

June 14, 2024

US Army Corps of Engineers
Wilmington Regulatory Field Office
Mr. David Moose
69 Darlington Avenue
Wilmington, NC 28403

NC-Division of Water Resources
401 & Buffer Permitting Unit
Ms. Stephanie Goss
1617 Mail Service Center
Raleigh, NC 27699

Re: Town of Bolivia - Bolivia Heights Subdivision
Request for Individual Permit
Bolivia, Brunswick County
USACE AID #SAW-2021-00289
WR Project #03220251.00

Dear Mr. Moose and Ms. Goss,

On behalf of 35 North Land Holding, LLC, we are requesting an Individual Permit (IP) from the USACE for 1.64 acres of permanent wetland impacts, 0.30 acres of temporary wetland impacts, and 240 lf (0.06 ac) of RPW ditch impacts necessary for construction of the Bolivia Heights subdivision located immediately north of the intersection of Galloway Road (Highway 906)/Old Ocean Highway E, within the Town of Bolivia, Brunswick County. The proposed impacts are necessary for construction of roads to access the existing lots, water, and sewer lines to service the lots and fill/grading for lot construction within the property. We are also requesting an Individual 401 Water Quality Certification (WQC) from NCDWR for the above referenced impacts.

Project Location

The project is ±27.27 acres in size and is located north of intersection of Galloway Road (Highway 906)/Old Ocean Highway E, (Lat: 34.06417°N; Long: 78.15417°W) within the Town of Bolivia, Brunswick County. The project is located in the Lumber River basin and onsite waters drain to Middle Swamp. The Water Quality Classification for Middle Swamp is C; Sw and the Stream Index Number is: 15-25-1-6-4. The cataloging unit for the site is 03040208.

Project Purpose and Need

The purpose of the proposed project is to provide access and infrastructure to facilitate construction of homes on the existing platted lots within the Bolivia Heights subdivision that were created in 1901 to meet the existing demand for residential housing in Brunswick County. The 1901 plat established 130 lots within the Bolivia Heights Subdivision. The applicant owns 122 of the original 130 lots. The construction of Galloway Road NE reduced the size of some of the western lots (Lots 119-123) and therefore these lots will be combined with the adjacent lot to the east. Of the 122 lots owned by the applicant, 117 lots can have a house constructed on them by-right. The property is currently zoned BO-R-15 and rezoning of the property is not required to construct houses on the 117 lots.

The applicant wishes to construct homes on 84 of the 117 buildable lots they own within the Bolivia Heights subdivision. There are currently no roads or water/sewer service to these lots, and

the Town of Bolivia is requiring the applicant to construct the platted roads, sewer lines and water lines to service these lots. Therefore, the applicant must construct the roads, sewer, and water as part of their project to be able to construct homes on the lots they own.

Therefore, the applicant proposes to construct the water lines, sewer lines, a pump station, four residential streets (Ashe Street NE, Elm Street NE, Cherry Street NE, Walnut Street NE), one connector street (Tram Road) and construction of homes on 84 of the 117 buildable lots they own within the existing Bolivia Heights subdivision. The roads will be constructed within the existing platted 50' ROW.

Proposed Project

The Bolivia Heights subdivision was originally platted in 1901 (Plat Book: 1; Page: 52) which established 130 residential lots and the 50' ROWs for Ashe Street NE, Elm Street NE, Cherry Street NE, Walnut Street NE. The 1901 recorded plat has been provided as an attachment. The lots numbers and ROWs have remained the same since they were originally platted in 1901. Please note that each lot is its own parcel and has a specific Brunswick Count parcel number (PIN). The applicant plans to construct homes on 84 of the 117 buildable lots they own.

The proposed project consists of construction of five residential roads (Ashe Street NE, Elm Street NE, Cherry Street NE, Walnut Street NE, Tram Road) within the existing platted 50' ROWs, construction of water lines, sewer lines, a sewer pump station and construction of homes on 84 of the existing platted 119 buildable lots the applicant owns. Ashe Street NE, Elm Street NE, Cherry Street NE, Walnut Street NE will provide access from Old Ocean Hwy (US 17). The roads are designed as 26' wide two-lane roads with grass swales along each side, which will be constructed within the existing platted ROW.

The construction of Elm Street NE, Cherry Street NE and Walnut Street NE will result in permanent impacts to wetlands and jurisdictional RPW ditches. The construction of Ashe Street NE and Tram Road will not require impacts to jurisdictional features.

The sewer and water lines will be constructed mostly within the roadways to minimize impacts. However, temporary wetland impacts are required to construct the sewer line between Ashe Street NE and Cherry Street NE. The construction of the pump station will not require impacts to jurisdictional features.

The applicant plans to build houses on 84 of the 117 buildable lots within the Bolivia Heights subdivision. Of the 84 lots proposed to be constructed on, 63 lots consist entirely of uplands, and 20 lots will require wetland impacts to construct the houses.

Project History

Wetlands within the Bolivia Heights Roads project area were delineated by Davey Resource Group in January 2021.

Gary Beecher (USACE) and Holley Snider (NCDWR) conducted a site visit with Davey Resource Group staff on 6/15/2021 to review the delineation. At this meeting, Holley Snider conducted a stream determination for the onsite stream and jurisdictional ditches.

The USACE issued an Approved Jurisdictional Determination (SAW-2021-00289) on 6/23/2021. Please note that Wetland D was determined to be a federally non-jurisdictional wetland. A copy of the USACE Approved Jurisdictional Determination has been provided as an attachment.

WR conducted a pre-application meeting with David Moose (USACE) and Mickey Sugg (USACE) and the applicant on 12/13/2023 to discuss the proposed project.

Existing Site Conditions

The project area consists of undeveloped land containing wetlands, a stream, and jurisdictional ditches. The applicant purchased the 122 lots on 4/27/2021, however the previous owner retained the timber rights and logged the uplands project area in 2023 to harvest the timber. The current site conditions consist of cutover uplands and pocosin wetlands.

The vegetative composition of the cutover uplands consists of loblolly pine saplings (*Pinus taeda*), sweetgum saplings (*Liquidambar styraciflua*), red maple saplings (*Acer rubrum*), water oak saplings (*Quercus nigra*), American holly (*Ilex opaca*) horsesugar (*Symplocos tinctoria*), gallberry (*Ilex glabra*), greenbriar (*Smilax rotundifolia*), blackberry (*Rubus floricomus*) and bracken fern (*Pteridium aquilinum*).

The pocosin wetlands have a vegetative composition of loblolly pine, loblolly bay (*Gordonia lasianthus*), red maple, sweet bay (*Magnolia virginiana*), red bay (*Persea borbonea*), way myrtle (*Myrica cerifera*), giant cane (*Arundinaria gigantea*), cinnamon fern (*Osumunda cinnamomea*) and netted chain fern (*Woodwardia areolata*).

Fish and Wildlife Use of the Project Site

Wildlife species inhabiting the project site consists of those species commonly found in woodlands near existing developed areas including white-tailed deer, small mammals (raccoons, opossums, squirrels, mice, fox, etc.) and various species of birds, reptiles, and amphibians.

Federally Listed Threatened and Endangered Species

WR reviewed the NC Natural Heritage database, located at <https://ncnhde.natureserve.org/>, as well as NCNHP GIS data to identify if there were any known occurrences of endangered species on or near the proposed project. The review of the NCNHP data did not identify any recent occurrences of federally listed threatened or endangered species or critical habitat on the subject property or within 1.0 miles of the project, see attached NCNHP project review letter dated 01/31/24. The only species occurrence identified within 1 mile of the project in the NCNHP letter was American alligator, which does not require Section 7 consultation under the ESA.

WR also reviewed the USFWS IPaC report dated 01/31/2024, for the site. The project site is within the known range of the Northern Long-eared Bat, Tricolored Bat, Piping Plover, Rufa Red Knot, Red-cockaded Woodpecker, American Alligator, Green Sea Turtle, Kemp's Ridley Sea Turtle, Leatherback Sea Turtle, Loggerhead Sea Turtle, Magnificent Ramshorn, Cooley's Meadowrue and Rough-Leaved Loosestrife.

Based on site conditions and pedestrian survey completed on 6/13/2024, the project area does not contain potential habitat for Piping Plover, Rufa Red Knot, RCW, American Alligator, sea turtles (all) as there are no tidal waters within the project site. Additionally, the pedestrian survey on 6/13/2024 did not identify occurrences of Cooley's Meadowrue, and Rough-Leaved Loosestrife, and there was not sufficient habitat for these species.

The site does contain potential roosting habitat for Northern Long-eared bat and Tricolored Bat. Based on the review of the NCNHP GIS data, there are no known occurrences of either Tricolored Bat or Northern Long-eared Bat within or near the site. Since the proposed project will require tree clearing, WR concludes that the proposed project "may effect, but is not likely to adversely affect" the Northern Long-eared Bat and Tricolored Bat. WR completed the USFWS NLEB Consistency Determination which rendered

a "Not Likely to Adversely Affect" determination. The USFWS NLEB Consistency Determination has been provided as an attachment.

Proposed Impacts

The proposed impacts consist of 1.64 acres of permanent wetland impacts, 240 lf (0.06 ac) of permanent jurisdictional RPW ditch impact and 0.3 acres of temporary wetland impacts.

The construction of the proposed roads will result in 0.86 acres of permanent wetland impacts (Impacts W3, W5, and W9) and 240 lf (0.06 ac) of permanent impacts to jurisdictional RPW ditches for construction of Walnut St and Cherry St (Impacts S1, S2, S3 & S4). Please note that the entirety of RPW 1 & RPW 2 will be impacted by Elm Street.

Construction of the houses on the 20 lots requiring wetland impacts will result in 0.78 acres of permanent wetland (Impacts W1, W3, W4, W6, W8, W9, W11, W12, and W13), which are required for lot grading to construct the houses.

Additionally, 0.30 acres of temporary wetland impacts are proposed for the installation of sewer lines (Impacts W7 & W10) between Ashe Street and Cherry Street.

Please note that Wetland D was determined to be a federally non-jurisdictional wetland in the USACE AJD (SAW-2021-00289) dated 6/23/2021. Therefore, impacts to Wetland D have not been assessed in this application.

Please refer to the impact tables in the PCN form for a breakdown of each impact area and quantities.

Avoidance and Minimization

The proposed project will result in 1.64 acres of permanent wetland impacts for construction of roads within the existing platted ROWs (0.86 acres) and construction of homes on 20 lots requiring permanent wetland impacts (0.78 acres).

