

March 9, 2026

Mr. Jeffrey V. Lord
Town Administrator
Town of Moncks Corner
118 Carolina Avenue
Moncks Corner, SC 29461

NRCS Emergency Watershed Protection – Tropical Storm Debbie On-Call Professional Services

Dear Mr. Lord,

Seamon, Whiteside & Associates, Inc. (SW+) is pleased to offer a proposal for professional services to implement improvements granted by the Natural Resources Conservation Service (NRCS) Emergency Watershed Program (EWP) in response to Tropical Storm Debbie.

The scope of services included herein will support property buyouts, structure demolition, property easements, design, permitting, bidding, construction administration, grant management, and close out services associated with the project. Exhibits A1 through D4, originally included as Appendix F of the California Branch Flood Mitigation Study dated April 11, 2025, are appended to this proposal and depict the approximate limits for which work will be completed.

Scope of Services

Division One: Program Management, Progress Meetings, Stakeholder Engagement, and Grant Management

We understand the project will require regular progress meetings with NRCS, the Client, project subconsultants, and other authorities having jurisdiction, as well as stakeholder engagement, and grant management. As a result, our services for this division will include the following:

1. Facilitate a kick-off meeting with NRCS, Client, and other applicable project team members (e.g., subconsultants) to discuss project goals, constraints, and schedule. Meeting minutes will be documented and distributed afterwards.
2. Attend and lead monthly progress meetings with NRCS and the Client throughout the project duration. Meeting minutes will be documented and distributed afterwards.
3. Attend and lead one public information meeting. Presentation materials (e.g., exhibits, PowerPoint, etc.) will be prepared ahead of time and submitted to Client for review and approval.
4. Coordinate with NRCS, Client (and representatives), and subconsultants throughout the project. This may include emails, phone calls, and in-person meetings, as necessary. Specifically this will include, but not be limited to, submitting and receiving approval for supporting documentation for property buyouts to include:
 - Submitting supporting documentation for eligible relocation expenses, if required;
 - Submitting preliminary title commitments for eligibility review;
 - Providing Offer for NRCS concurrence prior to coordination with property owner; and,
 - Providing NRCS Agreement Closeout documentation to include:

- Fair Market Valuation and Methodology;
 - Copy of appraisal and 3rd party technical review;
 - Signed Statements of Voluntary Participation;
 - Copy of Recorded Deed and Deed Restriction; and,
 - Copies of any closing documents.
5. Prepare and submit Quality Assurance Plan (QAP) to NRCS for review and concurrence prior to soliciting the project for bidding.
 6. Prepare and submit for NRCS concurrence an Operation and Maintenance (O&M) Plan prior to the start of construction.
 7. Provide grant management for the project which may include but may not be limited to progress reporting, processing payment applications/requests, and close out documentation. Grant close out documentation will include the following:
 - Construction plans and record drawings (if applicable) of stream restoration and stabilization work;
 - Professional Engineer Certification attesting work has been completed in accordance with approved plans and specifications;
 - Final Flood Study Mitigation Report reflecting constructed conditions;
 - Photograph(s) of California Branch and property site(s) after project completion;
 - Signed Statement(s) of Voluntary Participation from the owner(s) of each property;
 - Demolition and restoration construction plans for property buyouts;
 - Copies of recorded notarized deeds, including required deed restriction language;
 - Latitude and longitude of each property (to nearest sixth decimal place);
 - Market value determination(s) and rationale;
 - Documentation of duplication of benefits review;
 - Copy of Offer(s) of Just Compensation with calculation/summary;
 - Date structure was removed from each property; and,
 - Copies of Explanation of Benefits Statements issued to participants.
 8. Prepare final package consisting of: executed agreements with Client and subcontractors; meeting minutes and pertinent project correspondence with NRCS; grant close out documentation; approved permits and close out documentation; and, Contractor as-builts, pay applications, and change orders .

Division Two: Surveying

Surveying will be completed to assist with the engineering design and permitting of the proposed stream clean up and bank stabilization improvements (Task A) as well as support efforts to buy out portions of up to 24 parcels (Task B). All survey data will be collected using South Carolina State Plane coordinates (i.e., NAD 83 horizontal datum and NAVD 88 vertical datum). Specific surveying services include:

Task A - Tree & Topographical Survey

1. A Tree & Topographic Survey will be prepared for approximately 10,500 linear feet of stream, including:
 - Property boundary and all apparent easements shown on available and accessible recorded plats;
 - Hardscape;
 - Structures;

- All trees 8" and greater at DBH within 20 feet of the top of bank of each side of California Branch;
- Contours at 1-foot contour intervals and spot elevations;
- Utility boxes and structures (if present); and,
- High Water Flags observed at time of survey.

Task B - Subdivision Plats

1. Properties that are not being purchased in their entirety will be subdivided to facilitate purchase of a portion of the property. Subdivision plats will be prepared for up to 24 parcels.
2. Subdivision plats will be prepared for each parcel separately and in accordance with Town of Moncks Corner requirements. All structures will be depicted on the Subdivision Plats. All property corners not found and newly created will be set with #5 rebar.
3. Access easements and combination plats are not included within the scope of this proposal. Should these be necessary to comply with zoning requirements, these services can be provided for a negotiated fee.

Division Three: Environmental Investigations

Environmental services will be completed for up to 41 parcels outlined in Exhibits A1 through D4. These services will be completed by Terracon Consulting, Inc, with the exception of asbestos inspections and lead waste characterization which will be completed by Trident Environmental Services, Inc. Specific tasks associated with this division include:

1. Base Phase I Environmental Site Assessment (ESA) Services

The ESA will be performed consistent with the procedures included in ASTM E1527-21, *Standard Practice for Environmental Site Assessments: Phase I Environmental Assessment Process*. The purpose of this ESA is to assist the client in developing information to identify recognized environmental conditions (RECs - as defined below) in connection with the site as reflected by the scope of this proposal. The potential for vapor migration will be addressed as part of a Phase I ESA and will be considered by Terracon in evaluation of RECs associated with the site.

RECs are defined by ASTM E1527-21 as "(1) the presence of *hazardous substances or petroleum products* in, on, or at the *subject property* due to a *release* to the *environment*; (2) the *likely* presence of *hazardous substances or petroleum products* in, on, or at the *subject property* due to a *release* or *likely release* to the *environment*; or (3) the presence of *hazardous substances or petroleum products* in, on, or at the *subject property* under conditions that pose a *material threat* of a future *release* to the *environment*." This ESA includes consideration of the movement of hazardous substances and petroleum products in any form, including migration of vapor in the subsurface. A *de minimis* condition is not a REC.

- Review of Per- and Polyfluoroalkyl Substances (PFAS)
 - There are a family of compounds known as per- and polyfluoroalkyl substances (PFAS) which are considered emerging contaminants of concern due to their mobility and longevity in the environment. PFAS have been used in many products, including but not limited to fire-fighting foam, anti-stick coatings, stain and water-repellent coatings, electroplating, and paper products, among others. On July 8, 2024, US EPA designated two PFAS compounds, perfluorooctanoic acid (PFOA) and perfluorooctanesulfonic acid (PFOS), including their salts and structural isomers, as hazardous substances under CERCLA; accordingly, PFOA and PFOS will be evaluated within the scope of E1527-21.
- Physical Setting
 - The physical setting for the site will be described based on a review of the applicable USGS topographic quadrangle map, USDA soil survey, and selected geologic reference information.
- Historical Use Information

