



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Norfolk Southern Corporation
Brosnan Forest

Published: November 24, 2025
Expires: December 26, 2025

**Charleston District
Permit Application No. SAC-2023-01173-B**

TO WHOM IT MAY CONCERN: Pursuant to the Final Rule on Compensatory Mitigation for Losses of Aquatic Resources (33 CFR Parts 325 and 332 and 40 CFR Part 230), the South Carolina Coastal Zone Management Act (48-39-10 et.seq.), and Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341) a second site to the approved Brosnan Forest Umbrella Mitigation Bank (BFUMB) called the Indian Fields I site has been submitted to the Department of the Army and the South Carolina Interagency Review Team.

**APPLICANT: Norfolk Southern Corporation
Brosnan Forest
125 Brosnan Forest Road
Dorchester, South Carolina 29437**

WATERWAY AND LOCATION: The proposed stream and wetland mitigation bank site addition entitled Indian Fields I is located within the Edisto River and Four Hole Swamp Subbasins at a location bisected by U.S. Highway 78, northwest of and adjacent to Sandridge Road in Dorchester County, South Carolina (Latitude 33.13504, Longitude: -80.49091), Harleyville and Maple Cane Swamp Quadrangle sheet.

EXISTING CONDITIONS: The 671.6 acre mitigation site includes 45 acres of partially drained headwater wetlands, 79.7 acres of moderately drained streamside wetlands, 40.8 acres of impounded historic streamside wetlands, 45.6 severely impacted headwater and streamside wetlands, and 58.9 intact wetlands. The site also includes 27,988 linear feet of mostly degraded tributary.

APPLICANT'S STATED PROJECT PURPOSE:

Basic: Establish and operate a second mitigation site associated with the Brosnan Forest Umbrella Mitigation Bank (BFUMB) entitled Indian Fields I.

Overall: As stated by the Program Sponsor, " the BFUMB is being developed with the programmatic goal of developing mitigation credits to offsets permitted impacts to stream and wetland resources in Dorchester County and regionally.

The overall goal of the BFUMB is to responsibly address 70 years of anthropogenic impacts from land alteration and drainage on stream and wetland systems. The objectives are to restore a naturally functioning ecosystem that includes the restoration of stream channels, wetlands, natural hydrology, and vegetation as they existed prior to the significant drainage alterations that started in the 1950s, or to the extent practical with current and future intended land use practices. Implementation of the BFUMB would complement the completed Brosnan Forest Mitigation Bank and the on-going Brosnan Forest Coldwater Branch Mitigation Bank, continuing and expanding restoration of ecological functions on a watershed scale across Brosnan Forest, now with Indian Fields 1 site. The sponsor is proposing to meet these goals and objectives mainly through the identified objectives and associated changes in functional status as proposed below:

- Restore naturally functioning stream and wetland systems that provide appropriate aquatic habitats for plants and animals.
- Treat invasive/non-native vegetation during the restoration process
- Reconnect streams to their historic floodplains
- Restore degraded stream channels by establishing appropriate channel geomorphology based upon Rosgen stream type.
- Install in-stream structures that increase the quantity of large woody debris, improve bed form diversity, and provide stream channel and stream bank stability.
- Restore and protect riparian buffers to further provide bank protection and stability.
- Restore hydrology and vegetation in altered headwater stream systems and wetland systems.
- Reduce sediment inputs by stabilizing eroding banks, removing concentrated flow points, filling drainage ditches restoring and protecting riparian buffers and protecting restored headwater systems.
- Reduce sediment inputs from lateral sources by filling drainage ditches to restore wetlands and promoting higher water table conditions, and thus denitrification, along the restored stream, riparian buffer, and floodplain areas.

PROPOSED WORK: The Sponsor is proposing to add the Indian Field I (IFI) Mitigation Site as the second site under the BFUMB. Preliminary evaluations conducted to approximate the potential stream and wetland mitigation opportunities for

the IFI Mitigation Site resulted in the estimated opportunity for approximately 35,586 linear feet of stream mitigation and approximately 270 acres of potential wetland mitigation.

The proposal is to restore approximately 27,988 linear feet of stream by raising stream channels, increasing large woody debris, removing dams, reducing stream bank stress, utilizing in stream structures, and replanting riparian buffer. The applicant also proposes to restore or enhance 211.3 acres of wetlands and preserve approximately 58.9 acres of forested wetlands and other aquatic resources. The bank sponsor would use a conservation easement to protect the bank site in perpetuity.

As proposed the Indian Field II Mitigation Site would provide in-kind compensatory mitigation for authorized impacts to aquatic resources within the proposed service areas in the Middle Atlantic Coastal Plain and Southeastern Plains Level III Ecoregion (as shown on the attached map). The work required to complete the proposed activities on the mitigation site would be reviewed under Department of the Army Nationwide Permit #27.

SOUTH CAROLINA DEPARTMENT OF ENVIRONMENTAL SERVICES:

WATER QUALITY: SCDES, as the certifying authority for a 401 Water Quality Certification (401 WQC), is reviewing a request for certification to evaluate whether the proposed activity will comply with applicable water quality requirements in accordance with Clean Water Act section 401 (33 U.S.C. § 1341) and 40 CFR Part 121. The applicant is responsible for requesting a 401 WQC and providing the State any supplemental information that may be required to complete their review. A DA permit may not be issued prior to receipt of a certification (or waiver of certification) from SCDES.

COASTAL ZONE: The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930).

