



August 6, 2008

Mr. Tom Lafountain, Environmental Scientist II  
H.C.E.P.C.  
Wetland Management Division  
3629 Queen Palm Drive  
Tampa, FL 33619

Re: Carey Farms/Brandon Hyatt-Hwy 60 Parcel  
Folio #'s 068100-0000 and 068101-0000 STR:20-29-20  
Construction Plan Approval Requirement:  
Wetland Buffer Enhancement/Restoration Plan

Dear Mr. Lafountain:

Based upon our teleconference, please find attached a Wetland Buffer Enhancement and Restoration Plan.

The referenced parcel is located east of Interstate 75 and south of Highway 60 (Figure 1). More specifically the Carey Farms/Brandon Hyatt-Hwy 60 Parcel is composed of Folio #'s 068100-0000 and 068101-0000 (Figure 2). The parcel consists of open pastures for cattle grazing, a covered barn, and a mobile home (Figure 3).

The historical agriculture use as referenced in the attached Wetland Survey illustrates the numerous drainage ditches, access road, and easements as well as the linear Wetland Conservation Area adjacent to I75 (Figure 4).

Because of all the disturbances, the wetland buffer area 30'+ consists primarily of Brazilian Pepper, Primrose Willow, Chinese Tallow, Baccharis, Carolina Willow, and a gravel road. A portion of this plan will include the removal of the nuisance vegetation and restoration of the referenced areas.

This plan is based on the design provided to Meryman Environmental, Inc. by Brooks and Amaden on August 6, 2008 (Figure 5).

The Wetland Buffer Enhancement and Restoration Plan (Figure 7) details are as follows:

1. The elevations of the buffer areas slated for Enhancement and Restoration vary from 27.79-31.30, which is due to prior agricultural use. The average elevation is 29.93.
2. The planting zones total 0.31± Acres or Zone #1 - 0.16 Acres, #2 - 0.03 Acres, #3 - 0.05 Acres, and #4 - 0.07 Acres.
3. The plant species will consist of the nursery grade shrubs: Wax Myrtle, Button Bush (7 gallon size, planted 10' O.C.) and Walter's Viburnum (3 gallon size, planted 3' O.C.)  
Herbaceous species: Fakahatchee Grass and Sand Cordgrass (1 gallon size, planted 3' O.C.)  
Tree species: Magnolia (3" caliper, planted 40' O.C.)
4. Upon completion of the exotic/nuisance plant removal and the restoration plant installation, a Statement of Planting Completion or As Built will be filed with H.C.E.P.C.



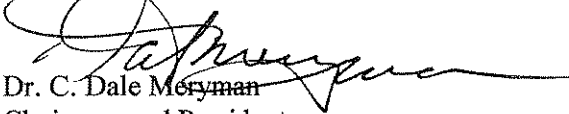
5. Maintenance will be conducted on a quarterly basis with a Completion Monitoring Report filed at the end of one (1) year.
6. A survival rate of 85% will be achieved for the Completion Report to be accepted by H.C.E.P.C.
7. The start and end dates have not been determined as the final permits and approvals for the construction commencement have not been received.

Please bear in mind when reviewing the Plan, that the buffer areas that are proposed for impact are composed of exotic/nuisance vegetation, pasture grasses and a prior entry road.

Mr. LaFountain please contact me directly if you have any questions, so that we can promptly comply with paragraph 1 of your June 3, 2008 Construction Plan Review letter.

Thank you for your prompt attention to this request for plan approval.

