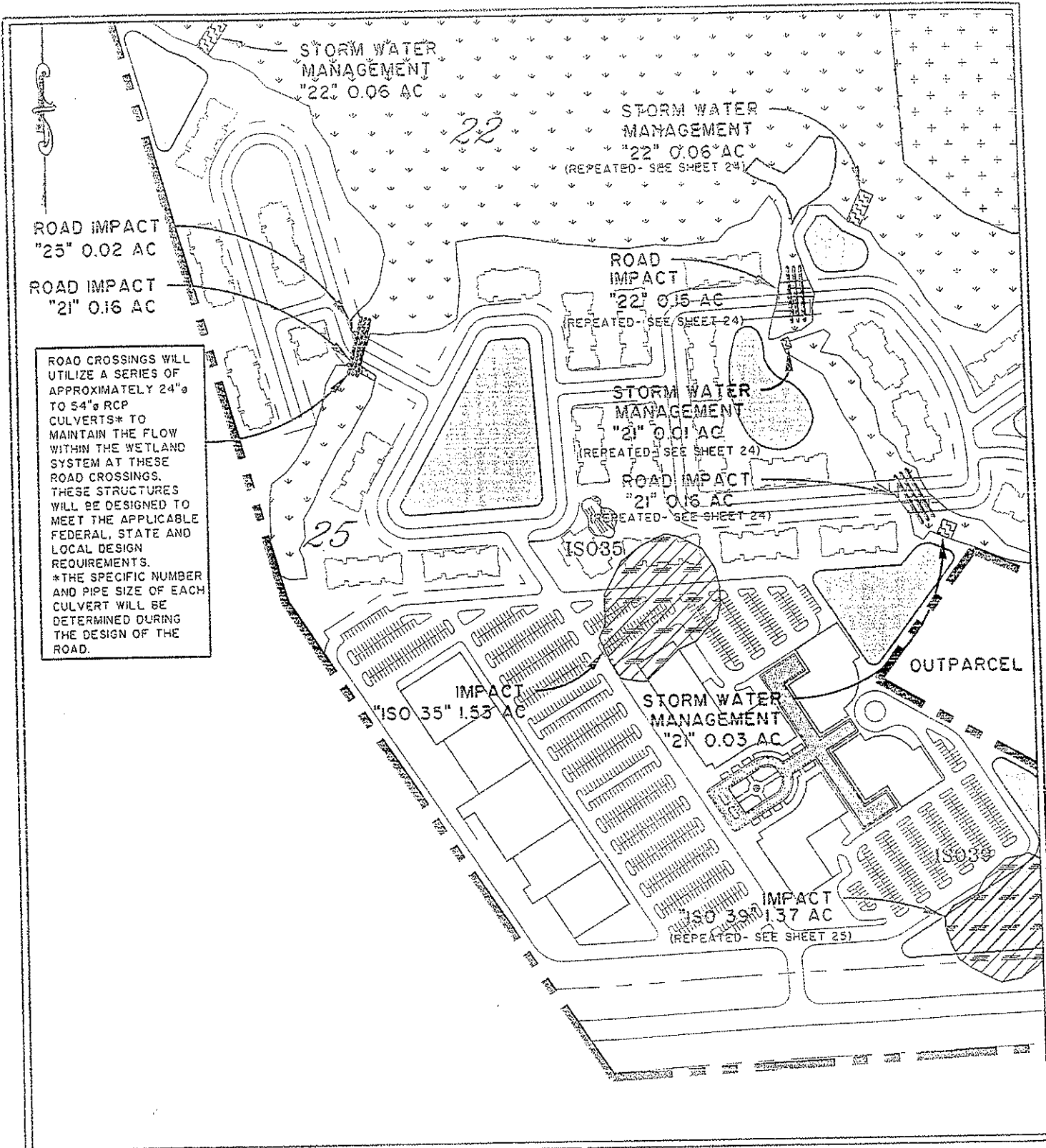
**PROPOSED ACTIVITY:**

IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT

LOCATION: KINGSLAND, GEORGIA

COUNTY: CAMDEN COUNTY

APPLICANT: WSJC BERTHA, LLC



ROAD CROSSINGS WILL UTILIZE A SERIES OF APPROXIMATELY 24" TO 54" RCP CULVERTS\* TO MAINTAIN THE FLOW WITHIN THE WETLAND SYSTEM AT THESE ROAD CROSSINGS. THESE STRUCTURES WILL BE DESIGNED TO MEET THE APPLICABLE FEDERAL, STATE AND LOCAL DESIGN REQUIREMENTS. \*THE SPECIFIC NUMBER AND PIPE SIZE OF EACH CULVERT WILL BE DETERMINED DURING THE DESIGN OF THE ROAD.

