



DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
Post Office Box 4970
Jacksonville, Florida 32232-0019

REPLY TO
ATTENTION OF

North Permits Branch
Atlantic Permits Section

PUBLIC NOTICE
Permit Application SAJ-2003-1267-MRE **OCT 07 2004**

TO WHOM IT MAY CONCERN:

This district has received an application for a 25-Year Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403) as described below:

APPLICANT:

SONOC Company, LLC
4310 Pablo Oaks Court
Jacksonville, Florida 32224

WATERWAYS & LOCATION:

The project would affect waters of Cabbage Swamp, Dry Swamp, Smith Creek, Deep Creek, Sweetwater Creek, Snowden Bay, and wetlands associated with these systems, which generally flow east into the Intracoastal Waterway (IWW), which tidally flows north to San Pablo Creek and south to the Tolomato River; and, an unnamed wetland system that flows southwest under U.S. Highway 1 into Twelvemile Swamp; and, Durbin Creek and wetlands associated with Durbin Creek, which generally flows to the west from the project site.

The proposed project is bounded on the east by the IWW, generally on the south by Pine Island Road, on the west by US 1 and, and extends northward approximately 1.5 miles beyond County Road 210, in Duval and St. Johns Counties, Florida, within the Sections, Townships, and Ranges noted in Table 1 of the enclosed project drawings.

APPROXIMATE CENTRAL LATITUDE & LONGITUDE:

Latitude 30° 4' 52.1" North
Longitude 81° 23' 40.3" West

PROJECT PURPOSE:

Basic: The basic project purpose is a mixed-use development.

Overall: The overall project purpose is the development of a mixed-use community, including concentrated commercial developments, residential subdivisions, infrastructure, and stormwater management systems, providing commercial and residential opportunities for southern Duval County and northern St. Johns County.

EXISTING CONDITIONS:

The project site encompasses approximately 14,953 acres. Initial analysis indicates that the site encompasses approximately 8,085 acres of wetlands. The U.S. Army Corps of Engineers (Corps) is currently reviewing the proposed delineation of Federal jurisdiction. Due to the Supreme Court decision, *Solid Waste Agency of Northern Cook County v. U.S. Army Corps of Engineers*, No. 99-1178 (January 9, 2001) involving the scope of regulatory authority under Section 404 of the Clean Water Act, some of the wetlands encompassed by the project site are not under Federal jurisdiction. If the proposed extent of Federal jurisdiction is found to be significantly in error, a revised public notice will be compiled and circulated.

Several vegetative community types characterize the uplands and wetlands encompassed by the project site. These vegetative communities have been generally identified based upon the *Florida Land Use, Cover and Forms Classification System* (FLUCFCS). The dominant upland and wetland vegetation habitat types are as follows:

1. Pine Flatwoods (FLUCFCS 411): The native pine flatwoods community is found in scattered locations throughout the property. These communities have been subjected to periodic harvesting for merchantable timber. Slash pine (*Pinus elliottii*) with scattered loblolly pine (*Pinus taeda*), and longleaf pine (*Pinus palustris*) dominate these upland pine flatwoods. Subcanopy species include water oak (*Quercus nigra*), sweetgum (*Liquidambar styraciflua*), and red maple (*Acer rubrum*). Understory and shrub species consist of bitter gallberry (*Ilex glabra*), saw palmetto (*Serenoa repens*), rusty lyonia (*Lyonia ferruginea*), tarflower (*Befaria racemosa*), and wax myrtle (*Myrica cerifera*). Wiregrass (*Aristida stricta*), huckleberry (*Gaylussacia frondosa*), and bracken fern (*Pteridium aquilinum*) dominate the herbaceous layer, where present.
2. Wet Pine Flatwoods (FLUCFCS 411w): A canopy of slash pine, with scattered loblolly pine and pond pine (*Pinus serotina*), dominates the wet pine flatwood communities. This community occurs on soils that are marginally hydric. Subcanopy species are more common than in upland pine flatwoods and consist of water oak, sweetgum, red maple, loblolly bay (*Gordonia lasianthus*), and sweet bay (*Magnolia virginiana*). Understory shrub species consist of bitter gallberry, saw palmetto, fetterbush (*Lyonia lucida*), and wax myrtle. The herbaceous layer, where present, is dominated by wiregrass with scattered cinnamon fern (*Osmunda cinnamomea*).
3. Longleaf Pine - Xeric Oak (FLUCFCS 412): The longleaf pine - xeric oak community is found in isolated areas within the property north of County Road 210 (Palm Valley Road). Longleaf pine with a subcanopy of turkey oak (*Quercus laevis*) and occasional myrtle oak (*Quercus*

myrtifolia) and sand live oak (*Quercus geminata*) dominate the canopy of these systems. Flag pawpaw (*Asimina speciosa*) and yucca (*Yucca filamentosa*) typically dominate the shrub layer, where present. The herbaceous layer is dominated by wiregrass and gopher apple (*Licania michauxii*) with occasional sandhill milkweed (*Asclepius humistrata*).

4. Sand Pine (FLUCFCS 413): The sand pine community is found in both the northern and southern portions of the property. This community has been subjected to periodic harvesting for merchantable timber. The canopy is typically pure or predominant sand pine with an understory of sand live oak and myrtle oak. Where the density of sand pine allows, the shrub layer contains saw palmetto and rusty lyonia. The herbaceous layer, if present, is invariably sparse and consists of wiregrass and gopher apple.

5. Pine-Mesic Oak (FLUCFCS 414): The pine-mesic oak community is found in two isolated areas in the southeastern portion of the property. A canopy of slash pine, loblolly pine, water oak and laurel oak (*Quercus hemisphaerica*) with occasional longleaf pine dominates this community type. Other species found within the canopy include pignut hickory (*Carya glabra*), southern magnolia (*Magnolia grandiflora*), and sweetgum. Understory and shrub vegetation is composed of flowering dogwood (*Cornus florida*), saw palmetto, wax myrtle, American beautyberry (*Callicarpa americana*), sparkleberry (*Vaccinium arboreum*) and gallberry. Herbaceous vegetation includes such species as greenbriar (*Smilax* spp.), Virginia creeper (*Parthenocissus quinquefolia*), wild grape (*Vitis* spp.), creeping blueberry (*V. myrsinites*), partridge berry (*Mitchella repens*), yellow Jessamine (*Gelsemium sempervirens*), bracken fern and cinnamon fern.

6. Xeric Oak (FLUCFCS 421): The xeric oak community type is similar to and occupies the same soil types as the longleaf pine-xeric oak community except that the pines, if present, are not the dominant species. Historically, longleaf pine may have been present in significant numbers; however, harvesting and lack of fires have precluded natural recruitment and regeneration. This community type is found in scattered locations throughout the property, with the exception of the eastern edge, and is often in close proximity to longleaf pine-xeric oak and sand pine communities. A canopy of turkey oak, bluejack oak (*Quercus incana*) and blackjack oak (*Quercus marilandica*), occasionally with scattered longleaf pine and sand pine dominates these areas. Subcanopy species include sand live oak, myrtle oak and immature canopy species. Flag pawpaw and yucca typically dominate the shrub layer, where present. The herbaceous layer is dominated by wiregrass and gopher apple with occasional sandhill milkweed.

7. Temperate Hardwoods (FLUCFCS 425): The temperate hardwood community is most commonly found along the western edge of the Intracoastal Waterway (IWW). The canopy is dominated by live oak (*Quercus virginiana*), laurel oak, water oak, southern magnolia, and cabbage palm (*Sabal palmetto*). The understory typically comprises less mature specimens of these same species. The shrub layer is dominated by species

such as saw palmetto and bitter gallberry. The herbaceous layer is dominated by quaking grass (*Chasmanthium* sp.), scattered bracken fern, and cinnamon fern.

8. Live Oak (FLUCFCS 427): The live oak community is found predominantly in the northern portion of the property and to a lesser extent in scattered locations south of C.R. 210. The dominant canopy vegetation is live oak with southern magnolia, laurel oak, and sweetgum as lesser components. Understory vegetation includes scattered gallberry, tarflower, saw palmetto, huckleberry and bracken fern.

9. Hardwood Conifer Mixed (FLUCFCS 434): The hardwood conifer mixed community type is reserved for those forested areas in which neither upland conifers nor hardwoods achieve 66 percent canopy dominance. This community type is found in a few isolated locations on the property and is dominated by a canopy of live oak, slash pine and laurel oak. Understory and shrub vegetation, which is typically sparse, is dominated by saw palmetto and gallberry. Herbaceous vegetation is typically limited to bracken fern and wiregrass.

10. Coniferous Plantation (FLUCFCS 441): The coniferous plantation community is the most common upland community type found on the property. This community ranges from newly planted plantation to areas dominated by 20- to 25-year-old stands. In the uplands, the dominant canopy vegetation is generally planted sand pine or slash pine. Subcanopy species include scattered water oak, sweetgum, and red maple. Understory shrub species consist of bitter gallberry, saw palmetto, rusty lyonia, tarflower, and wax myrtle. Wiregrass and bracken fern dominate the herbaceous layer, where present. This herbaceous composition is most common in recently clear-cut or recently bedded upland portions.

11. Wet Coniferous Plantation (FLUCFCS 441w): The wet coniferous plantation community is dominated by a canopy of slash pine with scattered loblolly pine and pond pine; it occurs on hydric soils. Subcanopy species are less scattered than in upland coniferous plantation and consist of water oak, sweetgum, red maple, loblolly bay, and sweet bay. Understory shrub species consist of bitter gallberry, saw palmetto, fetterbush, and wax myrtle. The herbaceous layer, where present, is dominated by wiregrass with scattered cinnamon fern and netted chain fern (*Woodwardia areolata*). In these areas, which have been recently clear-cut or recently planted, herbaceous species dominate. Typical species include broomsedge (*Andropogon* spp.), beak rushes (*Rhynchospora* spp.), nut rush (*Scleria triglomerata*), panic grasses (*Panicum* spp.), redroot (*Lachnanthes caroliniana*), cinnamon fern, and saw palmetto.

12. Sand Pine Plantation (FLUCFCS 4411): The sand pine plantation community is found primarily in the southern portion of the property with some smaller components north of C.R. 210. The age stands vary from new to 20 to 25-years of age. The canopy is typically a monoculture of sand pine with occasional xeric oaks, including sand live oak and myrtle oak. Understory vegetation tends to be limited to less mature sand pine with an herbaceous layer composed of wiregrass and bracken fern.

13. Bay Swamp (FLUCFCS 611): The bay swamp community occurs as isolated bayheads and as bayheads connected to drainage systems, or in extensive strips along stream drainage bottomland. These areas are dominated by loblolly bay, sweet bay, and/or swamp bay (*Persea palustris*). Additional canopy components include slash pine and/or occasionally loblolly pine. Groundcover is often quite dense and includes cinnamon fern, fetterbush, gallberry, saw palmetto, sphagnum moss (*Sphagnum* spp.), Virginia chain fern (*Woodwardia virginica*), wax myrtle, greenbriar, and yellow-eyed grass (*Xyris* spp.).

14. Gum Swamp (FLUCFCS 613): The gum swamp community type occurs most often as isolated gumheads, but it is also found connected to larger drainage systems. These areas are dominated by blackgum (*Nyssa sylvatica* var. *biflora*) with pond cypress (*Taxodium ascendens*) as a lesser component. Understory and shrub layers are dominated by such species as sweet pepperbush (*Clethra alnifolia*) and fetterbush, with occasional titi (*Cyrilla racemiflora*) and Carolina willow (*Salix caroliniana*). Herbaceous vegetation is typically sparse with wiregrass, club moss (*Lycopodium* spp.) and hooded pitcher plants (*Sarracenia minor*).

15. Stream and Lake Swamp (Bottomland) (FLUCFCS 615): The stream and lake swamp community is generally found adjacent to or associated with the major drainageways found on the project site. These areas comprise the greatest natural diversity in Nocatee. Canopy species found in these areas include blackgum, bald cypress (*Taxodium distichum*), red maple, swamp bay, sweet bay, sweetgum, and water oak. Portions of this community may be dominated by one or two species, while others exhibit a diverse assemblage of hardwood species. Additional canopy and/or subcanopy species include water hickory (*Carya aquatica*), pignut hickory, loblolly pine, cabbage palm, water locust (*Gleditsia aquatica*), loblolly bay, southern magnolia, swamp laurel oak (*Quercus laurifolia*), swamp chestnut oak (*Quercus michauxii*), live oak, hackberry (*Celtis laevigata*), alder (*Alnus serrulata*), American hornbeam (*Carpinus caroliniana*), water ash (*Fraxinus caroliniana*), basswood (*Tilia americana*), American elm (*Ulmus americana*), mulberry (*Morus rubra*), pipestem (*Agarista populifolia*), swamp dogwood (*Cornus foemina*), Virginia willow (*Itea virginica*) and wax myrtle. Shrub and groundcover species include dwarf palmetto (*Sabal minor*), red chokeberry (*Aronia arbutifolia*), arrowroot (*Thalia geniculata*), cinnamon fern, fetterbush, lizard's tail (*Saururus cernuus*), netted chain fern, pickerelweed (*Pontederia cordata*), poison ivy (*Toxicodendron radicans*), and royal fern (*Osmunda regalis*).

16. Inland Ponds and Sloughs (FLUCFCS 616): The inland ponds and sloughs community occurs in one location in association with Deep Creek. Canopy species are sparse to non-existent consisting primarily of scattered cypress. The understory and shrub layers are dominated by Carolina willow and elderberry (*Sambucus canadensis*). Due to the dense nature of the understory and shrub layers, there is little herbaceous layer present.

17. Cypress (FLUCFCS 621): The cypress community is typically found as isolated domes, sloughs, and shallow strands or as habitat integrated into other larger wetland systems. The typical canopy vegetation is

dominated by pond cypress and bald cypress with slash pine, cabbage palm, red maple, loblolly bay, sweetgum, sweet bay, blackgum, swamp bay, swamp laurel oak, and Carolina willow as lesser components. Understory vegetation typically comprises buttonbush (*Cephalanthus occidentalis*), titi, dahoon holly (*Ilex cassine*), gallberry, myrtle-leaved holly (*Ilex myrtifolia*), Virginia willow, fetterbush, wax myrtle, evergreen bayberry (*Myrica heterophylla*), blackberry (*Rubus* sp.), sparkleberry, and pepper vine (*Ampelopsis arborea*).

18. Wetland Forested Mixed (FLUCFCS 630): The wetland forested mixed community is composed of a diverse assemblage hardwoods and conifers occurring as sloughs or drainageways. The typical canopy vegetation includes bald cypress, slash pine, pond pine, loblolly pine, cabbage palm, red maple, loblolly bay, sweetgum, sweet bay, blackgum, swamp bay, swamp laurel oak, water oak, and American elm. Understory vegetation includes mulberry, pipestem, swamp dogwood, Virginia willow, and wax myrtle. Shrub and groundcover species include dwarf palmetto, red chokeberry, arrowroot, cinnamon fern, fetterbush, lizard's tail, netted chain fern, pickerelweed, poison ivy, and royal fern.

19. Vegetated Non-forested Wetland (FLUCFCS 640): The freshwater vegetated non-forested wetland community has little or no canopy component. Typically, the dominant vegetation is herbaceous and includes such species as arrowhead (*Sagittaria* spp.), bladderwort (*Utricularia* spp.), bog button (*Lachnocaulon* spp.), canna (*Canna flaccida*), netted chain fern, Virginia chain fern, maidencane (*Panicum hemitomon*), clubmoss, lizard's tail, iris (*Iris* spp.), St. John's wort (*Hypericum* spp.), hooded pitcher plant, and wiregrass.

20. Saltwater Marsh (FLUCFCS 642): The saltwater marsh community is found along the IWW, with portions being tidally influenced. Vegetation is typically herbaceous and includes such species as smooth cordgrass (*Spartina alterniflora*), black needle rush (*Juncus roemerianus*), seashore saltgrass (*Distichlis spicata*), saltwort (*Batis maritima*), glasswort (*Salicornia* spp.), seaside daisy (*Borrichia frutescens*), and salt jointgrass (*Paspalum vaginatum*).

WORK PROPOSED:

The applicant seeks authorization to eliminate a total of 373.77 acres of wetlands under Federal jurisdiction to establish concentrated commercial developments, residential subdivisions, infrastructure, and stormwater management systems. The overall development would eliminate approximately 474.00 acres of wetlands (including approximately 100.23 acres of wetlands potentially not under Federal jurisdiction, see below).

The majority of the impacts proposed are related to the planned realignment of County Road 210 and several components of the concentrated commercial and office development identified as the "Town Center". The applicant believes that the "New Town" concept (which is related to the *Development of Regional Impact* approved by the State of Florida) of the Nocatee "Town Center" necessitates the proposed compact development and interconnectivity of this aspect of the overall development.

The proposed impacts are depicted within the project drawings. The residential development would be implemented in phases throughout each of the "villages" identified in the project drawings. The applicant has indicated that the overall development of the site would occur over approximately the next 25 years, which is the authorization period requested by the applicant should a permit be issued by the Corps.

The first phases of the work that would be implemented, if the project obtains Department of the Army authorization, would include the realignment of the eastern section of County Road 210, the construction of several interchanges associated with the realignment of this section of the roadway, portions of the "Town Center", and sections of residential development.

MITIGATION:

The applicant submitted a Wetland Rapid Assessment Procedure (WRAP) wetland functional analysis for the work proposed and the mitigation proposed. As mitigation for impacts to wetlands under Federal jurisdiction, as determined by the WRAP, the applicant proposes to enhance approximately 537 acres of wetlands within the Nocatee Greenway system and preserve a total of approximately 3,100 acres of wetlands within the Nocatee Preserve and the Nocatee Greenway system. Wetland enhancement would be accomplished through the selective harvesting of pine trees, the planting of wetland hardwood trees, and the manipulation of bedding rows (through the establishment of cross-cuts or the removal of sections of bedding rows) within several pine plantation communities to increase the diversity of vegetation within these wetlands and enhance natural hydrology. The applicant proposes to implement the proposed mitigation in phases, concurrent with the implementation of work impacting wetlands. The enhanced wetlands would be preserved. Wetland preservation would be accomplished through the preservation of the *Nocatee Preserve* and portions of the *Nocatee Greenway* system both of which have associated *Management Plans*, which the applicant established during the DRI process. The *Nocatee Preserve* encompasses approximately 1,630 acres including 451.86 acres of saltmarsh habitat above the mean high water line (not State of Florida sovereign submerged land), 946.34 acres of hydric hammock and floodplain swamp associated with Cabbage Swamp and 231.8 acres of upland habitat. The *Nocatee Preserve* ranges in width between 0.5 to 1.5 miles and extends approximately 3.5 miles parallel to the Aquatic Preserve. The remainder of the wetland preservation acreage will be within the *Nocatee Greenway*, which has been established to maintain natural drainageways and to provide continuous, forested corridors for wildlife to traverse the property (both north/south and east/west) with minimal human intrusion. The greenway system incorporates four large wildlife underpasses below major roadways.

Information from the applicant, including various tables and graphics, identifies additional undeveloped uplands and wetlands within the project boundaries that have not been proposed as mitigation for wetland functional losses, as determined by WRAP analysis. These areas might be committed as preservation to the St. Johns River Water Management District (SJRWMD), St. Johns County, Duval County, by the Development

Order (DO) for the Development of Regional Impact (DRI), or at the discretion of the developer. At this time, the applicant anticipates that they will remain in their natural or existing condition.

These additional areas include the potential preservation of approximately 4,356 acres of wetlands and 1,000 acres of uplands within the areas encompassed by the *Nocatee Greenway Management Plan*. These additional areas also include approximately 1,725 acres of wetlands within the various residential villages. Specific information regarding the *Nocatee Preserve*, the *Nocatee Greenway Management Plan*, and the preservation of any wetlands within the individual residential villages is available for review at the Jacksonville District Office as noted below.

Endangered Species:

The Corps is aware of three federally listed wildlife species known to occur at the project site. The federally listed species includes the bald eagle (*Haliaeetus leucocephalus*), wood stork (*Mycteria americana*) and the American alligator (*Alligator mississippiensis*). The mitigation plan provides for the preservation of habitat for these species, including the recommended 1,500-foot protection zone around the onsite bald eagle nest, preservation of wood stork and other wading bird foraging areas, and significant habitat preservation for the American alligator. The Corps has determined the proposed project may affect, but is not likely to adversely affect bald eagles, wood storks, or American alligators. The Corps, through separate correspondence, will initiate consultation with the United States Fish and Wildlife Service (FWS) pursuant to Section 7 of the Endangered Species Act and seek concurrence with our determination.

Essential Fish Habitat (EFH):

This notice initiates consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996. The proposed impacts would impact Durbin Creek, Deep Creek, Smith Creek, Sweetwater Creek, Twelvemile Swamp and the Tolomato River. The proposal would impact various stream habitat utilized by diverse aquatic organisms. The mitigation proposed is expected to enhance various stream habitats through the augmentation of contiguous and adjacent wetlands. In consideration of the mitigation plan, our initial determination is that the proposed action would not have a substantial adverse impact on EFH or Federally managed fisheries in the noted waterways. Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

NOTE:

This public notice is being issued based on information furnished by the applicant. This information has not been verified. Corps personnel have not yet verified the jurisdictional line.

AUTHORIZATION FROM OTHER AGENCIES:

The St. Johns River Water Management District (SJRWMD) has issued a Conceptual Permit, number 4-031-87432-1, for the overall project. In addition, the SJRWMD has issued an Environmental Resource Permit, number 4-031-87432-2, for the first phase of work associated with the relocation of County Road 210.

ADDITIONAL INFORMATION:

Two copies of the applicant's overall submittal, including detailed descriptions of the work proposed, the ecological impacts inherent to that work, the ecological benefits of the proposed mitigation plan, and the preserve and greenways aspects of the project are available, by appointment only, at the Jacksonville District Office.

If you have any questions concerning this application, or if you if you would like to schedule an appointment to review any of the afore mentioned material, you may contact Mr. Mark R. Evans by telephone at 904-232-2028, by mail at the letterhead address, by electronic mail at Mark.R.Evans@saj02.usace.army.mil, or by facsimile transmission at 904-232-1684.