Respectfully Submitted,



Dr. C. Dale Meryman  
Chairman and President  
The Meryman Organizations

CDM/CJG  
attachment

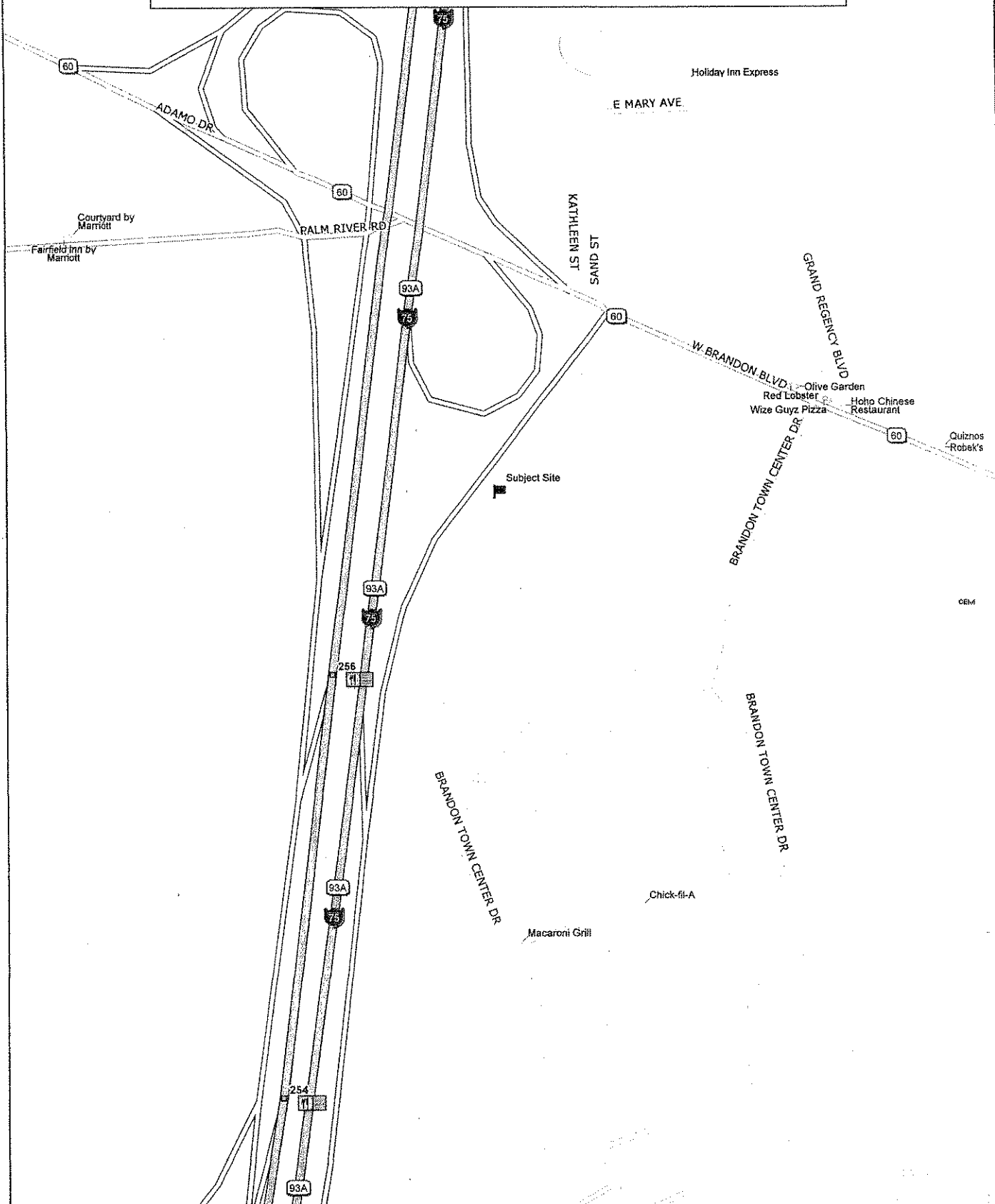
x.c. Derek Doughty, P.E.  
Peter Schiffer, Love Investments  
M.E.I. File

## **LIST OF FIGURES**

- Figure 1. Site Location Map
- Figure 2. Site Legal Description
- Figure 3. Aerial map of Subject Site
- Figure 4. Approved Wetland Survey and Approval Letter
- Figure 5. Landscape Development Plan
- Figure 6. Wetland Buffer Enhancement and Restoration Plan