For questions regarding SCDES permitting procedures, please visit <https://des.sc.gov/permits-regulations/permit-central>. SCDES will receive written comments about the proposed work, as outlined above, until December 22, 2025. Comments may be submitted directly to the South Carolina Department of Environmental Services by email at WQCWetlands@des.sc.gov and OCRMPermitting@des.sc.gov.

CULTURAL RESOURCES: The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government Agencies with respect to historic resources. Our final determination relative to historic resource

impacts may be subject to additional coordination with the State Historic Preservation Officer (SHPO), federally recognized tribes and other interested parties.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

ENDANGERED SPECIES: The Corps has performed an initial review of the application for Indian Fields, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project.

The following species and/or critical habitat have the potential to be present in the action area:

Table 1: ESA-listed species potentially present in the action area.

Species Common Name and/or Critical Habitat Name	Scientific Name	Federal Status
Red-cockaded Woodpecker	<i>Picoides borealis</i>	Threatened
Northern-Long eared Bat	<i>Perimyotis subflavus</i>	Endangered
Canby's Dropwort	<i>Oxypolis canbyi</i>	Endangered
Pondberry	<i>(Lindera melissifolia</i>	Endangered

Pursuant to Section 7 of the ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402.

This notice serves as request to the U.S. Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

ESSENTIAL FISH HABITAT: Pursuant to the Magnuson-Stevens Fishery Conservation and Management Act 1996, the Corps reviewed the project area, examined information provided by the applicant, and consulted available species information.

The Corps has determined the proposal would have no effect on any Essential Fish Habitat (EFH) as no EFH has been identified at this location. Therefore, no consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996 is required.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The proposed project will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has not been verified by Corps personnel.

EVALUATION: The decision whether to approve or deny the proposed mitigation bank project will be based on review under 33 CFR Parts 325 and 332 and 40 CFR Part 230 and an evaluation of the probable impact including cumulative impacts of the activity on the public interest and. 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, aesthetics, general environmental concerns, wetlands, historical 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 or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972.

COMMENTS: The 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 to determine whether to issue, modify, condition, or deny a bank approval for this proposal. To make this determination, comments are used to assess impacts to 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 (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA).

Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Charleston District will receive written comments on the proposed work, as outlined above, until December 22, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to David B. Wilson David.B.Wilson@usace.army.mil. Alternatively, you may submit comments in writing to the District Engineer, U.S. Army Corps of Engineers, Charleston District, Attention: David B. Wilson, 69a Hagood Avenue, Charleston South Carolina. Please refer to the permit application number in your comments.

A complete copy of the proposal can be provided for review upon request.