The applicant has exhibited substantial minimization of wetland impacts by treating the permitting and construction of the roads, sewer, and existing lots as a single and complete project. The alternative would be for the Town of Bolivia to permit/construct the roads and water/sewer infrastructure needed to service the existing lots as a municipal project, which the Town of Bolivia has previously agreed to, which would provide the needed access and utilities for construction of houses on the existing platted lots within the Bolivia Heights subdivision.

The ROW for Tram Road results in a loss of 7 lots, and the pump station results in the loss of 1 lot, bringing the total lots available for construction of houses to 109 lots. Since each lot is a separate parcel, once the roads and sewer/water are installed, the applicant could sell the lots and the new owners of the lots with wetlands on them would be eligible to receive its own NWP 18 for up to 0.10 acres of wetland impacts to construct a house.

Under this scenario, a total of 32 lots would require wetland impacts, resulting in approximately 2.6 acres of permanent wetland impacts for construction of houses under 32 separate NWP 18. The currently proposed impacts for construction of houses on lots with wetlands is only 0.78 acres of permanent wetland impacts. The ± 2.6 acres of permanent wetland impact for 32 lots, along with the 0.86 acres of permanent wetland impacts for construction of the roads would bring the cumulative permanent wetland impacts to 3.44 acres. Therefore, the applicant proposes to permit the wetland impacts for the roads and construction of 20 lots with wetland impacts results in an overall minimization of 1.8 acres of permanent wetland impacts. It should also be noted that under

this scenario, the permanent wetland impacts would be less than 0.10 acre per lot, meaning that mitigation would not be required under the NWP 18 for each lot, resulting a loss of ± 2.6 acre of wetlands for which the functional loss would not be replaced through compensatory mitigation. Ultimately, the project as proposed as single and complete project significantly reduces wetland impacts and is a good faith effort by the owner to minimize wetland impacts to the greatest extent practical while maintaining a financially feasible project.

Prior to site design, the applicant had a formal wetland delineation completed so that impacts to wetlands and “waters” could be minimized.

The proposed site plan presented at the 12/13/2023 pre-application meeting proposed a total of 2.1 acres of permanent wetland impacts, including 21 lots requiring permanent wetland impacts and well as Tram Road being constructed to connect all the way from Ashe Street to Walnut Street through Wetland C (See attached Preliminary Wetland Impact Map). As a result of the items discussed during the pre-application meeting, the applicant revised the site plan to reduce the total lots requiring wetland impacts to 20, and eliminated the portion of Tram Road from Ashe Street to Cherry Street through Wetland C. These revisions resulted in minimization of 0.022 acres of permanent wetland impacts for lot grading and 0.371 acres of permanent wetland impacts for Tram Road. Therefore, the revisions to the site design represent significant avoidance and minimization of wetland impacts.

Ashe Street NE, Elm Street NE, Cherry Street NE, and Walnut Street NE will be constructed within the recorded 50' ROW intended for construction of these streets. The ROW for these streets was originally established in 1901 to provide access to the 130 platted lots/parcels along these roads. The 1901 plat has been provided as an attachment. The ROW for these streets is constrained on both sides by existing platted privately owned lots/parcels and therefore the ROWs cannot be realigned. Therefore, wetland and jurisdictional ditch impacts cannot be avoided or further minimized while still accomplishing the project purpose and need of providing roads and sewer/water infrastructure to the existing platted, privately owned lots/parcels.

As previously discussed, the 1901 plat for Bolivia Heights subdivision created 130 individually platted residential lots which separate PINs. These lots front on the unimproved ROW's. The applicant owns 122 lots in total and intends to build homes on 84 of the 117 buildable lots. There is currently no water and sewer infrastructure or roads on the site necessitating the need for impacts for construction of these utilities. The applicant minimized wetland impacts by specifically selecting to construct houses on the 20 lots that would only impact the outer edges of the wetlands, leaving large sections of the interior of the wetland intact. This allows large, contiguous areas of wetlands to remain to assure their continued existence in perpetuity. Additionally, there are no proposed impacts to the wetlands adjacent to the stream in the northeast corner of the project.

The primary source of hydrology for the onsite wetlands is groundwater fluctuation, and only has surface flow during heavy rain events. The general drainage of the onsite wetlands is from north to south. Wetland C drains to a culvert beneath Hwy 17. Wetlands A & B drain to a stream which flows into a box culvert beneath Hwy 17. The hydrologic connectivity between the wetland areas will be maintained through a series of swales and culverts designed beneath the roadways at the low point of the wetlands designed to convey flow during heavy rain events (see attached Storm Drainage Plan). The inverts of the culverts within the wetlands have been designed at grade and will not be buried.

The road crossings resulting in permanent impacts to jurisdictional RPW ditches will have culverts which maintain flow. The culverts have been designed to be buried 20% of the total culvert diameter below the ditch bed.

Construction of houses on the 20 lots requiring permanent wetland impacts are necessary to offset the cost for construction of the roads and water/sewer infrastructure, including a pump station. The construction costs for the roads and water/sewer infrastructure, provided by the applicant's contractor consists of:

- Roadways - \$413,750
- Water Lines - \$190,000
- Sewer Lines - \$710,000
- Pump Station - \$550,000
- Total Cost - \$1,863,750

The applicant is incurring a total of \$1,863,750 in cost of construction of the roads and water/sewer infrastructure to provide the necessary access and municipal services to be able to construct houses on the lots/parcels they own. The public infrastructure construction costs are in addition to the overall project costs, including land acquisition, site preparation/ grading costs, building materials and labor for construction of the homes, interest on the construction loan, real estate agent fees, taxes, etc.

This is a substantial financial burden on the proposed project. The 20 lots requiring wetland impacts are necessary to offset these public infrastructure costs. The applicant voluntarily eliminated 12 lots from construction to minimize wetland impacts to the greatest extent possible. Ultimately, the loss of 20 lots would result in the price point for the finished lots/homes being significantly higher than intended for the small single family home product to be built, likely pricing them out of the current real estate market for comparable homes and thereby rendering the project financially unfeasible as it would be unable to overcome the \$1,863,750 in infrastructure costs. Therefore, reduction in the total lots is not a feasible option and wetland impacts cannot be further minimized.

During construction, silt fencing will be installed around all areas to be disturbed to prevent sediment from escaping into undisturbed wetlands.

Mitigation

The applicant proposes to mitigate for the 1.64 acres of permanent wetland impacts through the purchase of offsite mitigation credits at a 2:1 ratio, resulting in the purchase of 3.36 acres of non-riparian wetland mitigation credits. WithersRavenel checked the USACE RIBITS database and the NCDEQ list of approved mitigation banks and there are no private mitigation banks servicing this basin. The applicant proposes to provide the 3.36 acres of non-riparian wetland mitigation through the purchase of credits from NCDMS. A copy of the letter of availability from NCDMS has been provided as an attachment.

Alternatives Analysis

Offsite Alternatives

The Bolivia Heights subdivision was created by the 1901 plat, which established 130 parcels and 50' ROWs for Ashe Street NE, Elm Street NE, Cherry Street NE, and Walnut Street NE.

The project's purpose and need is to provide road access and water/sewer service to the 122 existing platted lots owned by the applicant in order to construct houses on 84 of the lots. The

project is not a new subdivision, and each lot is a separate parcel with individual PINs. Therefore, there are no offsite alternatives as the relocation of these roads to an offsite location would not accomplish the project's purpose which is to provide access to the lots/parcels owned by the applicant in order to construct houses on the 84 of the 122 existing parcels they own.

Onsite Alternatives

Ashe Street NE, Elm Street NE, Cherry Street NE, and Walnut Street NE will be constructed within the recorded 50' ROW intended for construction of these streets. The ROW for these streets and the lots were originally established in 1901 to provide access to the platted lots along these roads. The 1901 plat has been provided as an attachment. The ROWs for these streets are lined with privately owned parcels and therefore the ROWs cannot be realigned. Therefore, there are no onsite alternatives for construction of the roads. The applicant did revise the site plan per the USACE's request to eliminate the section of Tram Road from Ashe Street to Cherry Street to avoid 0.371 acres of wetland impacts.

Like the platted ROW's, the privately owned parcels were previously platted, and the applicant/owner can construct houses on the 84 lots by-right, without needing rezoning or various subdivision approvals from the Town of Bolivia. As such, it is not a feasible alternative to reconfigure the lots to avoid the wetlands found throughout the site, as the ROWs of the roads are established. The currently proposed site design represents the only feasible alternative.

No Action Alternative

The No Action Alternative would result in the applicant being unable to access the existing platted lots/parcels they own to build houses rendering their property unusable and unable to generate a return on their investment. Therefore, the No Action Alternative does not meet the applicant's stated purpose and need.

No Permit Alternative

In order to avoid wetland impacts entirely, the applicant would only be able to construct a portion of Walnut Street and 22 lots of the 117 buildable lots the applicant owns. The construction of only 22 lots would still require the water lines, sewer lines and pump station to be constructed in order to build houses on those 22 lots. The hundreds of thousands of dollars for construction of the public infrastructure, including the \$550,000 pump station, would make it financially unfeasible for construction of houses on only 22 lots.

If the USACE opted to not issue the permit for the project as proposed, the applicant would not be able to access the existing platted lots/parcels they own in order to build houses, rendering their property unusable and the project financially unfeasible, which does not meet the applicant's stated purpose and need. Therefore, the No Permit alternative is not a viable alternative.

Preferred Alternative

The preferred alternative is the project as proposed. The applicant owns 119 existing platted parcels within the Bolivia Heights Subdivision, which was platted in 1901, for which no access or water/sewer infrastructure currently exists. As previously discussed, the applicant's intent to permit the construction of the roads, water/sewer infrastructure and lot grading as a single and complete project represents the most extensive minimization of wetland impacts possible for the project, as the alternative scenario of the Town of Bolivia permitting the roads and infrastructure would result in an additional 1.82 acres of wetland impacts above what is currently proposed, and would result in approximately 2.6 acres of wetland impacts that would not require compensatory

**APPLICATION FOR DEPARTMENT OF THE ARMY PERMIT
(33 CFR 325)**

OMB APPROVAL NO. 0710-003

Public reporting burden for this collection of information is estimated to average 5 hours per response, including the time for reviewing instructions, Searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to Department of Defense, Washington Headquarters Service Directorate of Information Operations and Reports, 1215 Jefferson Davis Highway, Suite 1204, Arlington VA 22202-4302; and to the Office of Management and Budget, Paperwork Reduction Project (0710-003), Washington, DC 20503. Please DO NOT RETURN your form to either of those addresses. Completed applications must be submitted to the District Engineer having jurisdiction over the location of the proposed activity.