Figure 1  
Site Location Map

# Carey Farms/Brandon Hyatt-Hwy 60 Parcel



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www.delorme.com

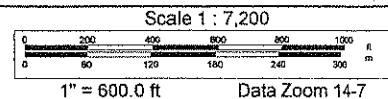


Figure 2  
Site Legal Description



# ROB TURNER

HILLSBOROUGH COUNTY PROPERTY APPRAISER

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## CAREY FARMS

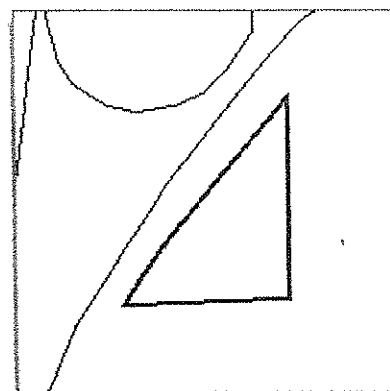
1602 COTTAGEWOOD DR  
BRANDON, FL 33510-2811

PIN: U-20-29-20-ZZZ-000002-52830.0  
Folio: 068101-0000  
Prior PIN:  
Prior Folio:  
Tax District: XH UNINCORPORATED  
DOR Code: 6000 PASTURE  
Plat Book / Page:  
Neighborhood: 223009 | Heather Lakes Area  
Subdivision: 000ZZZ |

## VALUE SUMMARY

Building Value	\$0
Extra Feature Value	\$6,193
Land Value (Market)	\$182,088
Land Value (Agriculture)	\$782
Just (Market) Value	\$188,281
Assessed Value (A10)	\$6,975
Exempt Amount	\$0
Taxable Value	\$6,975

## GIS MAP



## SALES HISTORY

Off. Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Sales Price
Book	Page	Month	Year				
6932	1175	04	1993	FD	Unqualified	Improved	\$13,300
6932	1172	04	1993	FD	Unqualified	Improved	\$100

## LAND LINES

L N	Use Code	Land Use Description	Zone	Front	Depth	Total Land Units	Land Value
1	6110	IMPROVED PASTURE	PD	0.00	0.00	3.13	\$782

## LEGAL LINES

L N	Legal Description
1	THAT PT OF SE 1/4 OF SW 1/4 S OF I-75 R/W LESS
2	E 110.53 FT THEREOF

## EXTRA FEATURES

L N	OB/XF Code	Description	Bld	Length	Width	Units
1	0470	OPN SHD	0	0	0	8,460.00

## TRIM INFORMATION (2007)

Taxing Authority	Base Taxable Value	Additional Exemptions Granted	Taxable Value	Last Year Property Taxes	Proposed Property Taxes	Rollback Property Taxes
General Revenue	\$6,670	\$0	\$6,670	\$35.21	\$38.32	\$40.33
By State Law	\$6,670	\$0	\$6,670	\$27.35	\$31.91	\$31.23
By Local Board	\$6,670	\$0	\$6,670	\$14.91	\$18.27	\$17.02
County MSTU	\$6,670	\$0	\$6,670	\$26.98	\$29.18	\$30.72
County Library	\$6,670	\$0	\$6,670	\$3.74	\$4.06	\$4.27
SWFWMD	\$6,670	\$0	\$6,670	\$2.28	\$2.58	\$2.66
Hills River Basin	\$6,670	\$0	\$6,670	\$1.54	\$1.70	\$1.75
Port Authority	\$6,670	\$0	\$6,670	\$1.19	\$1.32	\$1.36
Children's Board	\$6,670	\$0	\$6,670	\$2.70	\$3.09	\$3.09
Transit Authority	\$6,670	\$0	\$6,670	\$2.70	\$3.34	\$3.09
Environmental Lands	\$6,670	\$0	\$6,670	\$0.36	\$0.40	\$0.40
Parks & Rec	\$6,670	\$0	\$6,670	\$0.15	\$0.17	\$0.17
<b>Totals</b>				<b>\$119.11</b>	<b>\$134.34</b>	<b>\$136.09</b>