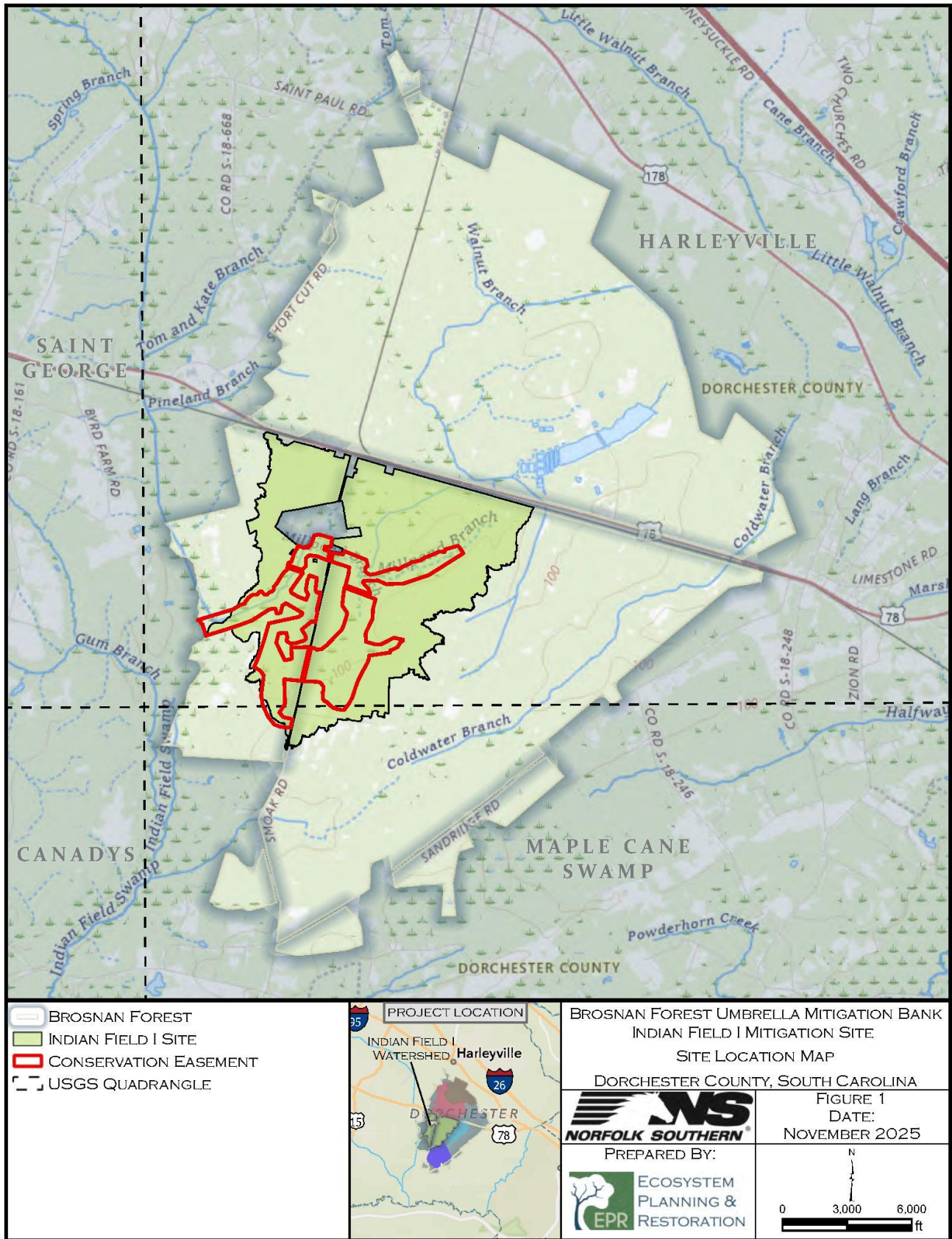


Figure 1. Indian Field I Mitigation Site, Site Location Map.

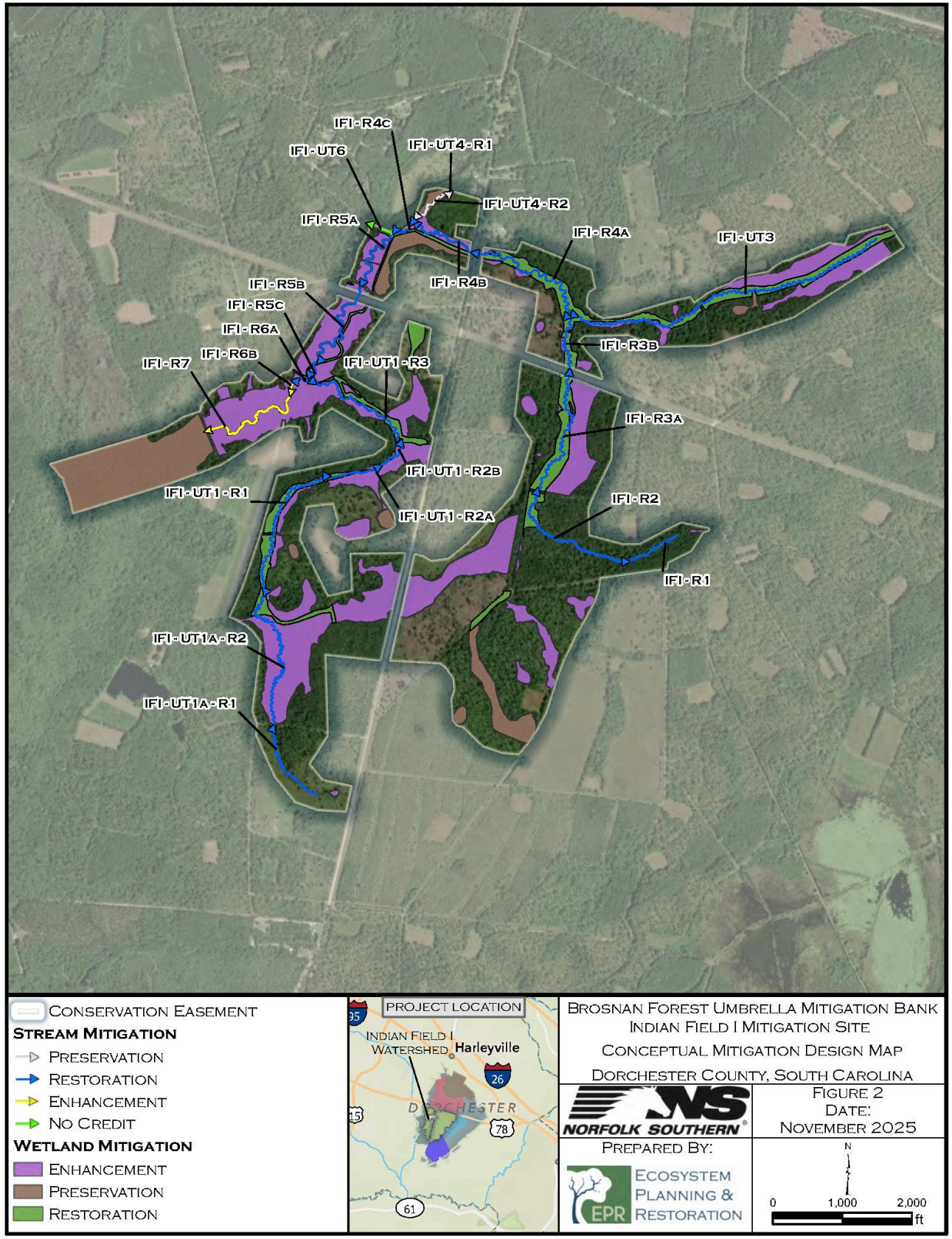


Figure 2. Indian Field I Mitigation Site, Conceptual Mitigation Design Map.