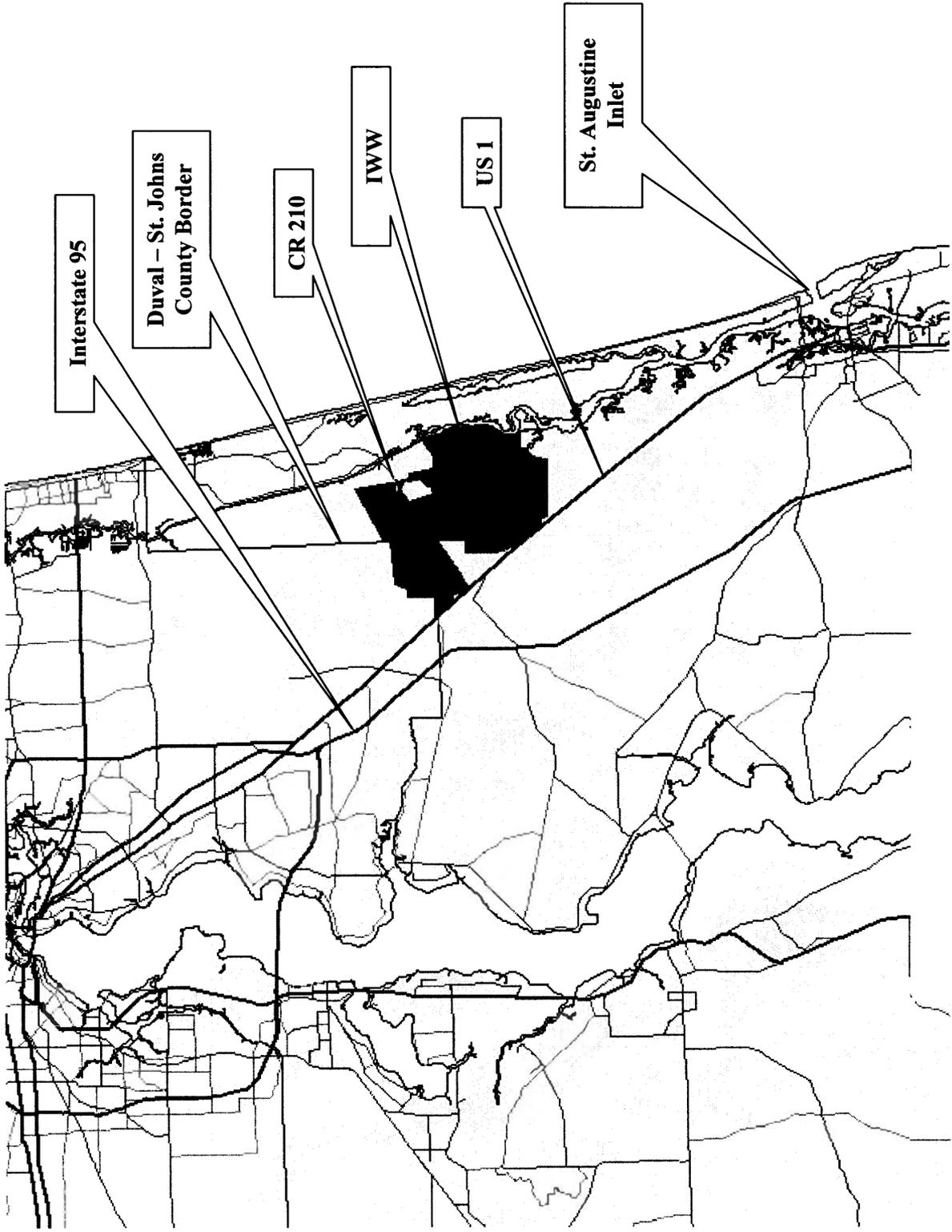
Comments regarding the application should be submitted in writing to the District Engineer at the above address within 30 days from the date of this notice.

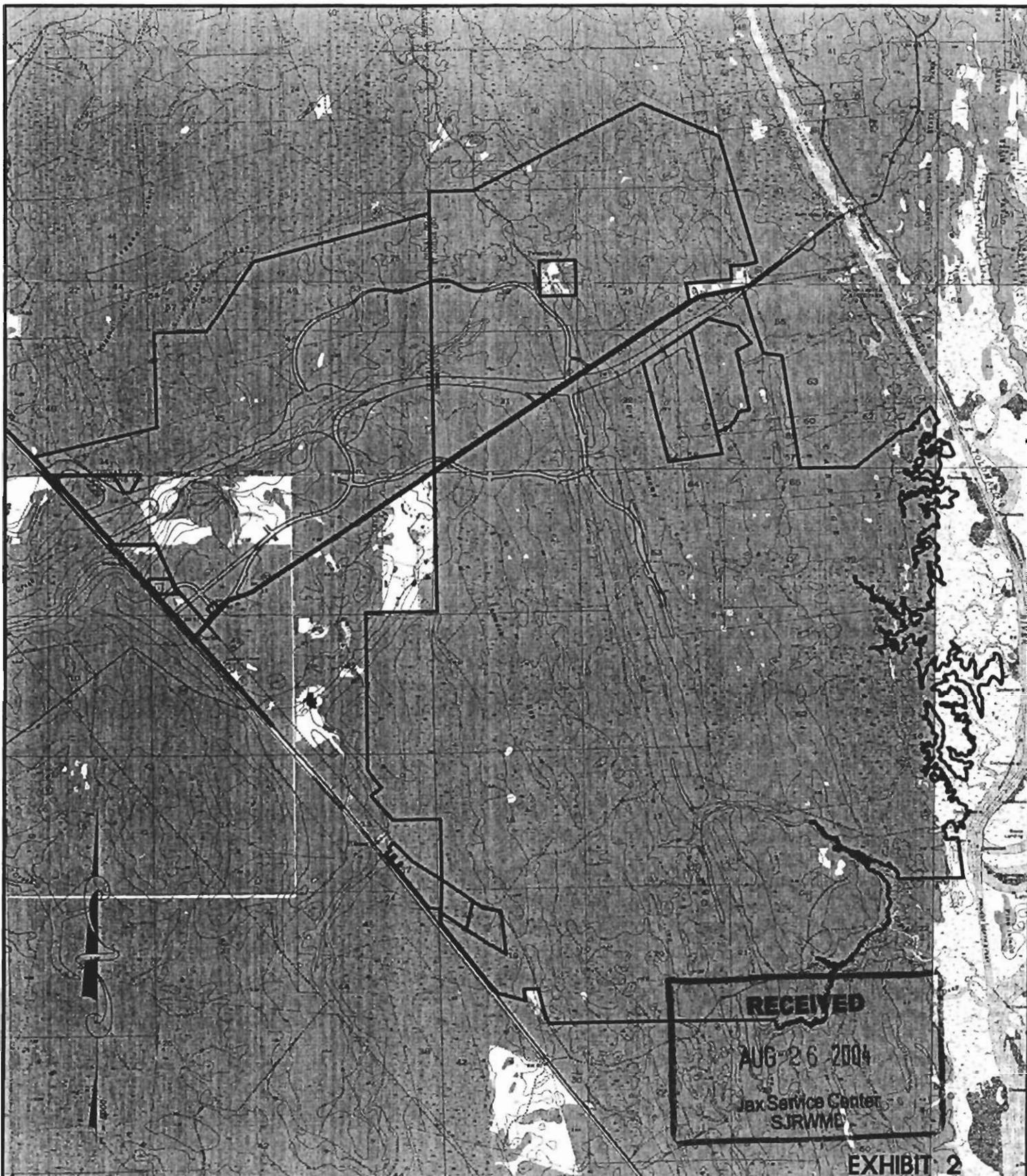
Table 1
Project Location Section, Township, Range Values

Duval County		
Section	Township	Range
25	4 South	28 East
34	4 South	28 East
35	4 South	28 East
36	4 South	28 East
46	4 South	28 East
47	4 South	28 East
48	4 South	28 East
49	4 South	28 East
53	4 South	28 East
55	4 South	28 East

St. Johns County					
Section	Township	Range	Section	Township	Range
19	4 South	29 East	1	5 South	28 East
20	4 South	29 East	2	5 South	28 East
28	4 South	29 East	3	5 South	28 East
29	4 South	29 East	11	5 South	28 East
30	4 South	29 East	12	5 South	28 East
31	4 South	29 East	13	5 South	28 East
32	4 South	29 East	37	5 South	28 East
34	4 South	29 East			
49	4 South	29 East	3	5 South	29 East
50	4 South	29 East	4	5 South	29 East
51	4 South	29 East	5	5 South	29 East
55	4 South	29 East	6	5 South	29 East
57	4 South	29 East	7	5 South	29 East
58	4 South	29 East	8	5 South	29 East
59	4 South	29 East	9	5 South	29 East
60	4 South	29 East	10	5 South	29 East
61	4 South	29 East	15	5 South	29 East
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34	4 South	29 East	17	5 South	29 East
65	4 South	29 East	18	5 South	29 East
66	4 South	29 East	19	5 South	29 East
67	4 South	29 East	20	5 South	29 East
			21	5 South	29 East
			39	5 South	29 East
			61	5 South	29 East
			62	5 South	29 East
			63	5 South	29 East
			64	5 South	29 East
			65	5 South	29 East
			66	5 South	29 East

General Project Site Location/Border





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D MAP

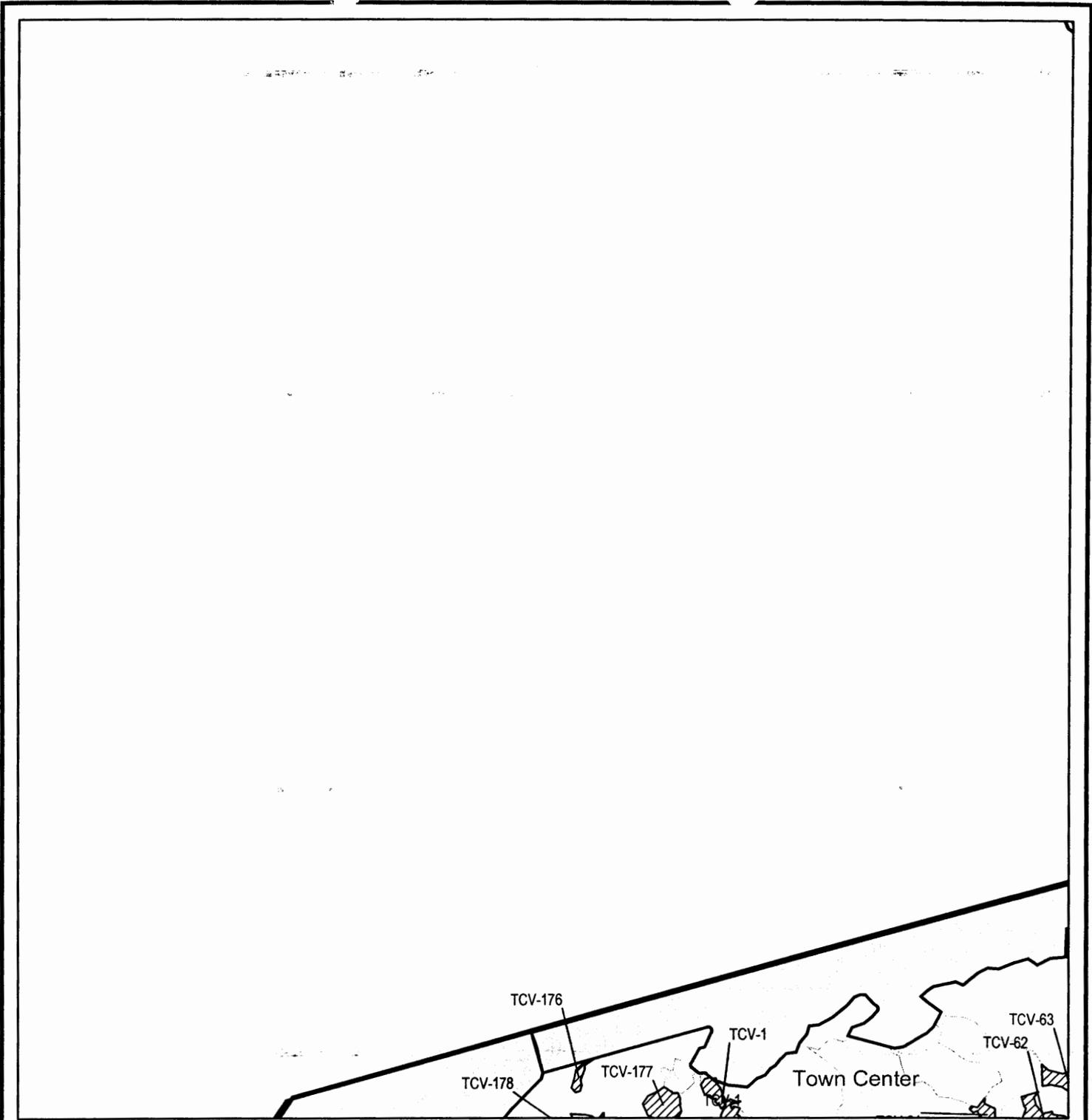
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 HNS COUNTY, FLORIDA**

ETM NO. 98-040-22

DATE: AUGUST 2004

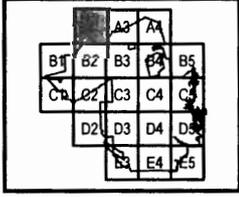
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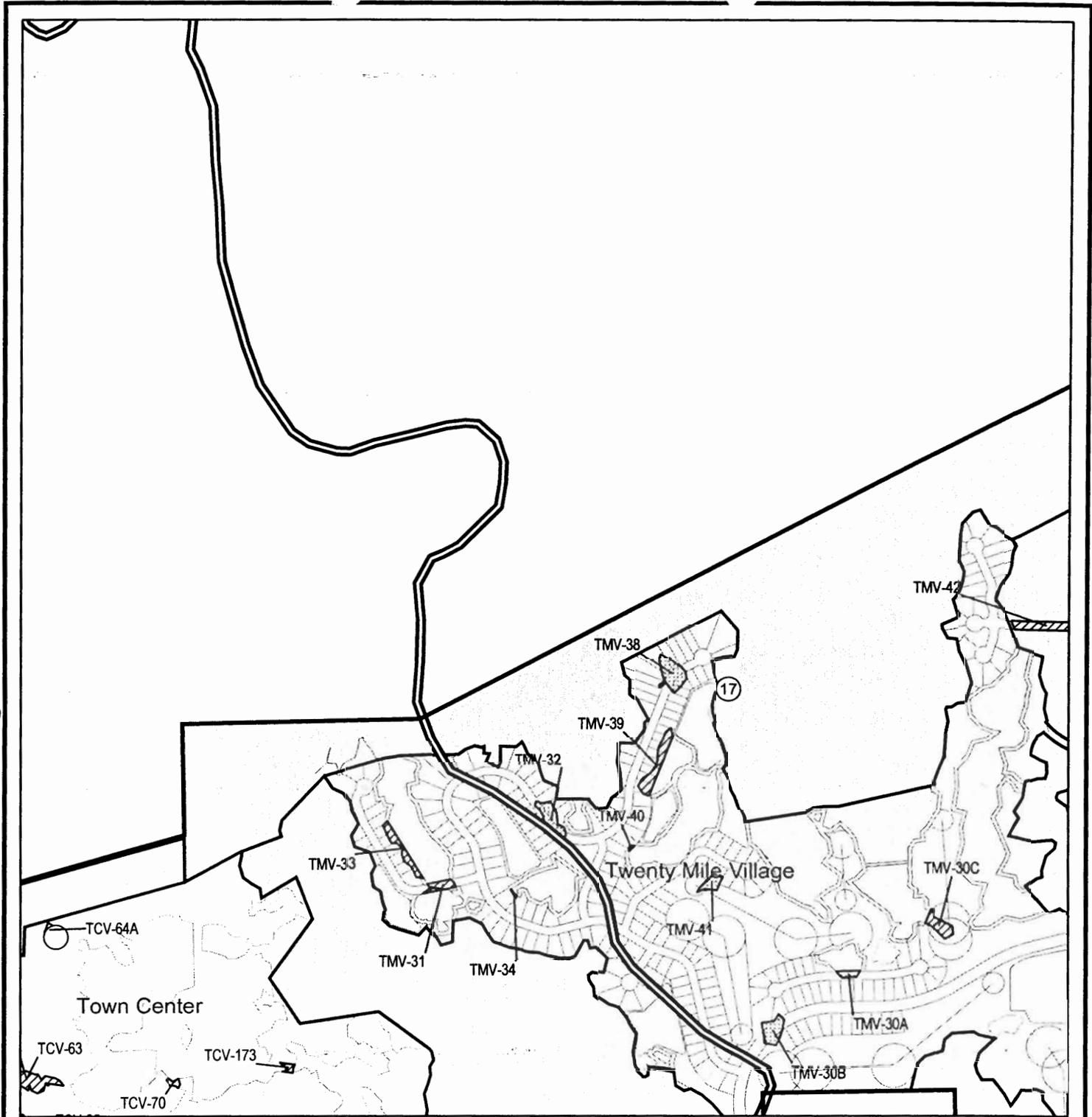


LEGEND

-  Contiguous Wetlands
-  Isolated Wetlands
-  CE Data Form Points

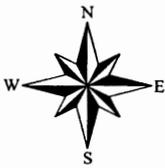
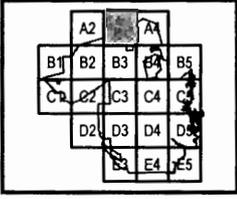


1 inch equals 1,000 feet

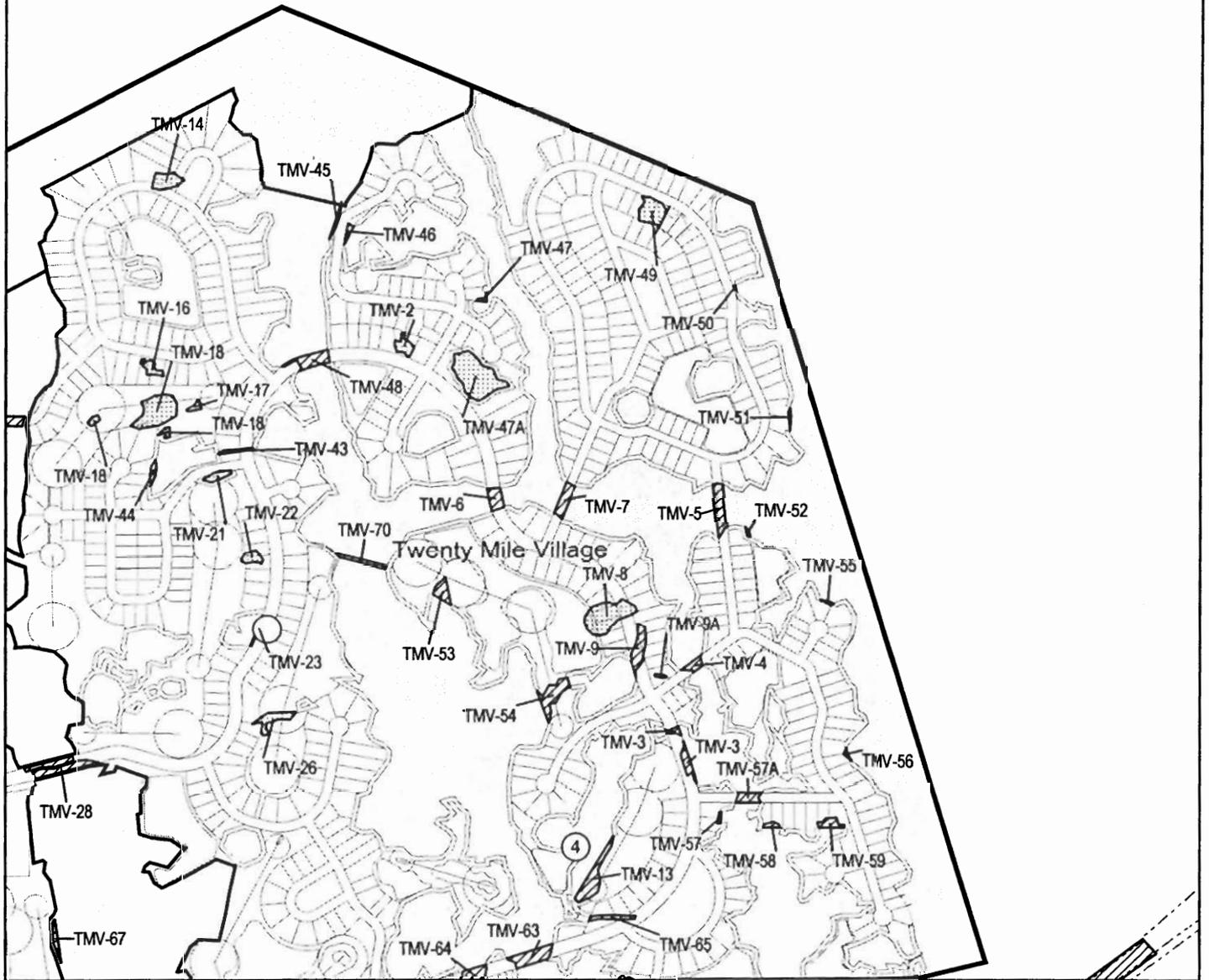


LEGEND

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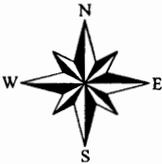
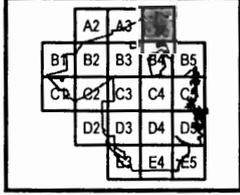