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$172,700	\$5,401	\$0	\$5,401
Current Year	\$187,976	\$6,670	\$0	\$6,670

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## CAREY FARMS

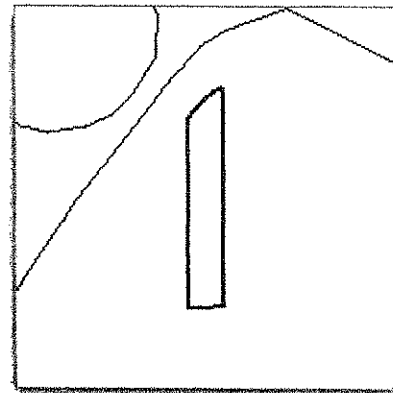
1602 COTTAGEWOOD DR  
BRANDON, FL 33510-2811

PIN: U-20-29-20-ZZZ-000002-52820.0  
Folio: 068100-0000  
Prior PIN:  
Prior Folio:  
Tax District: XH UNINCORPORATED  
DOR Code: 6000 PASTURE  
Plat Book / Page:  
Neighborhood: 223009 | Heather Lakes Area  
Subdivision: 000ZZZ |

## VALUE SUMMARY

Building Value	\$0
Extra Feature Value	\$16,716
Land Value (Market)	\$127,073
Land Value (Agriculture)	\$390
Just (Market) Value	\$143,789
Assessed Value (A10)	\$17,106
Exempt Amount	\$0
Taxable Value	\$17,106

## GIS MAP



## SALES HISTORY

Off. Record		Date		Type Inst	Qualified or Unqualified	Vacant or Improved	Sales Price
Book	Page	Month	Year				
2104	0384	01	1969		Qualified	Unknown	\$18,000
6932	1170	04	1993	FD	Unqualified	Improved	\$13,300

## LAND LINES

L N	Use Code	Land Use Description	Zone	Front	Depth	Total Land Units	Land Value
1	6110	IMPROVED PASTURE	PD	0.00	0.00	1.56	\$390

## LEGAL LINES

L N	Legal Description
1	THAT PART OF E 110.53 FT OF SE 1/4 OF SW 1/4
2	S OF I-75 R/W

## EXTRA FEATURES

L N	OB/XF Code	Description	Bld	Length	Width	Units
1	0615	MODULAR	0	0	0	1,102.17
2	0700	BRN MET	0	0	0	2,800.00
3	0470	OPN SHD	0	0	0	560.00
4	0700	BRN MET	0	0	0	3,000.00
5	0470	OPN SHD	0	0	0	720.00

## TRIM INFORMATION (2007)

Taxing Authority	Base Taxable Value	Additional Exemptions Granted	Taxable Value	Last Year Property Taxes	Proposed Property Taxes	Rollback Property Taxes
General Revenue	\$16,551	\$0	\$16,551	\$96.08	\$95.08	\$100.08
By State Law	\$16,551	\$0	\$16,551	\$74.61	\$79.18	\$77.49
By Local Board	\$16,551	\$0	\$16,551	\$40.67	\$45.33	\$42.24
County MSTU	\$16,551	\$0	\$16,551	\$73.61	\$72.42	\$76.23
County Library	\$16,551	\$0	\$16,551	\$10.20	\$10.07	\$10.60
SWFWMD	\$16,551	\$0	\$16,551	\$6.22	\$6.40	\$6.60
Hills River Basin	\$16,551	\$0	\$16,551	\$4.20	\$4.22	\$4.35
Port Authority	\$16,551	\$0	\$16,551	\$3.24	\$3.28	\$3.38
Children's Board	\$16,551	\$0	\$16,551	\$7.37	\$7.67	\$7.67
Transit Authority	\$16,551	\$0	\$16,551	\$7.37	\$8.28	\$7.67
Environmental Lands	\$16,551	\$0	\$16,551	\$0.98	\$1.00	\$1.00
Parks & Rec	\$16,551	\$0	\$16,551	\$0.42	\$0.43	\$0.43
<b>Totals</b>				<b>\$324.97</b>	<b>\$333.36</b>	<b>\$337.74</b>