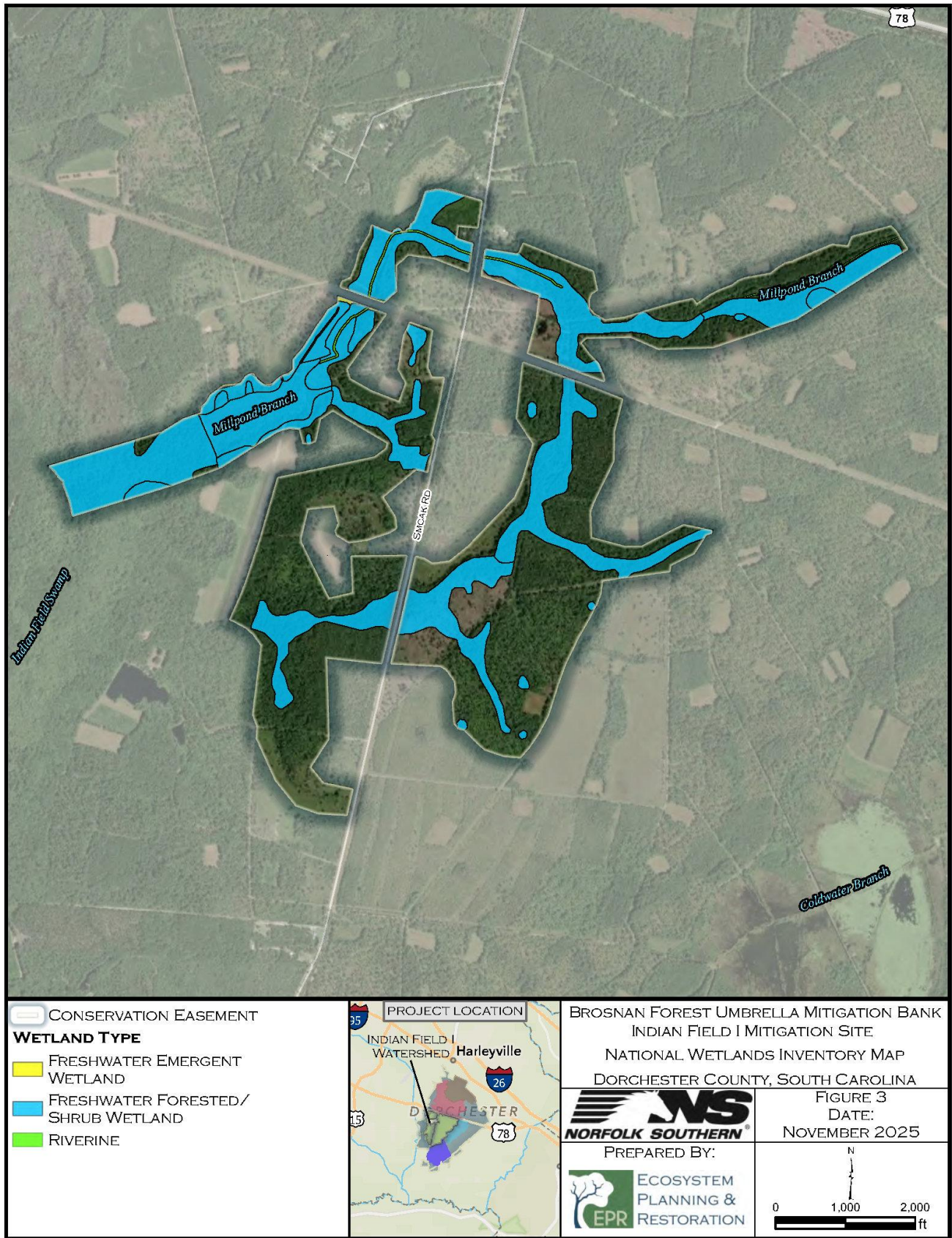


Figure 3. Indian Field I Mitigation Site, National Wetlands Inventory Map.