- A review of historical resources, where reasonably ascertainable and readily available, will be conducted in an attempt to document obvious past land use of the site and adjoining properties back to 1940 or when the site was initially developed, whichever is earlier. The following minimum selected references will be obtained and reviewed for the site and adjoining properties, if available:
 - Historical topographic maps
 - Aerial photographs (approximate 10 to 15-year intervals)
 - City directories (approximate 5-year intervals)
 - Fire (Sanborn) insurance maps
- The following additional historical resources will be reviewed for the site if determined by the Environmental Professional to be warranted, applicable and likely useful:
 - Property tax file information
 - Building department records
 - Zoning records
 - Prior environmental reports, permits and registrations; or geotechnical report, if provided by the client.
 - Site title search information (to be provided by Bishop Law Firm under Division Four)
 - Environmental liens (to be provided by Bishop Law Firm under Division Four)
- The Client and the current owner or their representative will be interviewed to provide information regarding past uses of the site and information pertaining to the use of hazardous substances and petroleum products on the site. Additionally, a reasonable attempt will be made to interview past owners, operators, and occupants of the site to the extent that they are identified within the scope of the ESA and are likely to have material information that is not duplicative of information already obtained through the assessment process.
- Regulatory Records Review
 - Consistent with ASTM E1527-21, federal, state, and tribal databases, where applicable and within ASTM-defined minimum search distances from the nearest property boundary, will be reviewed for indications of RECs. A database firm will be subcontracted to access governmental records used in this portion of the assessment. Additional federal, state, and local databases may be reviewed if provided by the database firm. Determining the location of unmapped facilities is beyond the scope of this assessment.
 - In addition to the database review and if customary practice for the site location, an attempt will be made to review reasonably ascertainable and useful local lists or records such as Brownfield sites, landfill/solid waste disposal sites, registered storage tanks, land records, emergency release reports, and contaminated public wells. A reasonable attempt will also be made to interview at least one staff member of any one of the following types of local government agencies: fire department, health agency, planning department, building department, or environmental department. As an alternative, a written request for information may be submitted to the local agencies.
- Site and Adjoining/Surrounding Property Reconnaissance
 - A site reconnaissance will be conducted to identify RECs. The reconnaissance will consist of visual observations of the site from the site boundaries and selected interior portions of the site. The site reconnaissance will include, where applicable, an interview with site personnel who the client has identified as having knowledge of the uses and physical characteristics of the site. Pertinent observations from the site reconnaissance will be documented including:
 - Site description
 - General site operations

- Features, activities, uses, and conditions of the site relevant to identifying RECs
- The adjoining property reconnaissance will consist of visual observations of the adjoining/surrounding properties from the site boundaries and accessible public rights-of-way.
- Report Preparation
 - A PDF-formatted copy of the final report will be submitted that presents the results of this assessment, based upon the scope of services and limitations described herein. The final report will be signed by an environmental professional responsible for the Phase I ESA, and the report will contain an environmental professional statement as required by 40 CFR 312.21(d). Recommendations will be developed as part of the Phase I ESA scope of services.

2. Asbestos and Lead-Based Paint Surveys

Asbestos inspections will be performed for up eleven (11) existing buildings where full property buyouts are proposed.

- Asbestos Inspection
 - Bulk samples of suspect materials will be collected by a licensed building inspector. In order to minimize analytical costs, samples will only be collected and analyzed of those materials requiring appropriate documentation (lab report, training certificates, etc.) to confirm, or deny, the presence of asbestos fibers. Upon delivery and receipt of the lab results from a NVLAP Accredited Laboratory, a written report will be prepared detailing pertinent findings, conclusions, and environmental professional opinions related to the vessel. The report will including the following:
 - Asbestos Summary of ACBM
 - Sample Data Tables detailing sample information (condition, friability, category, etc.)
 - Diagrams/Photographs identifying Homogenous Areas
 - PLM/TEM Bulk Sample Analysis Report(s)
 - Copy of Inspectors SCDES (formerly SCDHEC) Asbestos Inspector License
 - Copy of NVLAP Accredited Laboratory Certification

3. Lead Paint Waste Characterization by Toxicity Characteristic Leaching Procedure (TCLP)

- Upon demolition of a structure where the full property has been purchased, a TCLP waste characterization of a sample of the entire non-asbestos waste stream (including brick, wood, shingles, etc.) will be performed to determine presence of lead and confirm appropriate disposal requirements with the disposing landfill.

4. Preliminary Desktop Wetland Assessment

- Terracon will review readily available resources to assist with identifying potential wetlands and Waters of the US (WOTUS) on the site or in the immediate vicinity of the site. These resources include the current United States Geological Survey (USGS) 7.5 Minute Topographic Map, United States Fish and Wildlife Service National Wetlands Inventory (USFWS NWI) Map, United States Geological Survey (USGS) National Hydrography Dataset (NHD), US Department of Agriculture (USDA) – Natural Resource Conservation Services (NRCS) Soil Survey data, aerial photographs, publicly available light detection and ranging (LiDAR) data, and other related data as applicable and based on availability.
- The streams and waterbodies on the USGS topographic map are understood to be approximate and not frequently updated. The NWI data was published by the U.S. Department of the Interior's USFWS and depicts suspect wetland areas and other waterbodies based on stereoscopic analysis of high-altitude aerial photographs. It is Terracon's understanding that the published data is not regularly updated and has not been validated in the field. Presence of mapped NWI features is not always indicative of the presence of jurisdictional waterbodies, and the USFWS maintains that there is no attempt made by the NWI program to define the limits of proprietary jurisdiction of any Federal, State,

or local government, or to establish the geographical scope of the regulatory government agencies. Terracon will rely heavily on soils data, LiDAR data, and aerial imagery in the evaluation of aquatic resources from a desktop perspective.

- Terracon will also obtain applicable existing data for the site related to past wetland delineations and 404/401 Clean Water Act permits. Terracon will attempt to obtain pertinent information regarding past studies from readily available resources including Freedom of Information Act (FOIA) request(s) through the US Army Corps of Engineers (USACE). Please note that FOIA information provided by USACE is often delayed and may not be available within the schedule for providing deliverables.
- A site visit will be conducted to determine the presence and approximate locations of potential waters of the United States (WOTUS), including wetlands. The site visit will use mandatory technical criteria, field indicators, and other sources of information to determine whether the site has jurisdictional WOTUS, including wetlands. WOTUS, including wetlands are identified according to the definitions provided in 33 CFR §328.3(a). The site visit will be performed by a Professional Wetland Scientist or environmental scientist trained and experienced in delineation methodologies.
 - The methods Terracon will use in the site visit to identify wetlands generally follow the USACE Wetland Delineation Manual (USACE Manual), dated 1987 and the applicable Regional Supplement to the USACE Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region Version 2.0 (Regional Supplement). WOTUS, including wetlands generally have three essential characteristics: wetland hydrology, hydrophytic vegetation, and hydric soils.
 - Terracon will identify the presence of potential WOTUS: traditional navigable waters, relatively permanent waters, non-relatively permanent waters, and wetlands that are adjacent, abutting, or isolated to these waters.
- Terracon will provide a written report describing the methods used for the analysis and finding of the desktop review and site visit including a map showing the approximate locations and boundaries of the WOTUS, including wetlands on the site.
 - Please note Terracon will not delineate the upland/wetland boundaries on the site using colored flagging and no Wetland Determination Forms will be completed.
 - The limited wetlands review does not provide a definitive assessment of aquatic resources within the project area with the potential to be regulated under Federal, State, and /or local law and does not include an opinion as to whether features present on the site would be considered jurisdictional by the USACE. This limited desktop review is not a substitute for an actual field delineation in accordance with the USACE, state, and local guidance (as applicable); therefore, it is not suitable for consultation with the USACE, state, or local entities.

5. Threatened and Endangered Species Habitat Assessment

- The threatened and endangered species habitat assessment will consist of identification and review of readily available resources that document the potential presence of federally listed species within the site and surrounding vicinity. The primary source utilized will be the United States Fish and Wildlife Service (USFWS) Information, Planning, and Conservation (IPAC) search engine to identify federally listed threatened and endangered species as well as proposed listed and candidate species in the area. Terracon will also review the applicable USFWS Endangered, Threatened, and At-Risk Species list. Terracon will request technical assistance from the South Carolina Department of Natural Resources (SCDNR) using the SC Natural Heritage Species Reviewer. Please note the IPaC system and the SC Natural Heritage Species Reviewer requires input of project location, project name, project type, and/or a description of the proposed project. SCDNR can take 30 days or more to reply with a letter documenting known occurrences of species in the vicinity of the site deemed relevant to the project.
- Terracon will conduct an onsite habitat assessment. Terracon will perform a limited transect on-site assessment to identify indicators of species habitat and visual observations for occurrence of federally threatened and endangered species. Findings of the assessment, including habitat descriptions of each listed species and effects analysis, will be

documented in a report. Terracon will coordinate with the client upon completion of the report to determine if Section 7 consultation with the USFWS is warranted.

- It should be noted that USFWS has specific survey windows and time periods established for surveys of listed species. The costs associated with this habitat assessment assume one site visit in accordance with the proposed schedule. USFWS may require species to be reevaluated within the established surveys windows. Terracon can provide costs for additional survey costs on an as needed basis.