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$140,367	\$14,736	\$0	\$14,736
Current Year	\$143,234	\$16,551	\$0	\$16,551

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Figure 3  
Aerial map of Subject Site

Figure 3  
Aerial map of Subject Site

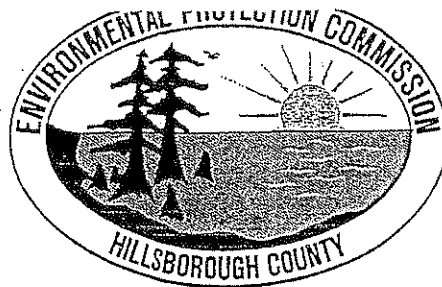


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Pointer 27°56'18.26" N 82°19'36.82" W elev 30 ft Streaming 100% Eye alt 2994 ft

Figure 4  
Approved Wetland Survey and Approval Letter

COMMISSION  
Brian Blair  
Kathy Castor  
Ken Hagan  
Jim Norman  
Thomas Scott  
Mark Sharpe  
Ronda Storms



Roger P. Stewart Center  
3629 Queen Palm Dr. • Tampa, FL 33619  
Ph: (813) 627-2600

Fax Numbers (813):  
Admin. 627-2620 Waste 627-2640  
Legal 627-2602 Wetlands 627-2630  
Water 627-2670 ERM 627-2650  
Air 627-2660 Lab 272-5157

Executive Director  
Richard D. Garrity, Ph.D.

Date: 12/7/00

Property Owner: Carey Farms - HWY 60 Parcel  
Property Folio: 68101-0000 + 68100-0000 20/29S/20E  
Date Surveys Received: 11/14/00

Please allow this letter to document that the staff of the Environmental Protection Commission (EPC) has approved the survey of the wetland line for the subject property. The wetland survey shall remain valid for a period of five (5) years from the initial date of approval. Please be advised that an approval on the survey does not constitute approval for any other aspect of the EPC's review process.

The EPC Wetland Line, which was established by the methodology described within Chapter 62-340, Florida Administrative Code, and adopted into Chapter 1-11, Wetlands, Rules of the EPC of Hillsborough County, must appear on all future plan submittals and the area contained within the limits must be labeled as the "Wetland Conservation Area" or "Wetland Preservation Area", as appropriate.

Any activity interfering with the integrity of wetland(s), such as clearing, excavating, draining or filling, without prior written authorization from the Executive Director of EPC or his authorized agent, pursuant to Section 1-11.07, Rules of the Commission, would be a violation of Section 17 of the Environmental Protection Act of Hillsborough County, Chapter 84-446, and of Chapter 1-11, Rules of the EPC.

Within the limits of unincorporated Hillsborough County, a 30-foot setback must be maintained around each Wetland Conservation Area and a 50-foot setback must be maintained around each Wetland Preservation Area, and the setback line must also be shown on all future plan submittals. Land alterations within this setback are restricted, as per the Hillsborough County Land Development Code. Exceptions are allowed only with specific recommendation of the EPC and with approval of the Natural Resources Review Team of the Hillsborough County Planning and Growth Management Department and/or the Land Use Hearing Officer.

Within the limits of the City of Tampa, a 25-foot average, 15-foot minimum setback must be maintained around the Wetland Conservation or Wetland Preservation Area. The setback line must also be shown on all future plan submittals. Land alterations within this setback are restricted, as per Chapter 13, City of Tampa Code of Ordinances.



Exceptions are allowed only with specific recommendation of the EPC and with approval of the City of Tampa.

Within the limits of the City of Plant City and the City of Temple Terrace, different wetland setbacks will be applicable; and, restrictions within these setback areas should be determined prior to any land alterations.