1 inch equals 1,000 feet

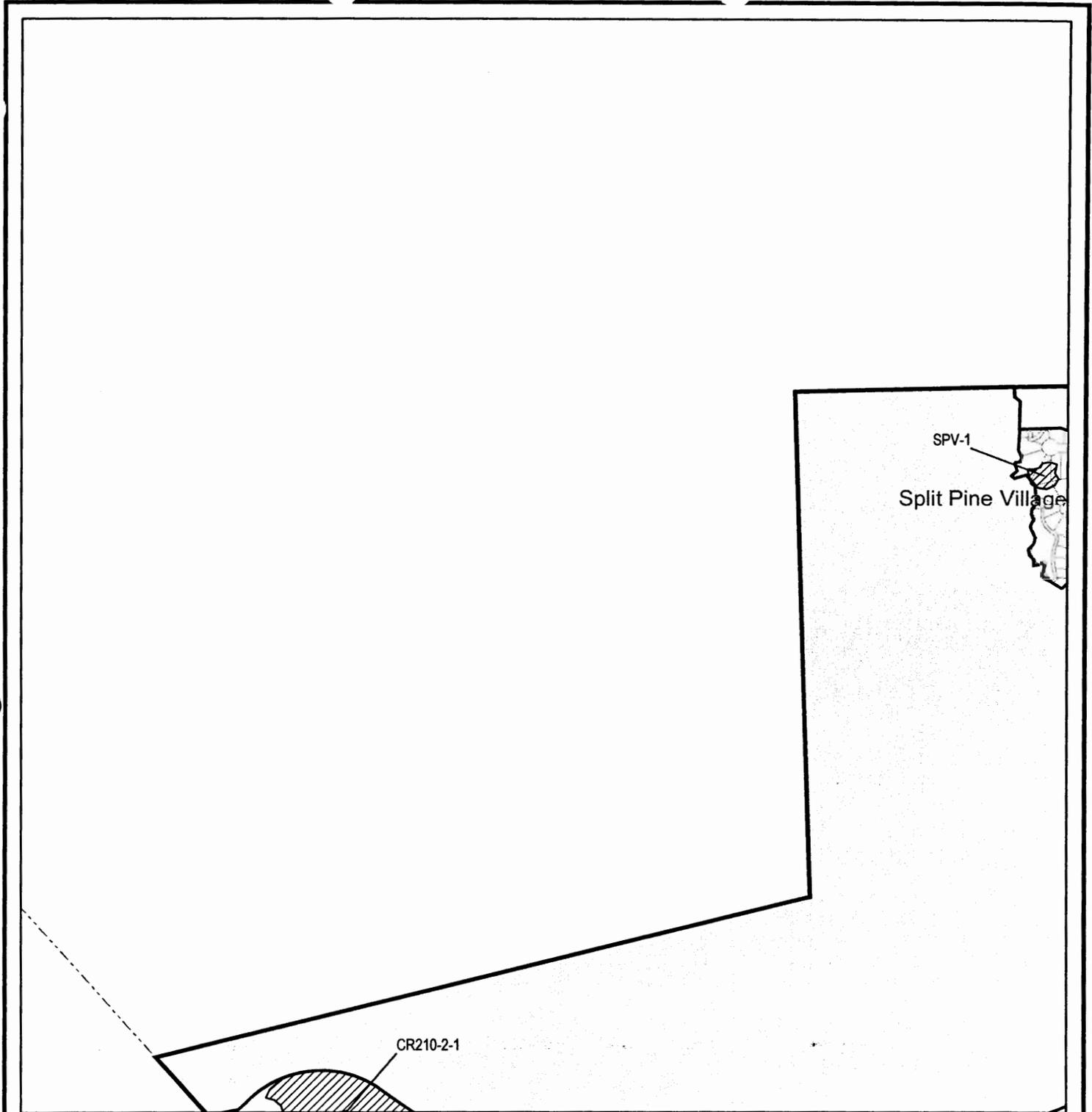


LEGEND

-  Contiguous Wetlands
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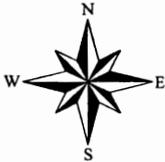
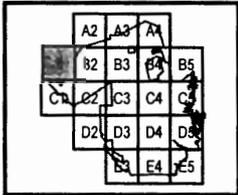


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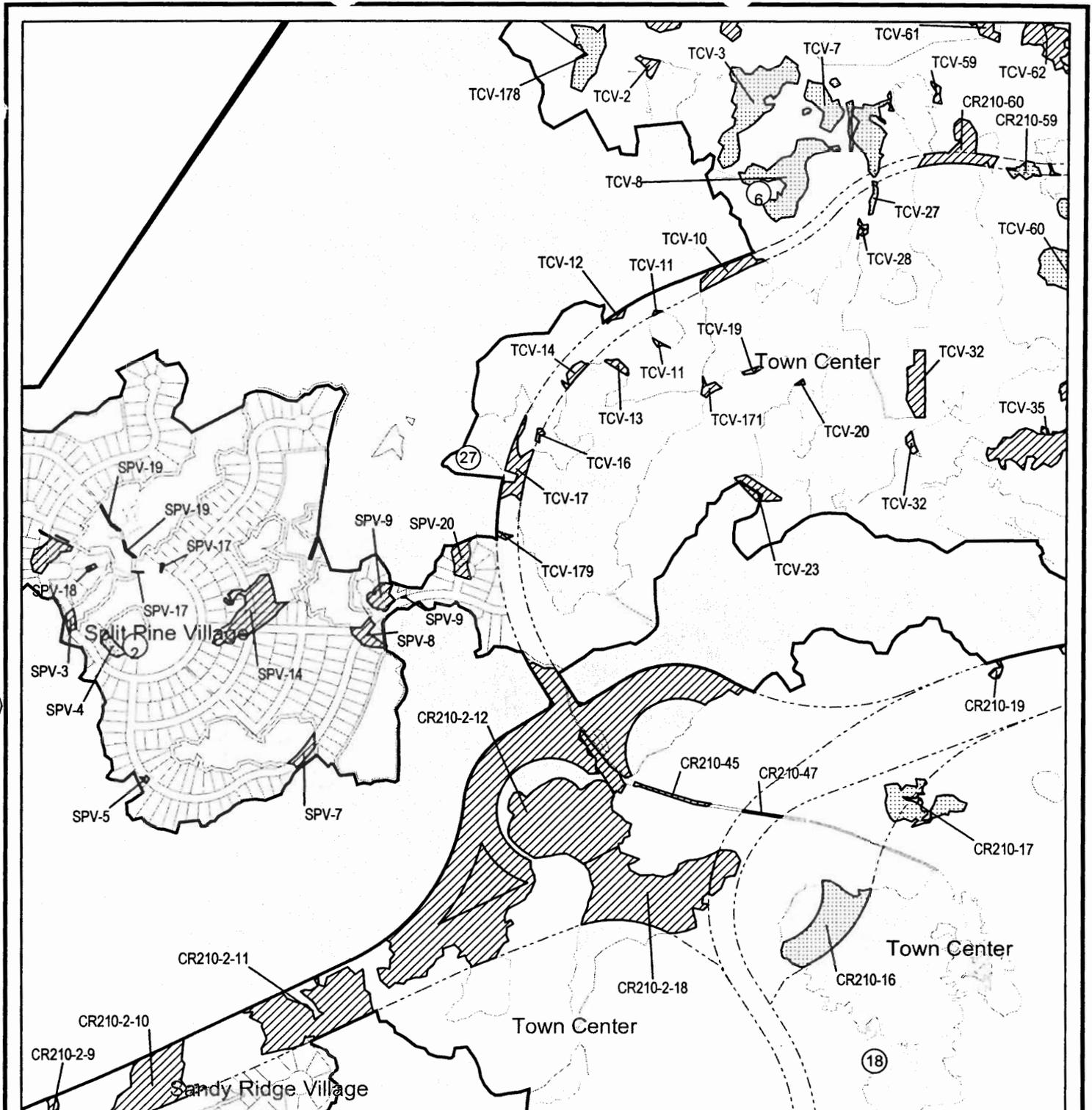


LEGEND

-  Contiguous Wetlands
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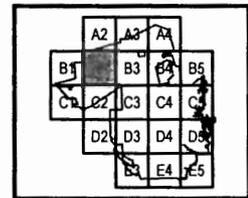


1 inch equals 1,000 feet



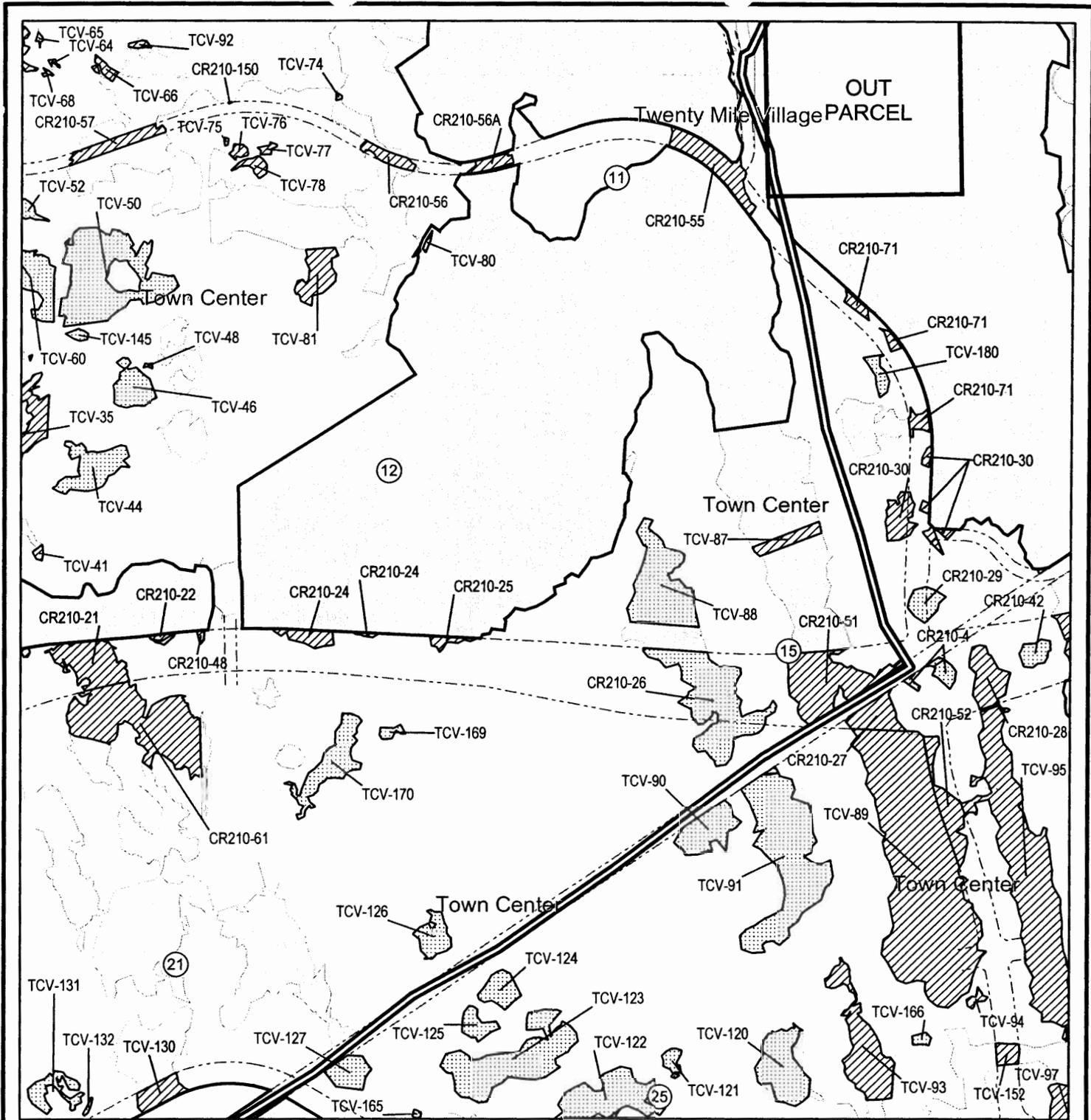
LEGEND

-  Contiguous Wetlands
-  Isolated Wetlands
-  CE Data Form Points



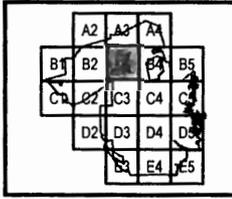
1 inch equals 1,000 feet

<p>locatee tial Impacts Johns County, Florida</p>	Project No: EJ98023.00
	Mar 22, 2004
	B2

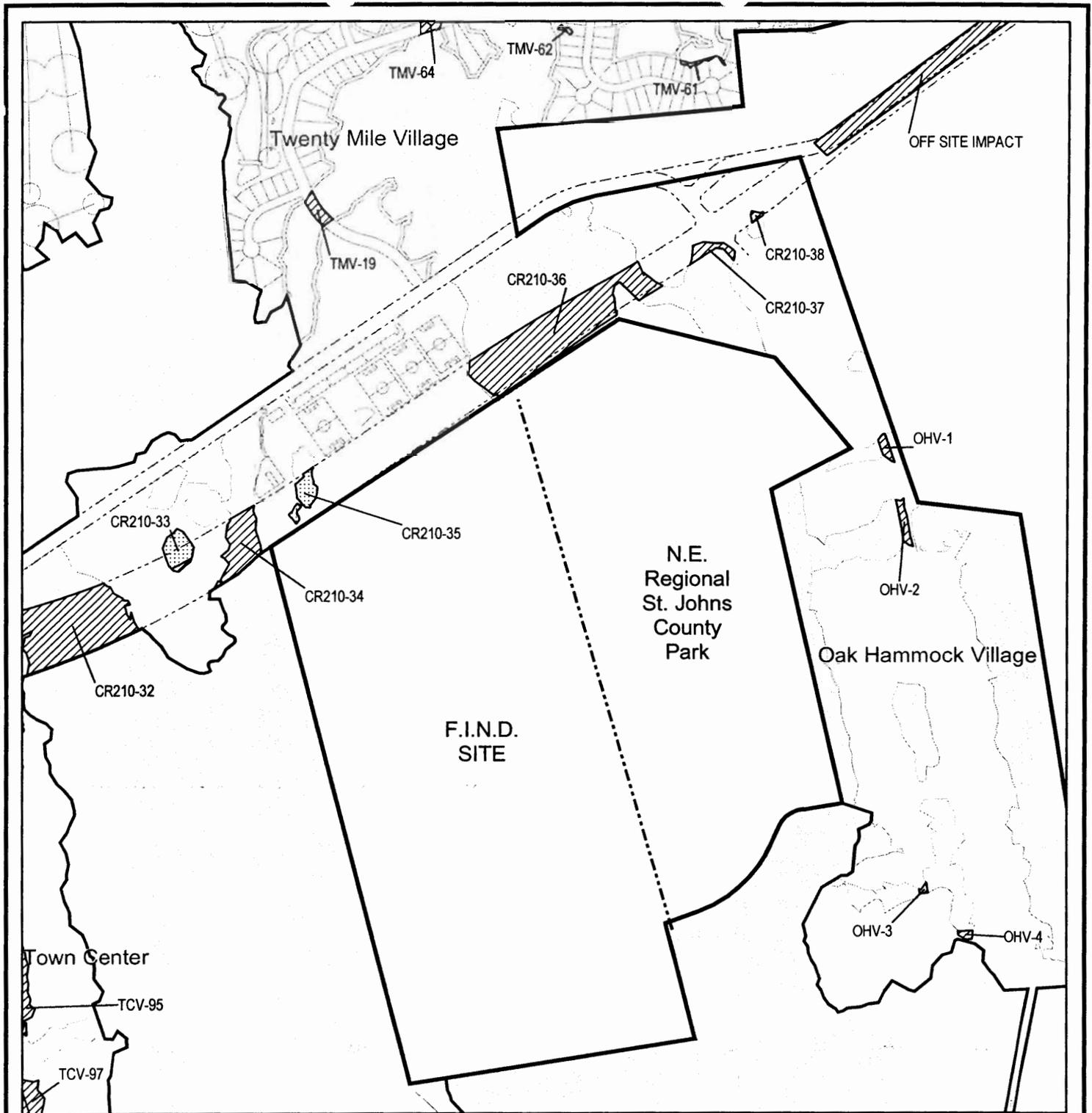


LEGEND

- Contiguous Wetlands
- Isolated Wetlands
- CE Data Form Points

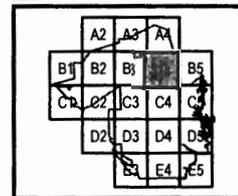


1 inch equals 1,000 feet



LEGEND

- Contiguous Wetlands
- Isolated Wetlands
- CE Data Form Points



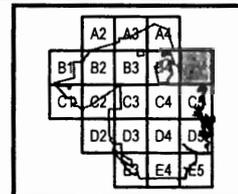
1 inch equals 1,000 feet

Oak Hammock Village

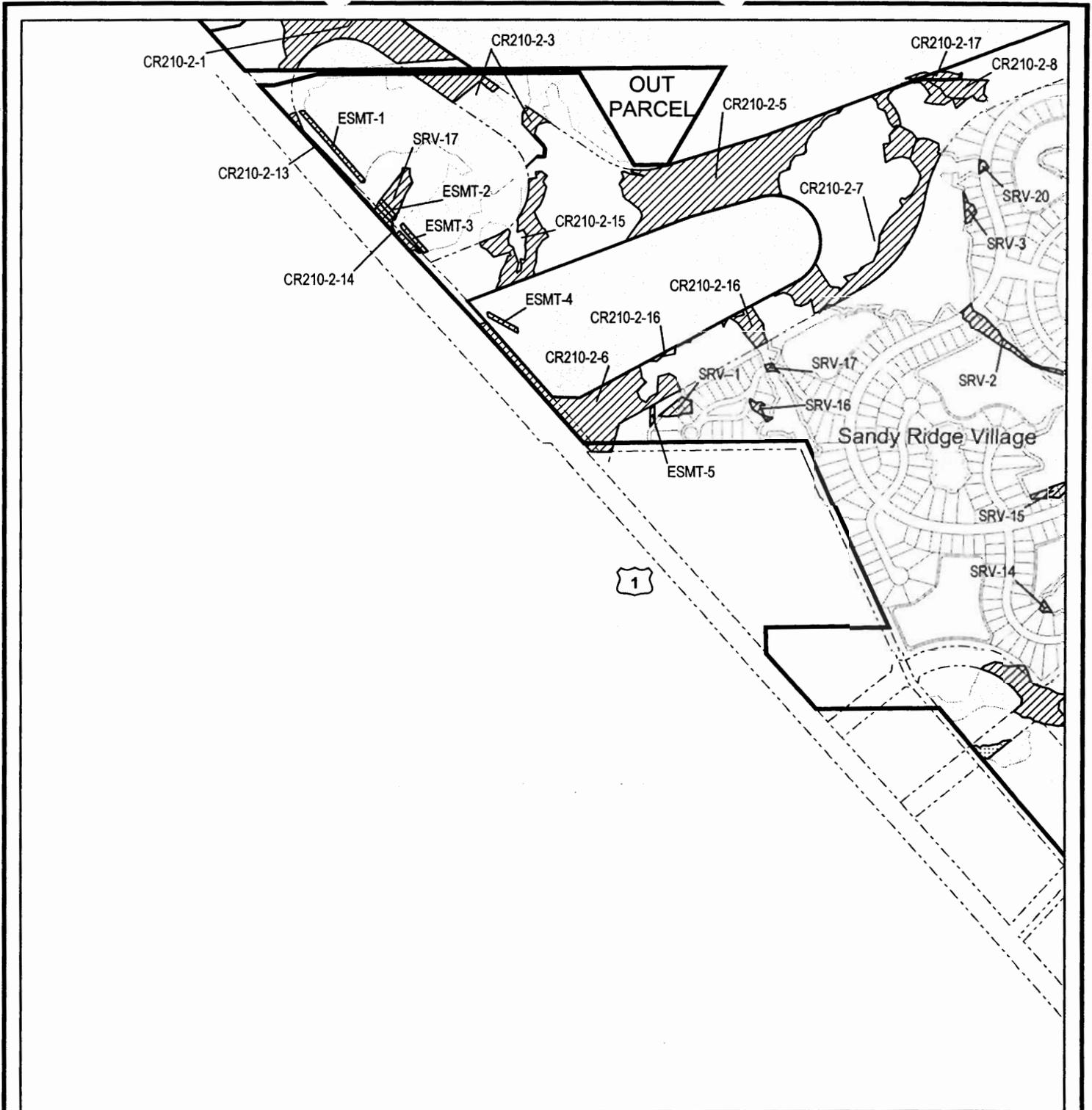
Nocatee Preserve

LEGEND

-  Contiguous Wetlands
-  Isolated Wetlands
-  CE Data Form Points

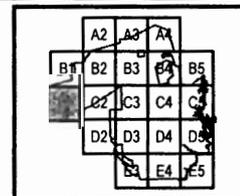


1 inch equals 1,000 feet

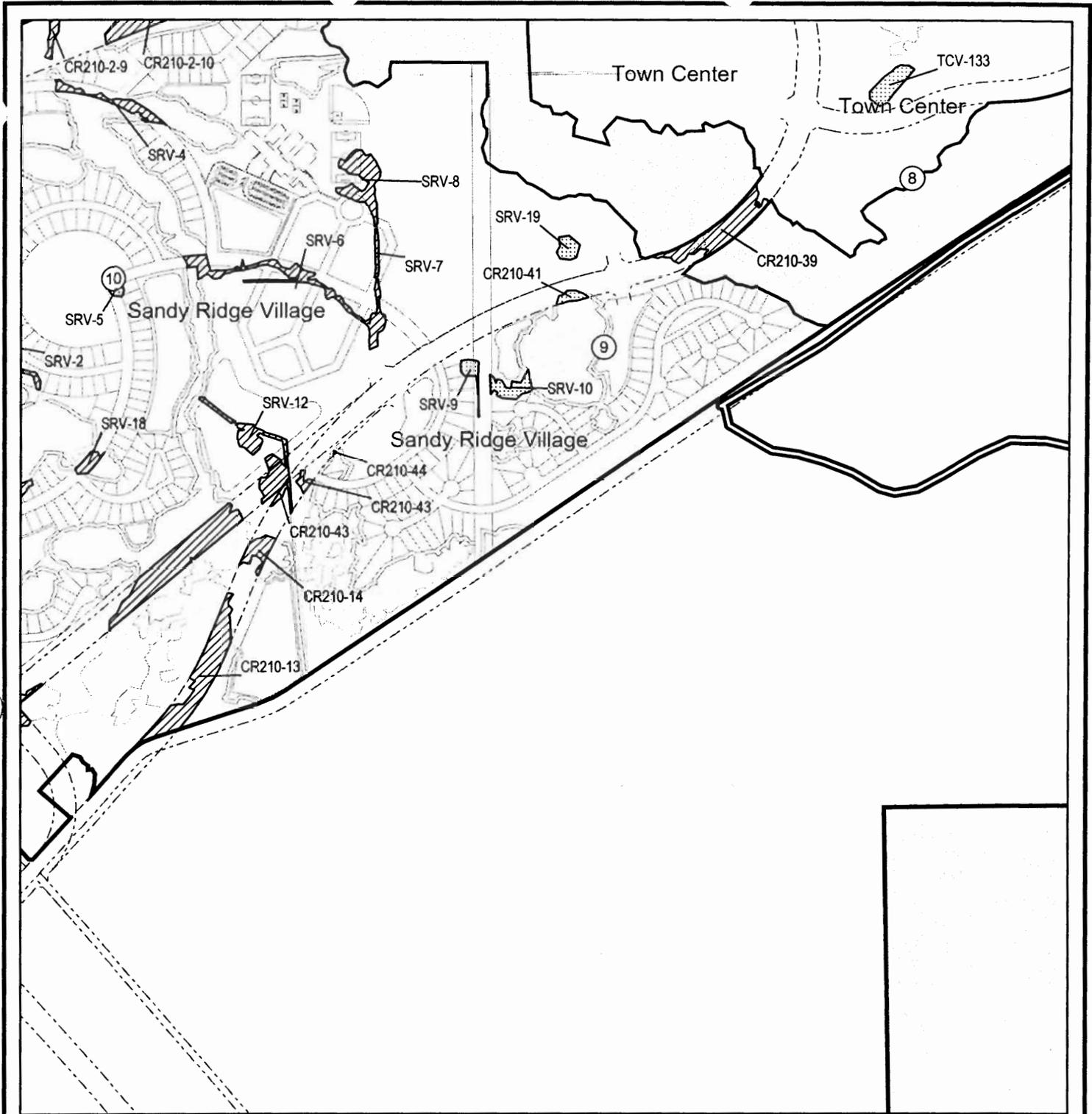


LEGEND

-  Contiguous Wetlands
-  Isolated Wetlands
-  CE Data Form Points

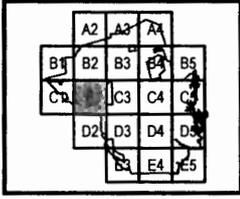
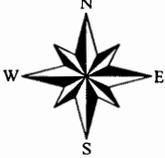