6. Historic Properties/Archaeological Resource Section 106 Survey

- Based on our understanding of the project being funded through a USDA NRCS Federal grant, the project then requires a Section 106 Project Review in consultation with the South Carolina Department of Archives and History (SCDAH) who serve as the South Carolina State Historic Preservation Office. In order to comply with Section 106 of the National Historic Preservation Act of 1966 as amended, and the implementing regulations of 38 CFR 800, a Terracon scientist, qualified to meet the Secretary of Interior Standards of Professional Qualifications for Architectural History, Historic Architecture, or Archaeology, will complete a preliminary survey of all properties cited in the project documents, and complete a SCDAH Section 106 Project Review Form, referencing all relevant project data.
- At the completion of this survey and report, the form will be submitted to SCDAH for comment and revisions for concurrence of findings. SCDAH will take 30-45 days to review the report and provide recommendations, revisions, or a determination of concurrence. A Terracon scientist will then revise the report and carry out any further necessary documentation in order to obtain a SCDAH letter of approval for the project to proceed.
- A Terracon scientist will conduct a limited data review for publicly known historic sites using SC ArchSite, a GIS mapping service administered by SCDAH and the South Carolina Institute for Anthropology and Archaeology, for any historic architectural resources, including but not limited to those listed on the National Register of Historic Places (NRHP), and known archaeological resources from previous documented surveys within a .25 mile radius of the project area. This information will be utilized to supplement the Section 106 Project Review Form report, and any subsequent desktop Cultural Resources evaluations required for permitting.
- Terracon will provide a brief section in the ESA summarizing the mapped cultural resource features from the NRHP and publicly available data sources pertaining to the site.
- The Terracon scientist will perform a “windshield survey” of all structures identified in the project information package, and provide a determination of eligibility for the NRHP for any structures over 50 years in age.
- A Terracon scientist will also provide recommendations to SCDAH of the likelihood for the presence of any buried archaeological resources within the project area, and recommendations for mitigation if necessary.
- Absence of documented cultural/historic sites does not ensure cultural resources are not present. A lack of documented cultural/historic resources may indicate that the area has not been surveyed or such resources were not previously encountered. A lack of documented cultural/historic resources may indicate data pertaining to presence of such resources is located non-publicly accessible/restricted access records.

Division Four: Buyout Services

Buyout services will be completed for up to 41 parcels as identified in Exhibits A1 through D4. These services will be completed by Freehold Focus, Bishop Law Firm, Batson Company, and Compass South. Specific tasks associated with this division include:

Task A - Property Owner Coordination (Freehold Focus)

- Coordination with property owners to outline program;
- Coordination with appraisers and attorney for real estate closings and transactions;
- Preparation of Duplication of Benefits forms in coordination with property owners;

- Provide the Offer to property owner and outlining the property valuation methodology, including any assumptions or deductions;
- Coordination with property owners to execute Acknowledgement of Voluntary Participation forms;
- Recording of titles, deeds and easements;
- Based on preliminary records searches of the parcels, several properties are occupied by renters and will be entitled to relocation assistance per the Uniform Relocation Assistance and Real Property Acquisition Act. If required, relocation advisory services provided under this scope per the URA are outlined below. Three (3) relocations are anticipated within the scope of this proposal.
 - Utilizing required forms, reports, documents and data necessary for each displacee;
 - Providing any required relocation notices (including but not limited to the General Information Notice, Eligibility Notice, 90 Day Notice, and 30 Day Notice);
 - Determination of replacement housing payment eligibility including rent supplements and down payments in lieu of rent supplements (one determination per displacee is included herein)
 - Perform inspection to verify decent, safe and sanitary requirements for replacement dwellings and any comparables used in determining payments (one inspection per displacee is included herein)
 - Assist displacees in preparing personal property inventories for eligible moving expenses;
 - Preparing moving cost findings and determine eligibility for fixed payments in lieu of actual move costs;
 - Providing advisory services tailored to the needs of each resident including housing referrals, financial guidance on benefits, and counseling regarding program requirements;
 - Provide advisory services tailored to the needs of each business displaced including search expenses, moving costs, re-establishment expenses, or fixed payments in lieu of actual costs;
 - Conduct post move inspections;
 - Secure signed relocation claim forms, reviewing for completeness and accuracy; and,
 - Provide complete documentation of disbursements and claims as part of project record.

Task B - Property Appraisal Services (Batson Company)

- Contact property owners by mail or phone, allowing for meetings at the owners discretion, in compliance with the Uniform Act of Uniform Standards of Professional Appraisal Practice; and,
- Prepare appraisal in compliance “before and after” valuation method.

Task C - Technical Appraisal Review Services (Compass South)

- Prepare appraisal review reports to ensure compliance with the requirements set forth in the Uniform Standards of Professional Appraisal Practice, that value opinions stated in the appraisal reports are adequately supported and each appraisal meets the specifications of the Emergency Watershed Protection Program-Buyout alternative program.

Task D - Title Search and Closing Services (Bishop Law Firm)

- Prepared title search for each property, including examination of public records necessary to issue a South Carolina title opinion based upon a 40-year search;
- Prepared title updates prior to or at closing as needed;
- Represent Client (and property owner where requested) for property closing services; and,
- Provide title insurance policy.

Efforts to coordinate with NRCS and subconsultants for the submittal of property buyout supporting documentation are included under Division One of this proposal.

Division Five: Construction Documents

Design services will be provided to develop construction drawings within the approximate work limits depicted in Exhibits A1 through D4. Design services for construction drawings will be separated into two subtasks – Stream Clean Up and Bank Stabilization (Task A) and Property Demolition and Stabilization (Task B). Specific design services for each subtask are below.

Task A -Stream Clean Up and Bank Stabilization

1. Use existing site data (county GIS, surveys/plats, maps, drone imagery, etc.) to create base map for initial coordination with Client and NRCS.
2. Perform field walkthrough of the approximate work limits prior to design to identify preliminary clean up scope and limits of bank stabilization. An additional walkthrough will be performed after preliminary design to confirm bank stabilization limits and appropriateness of stabilization measures proposed.
3. Initial coordination with the following agencies on project requirements:
 - NRCS (Design Standards and Specifications)
 - Town of Moncks Corner (Stormwater, Bank Stabilization Methods)
 - SCDES (Coastal Zone Consistency and Water Quality review)
4. Develop bank stabilization design concepts to mitigate against erosion during peak flood flows. Typical sections will be developed and provided to the Client and NRCS for feedback.
5. Complete a hydrologic and hydraulic analysis for the existing conditions and proposed conditions, including anticipated bank stabilization measures. All modeling will be based upon the existing hydrologic and hydraulic modeling completed for the initial application to NRCS.
6. Prepare a signed and sealed report summarizing the existing and proposed conditions hydraulic analysis. The report will be included in the land disturbance permit submittal to the Town and SCDES.
7. Prepare preliminary and construction drawings. Final construction drawings will include the following:
 - Cover Sheet
 - Notes and Symbols Sheet
 - Existing Conditions Survey
 - Demolition Plan
 - Bank Stabilization Plan and Profile Plan
 - Grading Plan
 - Stream Bank Cross Sections (50-foot intervals)
 - Planting Plan
 - Erosion and Sedimentation Control Plan
 - Details
8. Coordinate with NRCS, Client, and authorities having jurisdiction regarding design.
9. Coordinate, lead, and attend field design review meetings with NRCS and Client following delivery of preliminary construction drawings.
10. Prepare and update opinions of probable construction costs throughout the design phase.
11. Prepare technical construction specifications based on final construction drawings.