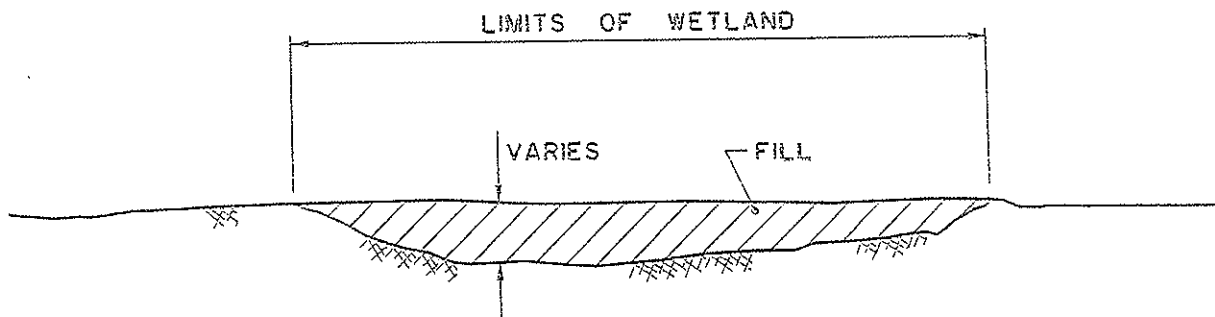
**VILLAGES OF KINGSLAND - KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008  
 SHEET: 26 OF 34  
 SCALE: 1"= 300'  
 SOURCE: THOMAS & HUTTON ENGINEERING CO      JOB # J-20042

PROPOSED ACTIVITY:  
 IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
 LOCATION: KINGSLAND, GEORGIA  
 COUNTY: CAMDEN COUNTY

APPLICANT: MSJO BERTHA, LLC

TOTAL CU. YDS. OF IMPACT = 245,000 CY.  
TOTAL CU. YDS. OF EXCAVATION = 11,000 CY.



WETLAND FILL SECTION

NOT TO SCALE

**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008

SHEET: 27 OF 34

SCALE: NOT TO SCALE

SOURCE: THOMAS & HUTTON ENGINEERING CO.

JOB # J-20042.096

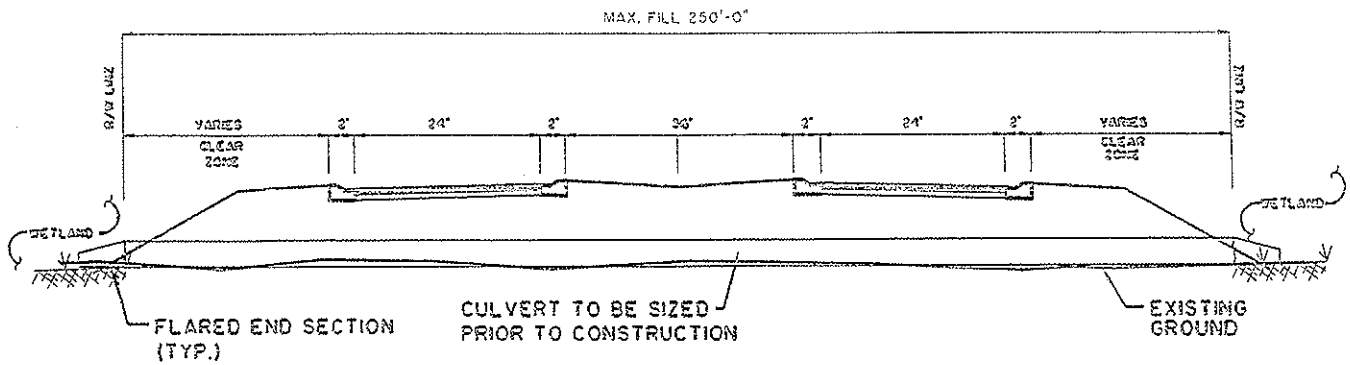
PROPOSED ACTIVITY:

IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT

LOCATION: KINGSLAND, GEORGIA

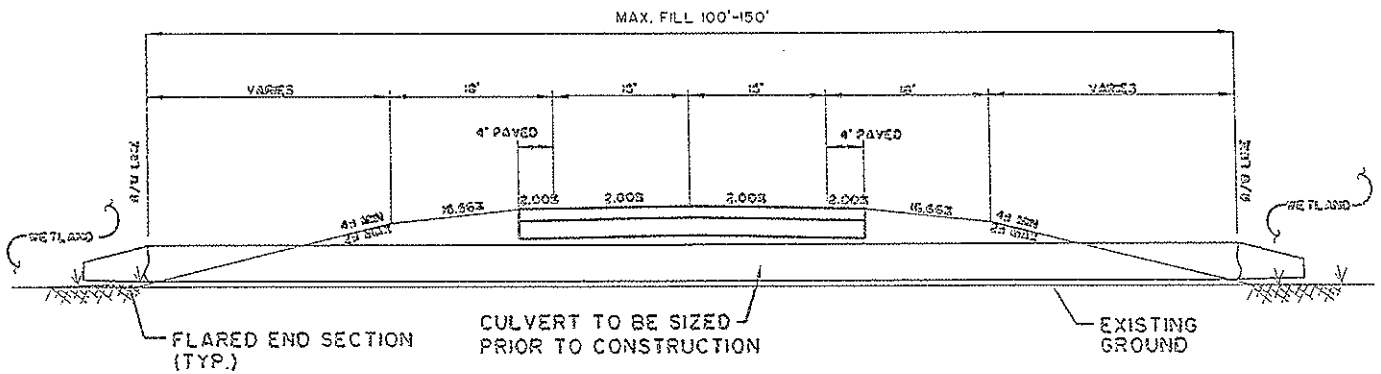
COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC



**HIGHWAY ROAD CROSSING  
TYPICAL SECTION WITH MEDIAN**

NOT TO SCALE



**INDUSTRIAL ENTRANCE  
ROAD CROSSING  
TYPICAL SECTION WITH MEDIAN**

NOT TO SCALE

**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008

SHEET: 28 OF 34

SCALE: NOT TO SCALE

SOURCE: THOMAS & HUTTON ENGINEERING CO.

JOB # J-20042.006

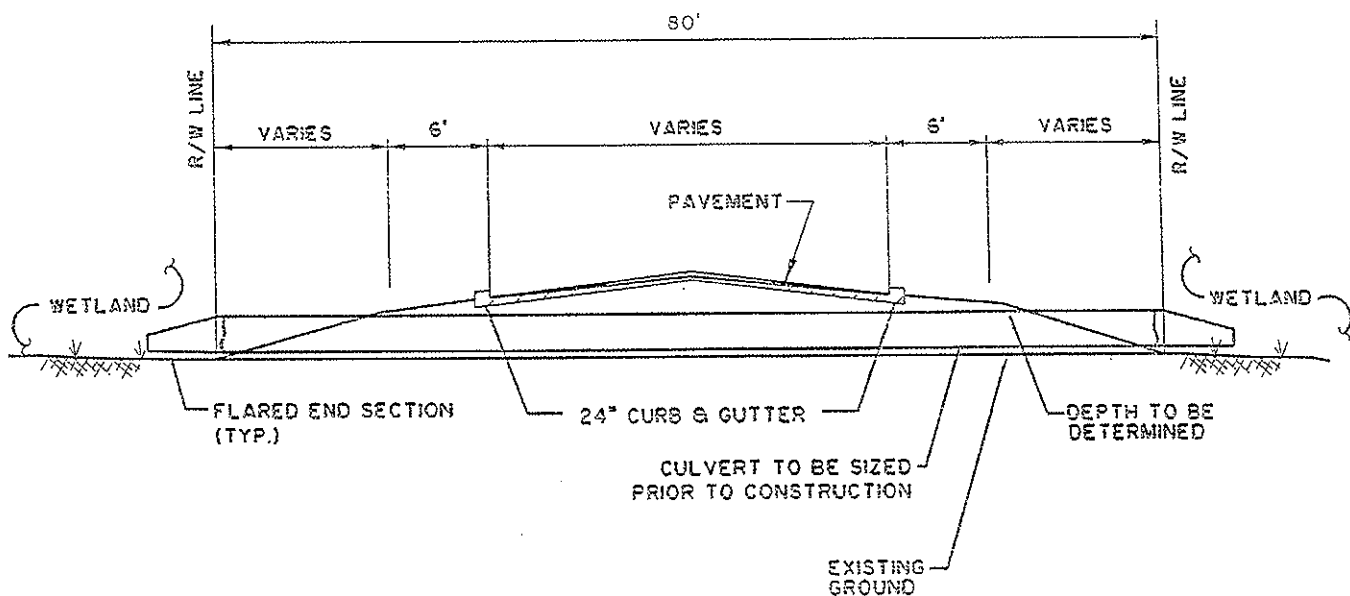
PROPOSED ACTIVITY:

IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT

LOCATION: KINGSLAND, GEORGIA

COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC



**TYPICAL WETLAND CROSSING W/ PIPE  
ROAD SECTION**

NOT TO SCALE

**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008

SHEET: 29 OF 34

SCALE: NOT TO SCALE

SOURCE: THOMAS & HUTTON ENGINEERING CO.