1 inch equals 1,000 feet

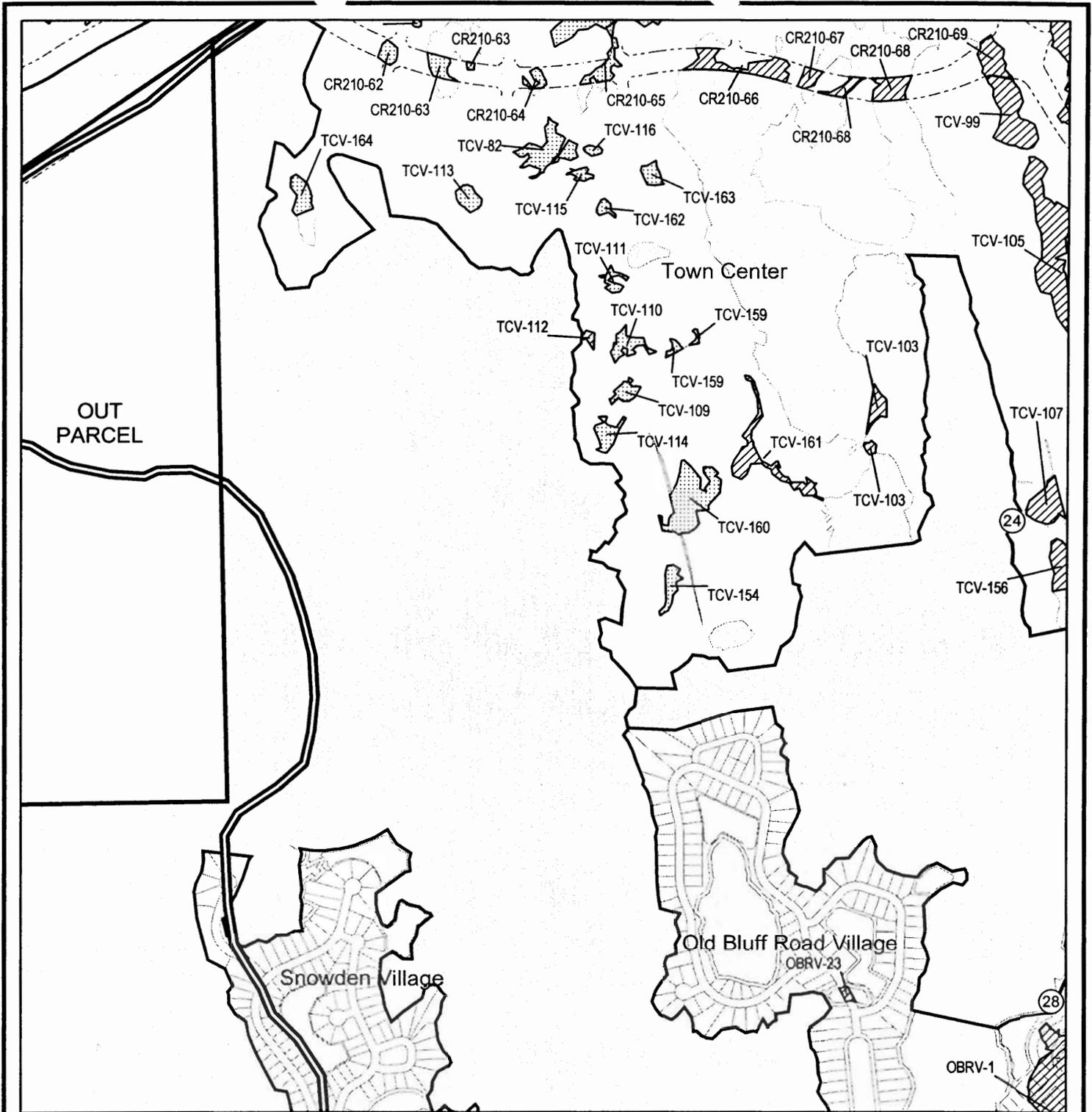


LEGEND

-  Contiguous Wetlands
-  Isolated Wetlands
-  CE Data Form Points

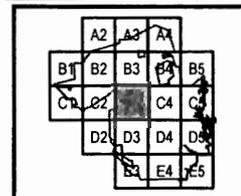



1 inch equals 1,000 feet

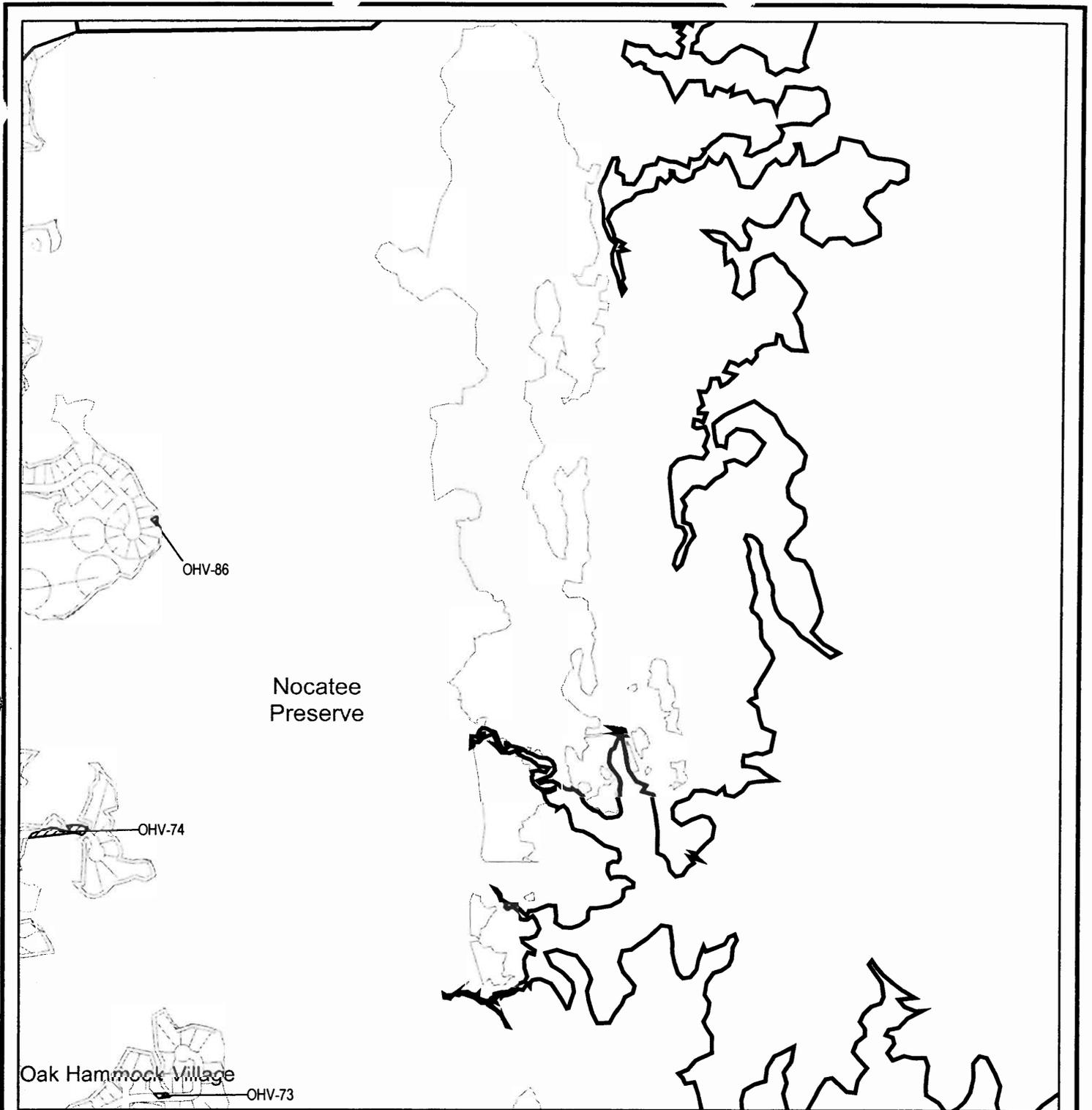


LEGEND

-  Contiguous Wetlands
-  Isolated Wetlands
-  CE Data Form Points

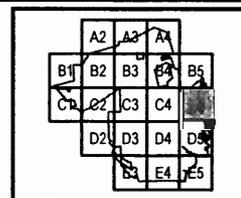


1 inch equals 1,000 feet

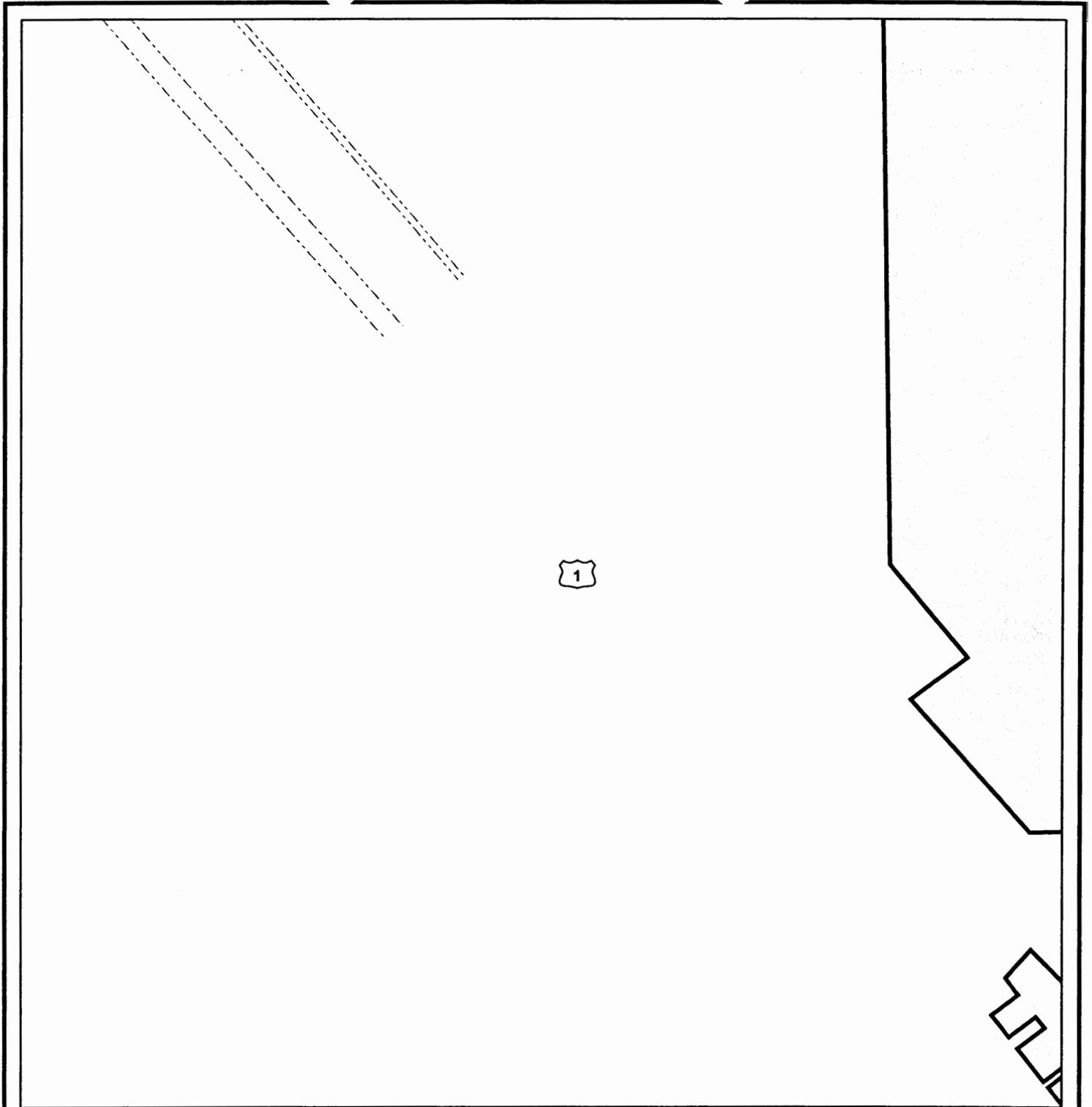


LEGEND

-  Contiguous Wetlands
-  Isolated Wetlands
-  CE Data Form Points

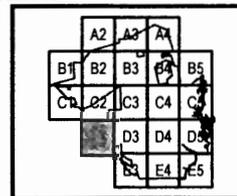


1 inch equals 1,000 feet

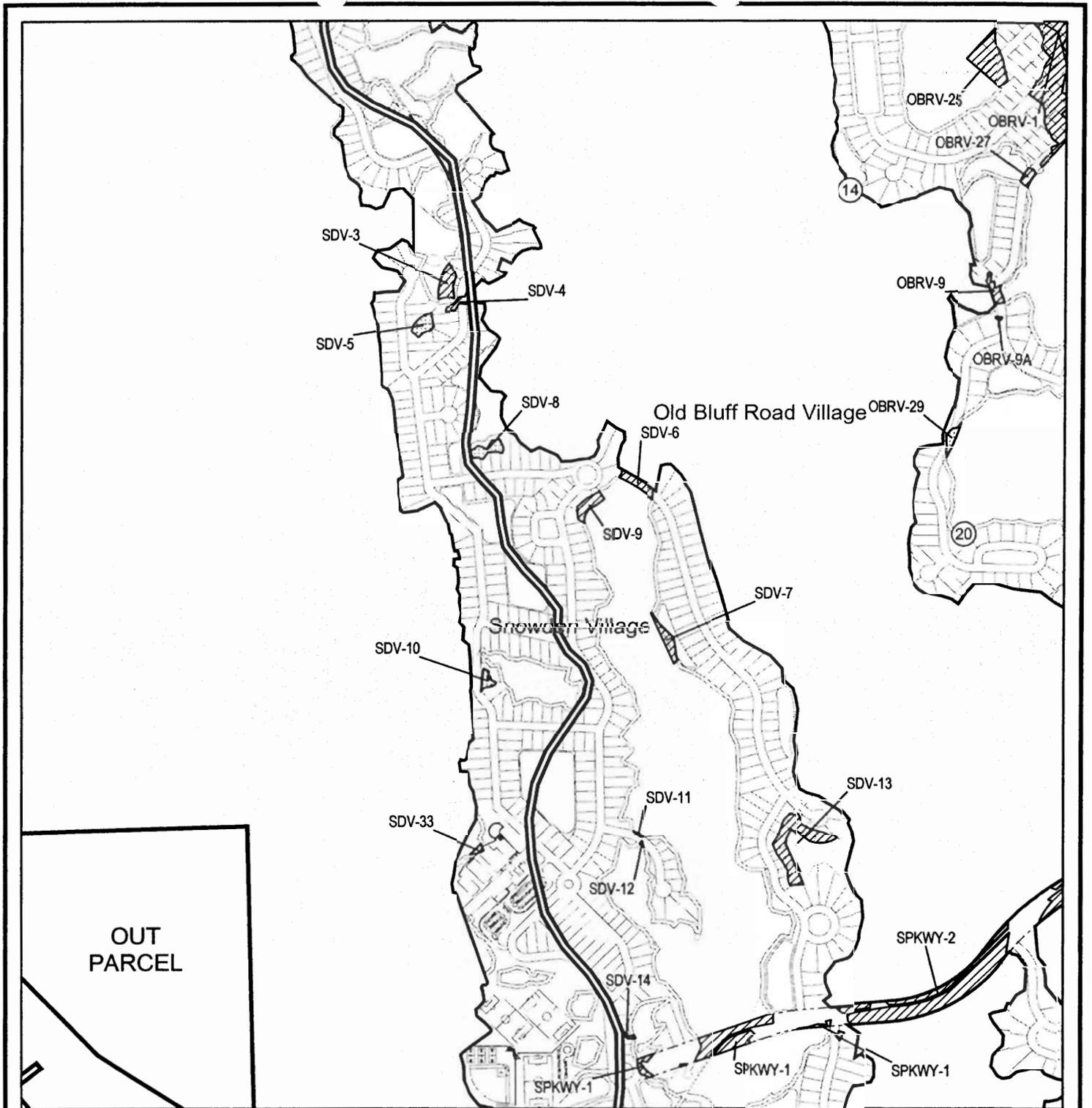


LEGEND

-  Contiguous Wetlands
-  Isolated Wetlands
-  CE Data Form Points

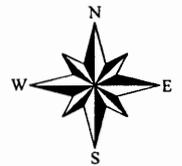
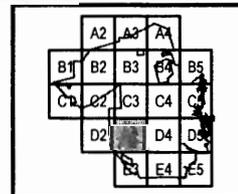