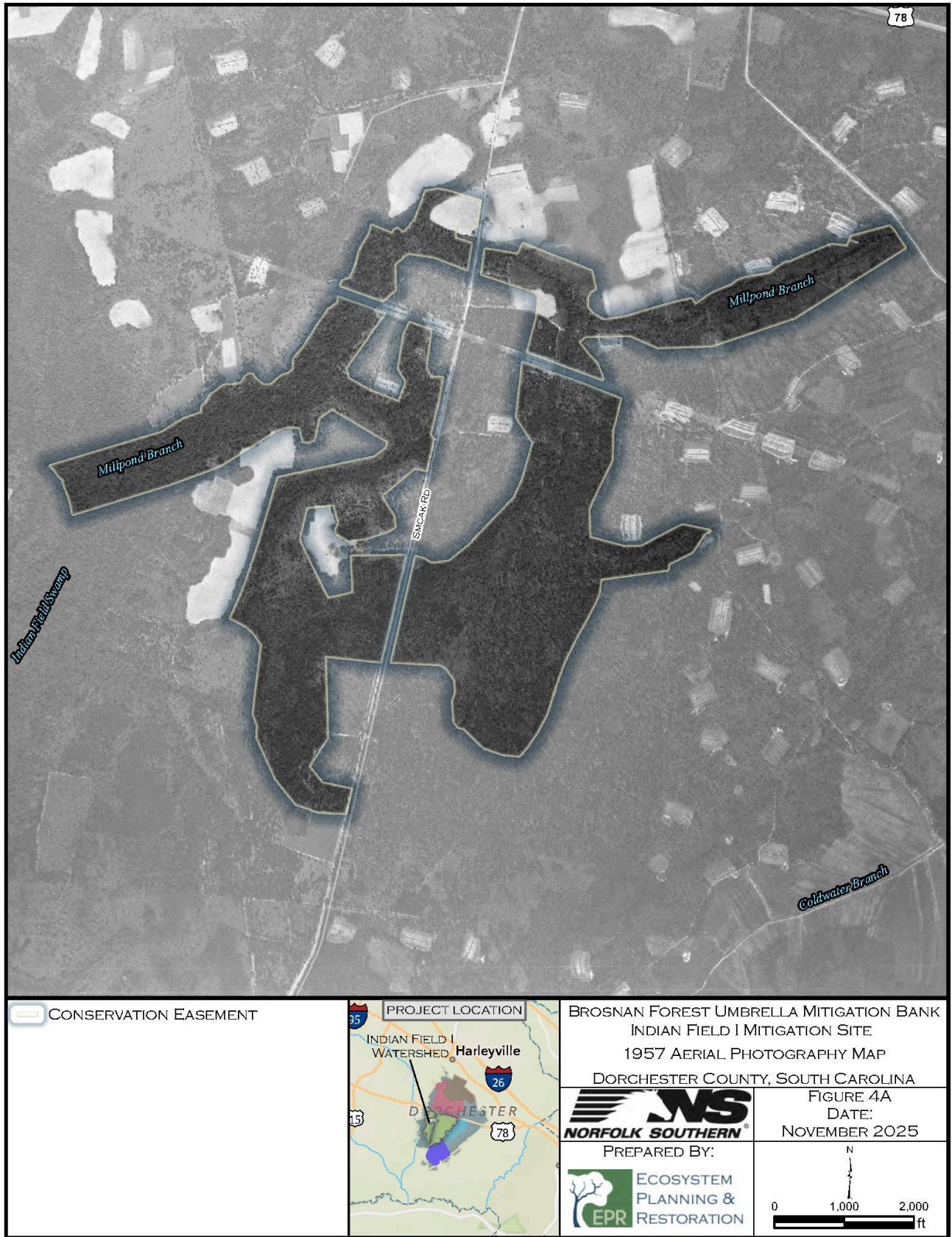


Figure 4A. Indian Field I Mitigation Site, 1957 Aerial Photography Map.

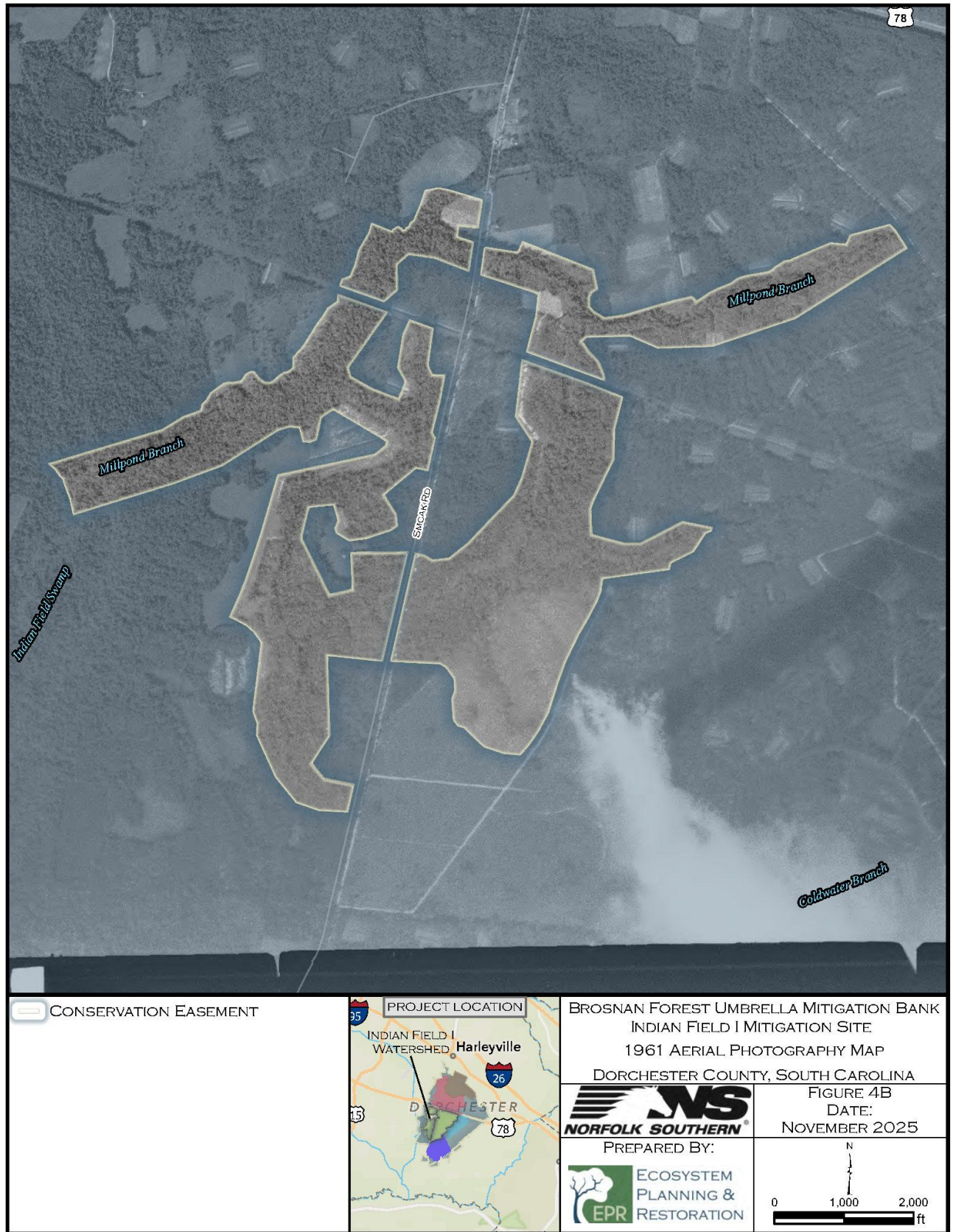


Figure 5B. Indian Field I Mitigation Site, 1961 Aerial Photography Map.