PRIVACY ACT STATEMENT

Authority: 33 USC 401, Section 10; 1413, Section 404. Principal Purpose: These laws require permits authorizing activities in, or affecting, navigable waters of the United States; the discharge of dredged or fill material into waters of the United States, and the transportation of dredged material for the purpose of dumping it into ocean waters. Routine uses: Information provided on this form will be used in evaluating the application for a permit. Disclosure: Disclosure of requested information is voluntary. If information is not provided, however, the permit application cannot be processed nor can a permit be issued.

One set of original drawings or good reproducible copies which show the location and character of the proposed activity must be attached to this application (see sample drawings and instructions) and be submitted to the District Engineer having jurisdiction over the proposed activity. An application that is not completed in full will be returned.

(ITEMS 1 THRU 4 TO BE FILLED BY THE CORPS)

1. APPLICATION NO.	2. FIELD OFFICE CODE	3. DATE RECEIVED	4. DATE APPLICATION COMPLETED
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(ITEMS BELOW TO BE FILLED BY APPLICANT)

5. APPLICANT'S NAME 35 North Land Holding, LLC	8. AUTHORIZED AGENT'S NAME & TITLE (an agent is not required) Rick Trone - WithersRavenel
6. APPLICANT'S ADDRESS 2030 Eastwood Rd - Suite 5 Wilmington, NC 28403	9. AGENT'S ADDRESS 115 MacKenan Drive Cary, NC 27511
7. APPLICANT'S PHONE NUMBERS WITH AREA CODE a. Residence b. Business 252-916-4575	10. AGENT'S PHONE NUMBERS WITH AREA CODE a. Residence b. Business 919-538-8184

STATEMENT OF AUTHORIZATION

I hereby authorize **WithersRavenel, Inc** to act in my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.



APPLICANT'S SIGNATURE

6/14/2024

DATE

NAME, LOCATION, AND DESCRIPTION OF PROJECT OR ACTIVITY

12. PROJECT NAME OR TITLE (see instructions) Bolivia Heights Roads	
13. NAME OF WATERBODY, IF KNOWN (if applicable) Middle Swamp	14. PROJECT STREET ADDRESS (if applicable) North of intersection of Galloway Road (Highway 906)/US Highway 17 Business (Old Ocean Highway E)
15. LOCATION OF PROJECT Brunswick NC COUNTY STATE	
16. OTHER LOCATION DESCRIPTIONS, IF KNOWN (see instructions)	
17. DIRECTIONS TO THE SITE North of intersection of Galloway Road (Highway 906)/US Highway 17 Business (Old Ocean Highway E), Bolivia, NC 28422	

18. NATURE OF ACTIVITY (Description of project, include all features)

The project will consist of the construction of roads, water lines, sewer lines, pump station and houses on 84 lots/parcels within the Bolivia Heights Subdivision. See project narrative for additional information.

19. PROJECT PURPOSE (Describe the reason or purpose of the project, see instructions)

The purpose of the proposed project is to construct four residential streets (Ashe Street IE, Elm Street NE, Cherry Street NE, and Walnut Street NE) to provide access to the 122 existing platted parcels owned by the applicant/owner within the Bolivia Heights subdivision so they can construct houses on the parcels.

USE BLOCKS 20-22 IF DREDGED AND/OR FILL MATERIAL IS TO BE DISCHARGED

20. REASON(S) FOR DISCHARGE

Road Construction and lot grading

21. TYPE(S) OF MATERIAL BEING DISCHARGED AND THE AMOUNT OF EACH TYPE IN CUBIC YARDS

Structural fill.

22. SURFACE AREA IN ACRES OF WETLANDS OR OTHER WATERS FILLED (see instructions)

1.64 acres

23. IS ANY PORTION OF THE WORK ALREADY COMPLETE? YES ☐ NO ☒ IF YES, DESCRIBE THE WORK

24. ADDRESSES OF ADJOINING PROPERTY OWNERS, LESSEES, ETC. WHOSE PROPERTY ADJOINS THE WATERBODY (If more than can be entered here, please attach a supplemental list)

See Adjacent Property Owner Information in application package.

25. LIST OF OTHER CERTIFICATIONS OR APPROVALS/DENIALS RECEIVED FROM OTHER FEDERAL, STATE, OR LOCAL AGENCIES FOR WORK DESCRIBED IN THIS APPLICATION

AGENCY	TYPE APPROVAL *	IDENTIFICATION NUMBER	DATE APPLIED	DATE APPROVED	DATE DENIED
USACE	Approve JD	SAW-2021-00289		6/23/2021	

* Would include but is not restricted to zoning, building and flood plain permits.

26. Application is hereby made for a permit or permits to authorize the work described in this application. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein or am acting as the duly authorized agent of the applicant.

5/14/2024

5/14/2024

SIGNATURE OF APPLICANT

DATE

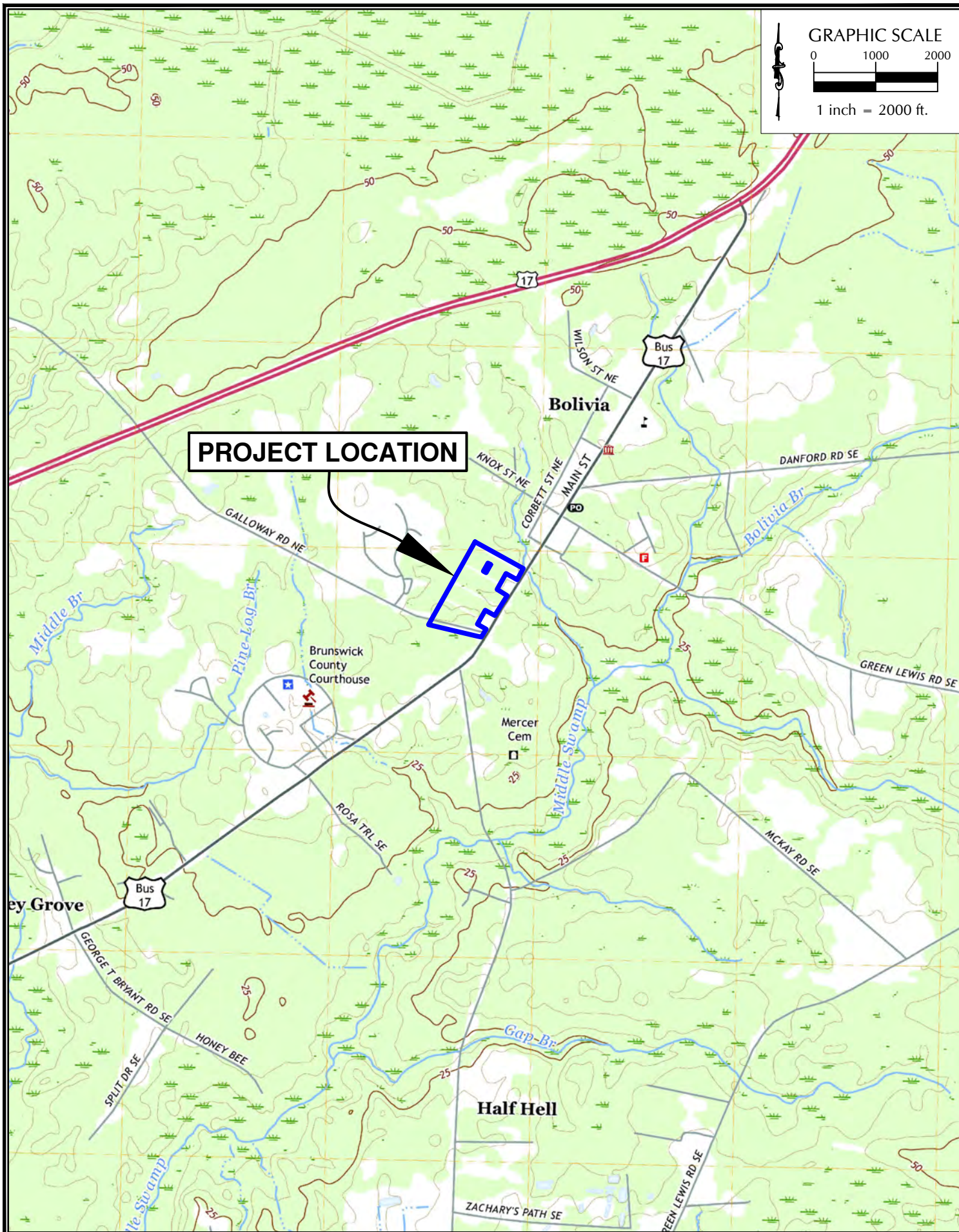
SIGNATURE OF AGENT

DATE

The application must be signed by the person who desires to undertake the proposed activity (applicant) or it may be signed by a duly authorized agent if the statement in block 11 has been filled out and signed.