12. Prepare storm water, erosion control and sediment control design and calculations required for submittal.

Task B - Property Demolition and Stabilization

1. Use existing site data (county GIS, surveys/plats, maps, drone imagery, etc.) to create base map for initial coordination. Research zoning and land development restrictions of property including restrictive covenants (if applicable).
2. Perform field walkthrough of the approximate work limits to identify any constraints for easement acquisition and prepare preliminary demolition scope (where applicable) for full property buyouts.
3. Initial coordination with the following agencies on project requirements:
 - NRCS (Program Requirements)
 - Town of Moncks Corner (Zoning, Stormwater, Demolition)
 - Water, Sewer, Power, Natural Gas and Telecom Provider(s) (Utility Disconnect Requirements)
4. Construction plans will be prepared for up to eleven (11) parcels where existing structures are proposed to be demolished. Plans will be prepared for all parcels and submitted for permit as a single plan set. Preliminary and final construction drawings will be prepared and will include the following:
 - Cover Sheet
 - Notes and Symbols Sheet
 - Existing Conditions Survey
 - Demolition Plan
 - Erosion and Sediment Control Plan / Details
 - Planting Plan and Details
5. Prepare and update opinions of probable construction cost throughout the design phase.
6. Submit demolition and restoration plans to NRCS. Respond to comments and resubmit final plans for NRCS review and concurrence.
7. Prepare stormwater management memorandum for each parcel, detailing the scope of work, existing and proposed stormwater runoff, sediment and erosion control measures, and construction waste management measures.
8. Prepare technical construction specifications (as needed) based on final construction drawings.

Division Six: Permitting

Agency permit packages will be prepared for improvements to be located within the approximate work limits depicted in Exhibits A1 through D4. This division will include the following permitting tasks:

1. Wetlands and Waters of the State Delineation:
 - Complete a desktop review of historic aerial photographs, historic topographic maps, aquatic resources mapping, soils mapping, and other relevant data to assist in identifying potential aquatic resources and jurisdictional features within the approximate work limits.
 - Complete a field delineation to map/locate approximate locations/boundaries of potential waters of the state.
 - Prepare a jurisdictional determination request/delineation package and submit to the United States Army Corps of Engineers (USACE).
 - Attend jurisdictional determination verification site visit (as needed).
2. 404/401 Wetland and Waters of the State Permitting:

- Schedule and attend pre-application meeting with applicable state and federal agencies.
 - Prepare wetland and waters of the state exhibits depicting impacts for use in permit applications.
 - Prepare and submit 401 water quality certification.
 - Prepare and submit 404 permit application.
 - Complete a mitigation analysis to determine the need for compensatory mitigation required for implementation of the project.
 - Receive agency permitting comments, address comments, and resubmit permitting documents for final approvals.
3. Stormwater Permitting:
- Schedule and attend pre-submittal meeting.
 - Prepare NPDES Notice of Intent documentation and submit to SCDES.
 - Prepare and submit coastal zone consistency documentation and submit to SCDES.
 - Prepare and submit Town of Moncks Corner Stormwater Management – Construction Activity Application package to include a comprehensive stormwater pollution prevention plan (C-SWPPP), drainage technical report (prepared as part of Division Five), and required exhibits/maps.
 - Receive agency permitting comments, address comments, and resubmit permitting documents for final approvals.
4. Local Permitting:
- Prepare applicable building, floodplain management, and/or planning/zoning applications/documents for approval. Demolition permits shall be the responsibility of the selected Contractor.
 - Receive comments, address comments, and resubmit applications/documents for final approvals.

Division Seven: Bidding

Bidding services will be provided to assist the Client in advertising, evaluating, and recommending one or more contractors to provide demolition services and construct project improvements in accordance with the documents prepared as part of Division Five. Up to two (2) separate bidding packages are included under the scope of this division, one for construction services for documents prepared under Division Five, Task A (Stream Clean Up and Bank Stabilization) and one for construction phase services under Division Five, Task B (Property Demolition and Stabilization). Bidding phase services for both packages will include the following tasks:

1. Prepare front end bidding documents and assemble bid package.
2. Coordinate with Client regarding bid advertisement (e.g., date, time, place, and invitation to bid) and provide Client with invitation to bid documents for formal advertisement.
3. Conduct and attend pre-bid conference.
4. Prepare and issue addenda to the bid documents (as applicable).
5. Respond to bidder questions throughout the bid advertisement (as applicable).
6. Conduct and attend bid opening.
7. Prepare tabulation of bids and provide to Client.
8. Assist Client with review and evaluation of each submitted bid.
9. Prepare written recommendation to Client concerning contract award.

10. Assist Client in executing construction contract with selected bidder.

Division Eight: Construction Administration

Construction administration services will be provided throughout the duration of construction for each awarded construction contract. Construction administration services include:

1. Schedule, attend, and lead pre-construction meeting with Client and selected contractor. Meeting minutes will be developed and distributed following the meeting. One pre-construction meeting is anticipated for each of the two (2) bid packages.
2. Receive, review, and respond to required contractor submittals. Up to 10 submittals are covered throughout construction.
3. Receive, review, and respond to requests for information (RFIs). Up to 20 RFIs are covered throughout construction.
4. Revise construction drawings and other design documents required to construct drainage improvements due to unforeseen utility conflicts and/or constructability issues not known or anticipated during Division Five.
5. Receive, review, and approve pay applications from the contractor. Final pay applications will be submitted to the Client for final approval and payment.
6. Receive, review, and process contract modifications as requested by the contractor. SW+'s review will be aimed at providing the Client with a reasonable assurance that the change is justified and that the dollar and time adjustment to the construction contract are accurate and fair.
7. Compile and submit documentation to support Client's requests for reimbursement from NRCS for construction work self-performed by the Client. Documentation shall include the following:
 - Material tickets or documentation reflecting costs of materials purchased and used in construction for eligible EWP Program activities. Documentation should include type, quality and quantity of materials used during construction. Excess materials purchased but not used for construction will not be considered eligible for reimbursement.
 - Daily time records for Client's employees performing construction services, including employee name, classification, wage rate, hours and dates of construction activity.
 - Equipment operating records showing type/size of equipment, hourly rate of operation, and hours/dates of operation.Client shall be responsible for providing material tickets and submitting employee and equipment operation hours and rates to SW+ for compilation, coordination and submittal to NRCS for reimbursement.
8. Conduct routine site visits to monitor, observe, and document construction progress. The intent of these site visits is to determine if work is proceeding in accordance with the construction contract documents (i.e., construction drawings, technical specifications, and "front-end" documents). The Client will be informed about the progress of the work and SW+ will endeavor to guard the Client against deficiencies in the work. An average of 20 hours per week has been assumed throughout the total construction duration estimated for this project.
9. Complete SWPPP inspections and reporting until close out in accordance with the stormwater permit. Deficiencies needing compliance will be submitted to the contractor. SWPPP reporting will be distributed to regulatory permitting agencies at required intervals. SWPPP site inspections will be completed during routine site visits.
10. Provide the following services to comply with standard conditions of the construction permits and to support commissioning efforts required of the project:
 - Receive, review, and approve as-built surveys provided by the contractor's surveyor.
 - Schedule and attend roadway and drainage system inspections as required by the local agencies having jurisdiction.
 - Coordinate with the agency having jurisdiction regarding their inspection requirements of the stormwater management facilities.

11. Schedule, attend, and lead substantial completion site visit with Client and contractor. One substantial completion site visit is anticipated for each of the two bid packages. As part of substantial completion, the contractor's request for documentation of substantial completion will be received and reviewed. Inspections will be completed at this time (as required). A certificate of substantial completion and punch list of items needing attention prior to final completion will be completed following required inspections and document review. Repeat inspections and punch lists as required for final completion.
12. Schedule, attend, and lead final completion site visit with NRCS, Client, and contractor.
13. Close out construction contract and permits for construction.