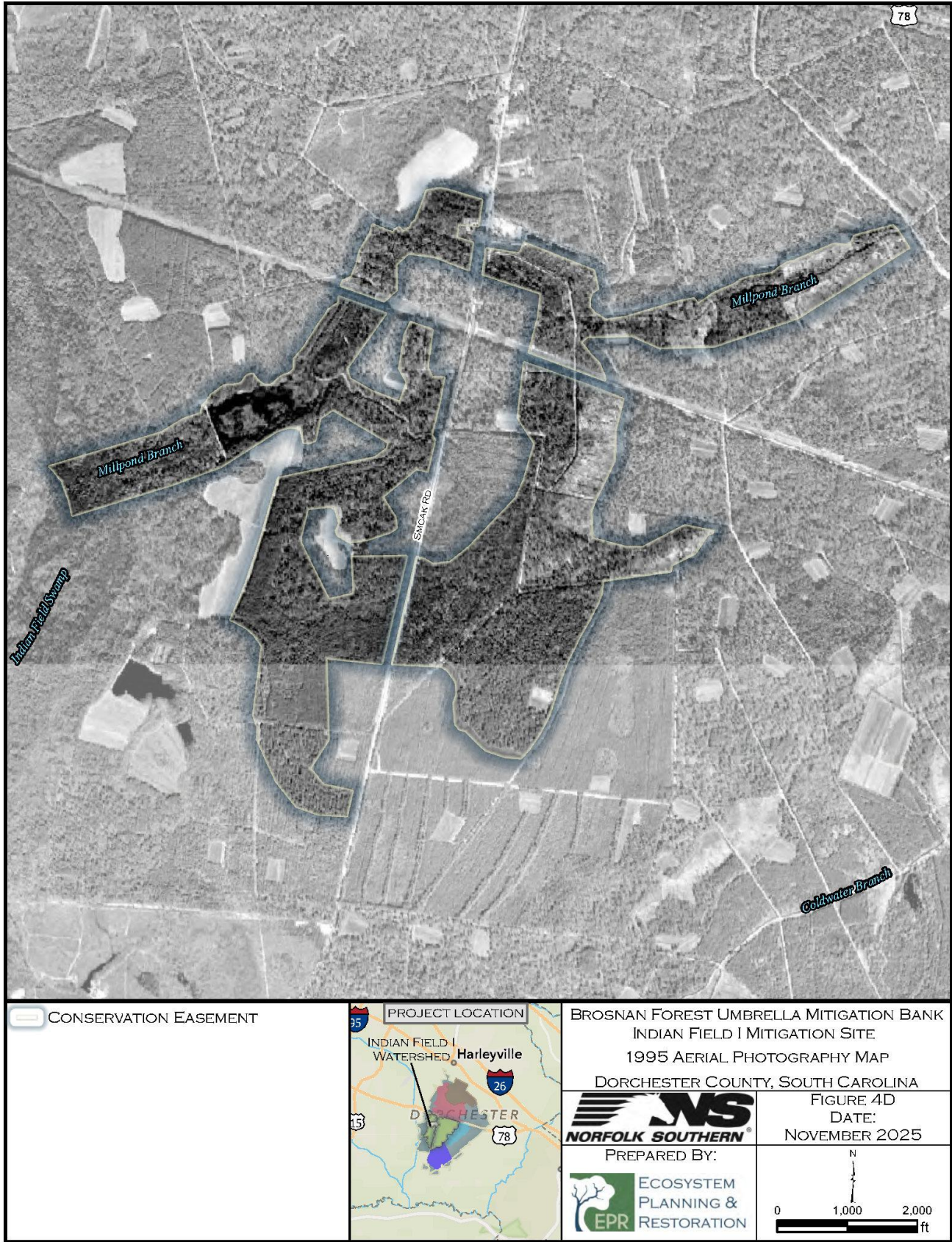


Figure 7C. Indian Field I Mitigation Site, 1995 Aerial Photograph Map.