18 U.S.C. Section 1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both.

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BOLIVIA HEIGHTS SUBDIVISION

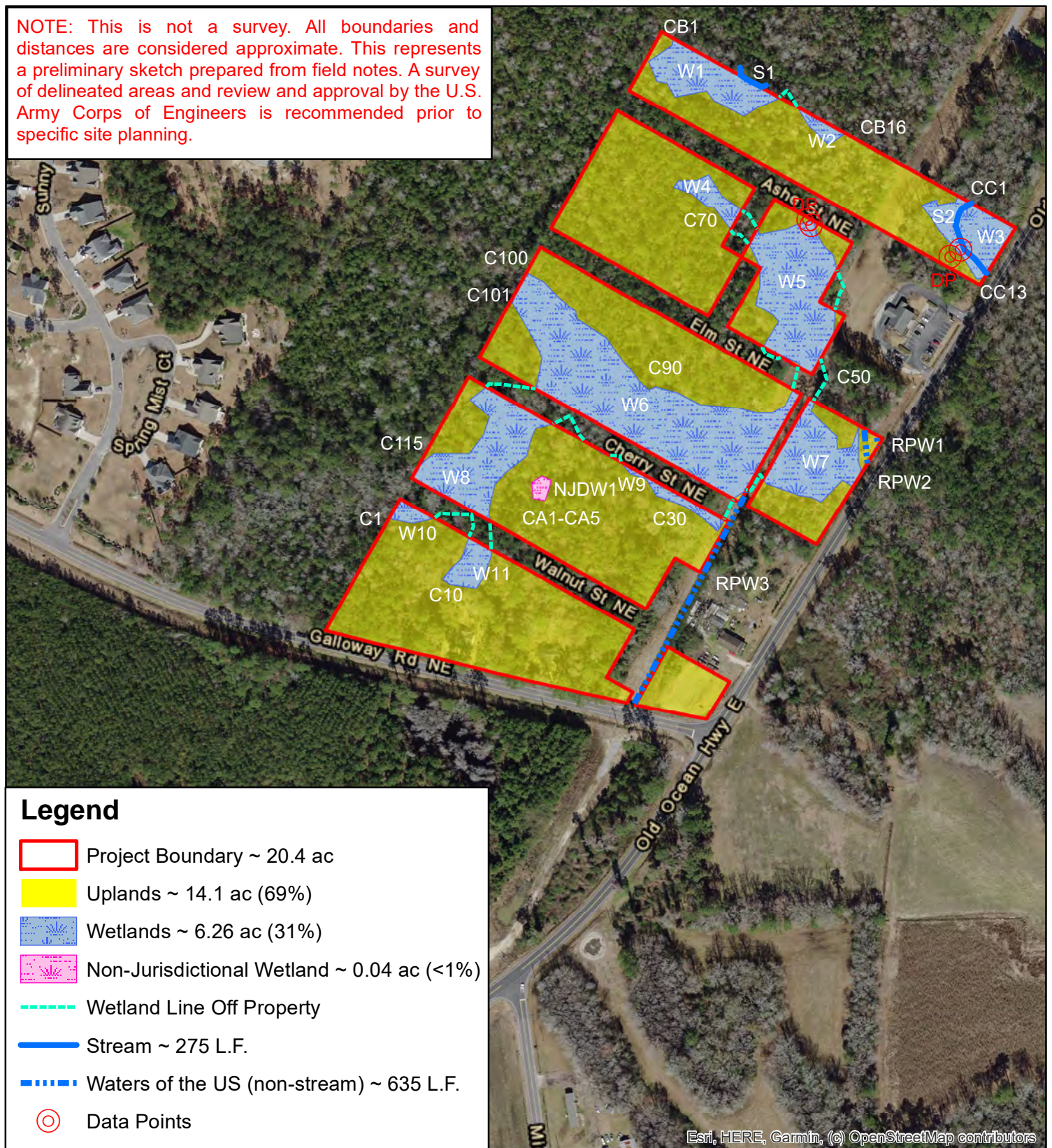
BOLIVIA BRUNSWICK COUNTY NORTH CAROLINA

LOCATION EXHIBIT USGS (2022) - BOLIVIA



WithersRavenel
Engineers | Planners | Surveyors

NOTE: This is not a survey. All boundaries and distances are considered approximate. This represents a preliminary sketch prepared from field notes. A survey of delineated areas and review and approval by the U.S. Army Corps of Engineers is recommended prior to specific site planning.



L:\WETLANDS\2020 WETLANDS FILES\LMG20.449 --- Bolivia

Heights, Chaz Elam\Maps

Boundaries are approximate and not meant to be absolute.

Map Source: 2016 NC OneMap Aerial Photography

Esri, HERE, Garmin, (c) OpenStreetMap contributors



0 150 300 600 Feet

Bolivia Heights
Brunswick County, NC

Map Date: January 2021
LMG20.449

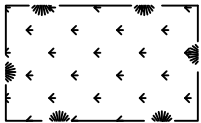


Preliminary Upland/Wetland Delineation Sketch

W:\22\22-0350\220251.01-35 North Land Holding, LLC-Bolivia CAD\Exhibits Environmental Impact Maps\CI.00 EXISTING CONDITIONS.dwg: Friday, June 14, 2024 1:17:38 PM - cbr/ODES



EXISTING CONDITIONS LEGEND:



EXISTING WETLANDS PER DELINEATION AND SURVEY BY ATLANTIC COAST SURVEY



PROJECT LIMITS



LOTS OWNED BY OTHERS

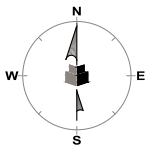


EXISTING JURISDICTIONAL DITCH

**BOLIVIA HEIGHTS
IMPACT MAPS**

BRUNSWICK COUNTY | NORTH CAROLINA |

PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION



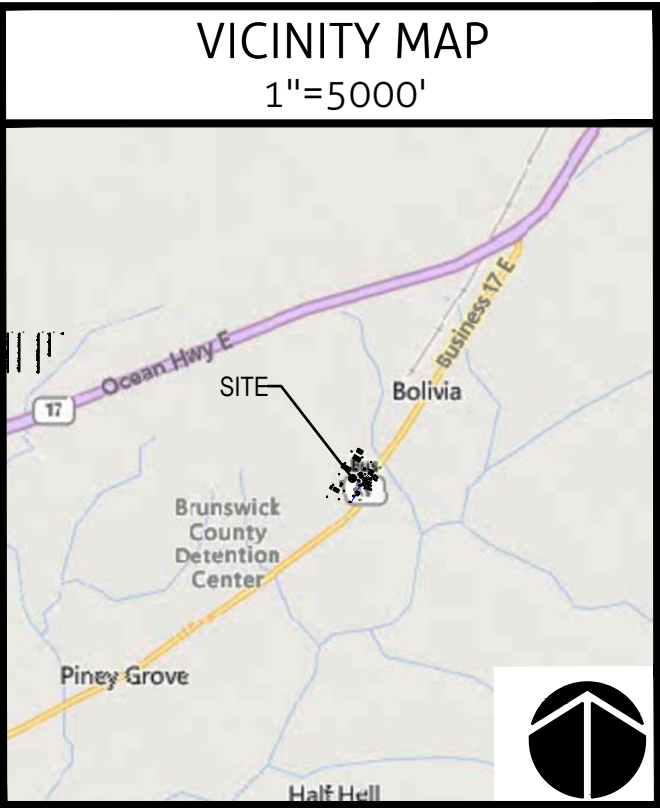
Initial Plan Date: 06/14/24
Revisions:

WR Job No.	DATE
220251.01	06/14/24
DRN: GR	DGN: GR CKD: JB

**EXISTING
CONDITIONS**

A

W:\22\22-0250\220251.01-35 North Land Holding LLC-Bolivia\CAD Exhibits\Environmental Impact Maps\Bolivia Heights Stream Impact Maps.dwg: Friday, June 14, 2024 1:26:56 PM - GR:HDIES



MAP	IMPACT #	IMPACT SPECIFICATION	OVERALL IMPACT SUMMARY					
			TEMPORARY		PERMANENT			
			WETLANDS		WETLANDS		DITCH	
			(SF)	(AC)	(SF)	(AC)	(LF)	(AC)
C	W1	LOT GRADING	-	-	2,408	0.06	-	-
	W2	LOT GRADING	-	-	7,342	0.17	-	-
	W3	ROAD CROSSING	-	-	6,054	0.14	-	-
D	W4	LOT GRADING	-	-	3,736	0.09	-	-
	W5	ROAD CROSSING	-	-	24,226	0.56	-	-
	W6	LOT GRADING	-	-	489	0.01	-	-
E	W7	UTILITY CONSTRUCTION	7,599	0.17	-	-	-	-
	W8	LOT GRADING	-	-	1,481	0.03	-	-
	W9	ROAD CROSSING	-	-	7,175	0.16	-	-
	W10	UTLITY CONSTRUCTION	5,600	0.13	-	-	-	-
	S1	DITCH IMPACT	-	-	-	-	65	0.010
	S2	DITCH IMPACT	-	-	-	-	100	0.019
F	W11	LOT GRADING	-	-	6,575	0.15	-	-
G	W12	LOT GRADING	-	-	6,969	0.16	-	-
	W13	LOT GRADING	-	-	4,828	0.11	-	-
H	S3	DITCH IMPACT	-	-	-	-	75	0.032
	S4	DITCH IMPACT	-	-	-	-	67	0.020
TOTAL			13199 SF	0.3 AC	52911 SF	1.64 AC	240 LF	0.06 AC

WithersRavenel

Engineers | Planners | Surveyors

115 MacKenan Drive | Cary, NC 27511
t: 919.469.3340 | license #: F-1479 | www.withersravenel.com

BOLIVIA HEIGHTS
IMPACT MAPS

BRUNSWICK COUNTY | NORTH CAROLINA |

0100200

SCALE: 1 inch = 200 ft.

Initial Plan Date: 06/14/24
Revisions:

WR Job No.
220251.01

DATE
06/14/2024

DRN: GR

DGN: GR

CKD: JB

OVERALL STREAM
AND WETLAND
IMPACT MAP

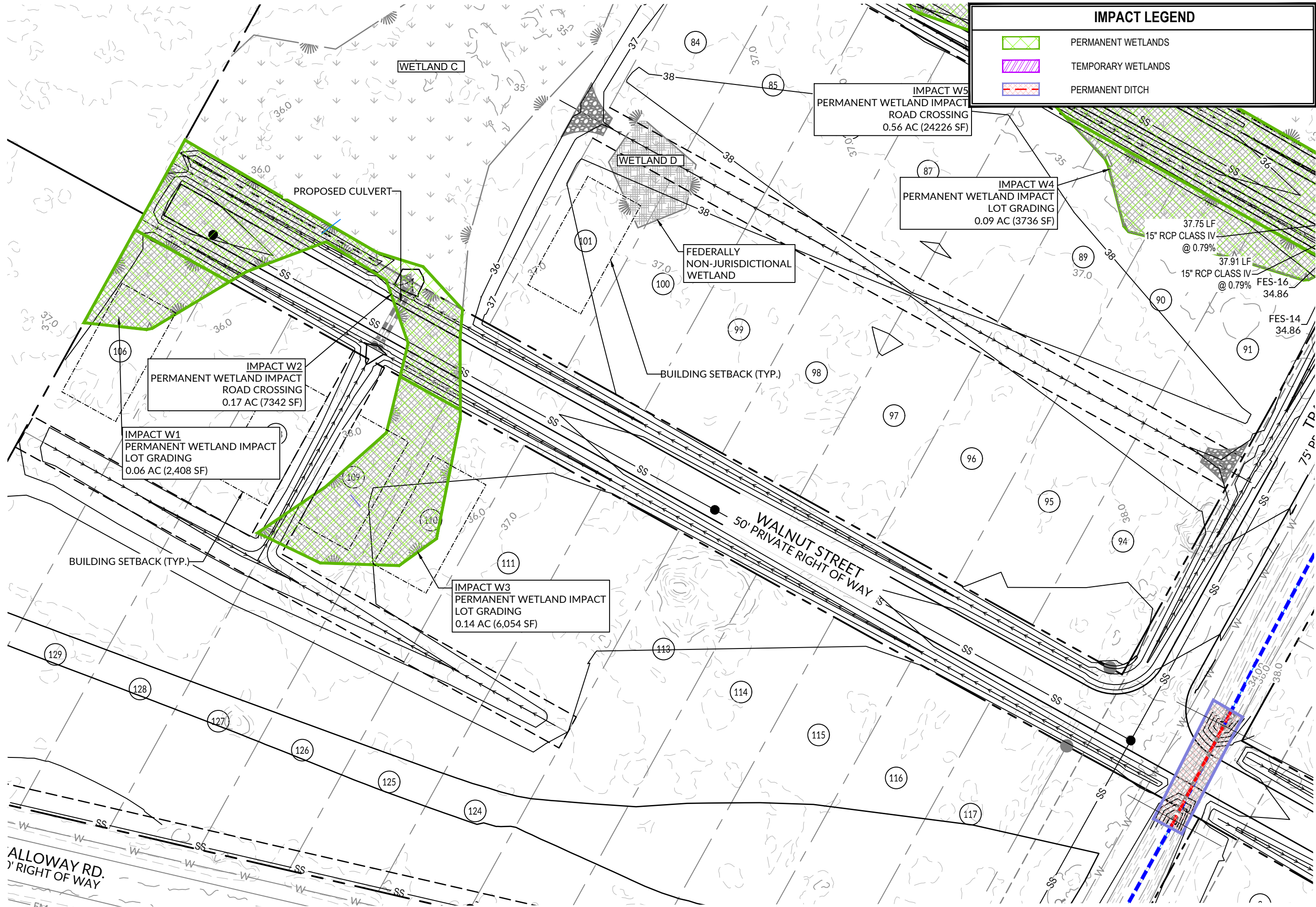
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our people