Notes, Assumptions, and Exclusions:

1. *SW+ shall endeavor to ensure that Client meets all requirements of NRCS and permitting authorities, however, it must be understood that certain elements such as Contractor's compliance with construction requirements, are outside of SW+'s control.*
2. *Demolition and utility service disconnection permits are not provided and will be the responsibility of the selected Contractor(s).*
3. *The total project duration is estimated to be 20 months with a construction duration of 12 months.*
4. *Subsurface utility engineering and exploration services are not provided.*
5. *This scope of services does not anticipate any utility relocations in conjunction with stream restoration work.*
6. *The scope of work proposed herein for regulatory record review in support of Phase 1 Environmental Site Assessments includes up to two hours of regulatory agency file and/or records review, including Client-provided reports and files. If the results of this initial review appear to warrant a more extensive review of applicable regulatory agency files and/or records, a cost estimate will be provided to the Client for pre-approval. Review of regulatory files and/or records, when authorized, will be for the purpose of identifying RECs. Please note that all requested files may not be available from regulatory agencies within the client's requested project schedule.*
7. *Upland/wetland boundaries on each of the 41 parcels will not be delineated on site using colored flagging and no Wetland Determination Forms will be completed.*
8. *This scope of services anticipates restoration efforts associated with the stream will be covered under a USACE Nationwide permit. Permitting services associated with an Individual Permit through the USACE are not anticipated within this scope of services, but may be provided for a negotiated fee if required by the USACE to perform the stream restoration construction activities.*
9. *Client shall be responsible for the payment of application and permit fees, impact and tap fees, inspection fees, maintenance fees, bonds, and other agency charges associated with the permitting and construction of the Project.*
10. *Coverage under the SC NPDES General Permit for Construction Activities (NPDES) is required prior to initiation of land disturbing activities. A prerequisite to coverage is the submittal to, and approval of, a SWPPP by the local agency having jurisdiction under the SCDES MS4 program. In addition to initial erosion and sediment control measures, the SWPPP also includes various other provisions outside of the scope of the construction drawings. The SWPPP is intended to be a framework outlining measures that are intended to be implemented and maintained throughout the construction period. As a result, additional efforts related to the implementation, maintenance, and updating of the SWPPP are required during construction. Some of these must be performed by SW+ and others can be performed by SW+ or other parties. See below for additional information.*
11. *Opinions of probable costs that are prepared by SW+ shall be based on its experience and qualifications and represent its judgment as a Consultant familiar with the construction industry but shall not be a guarantee that construction costs will not vary from its opinions of probable cost.*

12. *SW+ recognizes that design refinement and problem solving are iterative processes. However, it must also be recognized that excessive and continuous design changes are impossible to accurately quantify and are, therefore, outside of the scope of this proposal. We understand that a design will evolve during the submittal and review processes, and we do intend for these types of adjustments to be included. However, extensive and continuous design changes that are beyond the scope of those typical for a project of similar size and complexity will be charged as additional services on an hourly rate basis.*
13. *This scope of services does not include the processing of any eviction proceedings. Should these be required they can be provided for an additional negotiated fee.*

Fees:

We will provide the indicated services for the following fees. All hourly and unit rate fees represent a not to exceed amount.

Division One: Program Management, Stakeholder Engagement, and Grant Management.....	\$160,000 (Hourly Not to Exceed)
Division Two: Survey.....	
Division 2A: Tree & Topographic Survey	\$50,000 (Lump Sum)
Division 2B: Subdivision Plats.....	\$120,000 (Unit Rate Basis)
Division Three: Environmental Investigations	\$225,060 (Unit Rate Basis)
Division Four: Buyout Services	
Division 4A: Property Owner Coordination.....	\$359,040 (Unit Rate Basis)
Division 4B: Property Appraisal Services.....	\$108,240 (Unit Rate Basis)
Division 4C: Technical Appraisal Review Services	\$44,000 (Unit Rate Basis)
Division 4D: Title Search and Closing Services	\$134,942.50 (Unit Rate Basis)
Division Five: Construction Documents.....	
Division 5A: Stream Clean Up and Bank Stabilization	\$200,000 (Lump Sum)
Division 5B: Property Demolition and Stabilization	\$65,000 (Hourly Not to Exceed)
Division Six: Permitting	\$57,500 (Hourly Not to Exceed)
Division Seven: Bidding	\$25,000 (Hourly Not to Exceed)
Division Eight: Construction Administration.....	\$200,000 (Hourly Not to Exceed)

Unit rates for survey, environmental and buyout services shall be invoiced according to the table below:

Division Two: Survey

Subdivision Plats.....	\$5,000 (Lump Sum Per Parcel)
------------------------	-------------------------------

Division Three: Environmental Investigations

ESA Report.....	\$3,300 (Lump Sum Per Parcel)
ESA Report Updates (if property acquisition exceeds 180 days from original report).....	\$2,200 (Lump Sum Per Parcel)
ESA Report Updates (if property acquisition exceeds 365 days from original report).....	\$3,300 (Lump Sum Per Parcel)
Site Access Coordination.....	\$3,850 (Estimated Time and Materials)

Asbestos/Lead Waste Characterization.....	\$2,310 (Lump Sum Per Parcel)
Preliminary Desktop Wetland Assessment.....	\$3,850 (Lump Sum)
Threatened and Endangered Species Habitat Assessment.....	\$4,950 (Lump Sum)
Historic Properties / Archaeological Resources Section 106 Survey.....	\$24,200 (Lump Sum)
Project Management.....	\$11,000 (Estimated Time and Materials)

Division Four: Buyout Services

Acquisition Services (Residential Property) – Initial Owner Outreach.....	\$1,952.50 (Lump Sum Per Parcel)
Acquisition Services (Residential Property) – Duplication of Benefits / Inspection.....	\$1,952.50 (Lump Sum Per Parcel)
Acquisition Services (Residential Property) – Offer.....	\$1,952.50 (Lump Sum Per Parcel)
Acquisition Services (Residential Property) – Closing Coordination & Recording.....	\$1,952.50 (Lump Sum Per Parcel)
Acquisition Services (Commercial Property) – Initial Owner Outreach.....	\$2,227.50 (Lump Sum Per Parcel)
Acquisition Services (Commercial Property) – Duplication of Benefits / Inspection.....	\$2,227.50 (Lump Sum Per Parcel)
Acquisition Services (Commercial Property) – Offer.....	\$2,227.50 (Lump Sum Per Parcel)
Acquisition Services (Commercial Property) – Closing Coordination & Recording.....	\$2,227.50 (Lump Sum Per Parcel)
Relocation Services (Residential Property) – Owner Outreach & Notice.....	\$2,777.50 (Lump Sum Per Parcel)
Relocation Services (Residential Property) – Comparables & Replacement Benefit.....	\$2,777.50 (Lump Sum Per Parcel)
Relocation Services (Residential Property) – Move Approval & Inspection.....	\$2,777.50 (Lump Sum Per Parcel)
Relocation Services (Residential Property) – Closing & Claims Closeout.....	\$2,777.50 (Lump Sum Per Parcel)
Relocation Services (Commercial Property) – Owner Outreach & Notice.....	\$3,327.50 (Lump Sum Per Parcel)
Relocation Services (Commercial Property) – Comparables & Replacement Benefit.....	\$3,327.50 (Lump Sum Per Parcel)
Relocation Services (Commercial Property) – Move Approval & Inspection.....	\$3,327.50 (Lump Sum Per Parcel)
Relocation Services (Commercial Property) – Closing & Claims Closeout.....	\$3,327.50 (Lump Sum Per Parcel)
Property Appraisal.....	\$2,640 (Lump Sum Per Parcel)
Technical Appraisal Review.....	\$1,100 (Lump Sum Per Parcel)
Title Search & Title Opinion.....	\$440 (Lump Sum Per Parcel)
Title Update (Prior to Closing).....	\$165 (Lump Sum Per Parcel)
Closing Representation (Buyer Only).....	\$715 (Lump Sum Per Closing)
Closing Representation (Buyer and Seller).....	\$1,100 (Lump Sum Per Closing)
Title Insurance Premiums.....	Lump Sum Percentage of Insured Amount (Est. Range \$100 - \$1500 Per Parcel)

Hourly rate services and/or additional services shall be invoiced according to the table below:

SW+ current hourly rates are as follows (see note below):

Principal in Charge.....	\$300.00
Managing Principal.....	\$300.00
Professional Support.....	\$120.00
Administrative Support.....	\$100.00
<u>Landscape Architecture</u>	
Director.....	\$275.00

Senior Landscape Architecture Team Leader/Practice Leader 2	\$250.00
Landscape Architecture Team Leader/Practice Leader 1	\$240.00
Senior Landscape Architecture Project Manager 3/Senior Land Planner 3	\$225.00
Senior Landscape Architecture Project Manager 2/Senior Land Planner 2	\$220.00
Senior Landscape Architecture Project Manager 1/Senior Land Planner 1	\$210.00
Landscape Architecture Project Manager/Land Planner 5	\$195.00
Landscape Architecture Project Coordinator/Land Planner 4	\$185.00
Land Planner 3	\$180.00
Land Planner 2	\$170.00
Land Planner 1	\$160.00