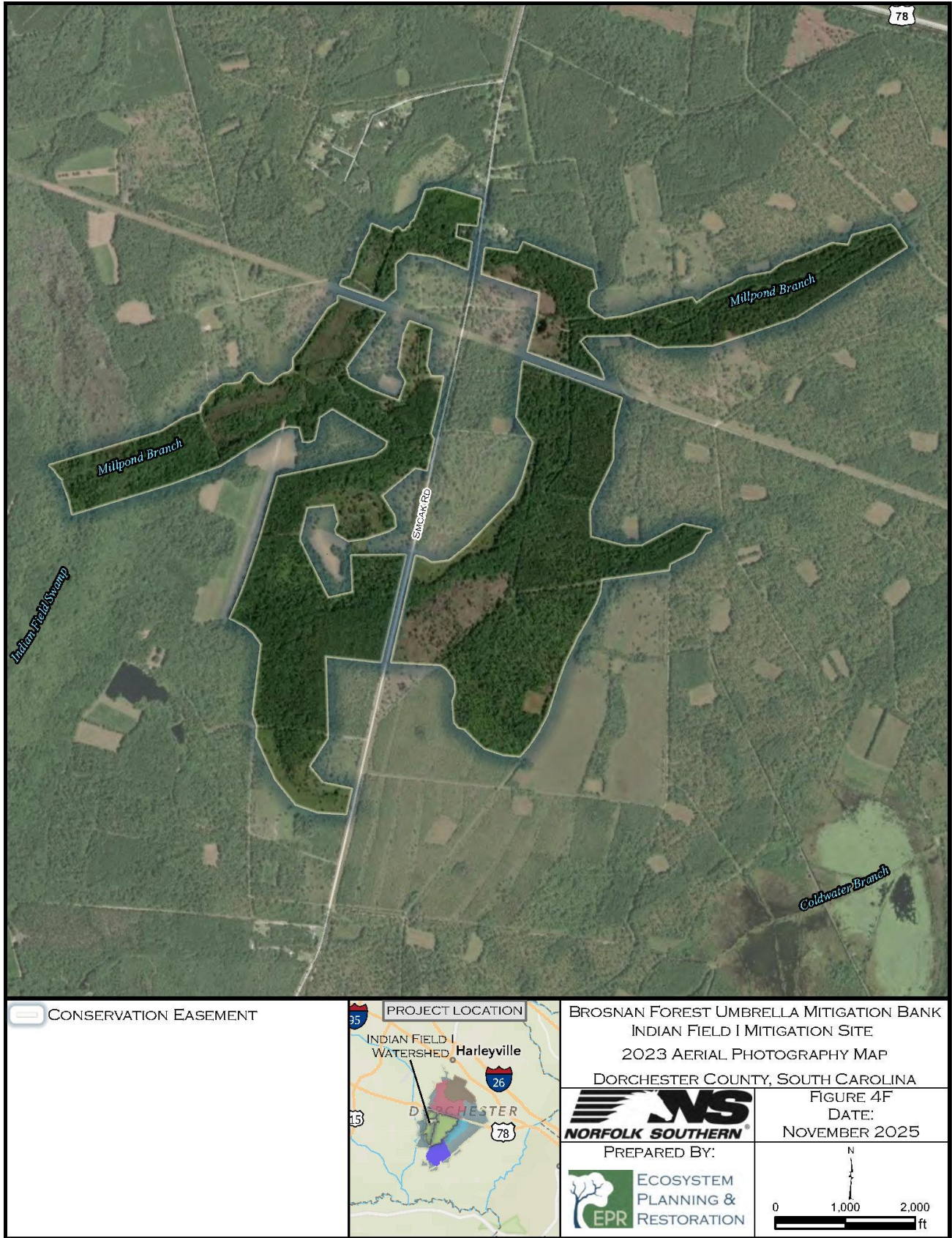


Figure 9E. Indian Field I Mitigation Site, 2022 Aerial Photograph Map.