1 inch equals 1,000 feet

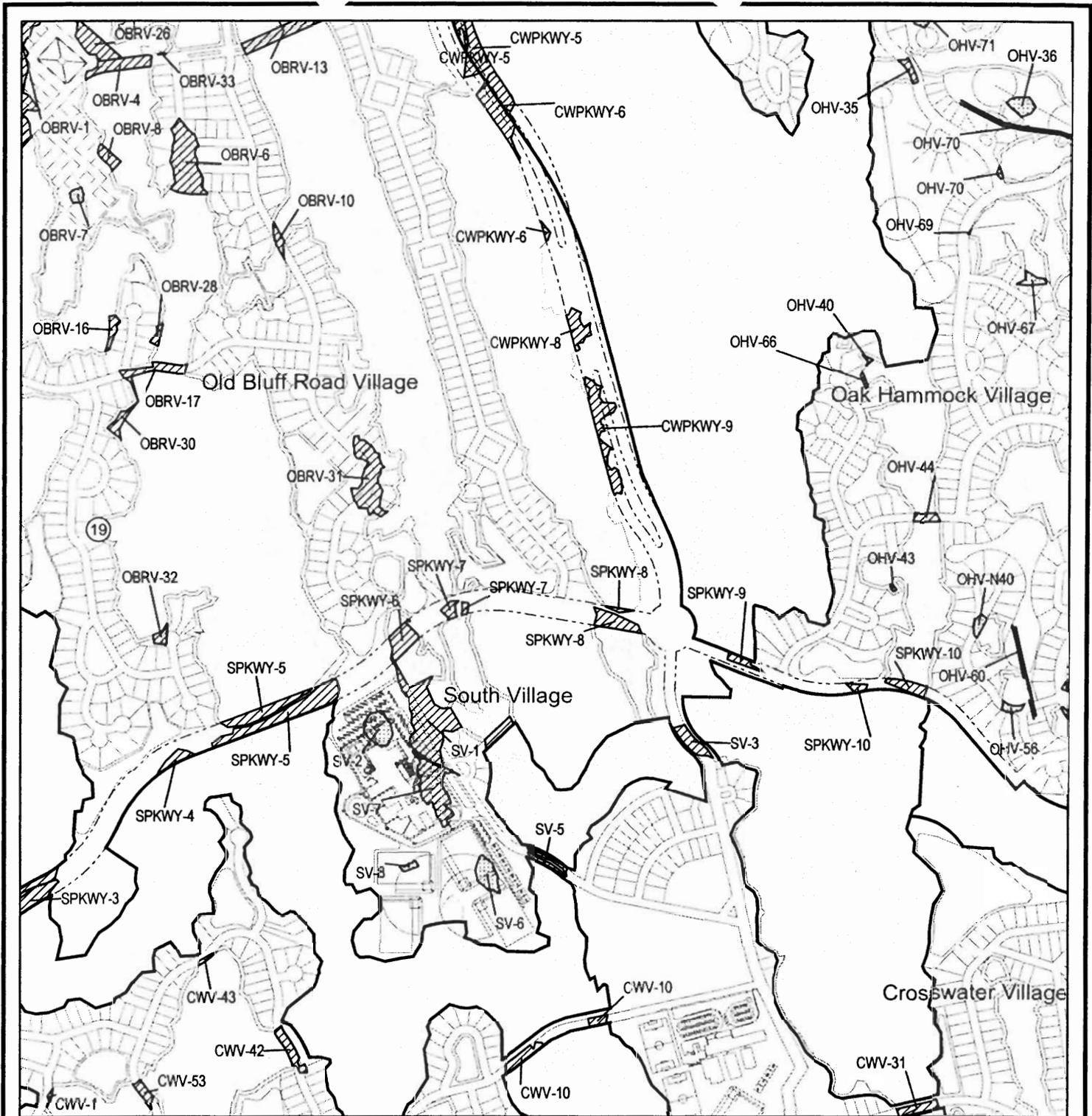


LEGEND

- Contiguous Wetlands
- Isolated Wetlands
- CE Data Form Points

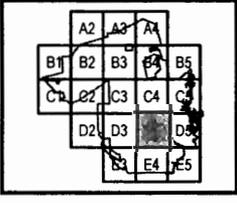


1 inch equals 1,000 feet



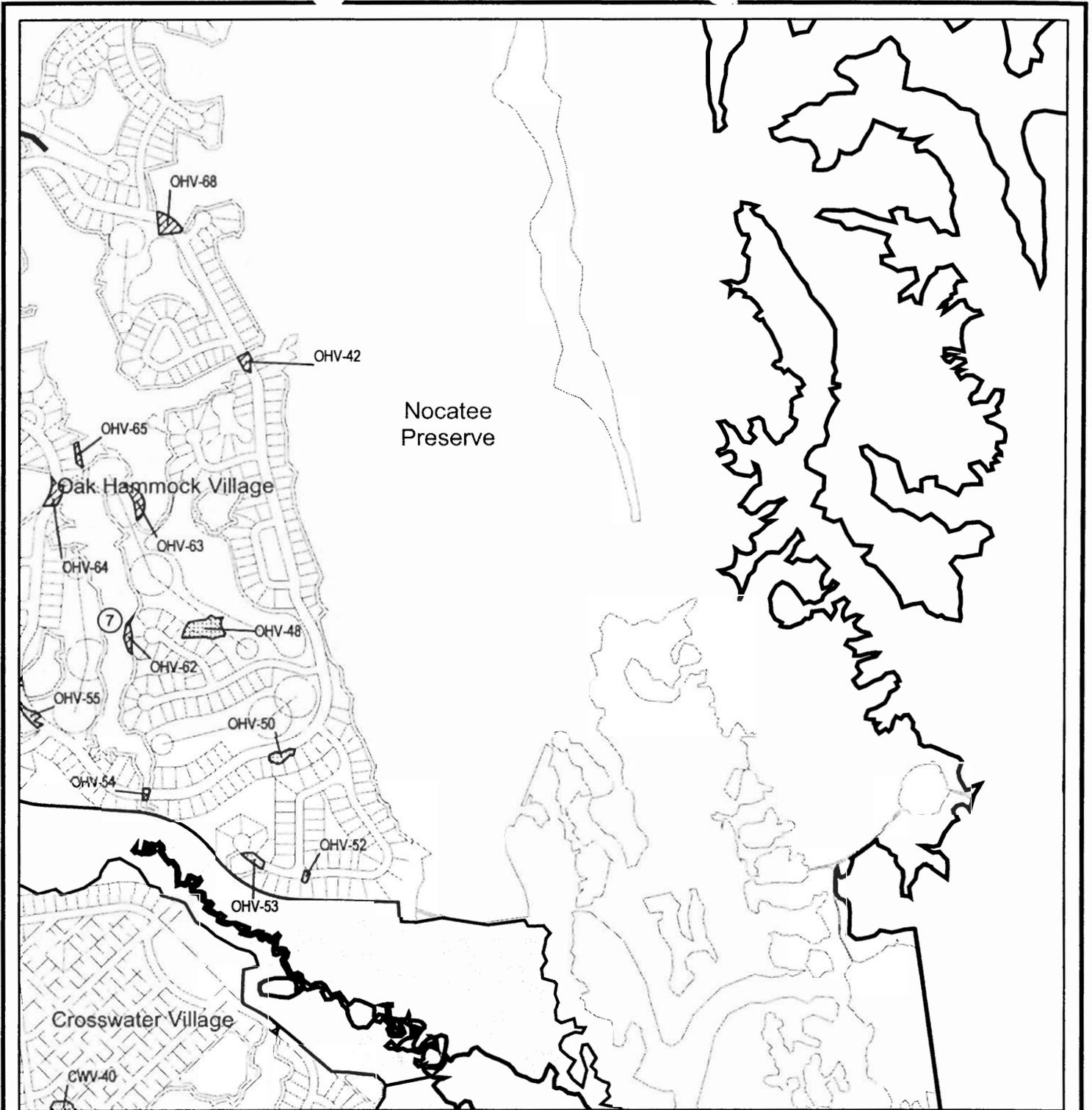
LEGEND

- Contiguous Wetlands
- Isolated Wetlands
- CE Data Form Points



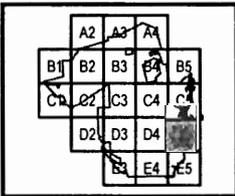
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1 inch equals 1,000 feet

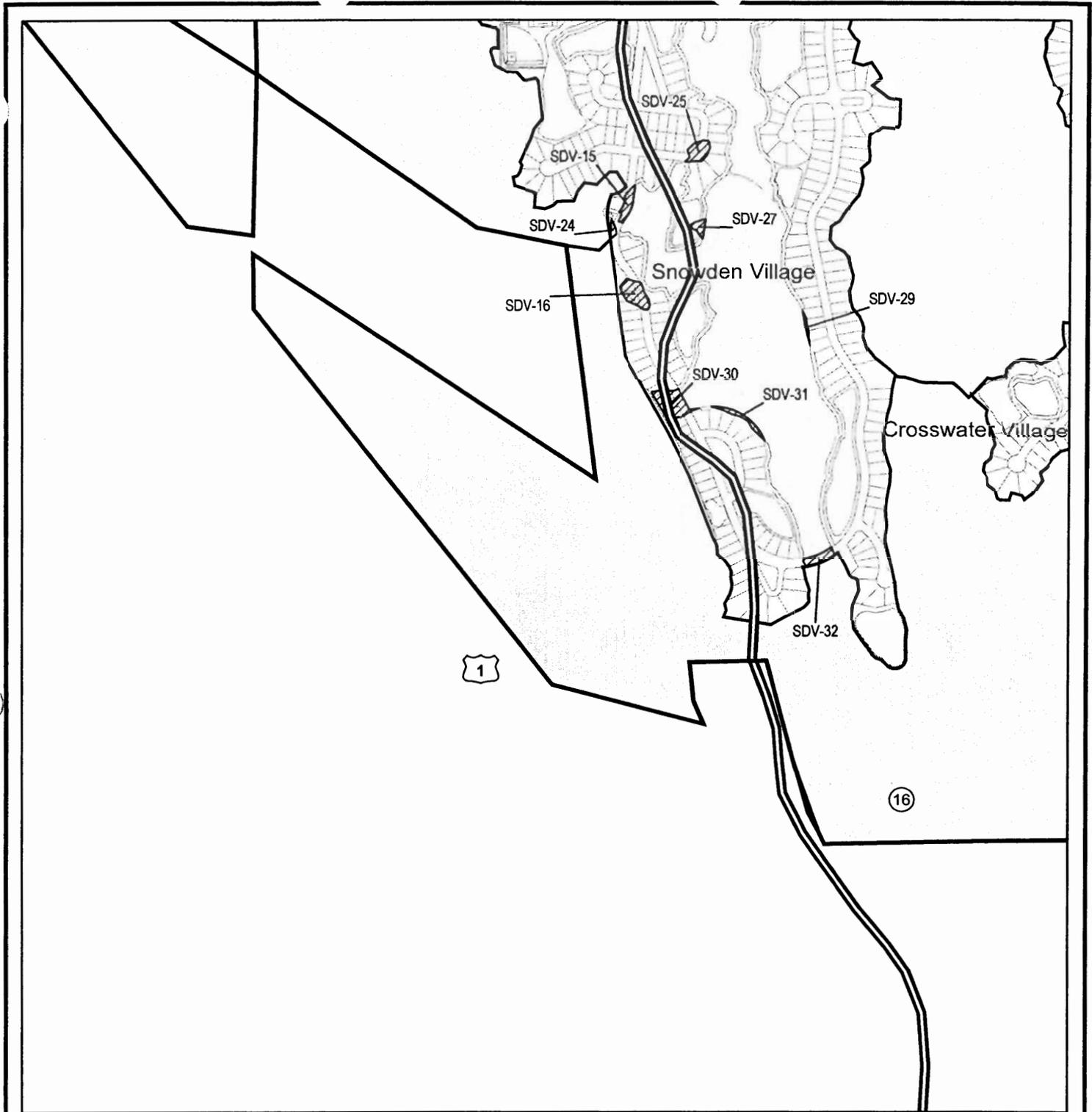


LEGEND

- Contiguous Wetlands
- Isolated Wetlands
- CE Data Form Points

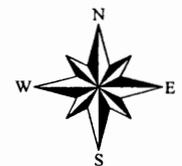
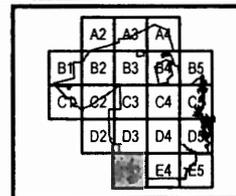


1 inch equals 1,000 feet

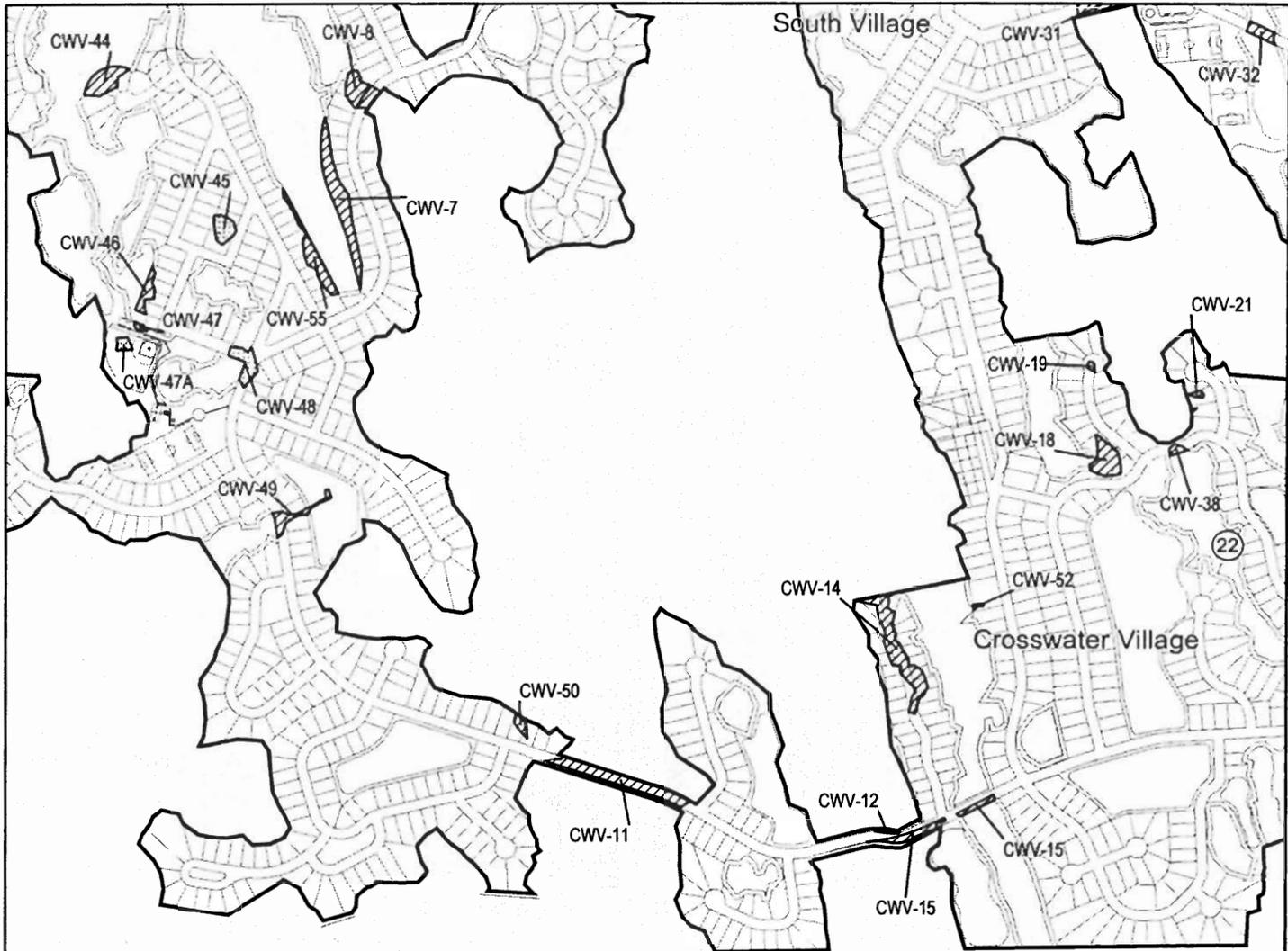


LEGEND

-  Contiguous Wetlands
-  Isolated Wetlands
-  CE Data Form Points

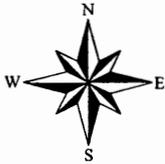
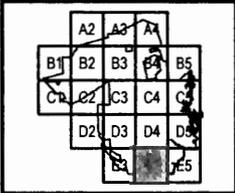


1 inch equals 1,000 feet

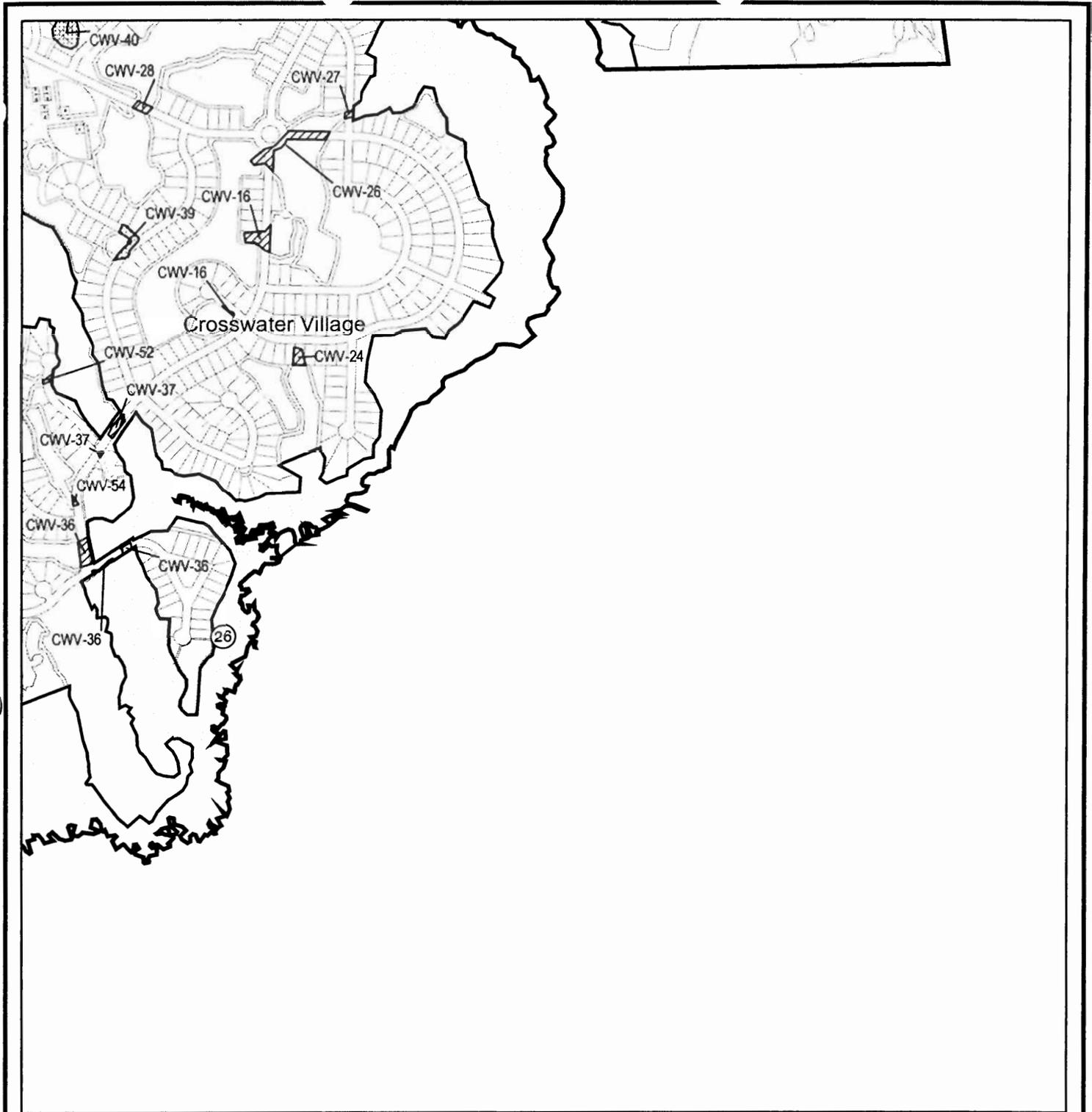


LEGEND

-  Contiguous Wetlands
-  Isolated Wetlands
-  CE Data Form Points

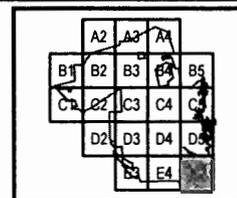


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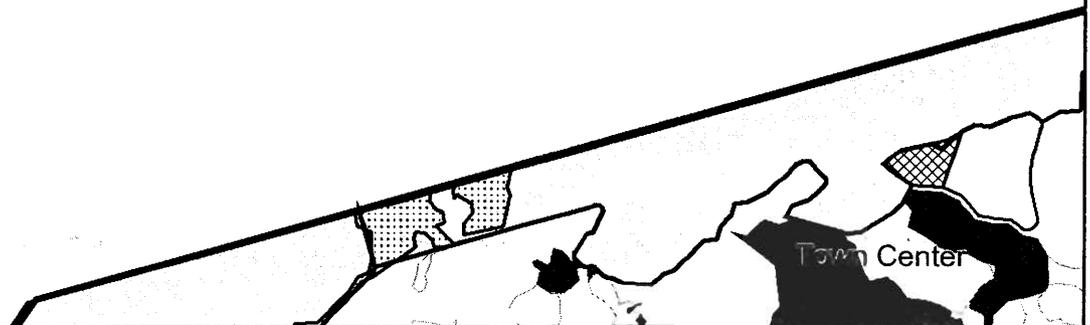
LEGEND

-  Contiguous Wetlands
-  Isolated Wetlands
-  CE Data Form Points



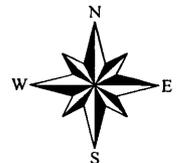
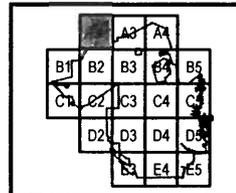
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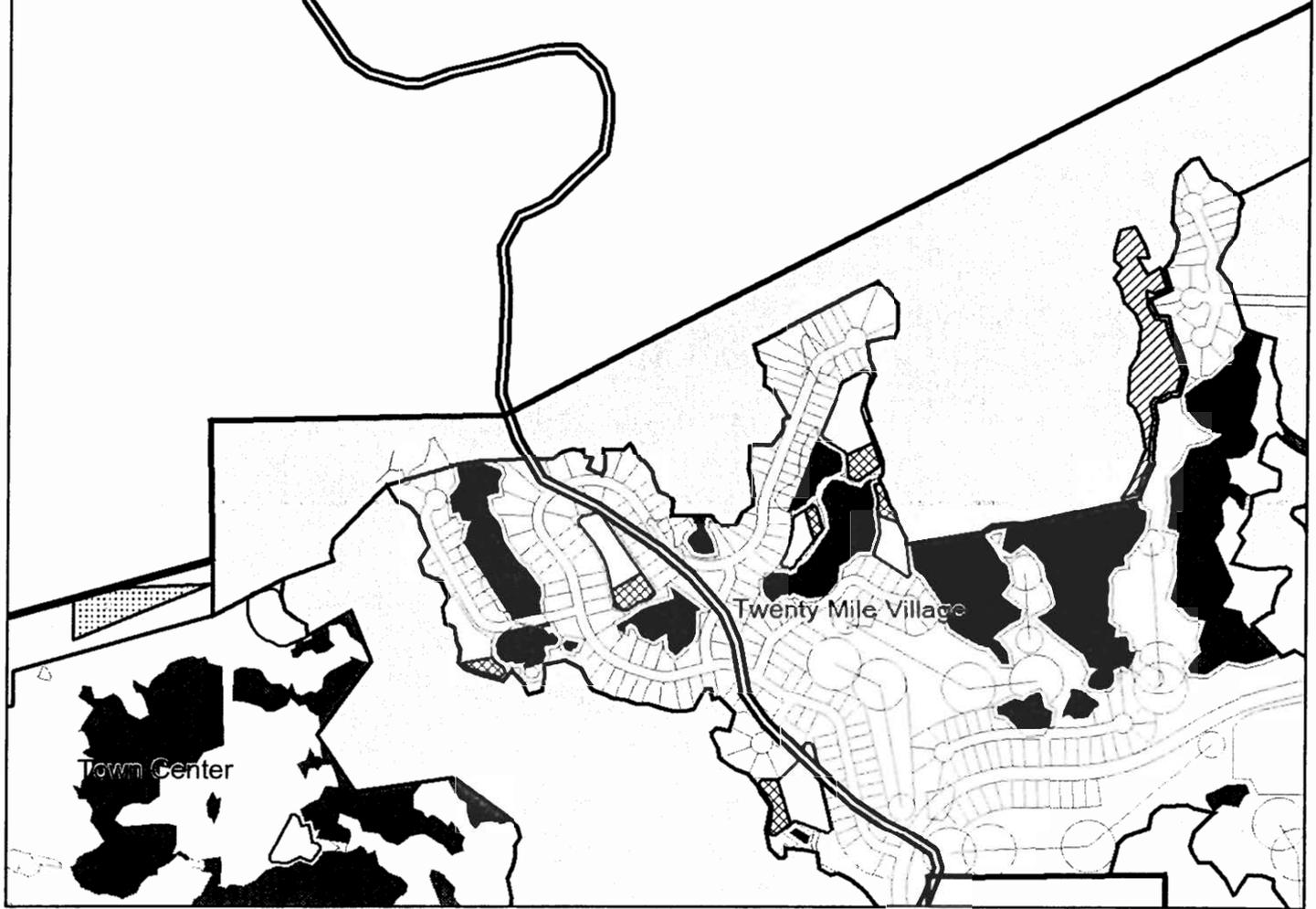
LEGEND

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|  UPLAND ENHANCEMENT |  WETLAND CREATION |
|  WETLAND ENHANCEMENT |  PONDS |
|  GT HABITAT MANAGEMENT AREA |  GREENWAYS (Upland & Wetland) |
|  VILLAGE WETLAND PRESERVATION |  PRESERVE (Upland & Wetland) |