Civil Engineering

Director	\$275.00
Senior Civil Engineering Team Leader/Practice Leader 2	\$250.00
Civil Engineering Team Leader/Practice Leader 1	\$240.00
Senior Civil Engineering Project Manager 3/Senior Designer 3	\$225.00
Senior Civil Engineering Project Manager 2/Senior Designer 2	\$220.00
Senior Civil Engineering Project Manager 1/Senior Designer 1	\$210.00
Civil Engineering Project Manager/Civil Designer 5	\$200.00
Civil Engineering Project Coordinator/Civil Designer 4	\$190.00
Civil Designer 3	\$185.00
Civil Designer 2	\$175.00
Civil Designer 1	\$165.00
Senior CAD Technician	\$170.00
CAD Technician 4	\$160.00
CAD Technician 3	\$150.00
CAD Technician 2	\$140.00
CAD Technician 1	\$130.00

Construction Administration

Director	\$275.00
Senior Construction Administration Team Leader	\$250.00
Construction Administration Team Leader	\$240.00
Senior Construction Administration Project Manager	\$210.00
Construction Administration Project Manager	\$200.00
Construction Administration Project Coordinator	\$190.00
Construction Administration Field Representative 2	\$165.00
Construction Administration Field Representative 1	\$155.00
Entitlements Manager	\$160.00
Permitting Coordinator	\$150.00

Surveying

Director.....	\$225.00
Surveying Team Leader.....	\$205.00
Surveying Project Manager.....	\$180.00
Surveying Crew Chief.....	\$140.00
3 Man Survey Crew.....	\$260.00
2 Man Survey Crew.....	\$200.00
Field Rep.....	\$60.00
CAD Technician 4.....	\$155.00
CAD Technician 3.....	\$145.00
CAD Technician 2.....	\$135.00
CAD Technician 1.....	\$125.00

Note: Hourly rates are subject to change October 1 of each year. Hourly rates to be invoiced shall be those in effect at the time services are provided.

Office reimbursable expenses will be billed at the rates listed in the table below plus a 10% handling fee:

Mileage outside of the local areaGSA standard mileage rates
(Local area is defined as the metropolitan area of the originating office of the proposal; GSA rates reflected in this proposal to match the latest published GSA standard mileage rates)

Printing of construction and project drawings (\$0.42 per sq ft)

24 x 36.....	\$2.52 each
30 x 42.....	\$3.68 each
36 x 48.....	\$5.04 each

Color inkjet plotting (\$8.05 per sq ft)

24 x 36.....	\$48.30 each
30 x 42.....	\$70.44 each
36 x 48.....	\$96.60 each

Black and white inkjet plotting (\$2.10 per sq ft)

24 x 36.....	\$12.60 each
30 x 42.....	\$18.38 each
36 x 48.....	\$25.20 each

Black and white Xerox copies

8½ x 11.....	\$0.22 each
8½ x 14.....	\$0.27 each
11 x 17.....	\$0.37 each

Color Xerox copies

8½ x 11.....	\$1.10 each
8½ x 14.....	\$2.80 each
11 x 17.....	\$3.60 each

Town of Moncks Corner
NRCS EWP TS Debbie
March 9, 2026

When an estimated fee range is indicated, this estimate was made based on current understanding of project scope and/or construction duration. If it becomes apparent that this estimate will be exceeded, we will notify Client in advance of reaching the upper limit of the indicated range.

Other project related reimbursable expenses, such as but not restricted to postage, long distance telephone calls, travel expenses, courier fees, and agency permitting fees will be billed at actual cost plus a 10% handling fee. Fees for outside subconsultants will be billed at actual cost plus a 10% handling fee. Fees and reimbursable expenses will be invoiced every 4 weeks.

Should you find this Task Order acceptable, as governed by the On Call Agreement between SW+ and the Town of Moncks Corner, please confirm by signing in the space provided below and return one executed original to our office. We look forward to working with you on this project.

Should you have any questions or need additional information, please call our office.

SEAMON, WHITESIDE & ASSOCIATES, INC.



Jason Munday PE
Vice President

Accepted By:

Please Provide Billing Contact
Email address:

Signature and Title

Appendix F
Potential Property Buy Outs and
Stream Improvement Extents



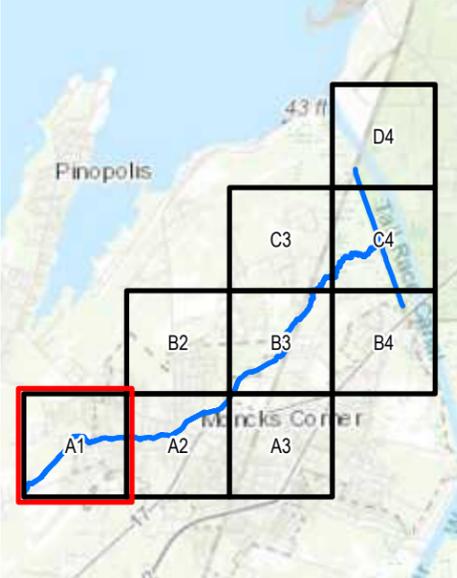
Town of Moncks Corner California Branch Flood Mitigation Study

Potential Property Buyouts and Stream Improvement Extents

Appendix F

Sector A1

Page 1 of 9

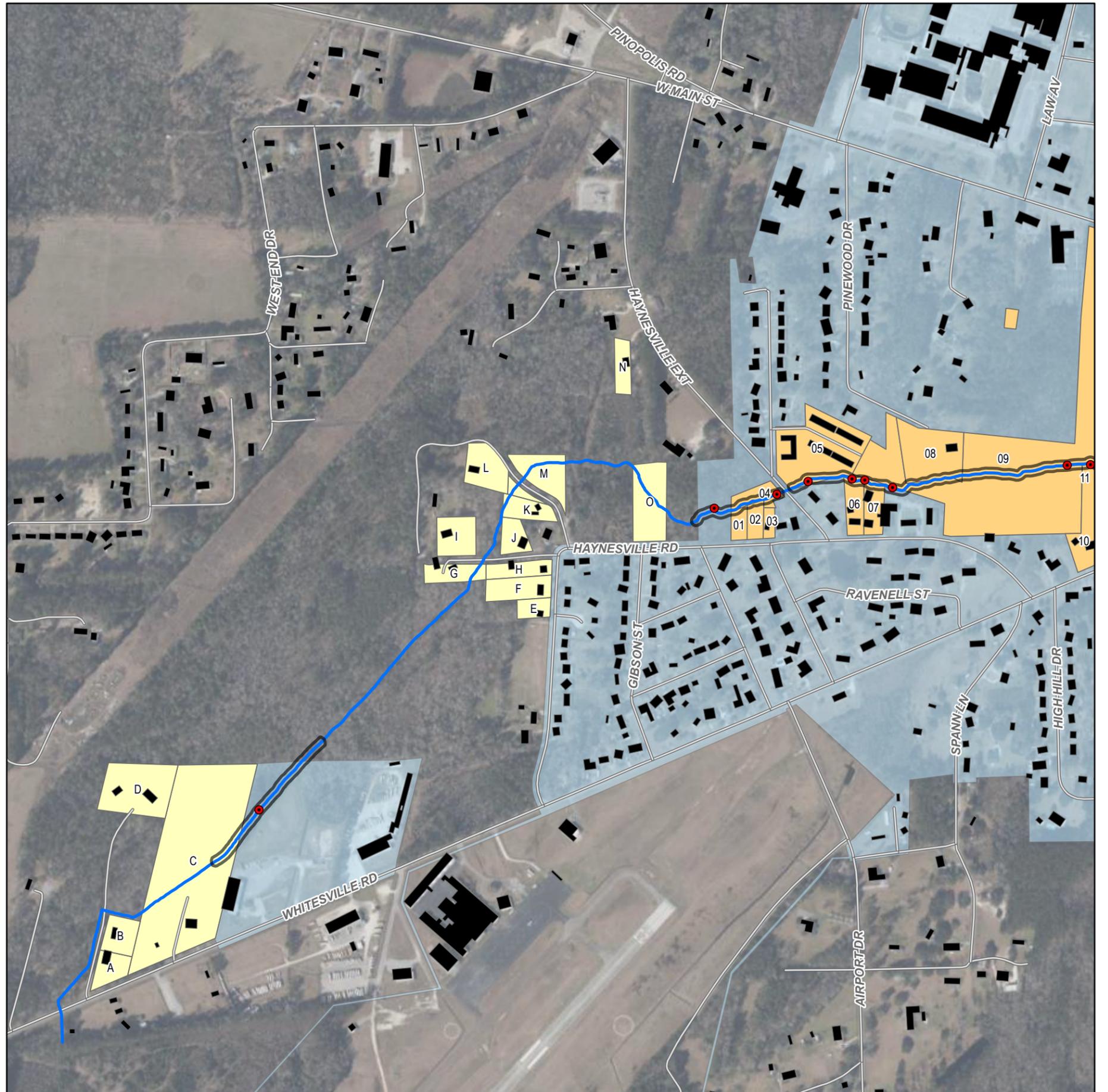


NOTES:

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2. Parcels represent privately owned parcels to be purchased. Structures on parcels to be purchased should be relocated or demolished.
3. Structure footprints represent insurable structures as published by FEMA May of 2023.
3. Obstruction point locations are depicted for reference. However, it would be proposed to remove all obstructions within stabilization/re-establishment locations.
4. Stabilization/re-establishment extents represent sections along California Branch that require bank stabilization and critical area planting.