• your success

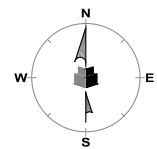
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**BOLIVIA HEIGHTS
IMPACT MAPS**

BRUNSWICK COUNTY | NORTH CAROLINA |



0 25 50
SCALE: 1 inch = 50 ft.

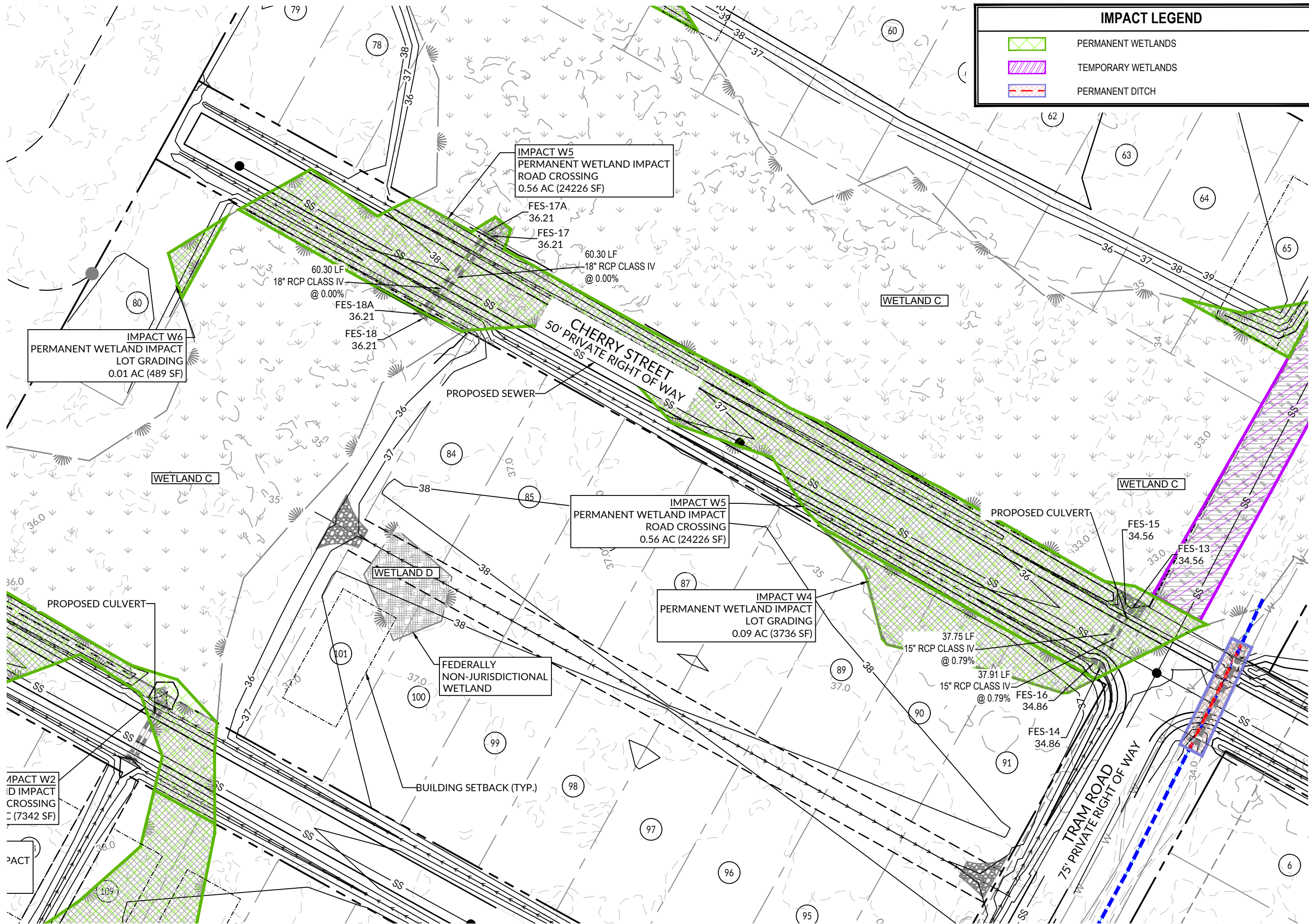
Initial Plan Date: 06/14/24
Revisions:

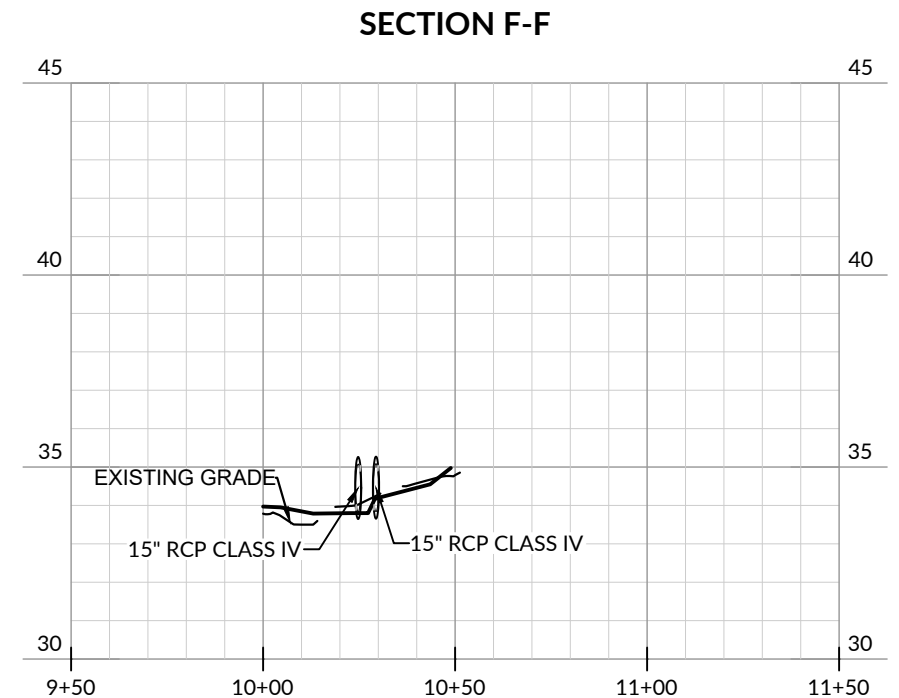
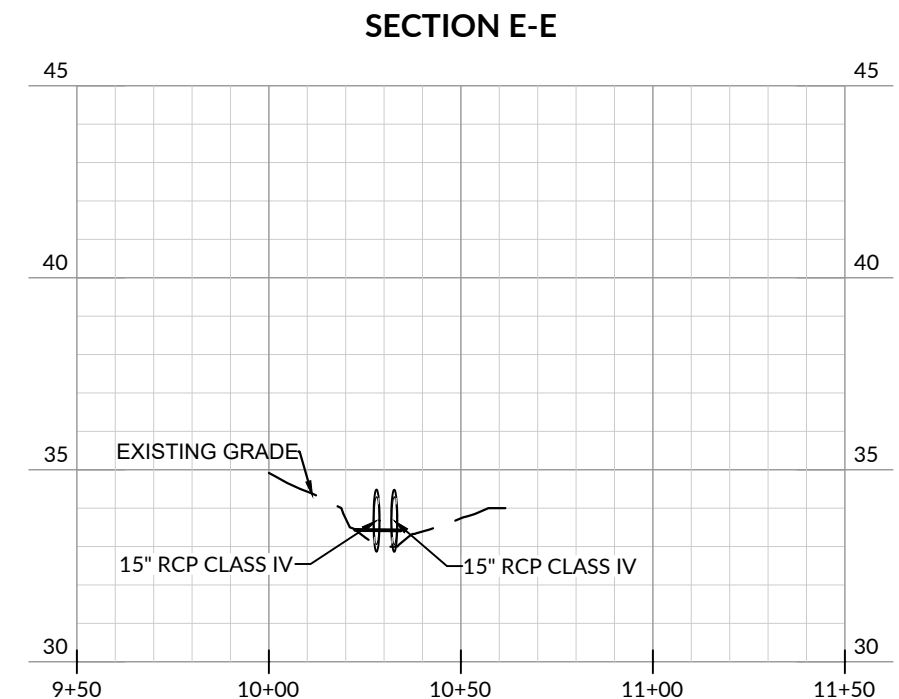
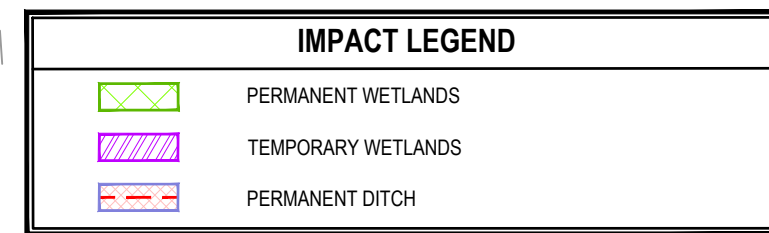
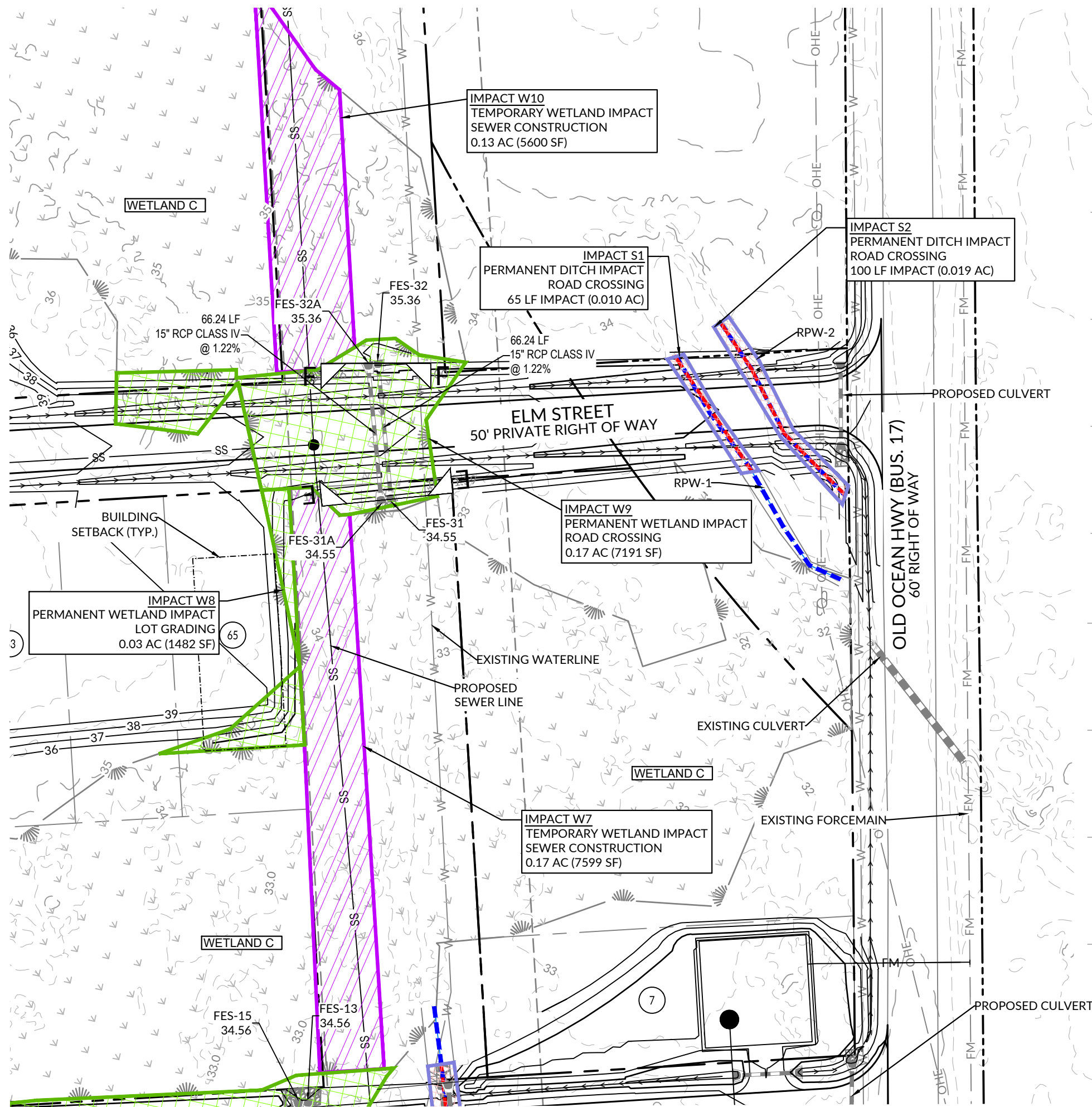
WR Job No. DATE
220251.01 06/14/2024
DRN: GR DGN: GR CKD: JB