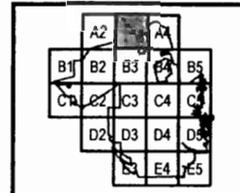
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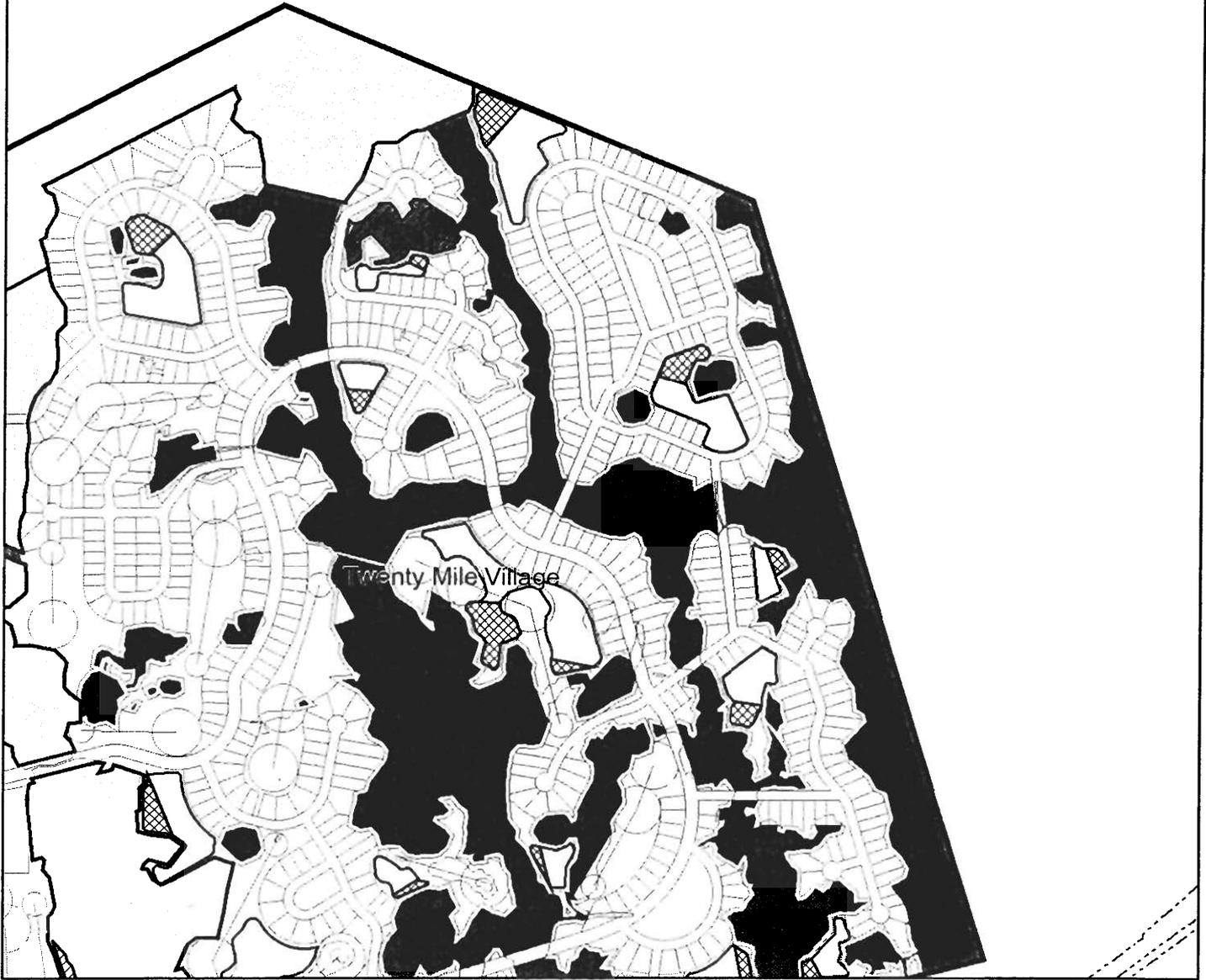
LEGEND

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|  UPLAND ENHANCEMENT |  WETLAND CREATION |
|  WETLAND ENHANCEMENT |  PONDS |
|  GT HABITAT MANAGEMENT AREA |  GREENWAYS (Upland & Wetland) |
|  VILLAGE WETLAND PRESERVATION |  PRESERVE (Upland & Wetland) |



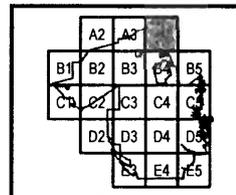
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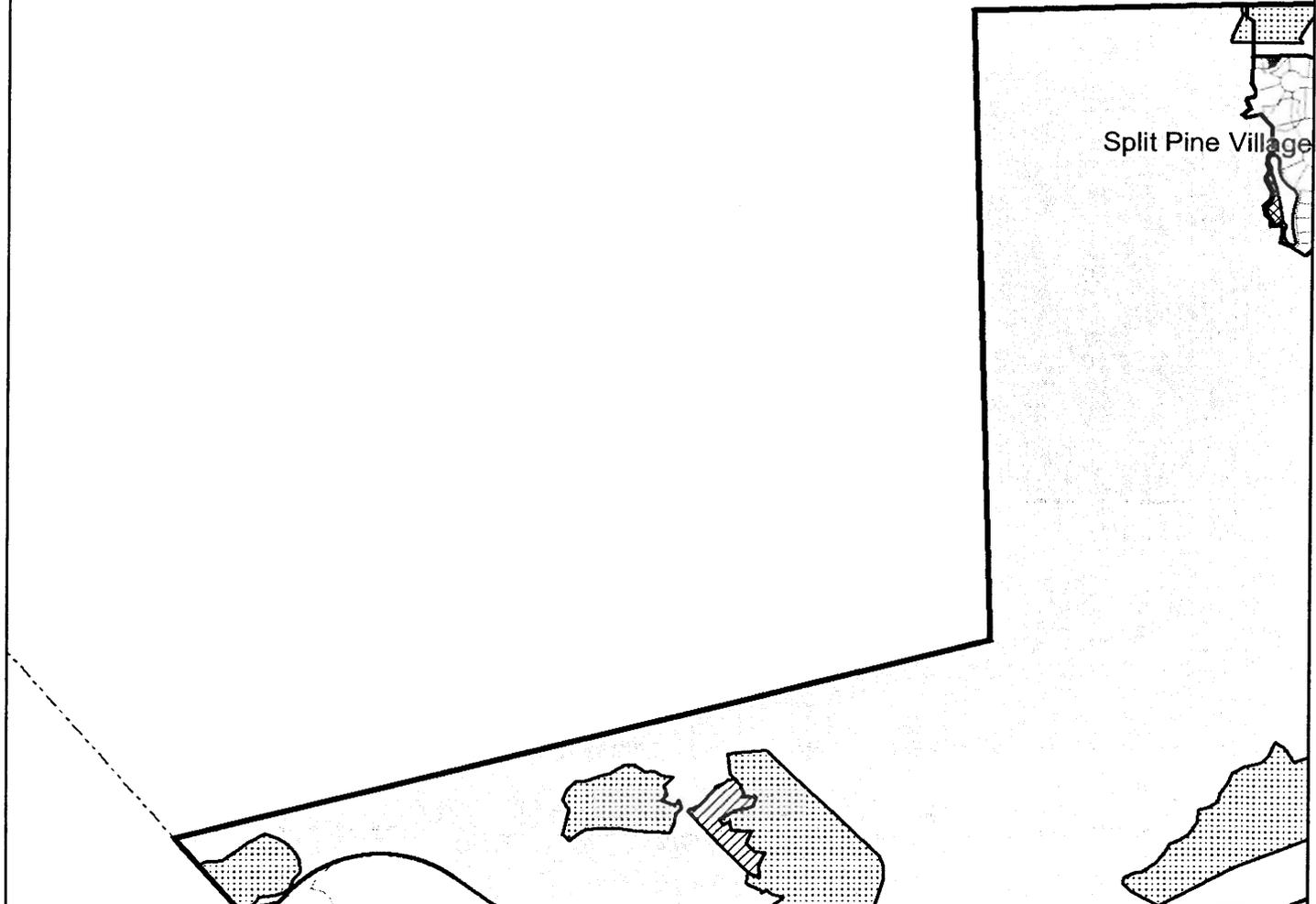
LEGEND

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|  UPLAND ENHANCEMENT |  WETLAND CREATION |
|  WETLAND ENHANCEMENT |  PONDS |
|  GT HABITAT MANAGEMENT AREA |  GREENWAYS (Upland & Wetland) |
|  VILLAGE WETLAND PRESERVATION |  PRESERVE (Upland & Wetland) |



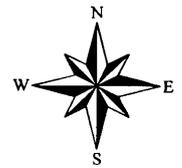
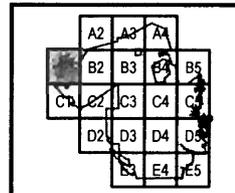
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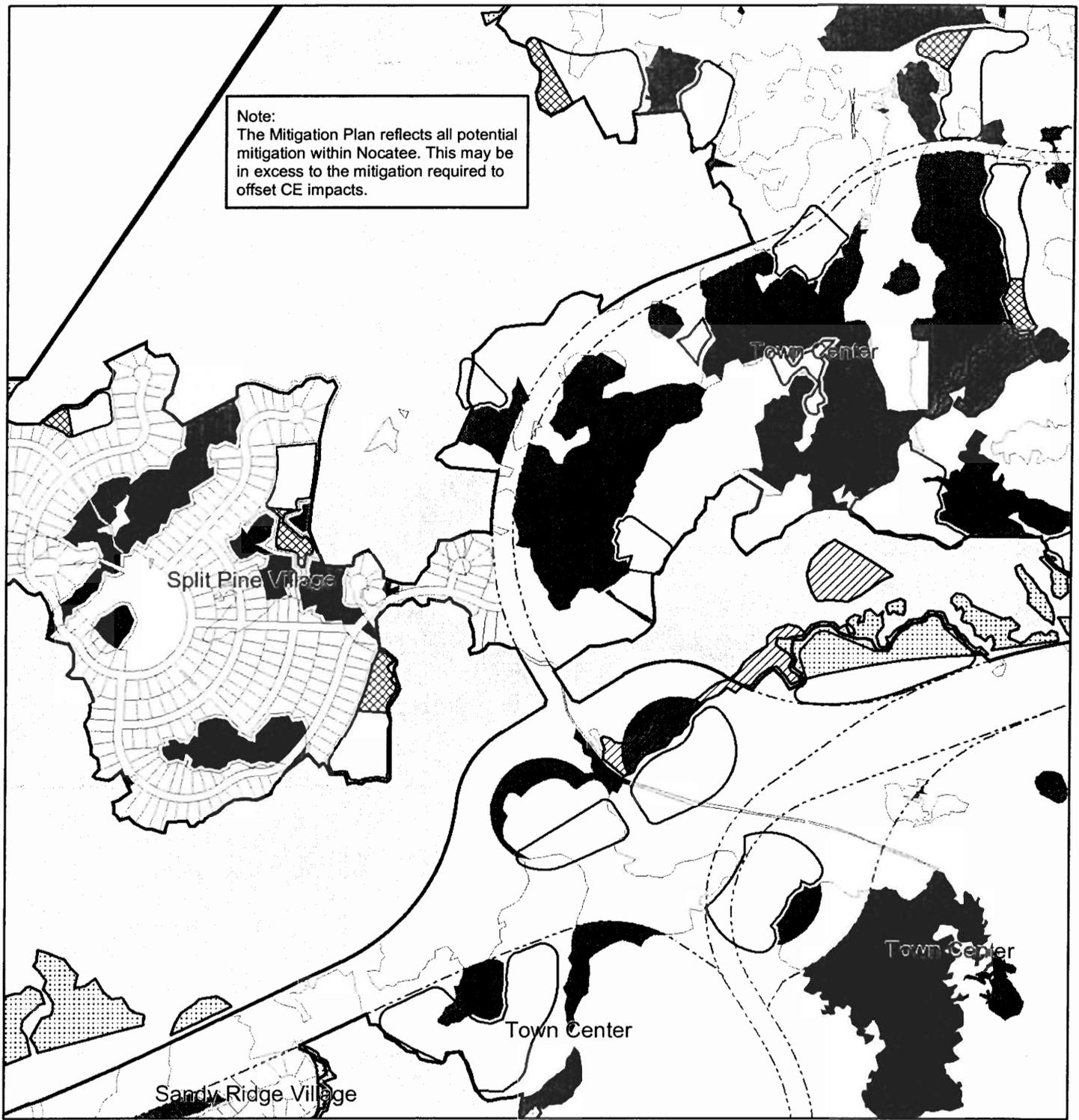
LEGEND

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|  UPLAND ENHANCEMENT |  WETLAND CREATION |
|  WETLAND ENHANCEMENT |  PONDS |
|  GT HABITAT MANAGEMENT AREA |  GREENWAYS (Upland & Wetland) |
|  VILLAGE WETLAND PRESERVATION |  PRESERVE (Upland & Wetland) |



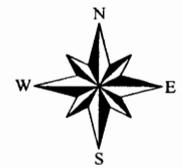
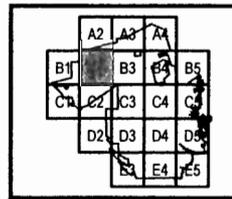
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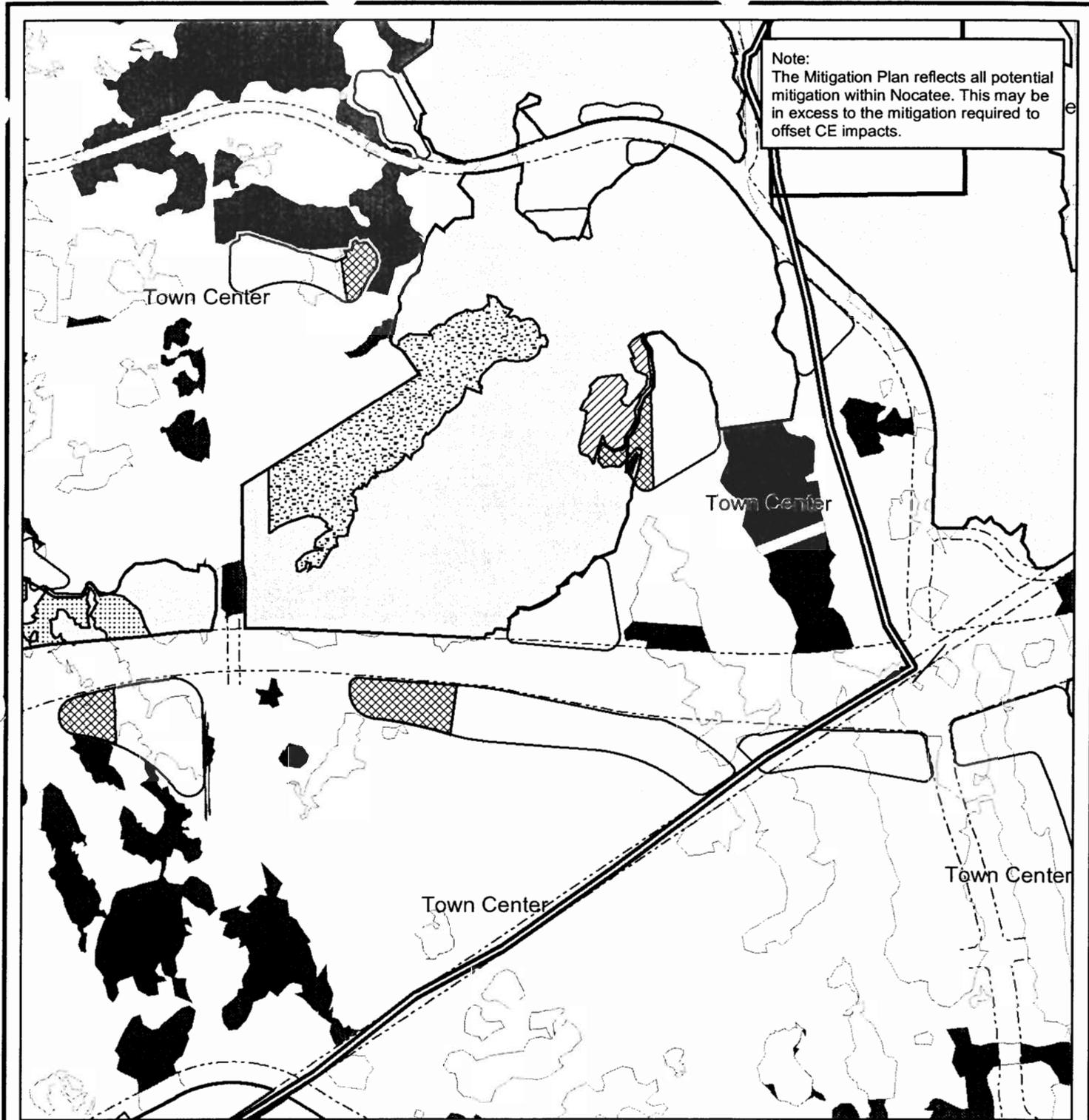


LEGEND

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|------------------------------|------------------------------|
| UPLAND ENHANCEMENT | WETLAND CREATION |
| WETLAND ENHANCEMENT | PONDS |
| GT HABITAT MANAGEMENT AREA | GREENWAYS (Upland & Wetland) |
| VILLAGE WETLAND PRESERVATION | PRESERVE (Upland & Wetland) |



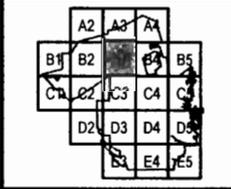
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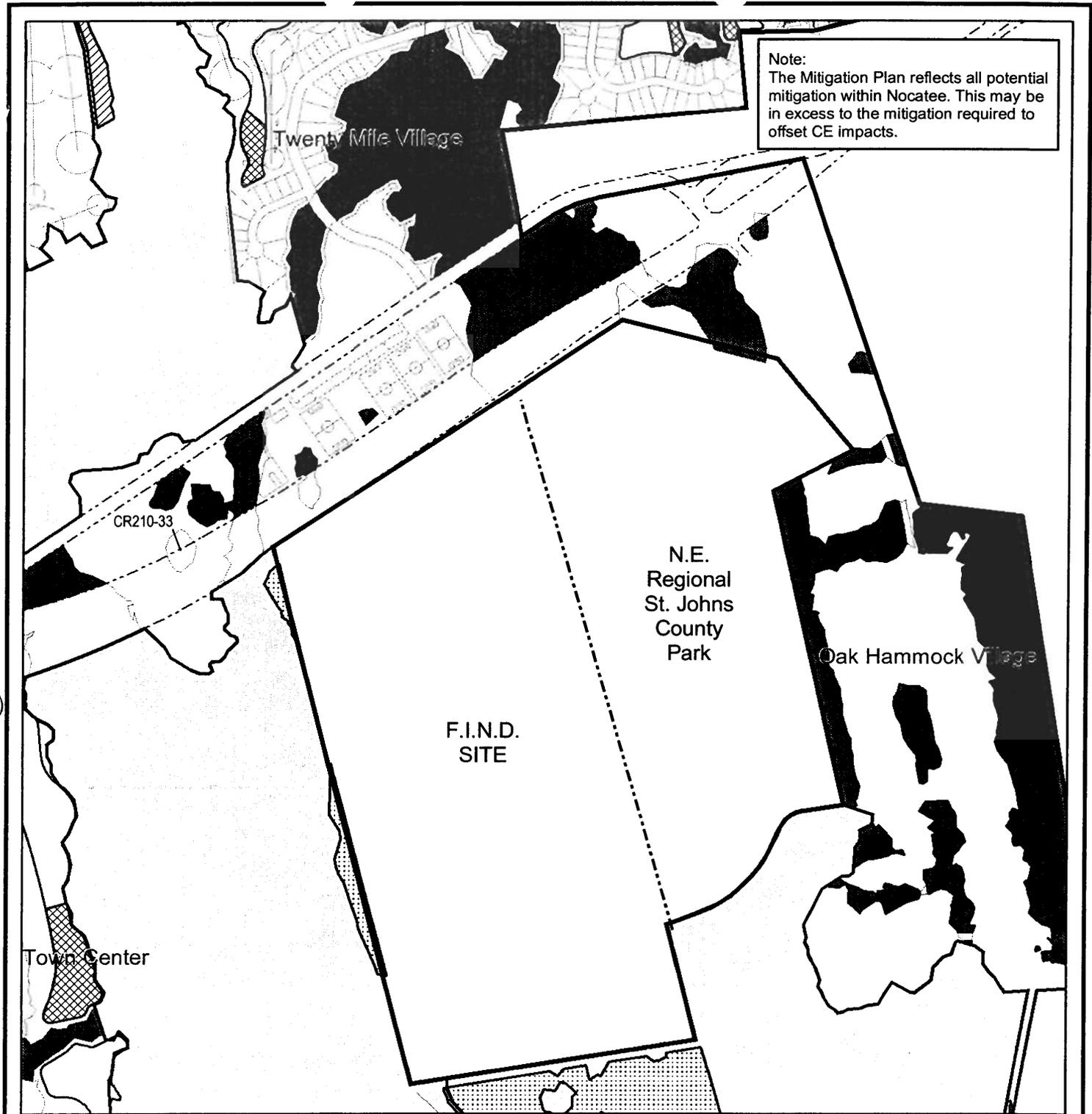
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LEGEND

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|  UPLAND ENHANCEMENT |  WETLAND CREATION |
|  WETLAND ENHANCEMENT |  PONDS |
|  GT HABITAT MANAGEMENT AREA |  GREENWAYS (Upland & Wetland) |
|  VILLAGE WETLAND PRESERVATION |  PRESERVE (Upland & Wetland) |