JOB # J-20042.006

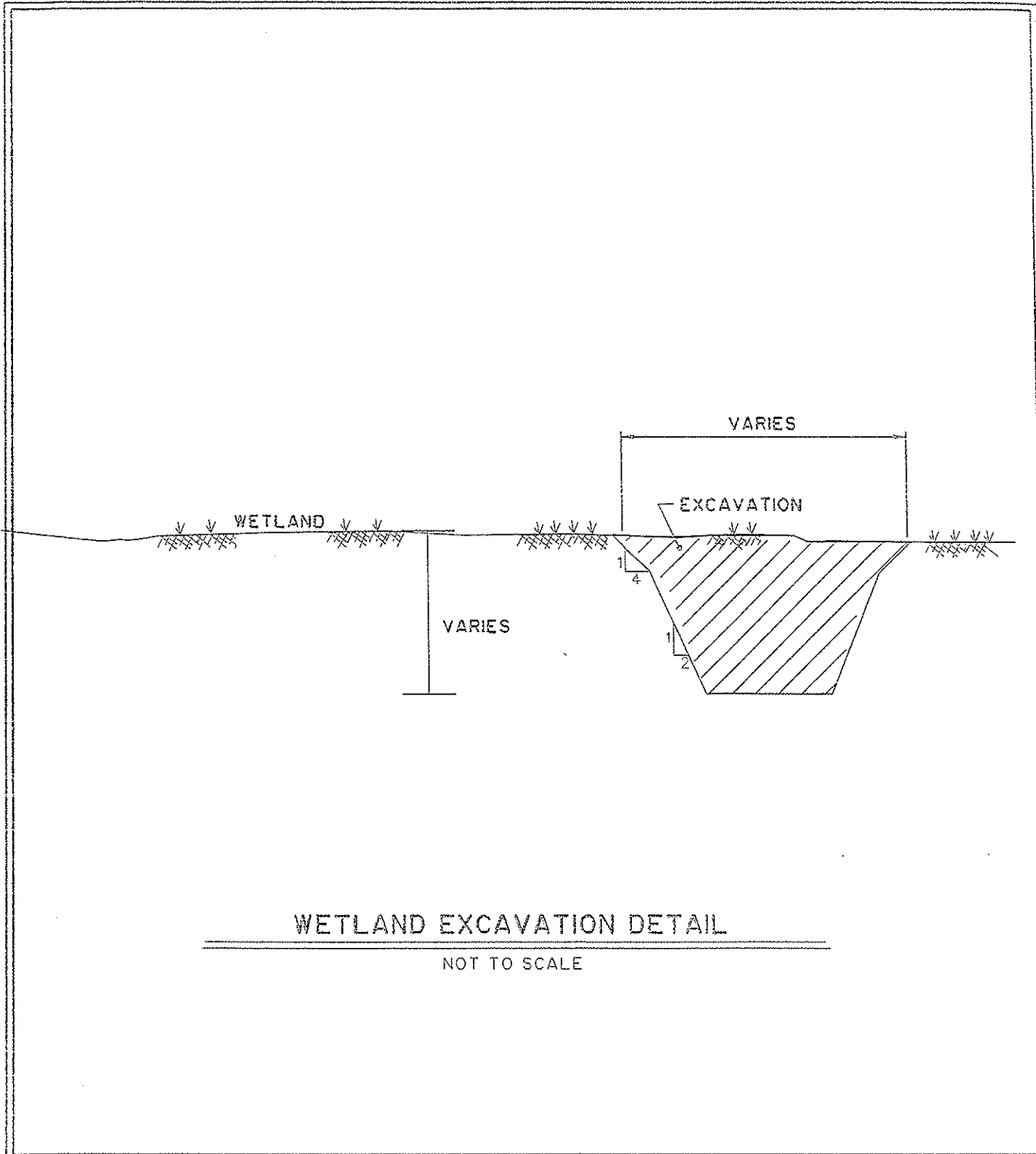
PROPOSED ACTIVITY:

IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT

LOCATION: KINGSLAND, GEORGIA

COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC



**WETLAND EXCAVATION DETAIL**

NOT TO SCALE

**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008

SHEET: 30 OF 34

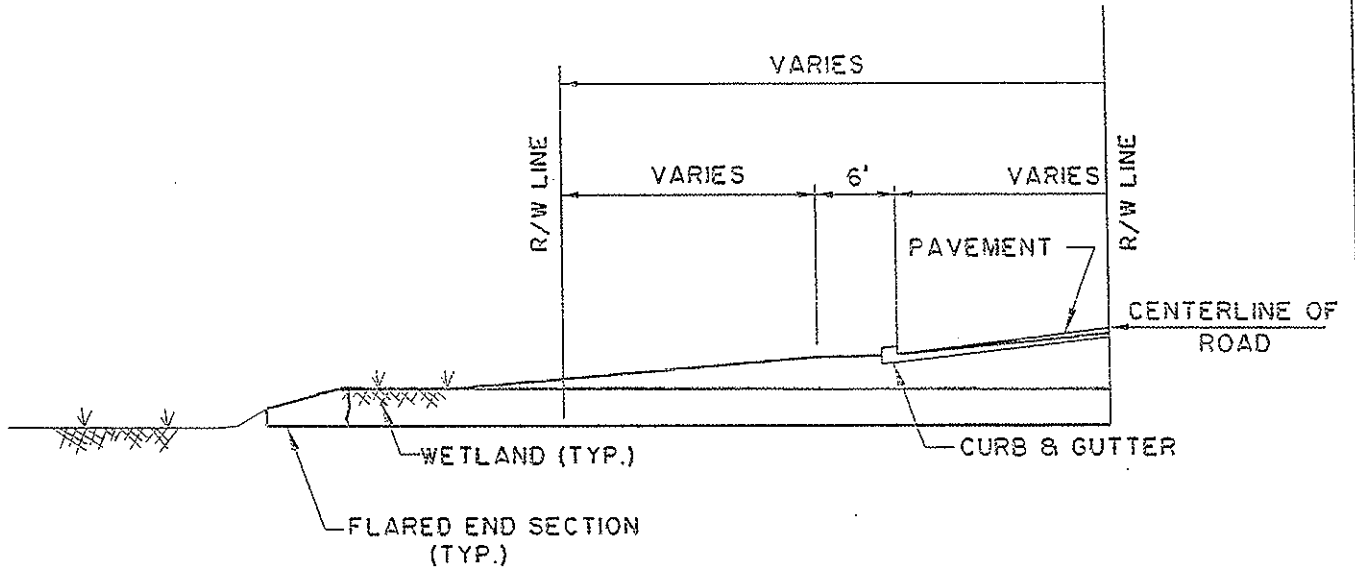
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SOURCE: THOMAS & HUTTON ENGINEERING CO.

JOB # J-20042.006

PROPOSED ACTIVITY:  
IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
LOCATION: KINGSLAND, GEORGIA  
COUNTY: CAMDEN COUNTY

APPLICANT: MSJO BERTHA, LLC



### PIPING TO WETLAND

NOT TO SCALE

#### VILLAGES OF KINGSLAND - KINGSLAND COMMERCE PARK

DATE: DECEMBER 15, 2008

SHEET: 31 OF 34

SCALE: NOT TO SCALE

SOURCE: THOMAS & HUTTON ENGINEERING CO.

JOB # J-20042.006

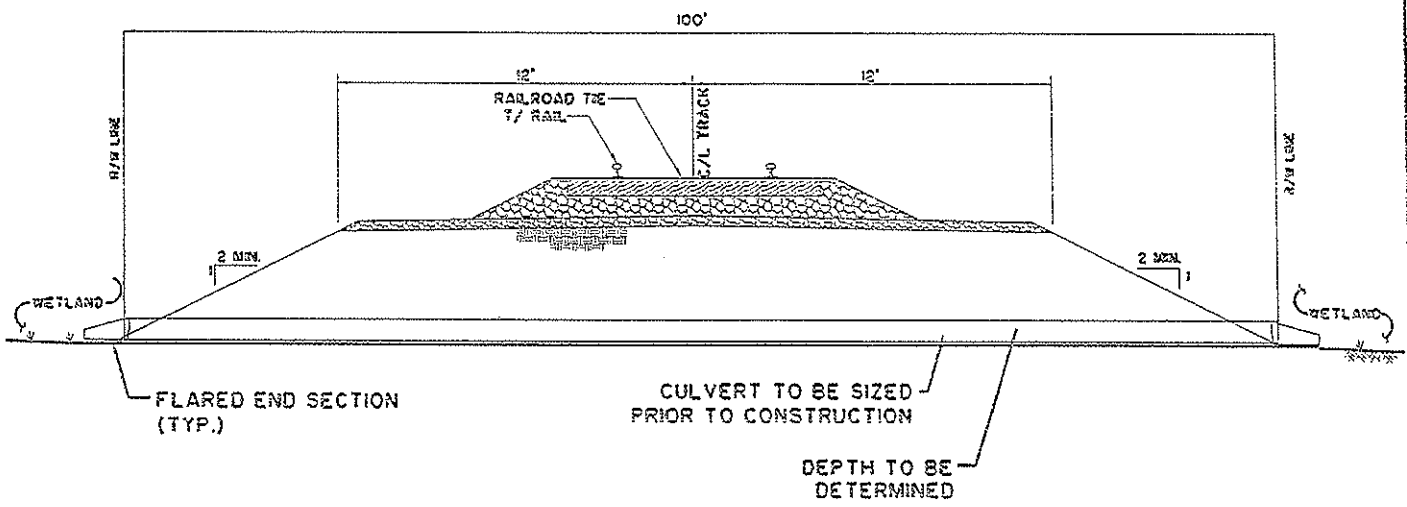
#### PROPOSED ACTIVITY:

IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT

LOCATION: KINGSLAND, GEORGIA

COUNTY: CAMDEN COUNTY

APPLICANT: MSIC BERTHA, LLC



**TYPICAL WETLAND CROSSING W/ PIPE  
THRU RAILROAD SECTION**

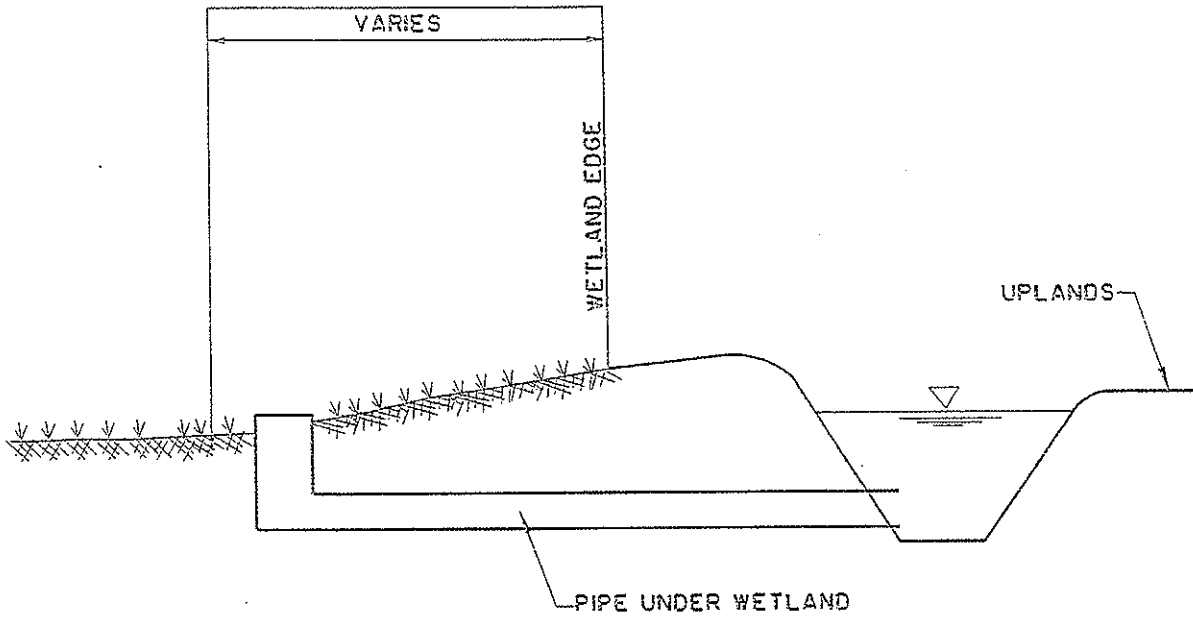
NOT TO SCALE

**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008  
 SHEET: 32 OF 34  
 SCALE: NOT TO SCALE  
 SOURCE: THOMAS & HUTTON ENGINEERING CO.      JOB # J-20042.006

PROPOSED ACTIVITY:  
 IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
 LOCATION: KINGSLAND, GEORGIA  
 COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC



TYPICAL STORMWATER MANAGEMENT IMPACT

NOT TO SCALE

**VILLAGES OF KINGSLAND -  
KINGSLAND COMMERCE PARK**

DATE: DECEMBER 15, 2008

SHEET: 33 OF 34

SCALE: NOT TO SCALE

SOURCE: THOMAS & HUTTON ENGINEERING CO.