**STREAM AND
WETLAND**

C

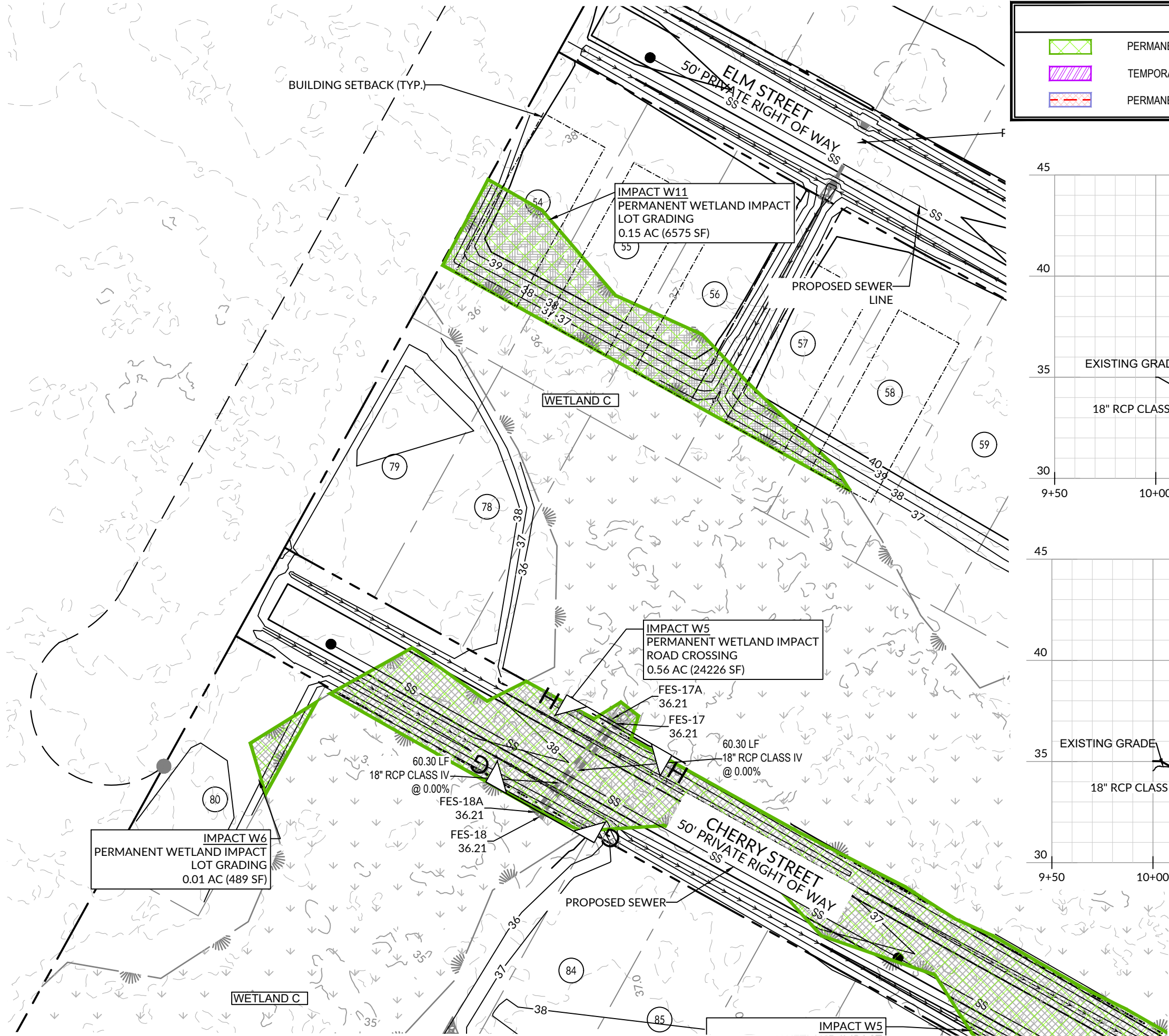
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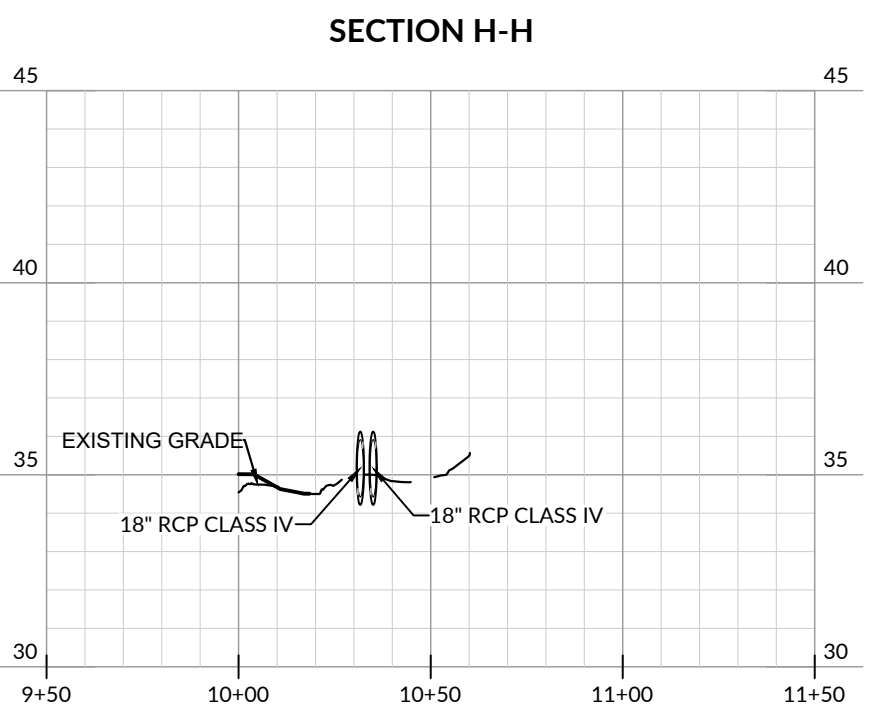
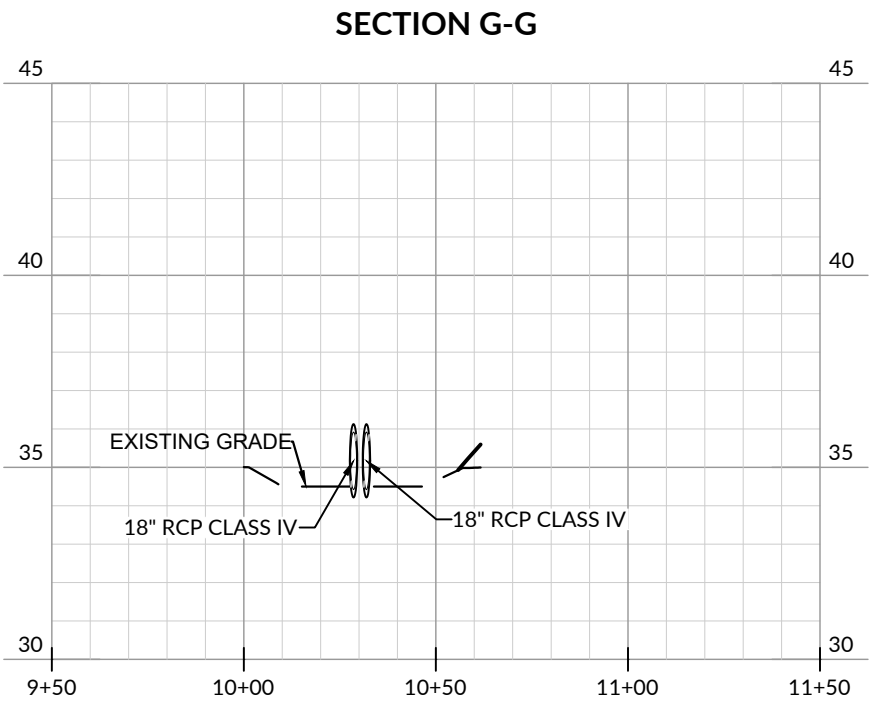


SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

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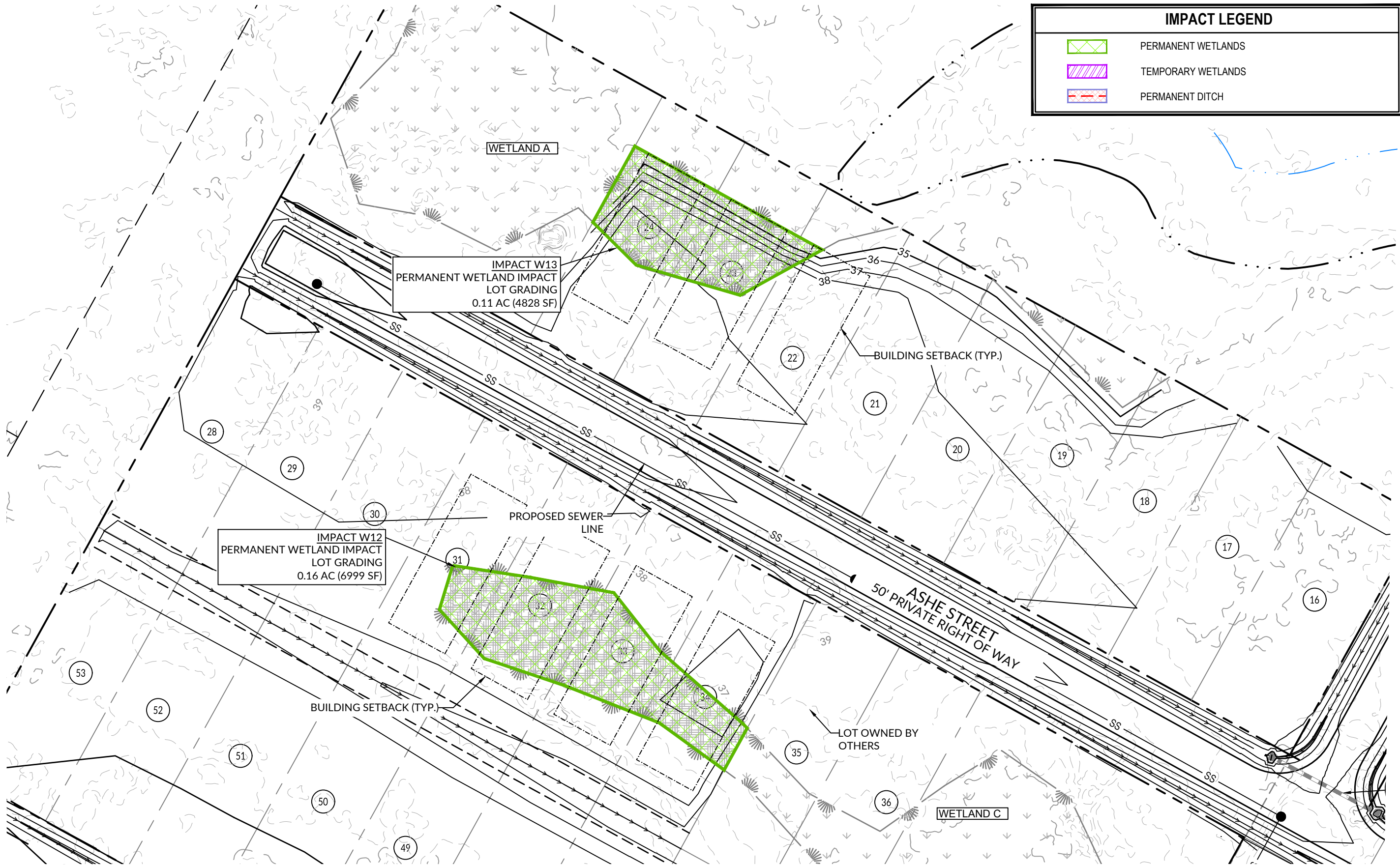


IMPACT LEGEND	
	PERMANENT WETLANDS
	TEMPORARY WETLANDS
	PERMANENT DITCH

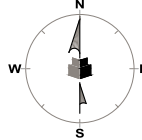


SCALE:
1" = 50' HORIZ.
1" = 5' VERT.

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IMPACT LEGEND	
	PERMANENT WETLANDS
	TEMPORARY WETLANDS
	PERMANENT DITCH



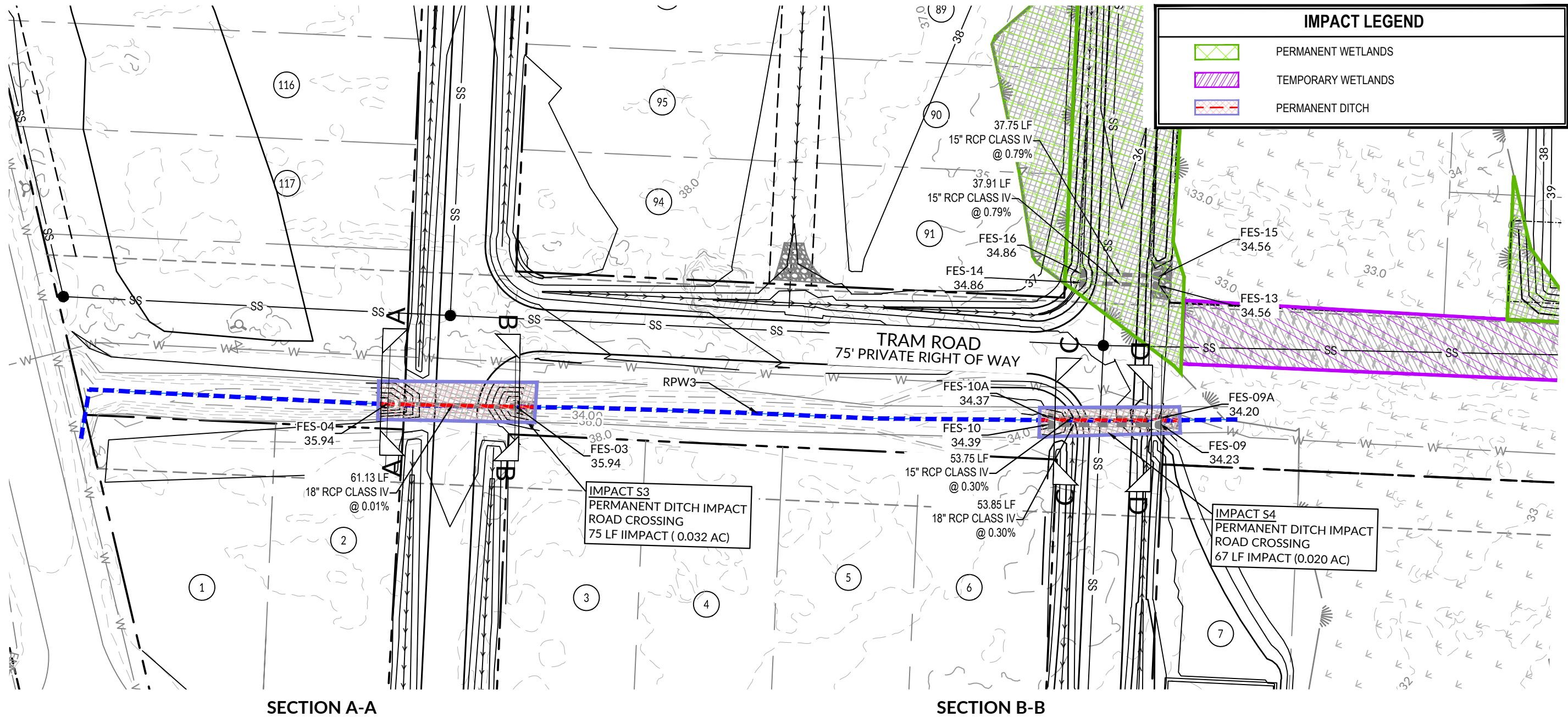
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SCALE: 1 inch = 50 ft.

Initial Plan Date: 06/14/24
Revisions:

WR Job No.	DATE
220251.01	06/14/2024
DRN: GR	DGN: GR CKD: JB

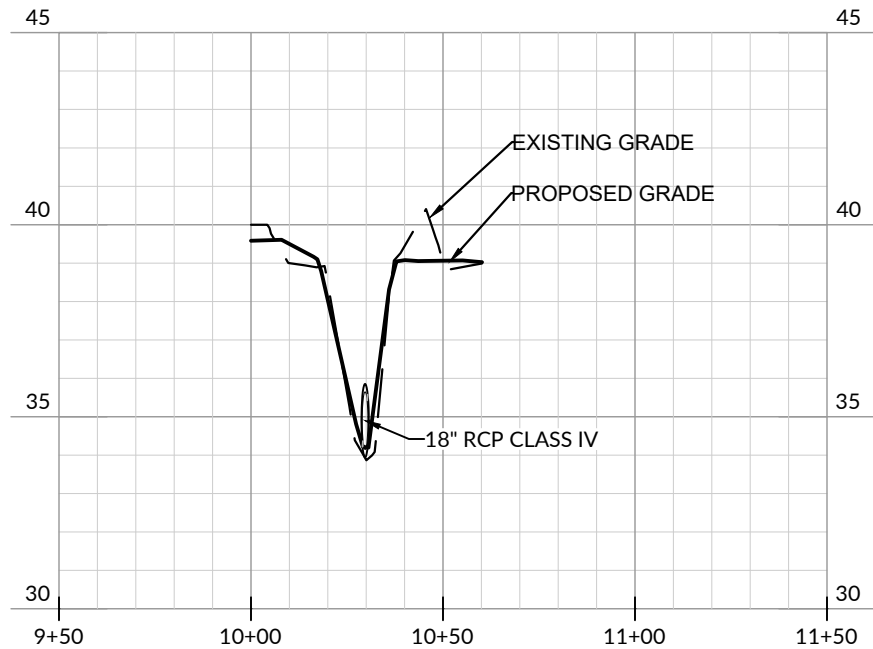
**STREAM AND
WETLAND**

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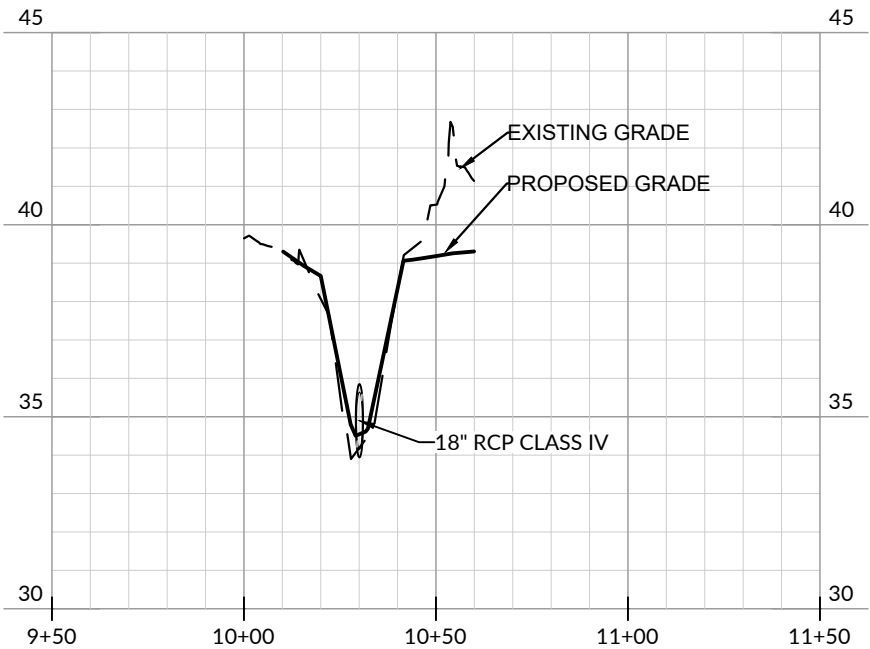
SECTION A-A

SECTION B-B

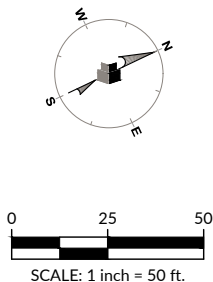


SCALE:

1" = 50' HORIZ.
1" = 5' VERT.



IMPACT LEGEND	
	PERMANENT WETLANDS
	TEMPORARY WETLANDS
	PERMANENT DITCH

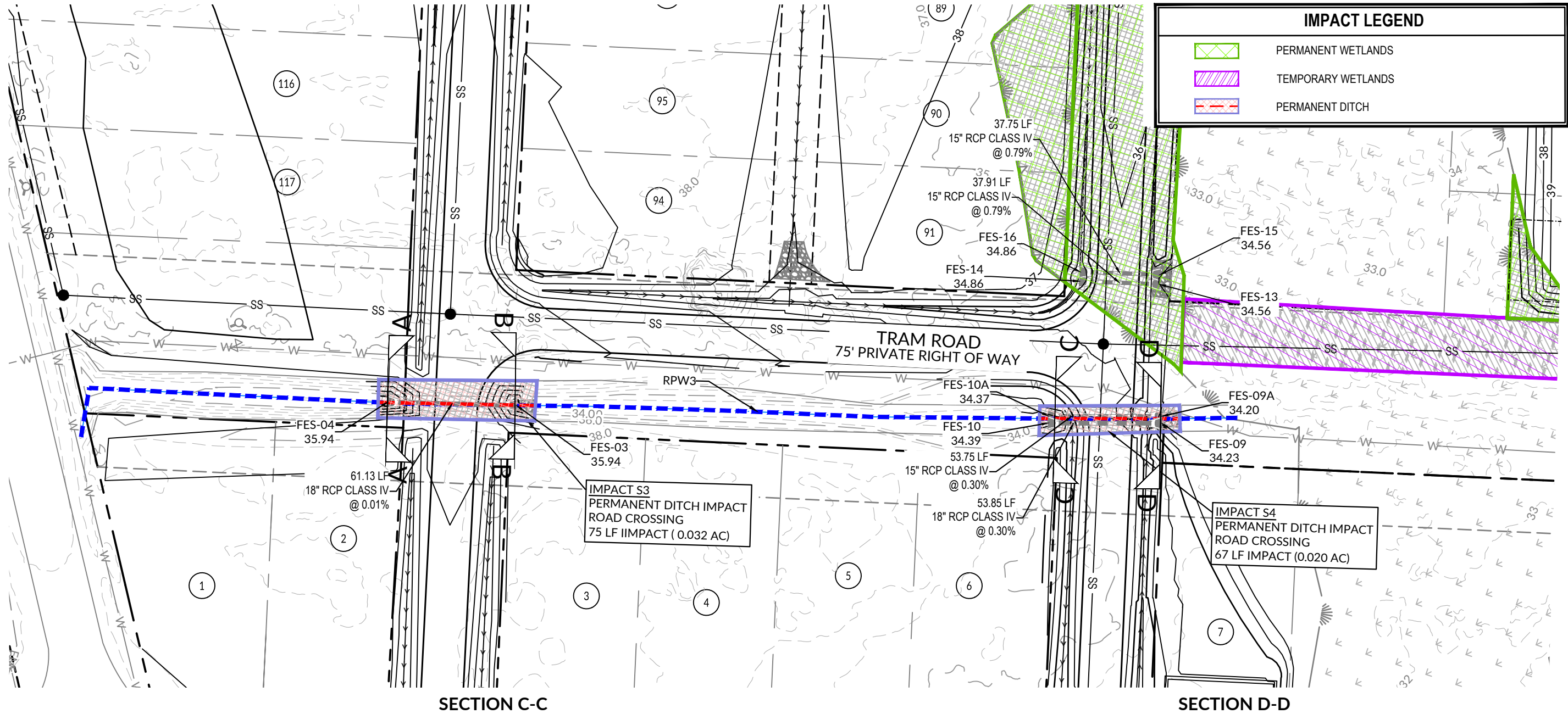


Initial Plan Date: 06/14/24
Revisions:

WR Job No. 220251.01	DATE 06/14/2024
DRN: GR	DGN: GR CKD: JB

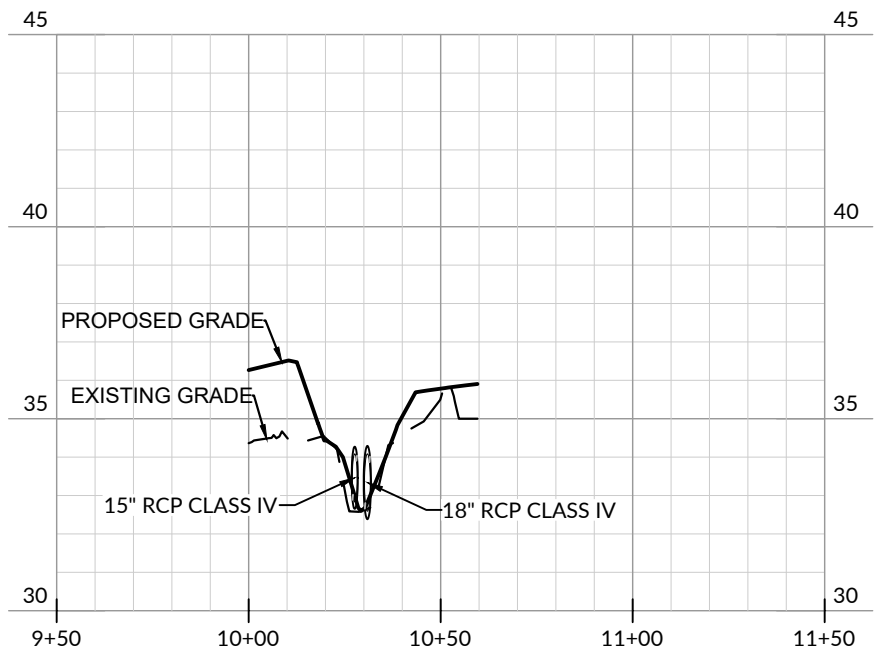
**STREAM AND
WETLAND**

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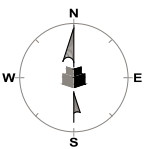
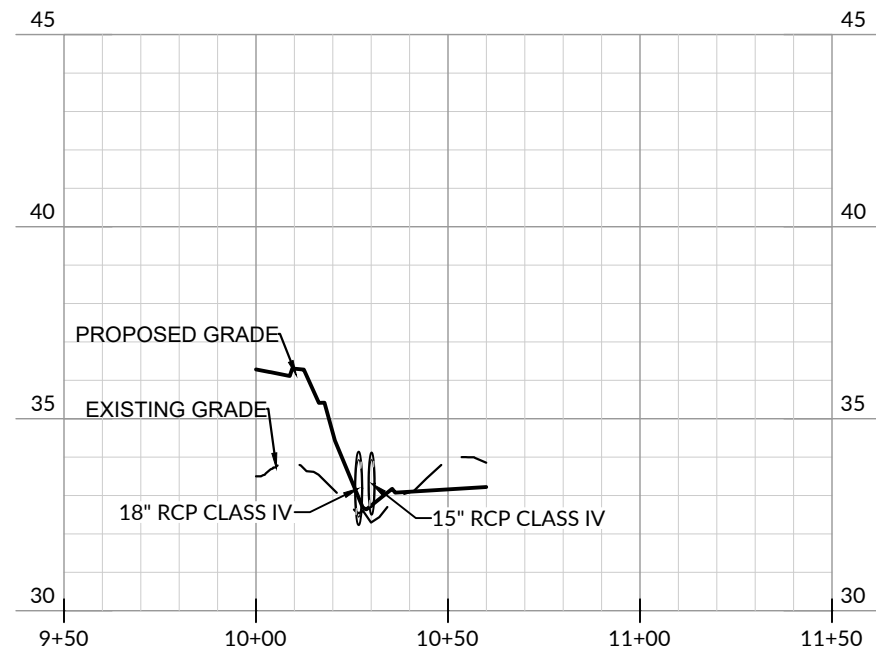
SECTION C-C

SECTION D-D



SCALE:

1" = 50' HORIZ.
1" = 5' VERT.



SCALE: 1 inch = 50 ft.

Initial Plan Date: 06/14/24
Revisions:

WR Job No. 220251.01 DATE 06/14/2024
DRN: GR DGN: GR CKD: JR

**STREAM AND
WETLAND**