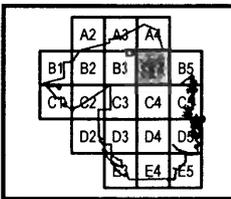
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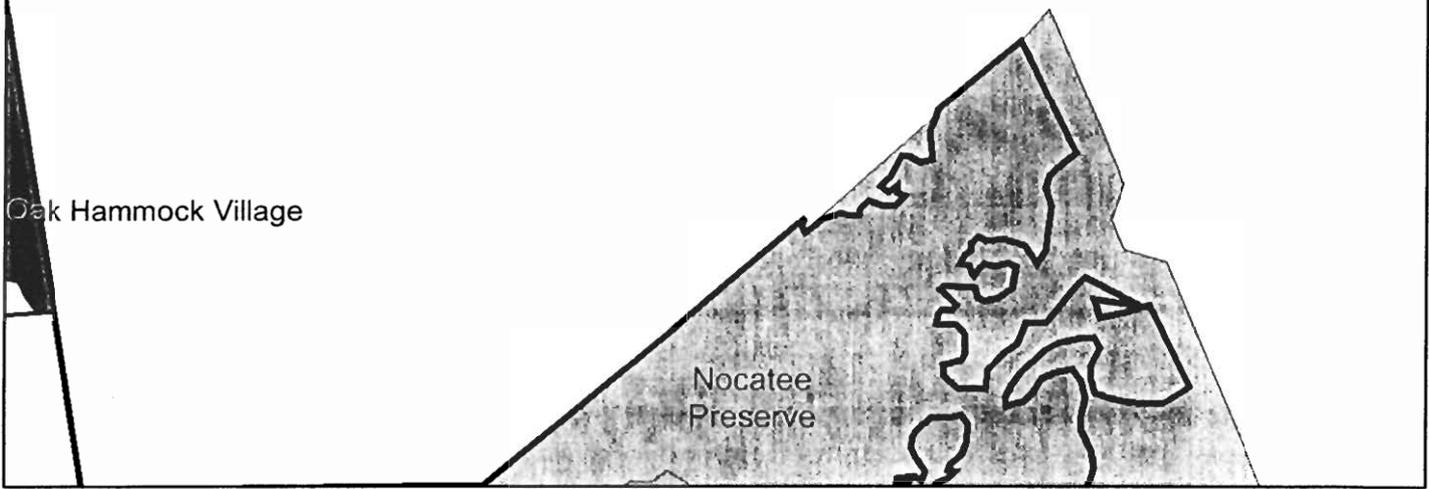
LEGEND

 UPLAND ENHANCEMENT	 WETLAND CREATION
 WETLAND ENHANCEMENT	 PONDS
 GT HABITAT MANAGEMENT AREA	 GREENWAYS (Upland & Wetland)
 VILLAGE WETLAND PRESERVATION	 PRESERVE (Upland & Wetland)



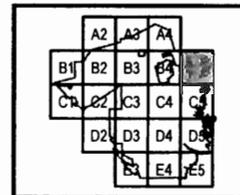
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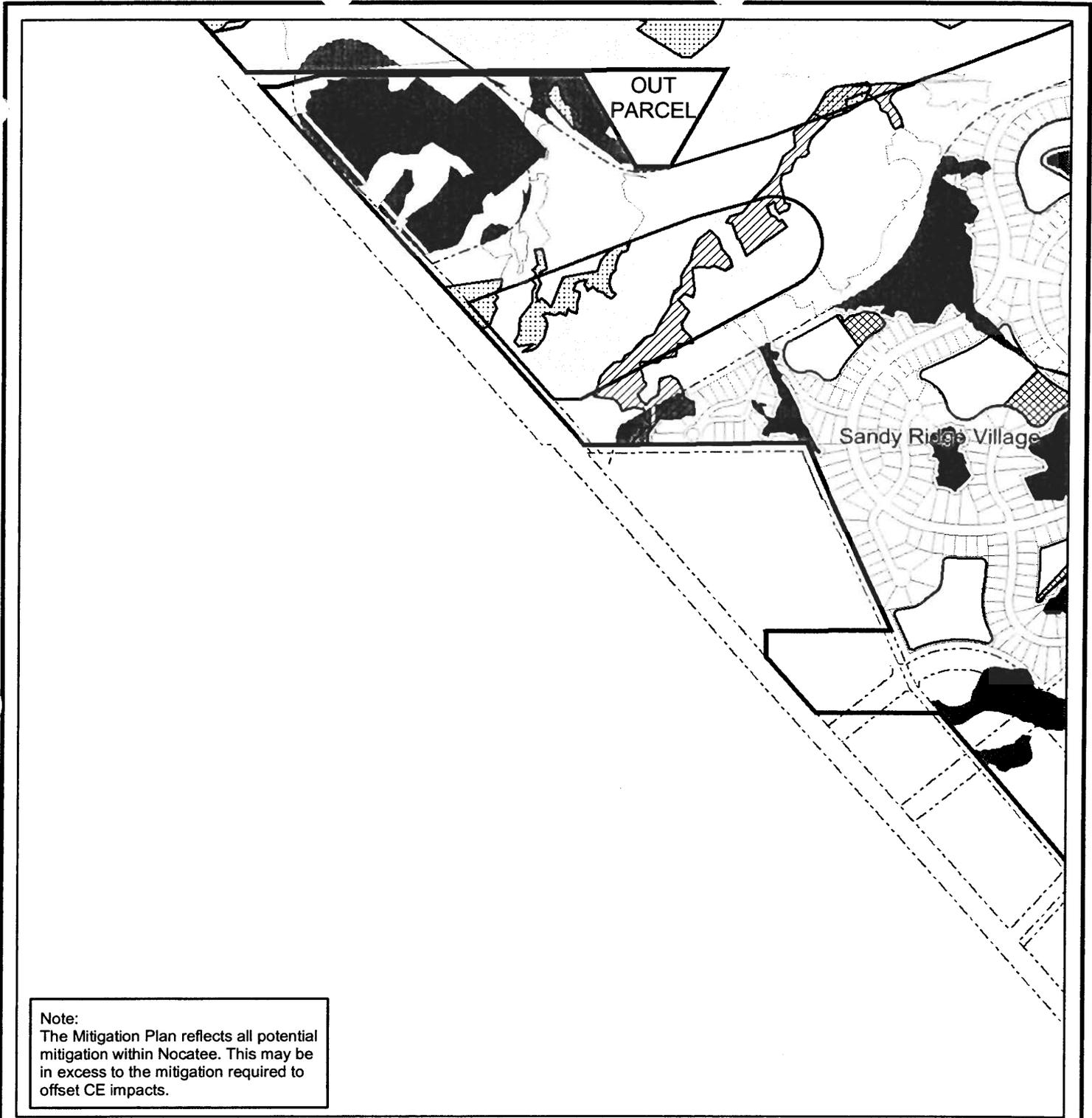


LEGEND

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|  UPLAND ENHANCEMENT |  WETLAND CREATION |
|  WETLAND ENHANCEMENT |  PONDS |
|  GT HABITAT MANAGEMENT AREA |  GREENWAYS (Upland & Wetland) |
|  VILLAGE WETLAND PRESERVATION |  PRESERVE (Upland & Wetland) |



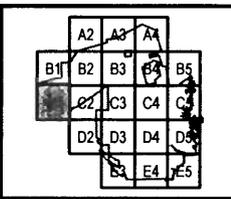
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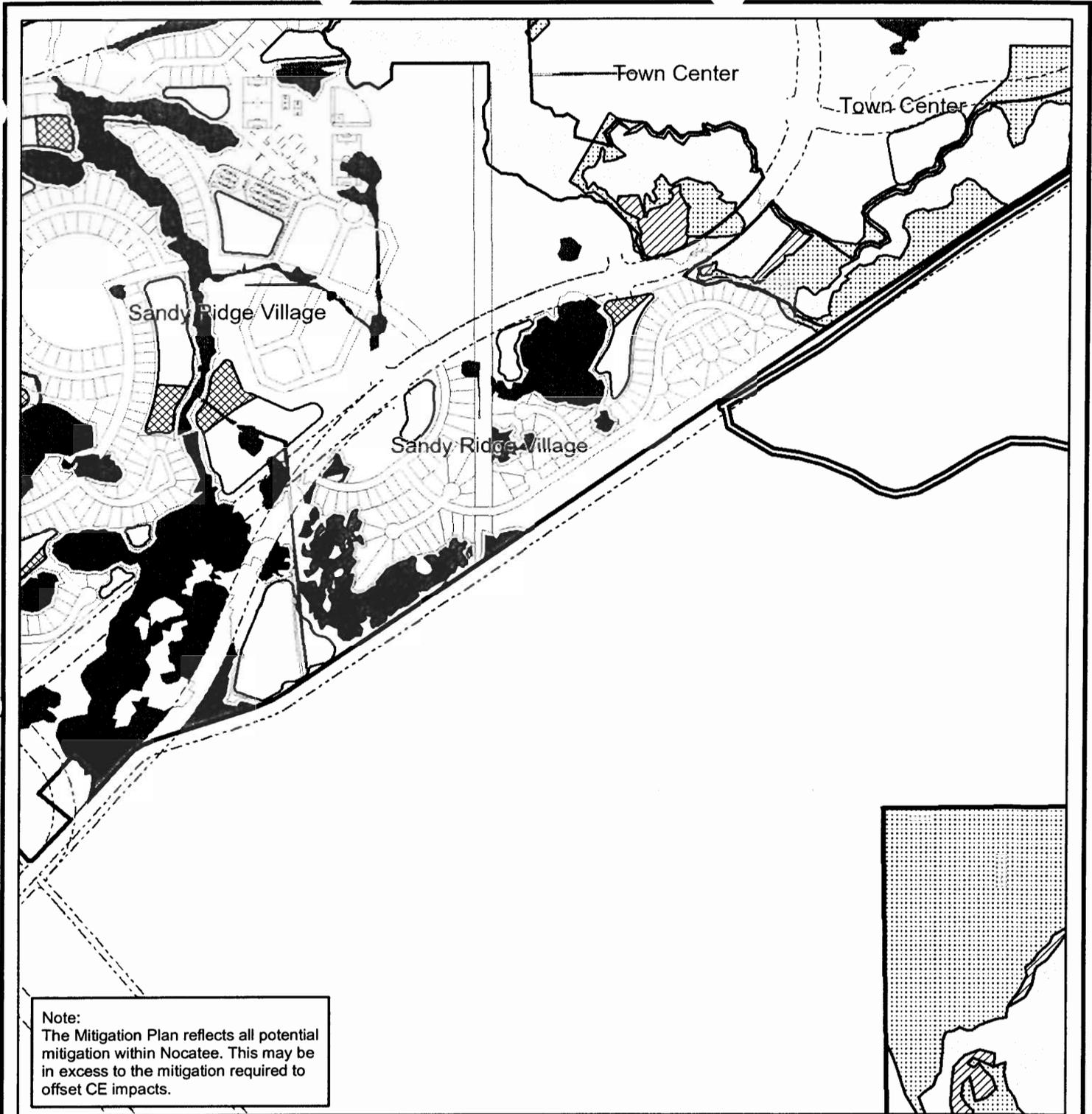
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LEGEND

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|------------------------------|------------------------------|
| UPLAND ENHANCEMENT | WETLAND CREATION |
| WETLAND ENHANCEMENT | PONDS |
| GT HABITAT MANAGEMENT AREA | GREENWAYS (Upland & Wetland) |
| VILLAGE WETLAND PRESERVATION | PRESERVE (Upland & Wetland) |



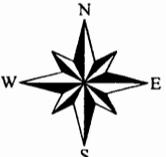
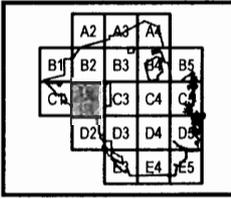
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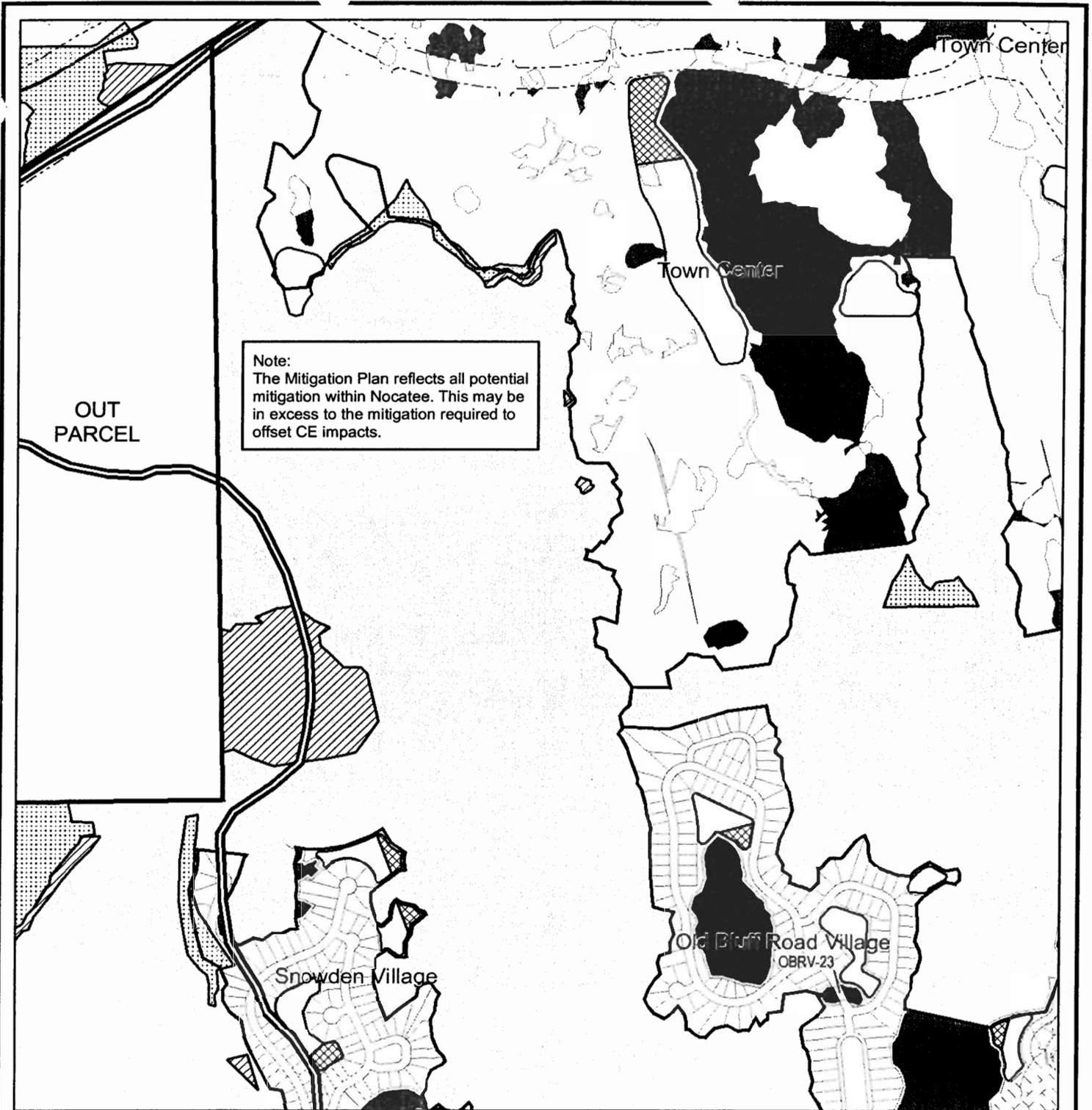
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LEGEND

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|------------------------------|------------------------------|
| UPLAND ENHANCEMENT | WETLAND CREATION |
| WETLAND ENHANCEMENT | PONDS |
| GT HABITAT MANAGEMENT AREA | GREENWAYS (Upland & Wetland) |
| VILLAGE WETLAND PRESERVATION | PRESERVE (Upland & Wetland) |



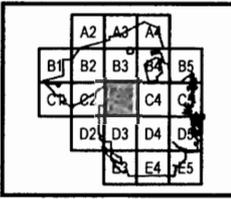
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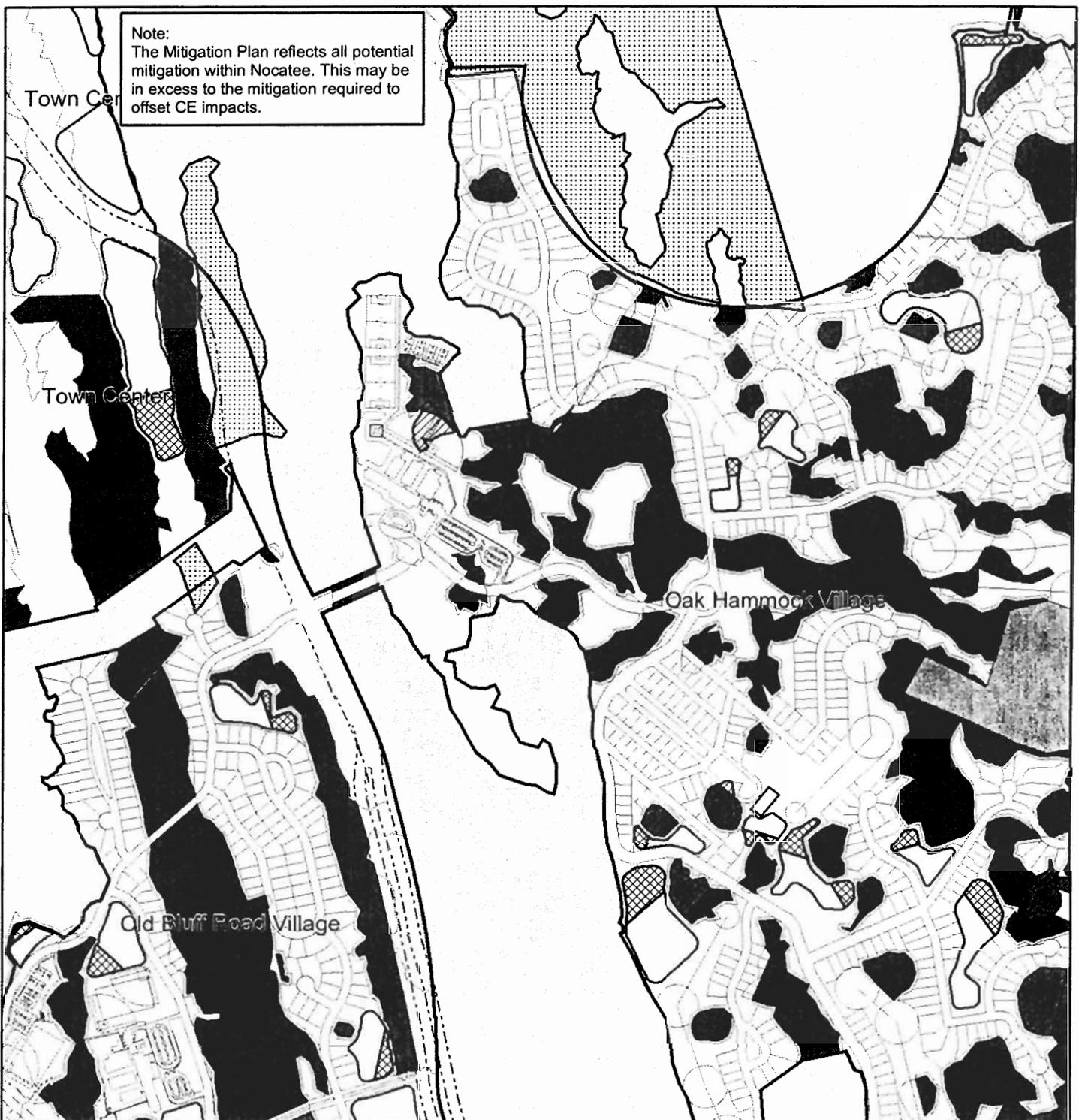
LEGEND

UPLAND ENHANCEMENT	WETLAND CREATION
WETLAND ENHANCEMENT	PONDS
GT HABITAT MANAGEMENT AREA	GREENWAYS (Upland & Wetland)
VILLAGE WETLAND PRESERVATION	PRESERVE (Upland & Wetland)



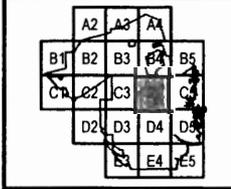
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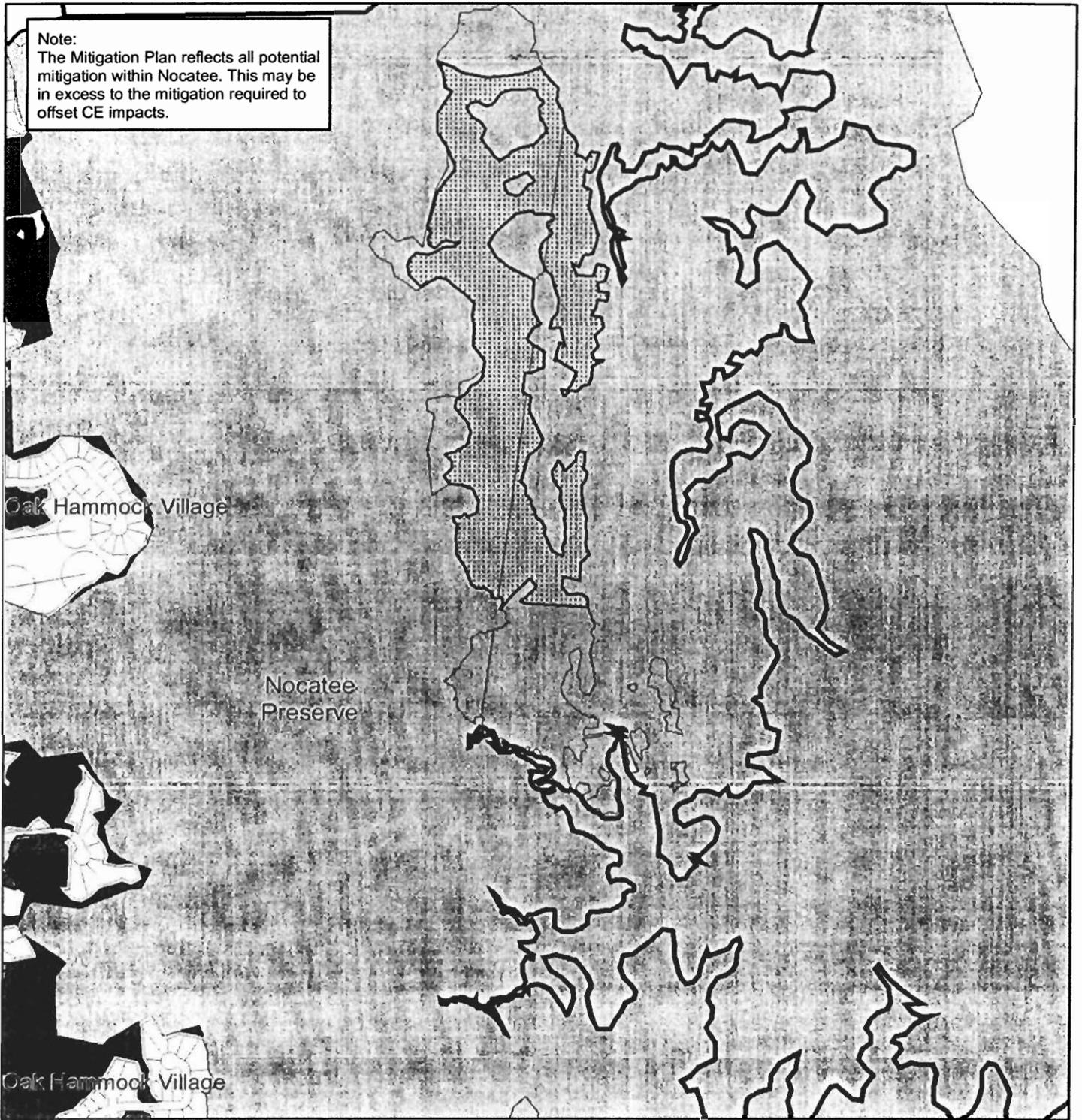
LEGEND