JOB # J-20042.006

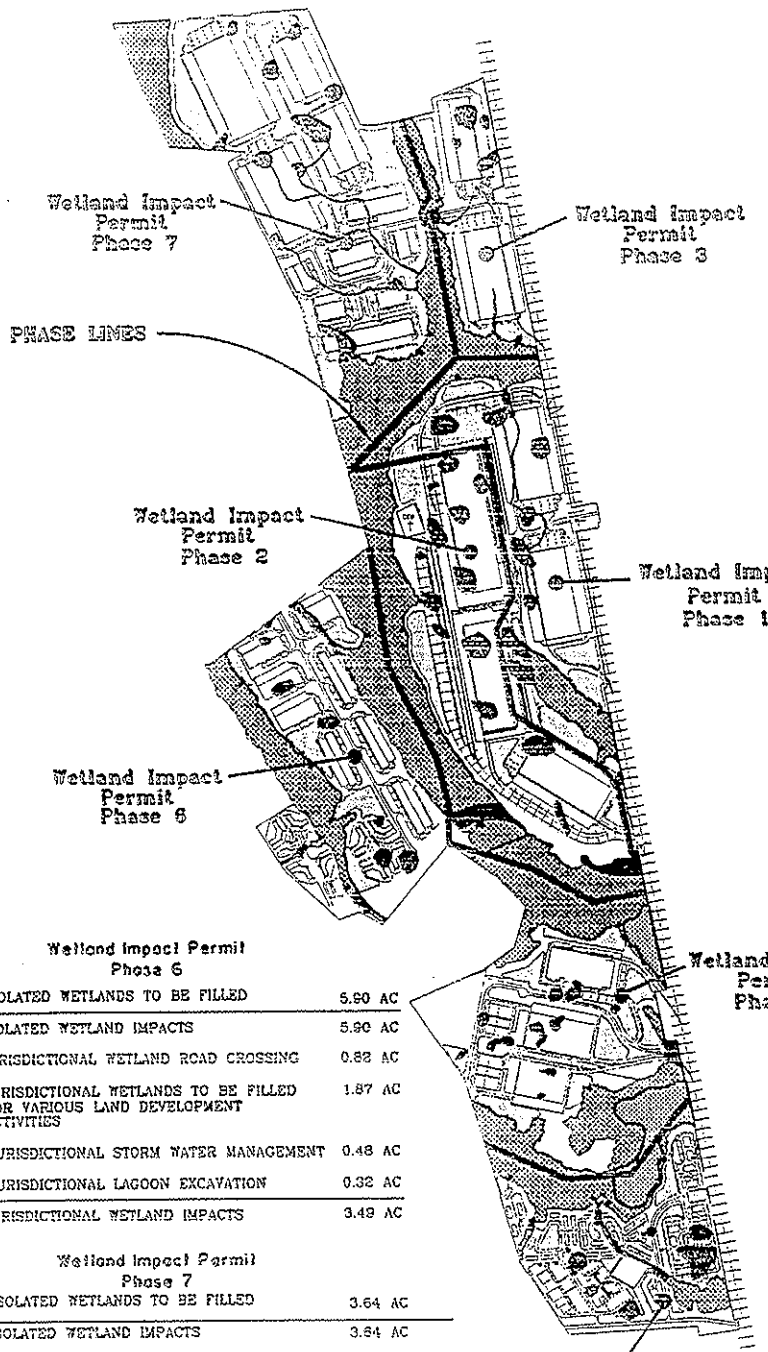
PROPOSED ACTIVITY:

IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT

LOCATION: KINGSLAND, GEORGIA

COUNTY: CAMDEN COUNTY

APPLICANT: MSJC BERTHA, LLC



Wetland Impact Permit  
Phase 1

ISOLATED WETLANDS TO BE FILLED	3.96 AC
TOTAL ISOLATED WETLAND IMPACTS	3.96 AC
JURISDICTIONAL WETLAND RAILROAD CROSSING	0.45 AC
JURISDICTIONAL WETLANDS TO BE FILLED FOR VARIOUS LAND DEVELOPMENT ACTIVITIES	10.71 AC
JURISDICTIONAL STORM WATER MANAGEMENT	0.30 AC
JURISDICTIONAL LAGOON EXCAVATION	0.31 AC
JURISDICTIONAL DITCH IMPACTS	0.51 AC
TOTAL JURISDICTIONAL WETLAND IMPACTS	12.25 AC