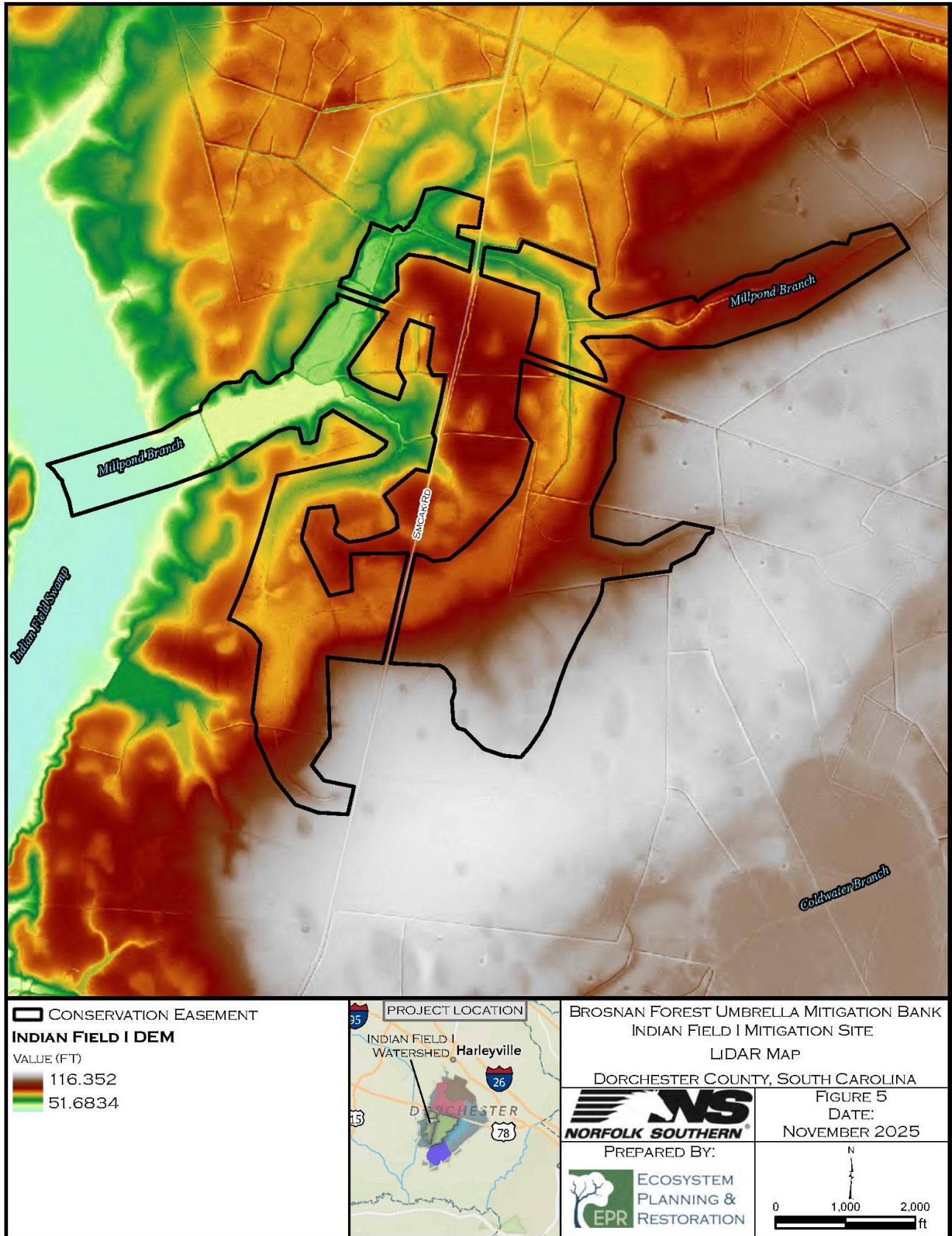


Figure 5. Indian Field I Mitigation Site, LIDAR Map.

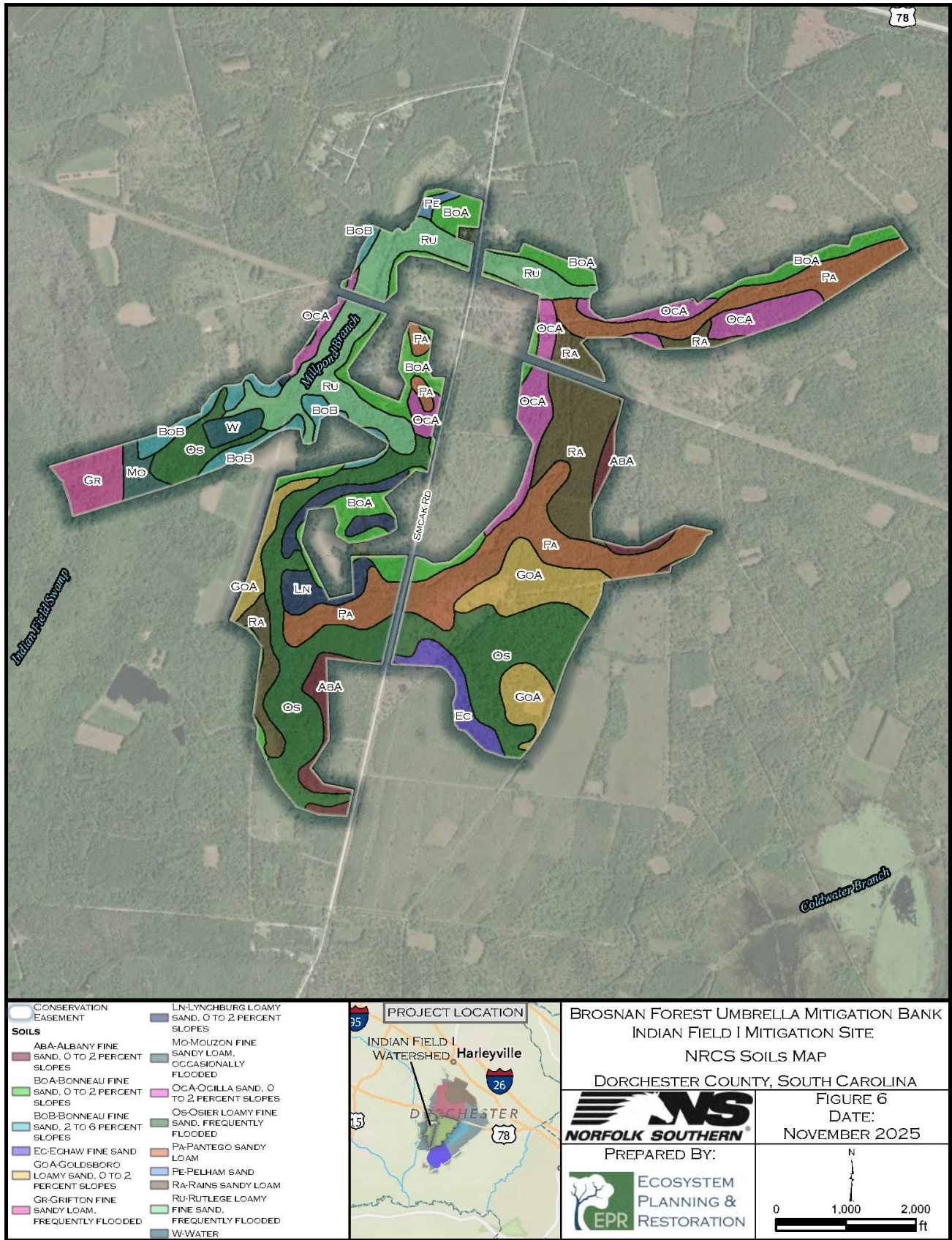


Figure 6. Indian Field I Mitigation Site, NRCS Soils Map.