-  UPLAND ENHANCEMENT
-  WETLAND CREATION
-  WETLAND ENHANCEMENT
-  PONDS
-  GT HABITAT MANAGEMENT AREA
-  GREENWAYS (Upland & Wetland)
-  VILLAGE WETLAND PRESERVATION
-  PRESERVE (Upland & Wetland)



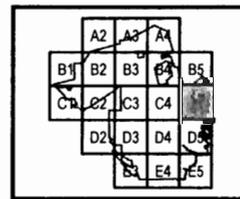
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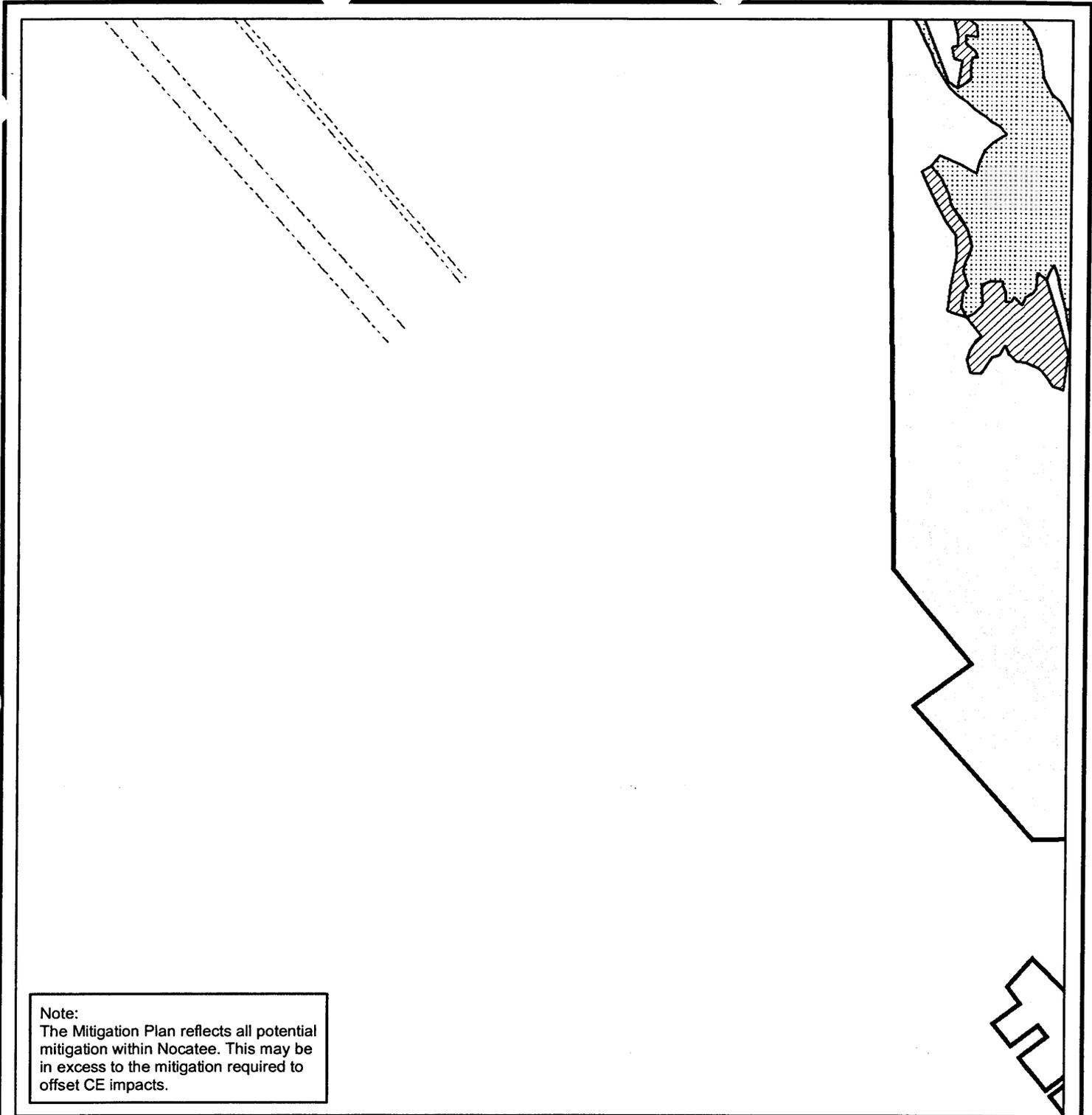


LEGEND

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|------------------------------|------------------------------|
| UPLAND ENHANCEMENT | WETLAND CREATION |
| WETLAND ENHANCEMENT | PONDS |
| GT HABITAT MANAGEMENT AREA | GREENWAYS (Upland & Wetland) |
| VILLAGE WETLAND PRESERVATION | PRESERVE (Upland & Wetland) |



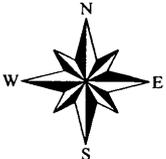
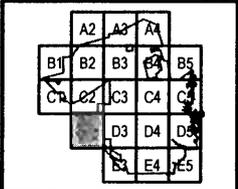
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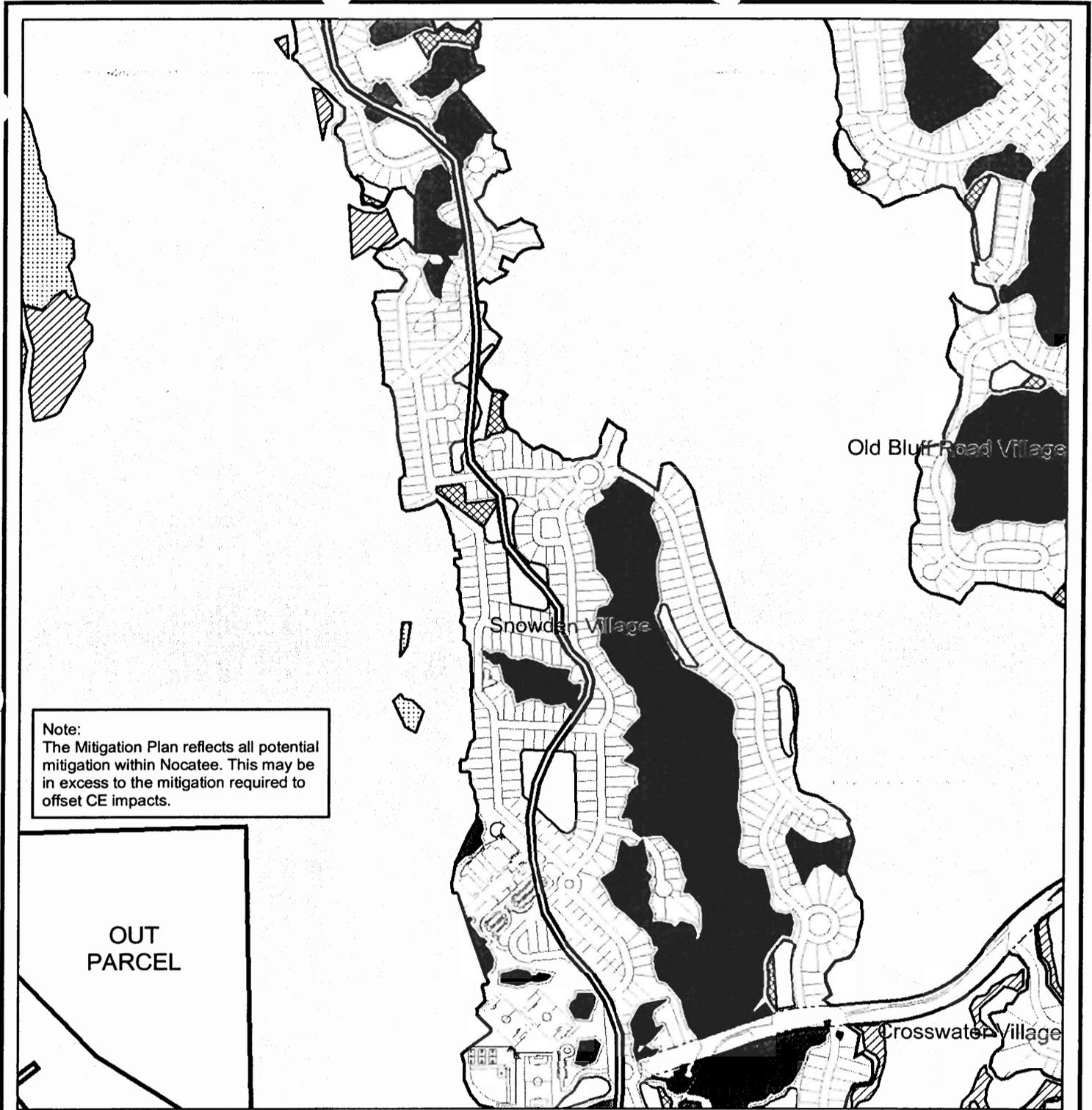
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LEGEND

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|  UPLAND ENHANCEMENT |  WETLAND CREATION |
|  WETLAND ENHANCEMENT |  PONDS |
|  GT HABITAT MANAGEMENT AREA |  GREENWAYS (Upland & Wetland) |
|  VILLAGE WETLAND PRESERVATION |  PRESERVE (Upland & Wetland) |



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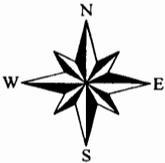
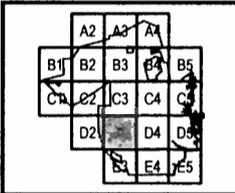


Note:
 The Mitigation Plan reflects all potential mitigation within Nocatee. This may be in excess to the mitigation required to offset CE impacts.

OUT
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LEGEND

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|------------------------------|------------------------------|
| UPLAND ENHANCEMENT | WETLAND CREATION |
| WETLAND ENHANCEMENT | PONDS |
| GT HABITAT MANAGEMENT AREA | GREENWAYS (Upland & Wetland) |
| VILLAGE WETLAND PRESERVATION | PRESERVE (Upland & Wetland) |



1 inch equals 1,000 feet



Note:
The Mitigation Plan reflects all potential mitigation within Nocatee. This may be in excess to the mitigation required to offset CE impacts.

Old Bluff Road Village

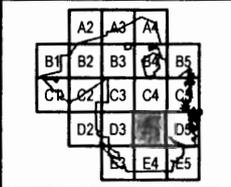
Oak Hammock Village

Scott Village

Crosswater Village

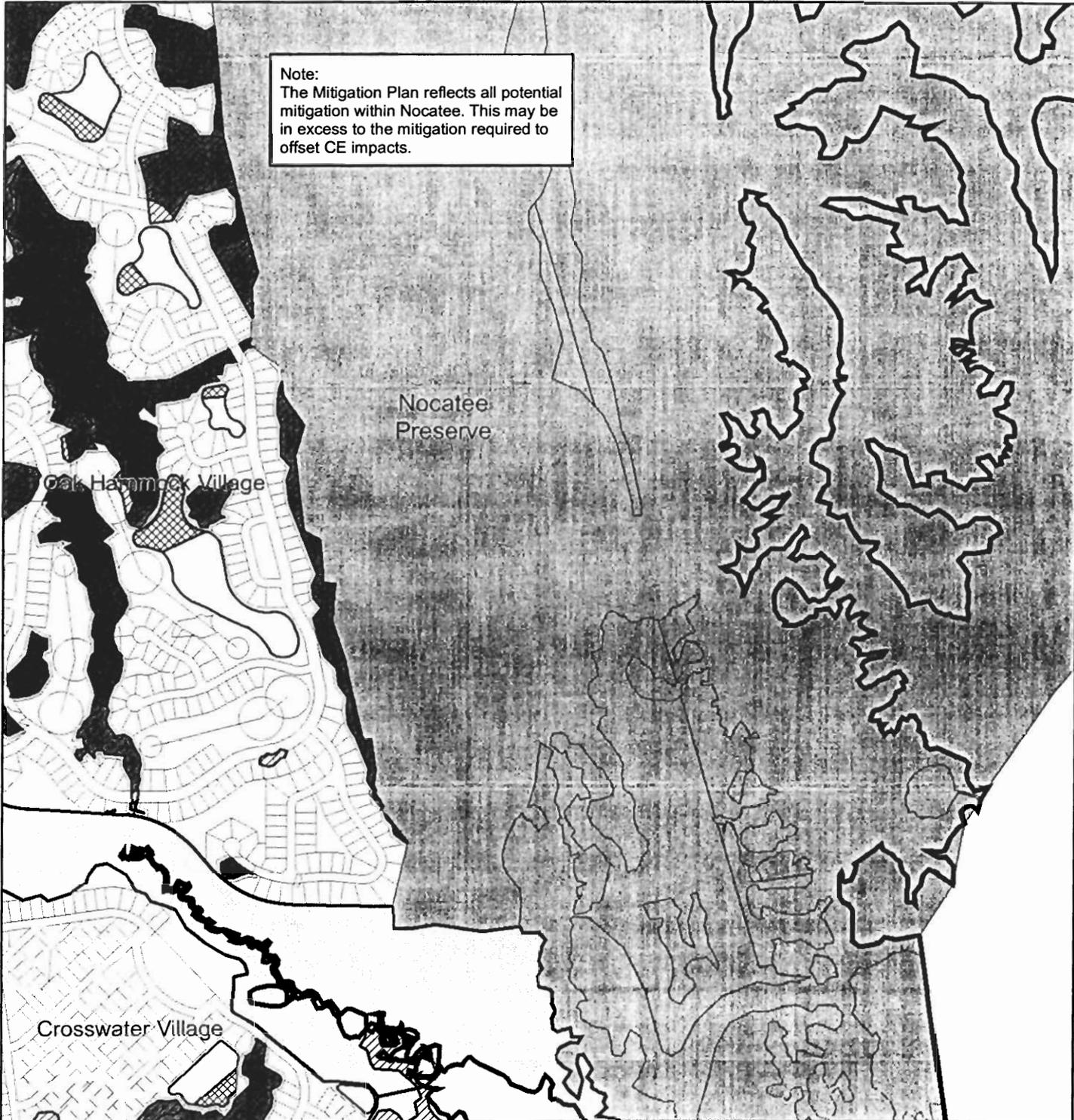
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|  UPLAND ENHANCEMENT |  WETLAND CREATION |
|  WETLAND ENHANCEMENT |  PONDS |
|  GT HABITAT MANAGEMENT AREA |  GREENWAYS (Upland & Wetland) |
|  VILLAGE WETLAND PRESERVATION |  PRESERVE (Upland & Wetland) |



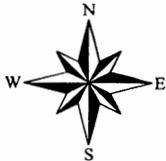
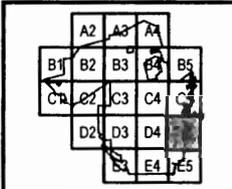
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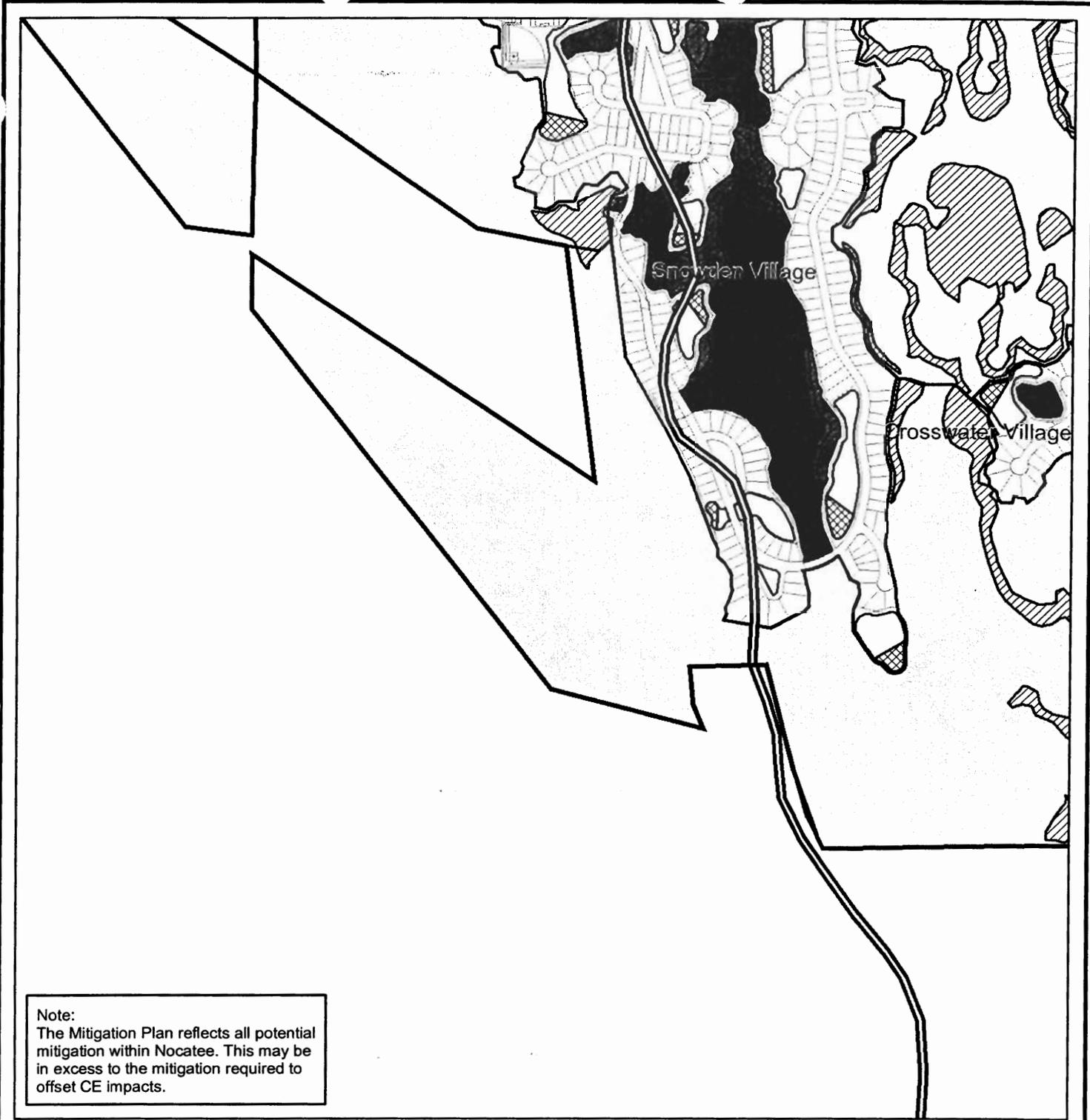


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| UPLAND ENHANCEMENT | WETLAND CREATION |
| WETLAND ENHANCEMENT | PONDS |
| GT HABITAT MANAGEMENT AREA | GREENWAYS (Upland & Wetland) |
| VILLAGE WETLAND PRESERVATION | PRESERVE (Upland & Wetland) |



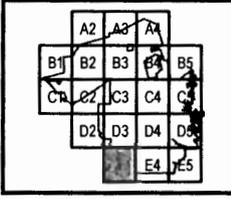
1 inch equals 1,000 feet



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|  GT HABITAT MANAGEMENT AREA |  GREENWAYS (Upland & Wetland) |
|  VILLAGE WETLAND PRESERVATION |  PRESERVE (Upland & Wetland) |



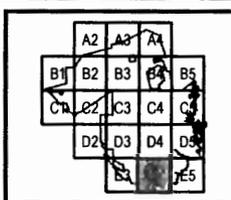
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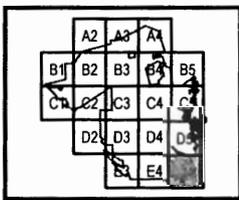
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1 inch equals 1,000 feet

IMPACT ON NATURAL RESOURCES: Preliminary review of this application indicates that an Environmental Impact Statement will not be required. Coordination with U.S. Fish and Wildlife Service, Environmental Protection Agency (EPA), the National Marine Fisheries Services, and other Federal, State, and local agencies, environmental groups, and concerned citizens generally yields pertinent environmental information that is instrumental in determining the impact the proposed action will have on the natural resources of the area. By means of this notice we are soliciting comments on the potential effects of the project on threatened or endangered species or their habitat.

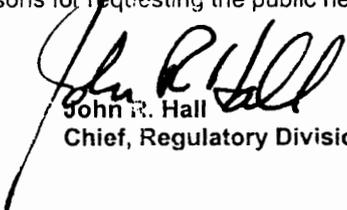
IMPACT ON CULTURAL RESOURCES: Review of the latest published version of the National Register of Historic Places indicates that no registered properties, or properties listed as eligible or inclusion therein, are located at the site of the proposed work. Presently, unknown archeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished.

EVALUATION: 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 benefits, 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 cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain 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. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act of the criteria established under authority of Section 102(a) of the Marine, Protection, Research, and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

The U.S. Army Corps of Engineers (Corps) is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make or deny 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.

COASTAL ZONE MANAGEMENT CONSISTENCY: In Florida, the State approval constitutes compliance with the approved Coastal Zone Management Plan. In Puerto Rico, a Coastal Zone Management Consistency Concurrence is required from the Puerto Rico Planning Board. In the Virgin Islands, the Department of Planning and Natural Resources permit constitutes compliance with approved Coastal Zone Management Plan.

REQUEST FOR PUBLIC HEARING: Any person may request a public hearing. The request must be submitted in writing to the District Engineer within the designated comment period of the notice and must state the specific reasons for requesting the public hearing.


John R. Hall
Chief, Regulatory Division