Be advised, you are encouraged to publish, at your own expense, notice of this binding letter in the legal advertisements section of a newspaper of general circulation. The notice of the proposed agency action should be in substantially the following format:

Environmental Protection Commission

Environmental Protection Commission  
Notice of Proposed Agency Action

The EPC gives notice of its intent to approve a formal wetland delineation boundary in reference to [a brief description and location of the subject matter or activity covered by the action, and the name and address of any person to whom action is directed]. Complete copies of the wetland delineation file are available for public inspection during normal business hours 9:00a.m. until 5:00p.m., Monday through Friday at the EPC Wetland Division office, 3629 Queen Palm Drive, Tampa, Florida 33619. Any person whose interests protected by Chapter 84-446, Laws of Florida, are adversely affected by this action has the right to appeal this wetland delineation. Written Notice of Appeal must be received by the Chairperson of the EPC, at 601 East Kennedy Blvd., Tampa, Florida 33602, within twenty (20) days of receipt of this notice and must state specifically what part of the action or decision is appealed and must specifically set forth the reasons for your objection. A copy of the Notice of Appeal must also be sent to the EPC's Legal Department, Environmental Protection Commission of Hillsborough County, 3629 Queen Palm Drive, Tampa, Florida 33619, facsimile (813) 627-2602.

Thank you for your time in submitting these surveys. If you have any questions or need further assistance, please feel free to call.

Sincerely,

Jackelyn Arevalo, ESH  
Jackelyn Arevalo  
(printed name)

Environmental Protection Commission  
of Hillsborough County



MAP OF SURVEY  
SECTION 20, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

THIS SURVEY APPEARS TO ACCURATELY  
DEPICT THE LIMITS OF WETLANDS  
DELINEATED IN ACCORDANCE WITH  
CHAPTER 62-340 F.A.C. BY EPC STAFF.  
Signature: *Walter C. Sherrill, Jr.* DATE: 11/14/06

RECEIVED  
NOV 14 2006  
EPC OF H.C.  
WETLANDS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1(C)	263.06	215.85	53.07	81.58	163.09	N34°47'16"E
C2(C)	85.93	236.00	16.21	28.28	95.60	N49°21'11"E

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L1	61.87	S82°33'34"W
L2	48.83	S82°33'34"W
L3	78.88	S82°33'34"W
L4	68.38	S82°33'34"W
L5	58.42	S82°33'34"W
L6	62.17	S82°33'34"W
L7	68.32	S82°33'34"W
L8	54.74	S82°33'34"W
L9	41.16	S82°33'34"W
L10	48.45	S47°47'40"W
L11	35.88	N02°37'05"W
L12	61.37	N25°27'17"E
L13	43.88	N21°31'46"E

LEGEND

FD FOUND  
IR IRON ROD  
IP IRON PIPE  
PIP PINCHED IRON PIPE  
P PLAT  
M MEASURED  
C CALCULATED  
R/W RIGHT-OF-WAY  
LB LICENSED BUSINESS  
TBM TEMPORARY BENCHMARK  
WDF WOOD FENCE  
CLF CHAIN LINK FENCE  
BWF BARBED WIRE FENCE  
CONC CONCRETE  
C/S CONC SLAB  
C/P CONC PORCH  
C/W CONC WALK  
A/C AIR CONDITIONER  
MP METAL PIPE  
G/W GUY WIRE  
CMP CORRUGATED METAL PIPE  
EOP EDGE OF PAVEMENT  
RCP REINFORCED CONC PIPE  
TYP TYPICAL  
TOB APPROXIMATE TOP OF BANK  
★ LIGHT POLE  
EL ELEVATION  
B IRRIGATION BOX  
INV INVERT  
EPC ENVIRONMENTAL PROTECTION COMMISSION  
SWFWMD SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT  
SHW SEASONAL HIGH WATER  
U UTILITY POLE  
SM STORMWATER MANHOLE  
FH FIRE HYDRANT

WETLAND AREA TABLE		
WETLAND	AREA(S.F./AC)	LINEAR FEET
A	3,359	140.31
B	17,139	584.25
TOTALS	20,498	724.56

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH AND EAST OF STATE ROAD 93-A (I-75) AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SECTION 10075-2407, LESS THE EAST 110.53 FEET THEREOF.