Legend

- Waterway
- Railroad
- Roadway
- Structure
- Town of Moncks Corner
- Obstruction Removal
- Stabilization/Re-Establishment
- Parcel Buyout - County
- Parcel Buyout - Town



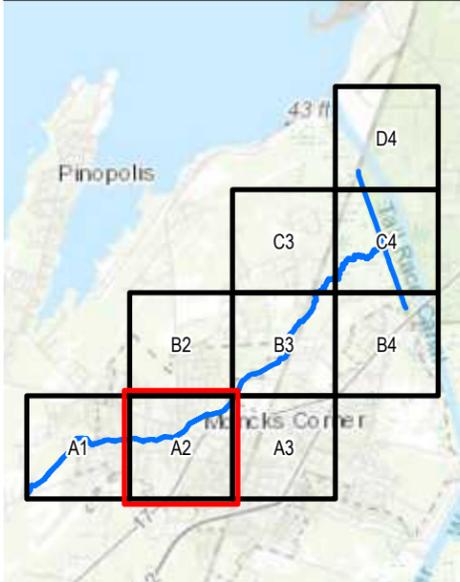
Town of Moncks Corner California Branch Flood Mitigation Study

Potential Property Buyouts and Stream Improvement Extents

Appendix F

Sector A2

Page 2 of 9



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Legend

- Waterway
- Railroad
- Roadway
- Structure
- Town of Moncks Corner
- Obstruction Removal
- Stabilization/Re-Establishment
- Parcel Buyout - County
- Parcel Buyout - Town



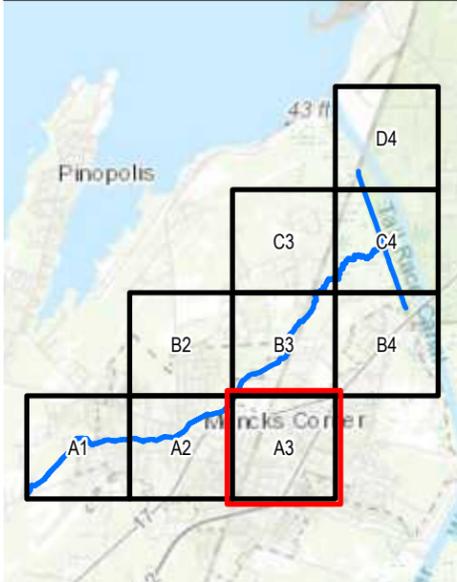
Town of Moncks Corner California Branch Flood Mitigation Study

Potential Property Buyouts and Stream Improvement Extents

Appendix F

Sector A3

Page 3 of 9

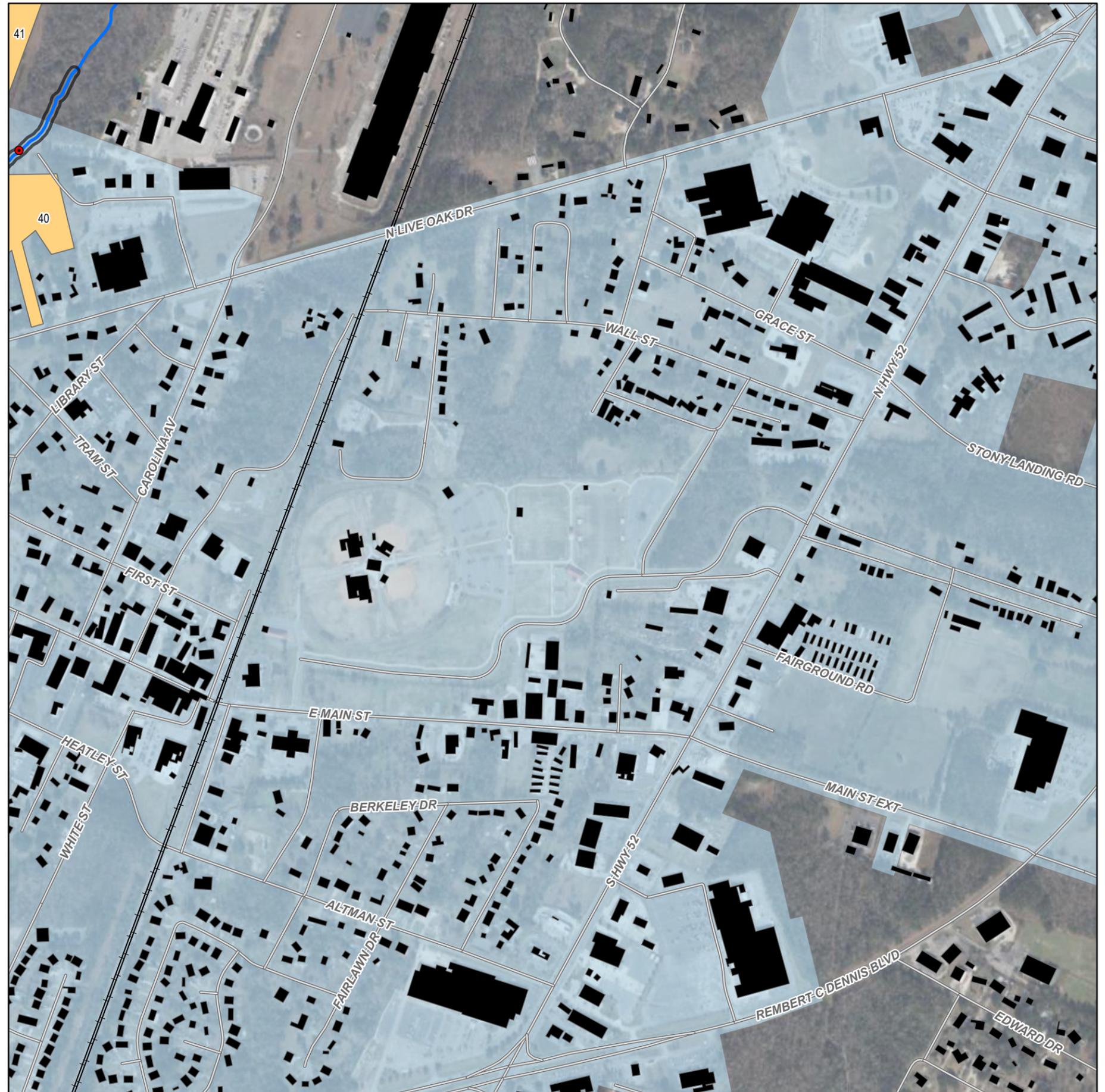
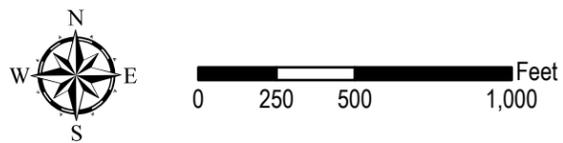


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Legend

- Waterway
- Railroad
- Roadway
- Structure
- Town of Moncks Corner
- Obstruction Removal
- Stabilization/Re-Establishment
- Parcel Buyout - County
- Parcel Buyout - Town