Wetland Impact Permit  
Phase 2

ISOLATED WETLANDS TO BE FILLED	10.38 AC
TOTAL ISOLATED WETLAND IMPACTS	10.38 AC
JURISDICTIONAL WETLAND ROAD CROSSING	8.89 AC
JURISDICTIONAL WETLANDS TO BE FILLED FOR VARIOUS LAND DEVELOPMENT ACTIVITIES	8.03 AC
JURISDICTIONAL STORM WATER MANAGEMENT	0.12 AC
TOTAL JURISDICTIONAL WETLAND IMPACTS	17.04 AC

Wetland Impact Permit  
Phase 3

ISOLATED WETLANDS TO BE FILLED	2.83 AC
TOTAL ISOLATED WETLAND IMPACTS	2.83 AC
JURISDICTIONAL WETLAND ROAD CROSSING	0.85 AC
JURISDICTIONAL WETLANDS TO BE FILLED FOR VARIOUS LAND DEVELOPMENT ACTIVITIES	2.08 AC
JURISDICTIONAL STORM WATER MANAGEMENT	0.18 AC
JURISDICTIONAL LAGOON EXCAVATION	0.45 AC
TOTAL JURISDICTIONAL WETLAND IMPACTS	3.56 AC

Wetland Impact Permit  
Phase 6

ISOLATED WETLANDS TO BE FILLED	5.90 AC
TOTAL ISOLATED WETLAND IMPACTS	5.90 AC
JURISDICTIONAL WETLAND ROAD CROSSING	0.82 AC
JURISDICTIONAL WETLANDS TO BE FILLED FOR VARIOUS LAND DEVELOPMENT ACTIVITIES	1.87 AC
JURISDICTIONAL STORM WATER MANAGEMENT	0.48 AC
JURISDICTIONAL LAGOON EXCAVATION	0.32 AC
TOTAL JURISDICTIONAL WETLAND IMPACTS	3.49 AC

Wetland Impact Permit  
Phase 5

ISOLATED WETLANDS TO BE FILLED	8.77 AC
TOTAL ISOLATED WETLAND IMPACTS	8.77 AC
JURISDICTIONAL WETLAND ROAD CROSSING	0.82 AC
JURISDICTIONAL WETLANDS TO BE FILLED FOR VARIOUS LAND DEVELOPMENT ACTIVITIES	0.47 AC
JURISDICTIONAL STORM WATER MANAGEMENT	0.20 AC
TOTAL JURISDICTIONAL WETLAND IMPACTS	1.29 AC

Wetland Impact Permit  
Phase 7

ISOLATED WETLANDS TO BE FILLED	3.64 AC
TOTAL ISOLATED WETLAND IMPACTS	3.64 AC
JURISDICTIONAL WETLAND ROAD CROSSING	0.14 AC
JURISDICTIONAL WETLANDS TO BE FILLED FOR VARIOUS LAND DEVELOPMENT ACTIVITIES	10.49 AC
JURISDICTIONAL STORM WATER MANAGEMENT	0.30 AC
JURISDICTIONAL LAGOON EXCAVATION	0.08 AC
JURISDICTIONAL DITCH IMPACTS	1.40 AC
TOTAL JURISDICTIONAL WETLAND IMPACTS	12.39 AC

Wetland Impact Permit  
Phase 4

ISOLATED WETLANDS TO BE FILLED	5.72 AC
TOTAL ISOLATED WETLAND IMPACTS	5.72 AC
JURISDICTIONAL WETLAND ROAD CROSSING	0.87 AC
JURISDICTIONAL WETLAND RAILROAD CROSSING	0.86 AC
JURISDICTIONAL WETLANDS TO BE FILLED FOR VARIOUS LAND DEVELOPMENT ACTIVITIES	0.12 AC
JURISDICTIONAL STORM WATER MANAGEMENT	0.21 AC
TOTAL JURISDICTIONAL WETLAND IMPACTS	1.26 AC

**VILLAGES OF KINGSLAND - KINGSLAND COMMERCE PARK**

PHASE LAYOUT  
DATE: DECEMBER 15, 2008

SHEET: 34 OF 34  
SCALE: 1"= 2000'  
SOURCE: THOMAS & HUTTON ENGINEERING CO.

JOB # J-20042

PROPOSED ACTIVITY:  
IMPACTS FOR INDUSTRIAL SITE DEVELOPMENT  
LOCATION: KINGSLAND, GEORGIA  
COUNTY: CAMDEN COUNTY

APPLICANT: MSJO BERTHA, LLC