AND

THAT PART OF THE EAST 110.53 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH AND EAST OF STATE ROAD 93-A (I-75), AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SECTION 10075-2407.

SURVEYOR'S NOTES:

- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR OWNERSHIP AND ENCUMBRANCE REPORT.
- LEGAL DESCRIPTION SHOWN HEREON WAS OBTAINED FROM CLIENT AND BASED ON A PREVIOUS SURVEY PREPARED BY SHI, INC., DATED SEPTEMBER 8, 1997.
- BEARINGS SHOWN HEREON ARE BASED ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS (SECTION No. 10075-2407) HAVING A BEARING OF SOUTH 00°05'19" WEST FOR THE EAST BOUNDARY OF SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 29 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA.
- TRACT SURVEYED HEREON CONTAINS 0.47 ACRE OF WETLAND AND 4.30 ACRES OF UPLAND FOR A TOTAL AREA OF 4.77 ACRES, MORE OR LESS.
- ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO N.A.V.D. OF 1988.
- BENCHMARK: HILLSBOROUGH COUNTY BENCHMARK "MEMORIAL 2" BEING A STANDARD DISK SET IN A CONCRETE MONUMENT LOCATED AT THE SOUTHEAST CORNER OF STATE ROAD 60 AND INTERSTATE 75. ELEVATION = 38.01 FEET (N.A.V.D. OF 1988).
- ADD 0.86 FEET TO N.A.V.D. 1988 ELEVATIONS TO CONVERT TO N.G.V.D. 1929 ELEVATIONS.

F.I.R.M. CERTIFICATION:

THE PROPERTY SURVEYED HEREON IS SITUATED IN ZONE "C" AS DELINEATED ON FLOOD INSURANCE RATE MAP PANEL NO. 120112 0380 E, DATED AUGUST 15, 1989.

E.P.C. VALIDATION:

THIS SURVEY APPEARS TO ACCURATELY DEPICT THE LIMITS OF THE WETLANDS AS DELINEATED BY E.P.C. STAFF.

ENVIRONMENTAL PROTECTION COMMISSION  
HILLSBOROUGH COUNTY, FLORIDA

S.W.F.W.M.D. VALIDATION:

THIS SURVEY APPEARS TO ACCURATELY DEPICT THE LIMITS OF THE WETLANDS AS DELINEATED BY S.W.F.W.M.D. STAFF.

SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

PROJECT BIOLOGIST VALIDATION:

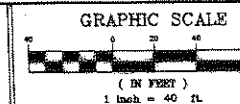
THIS SURVEY APPEARS TO ACCURATELY DEPICT THE LIMITS OF THE WETLANDS AS DELINEATED BY MERYMAN ENVIRONMENTAL, INC.

MERYMAN ENVIRONMENTAL, INC.

WETLANDS JURISDICTIONAL AREA SURVEYOR'S CERTIFICATE:  
THIS CERTIFIES THAT A SPECIFIC PURPOSE SURVEY OF THE ABOVE DESCRIBED PROPERTY WAS MADE UNDER MY SUPERVISION AND THAT THE DRAWING HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATE STATUTES.

Walter C. Sherrill, Jr. DATE: 8/5/06  
P.S.M. No. 4803

THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL



PROJECT NUMBER	5021-01
DATE	8-25-06
S-T-R	28-28-20
SHEET NUMBER	1 OF 1

BROOKS AND AMADEN, INC.

civil engineering • land surveying  
205 RIDGEWOOD AVENUE • BRANDON, FLORIDA 33510  
P: 813-653-1125 • F: 813-653-1679 • www.brooks-amaden.com  
State of Florida, D.B.P.R. Certificate of Auth. #5221

PARTY CHECK  
DRAWN BY: JMS  
CHECKED BY: WJS  
SCALE: 1" = 40'

LOVE FUNDING CORPORATION  
1066 CROWN POINTE PARKWAY  
ATLANTA, GA 30336-7761

SPECIFIC PURPOSE WETLAND  
DELINEATION SURVEY