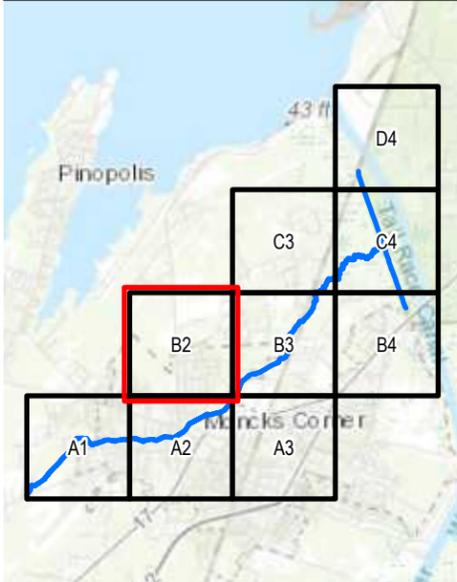
Town of Moncks Corner California Branch Flood Mitigation Study

Potential Property Buyouts and Stream Improvement Extents

Appendix F

Sector B2

Page 4 of 9

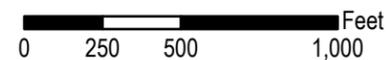


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- Railroad
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- Obstruction Removal
- Stabilization/Re-Establishment
- Parcel Buyout - County
- Parcel Buyout - Town



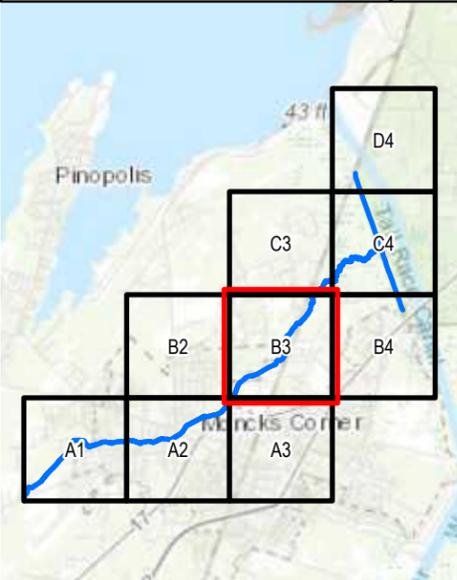
Town of Moncks Corner California Branch Flood Mitigation Study

Potential Property Buyouts and Stream Improvement Extents

Appendix F

Sector B3

Page 5 of 9

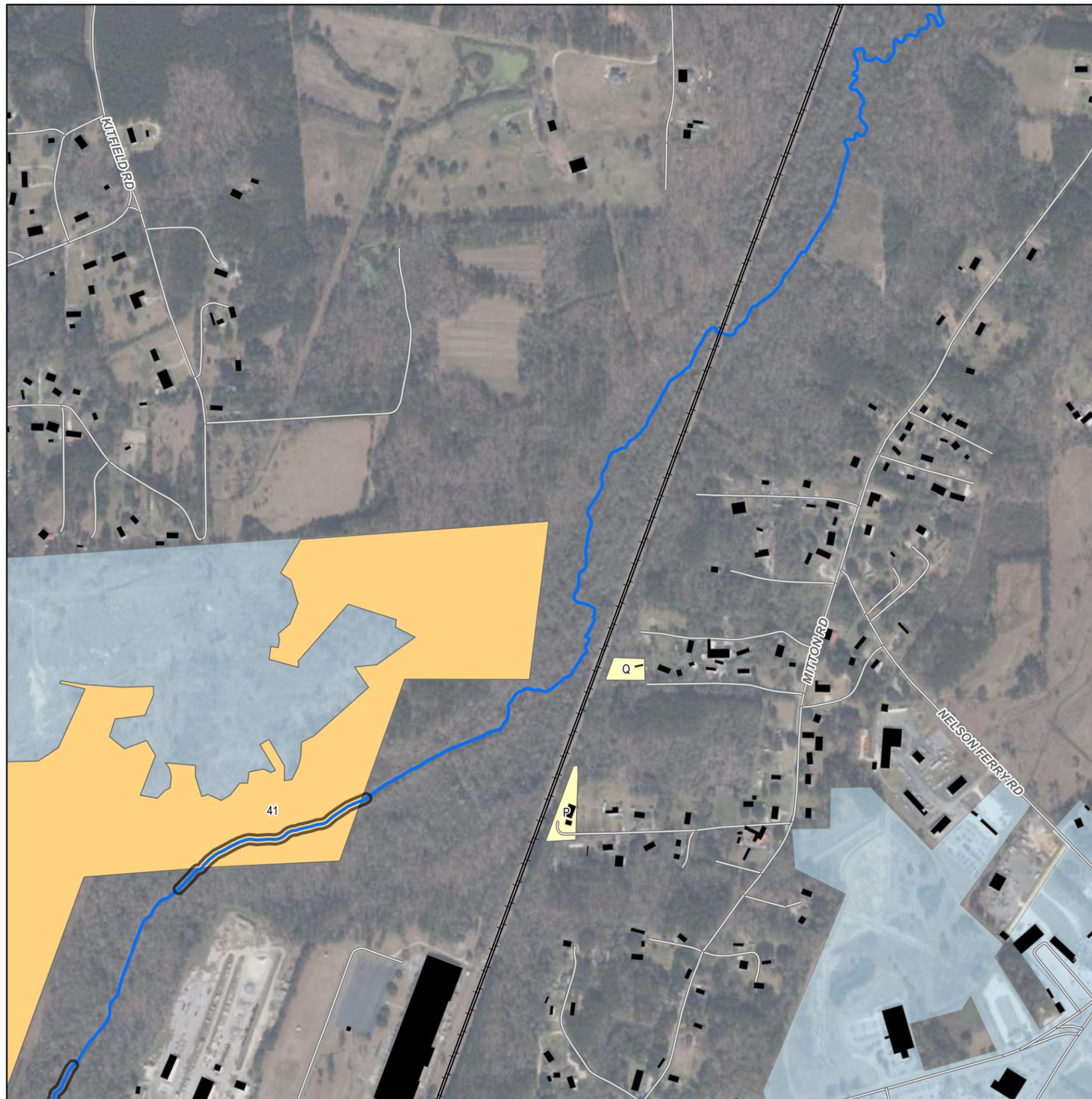


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- Structure
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- Stabilization/Re-Establishment
- Parcel Buyout - County
- Parcel Buyout - Town



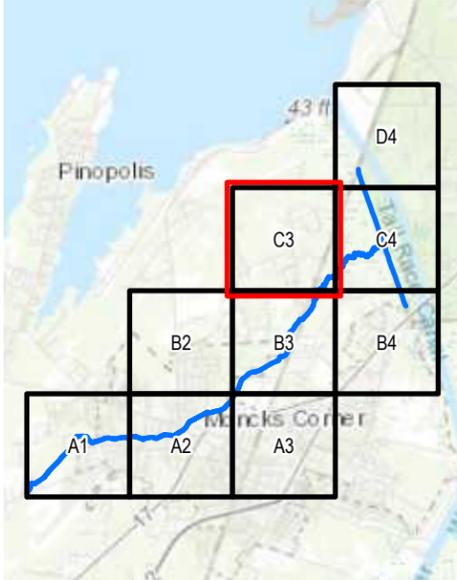
Town of Moncks Corner California Branch Flood Mitigation Study

Potential Property Buyouts and Stream Improvement Extents

Appendix F

Sector C3

Page 7 of 9

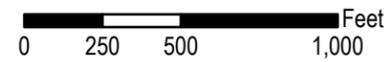


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- Parcel Buyout - Town



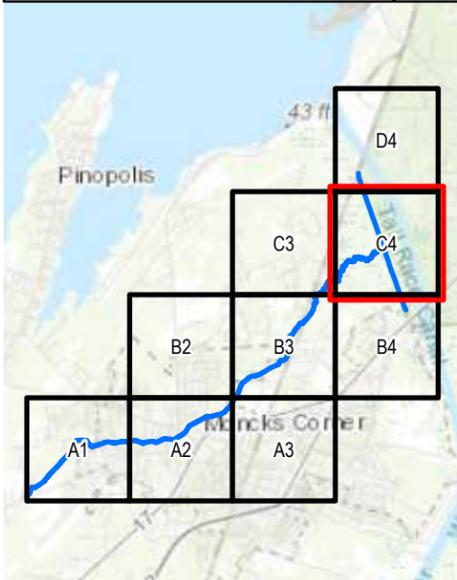
Town of Moncks Corner California Branch Flood Mitigation Study

Potential Property Buyouts and Stream Improvement Extents

Appendix F

Sector C4

Page 8 of 9

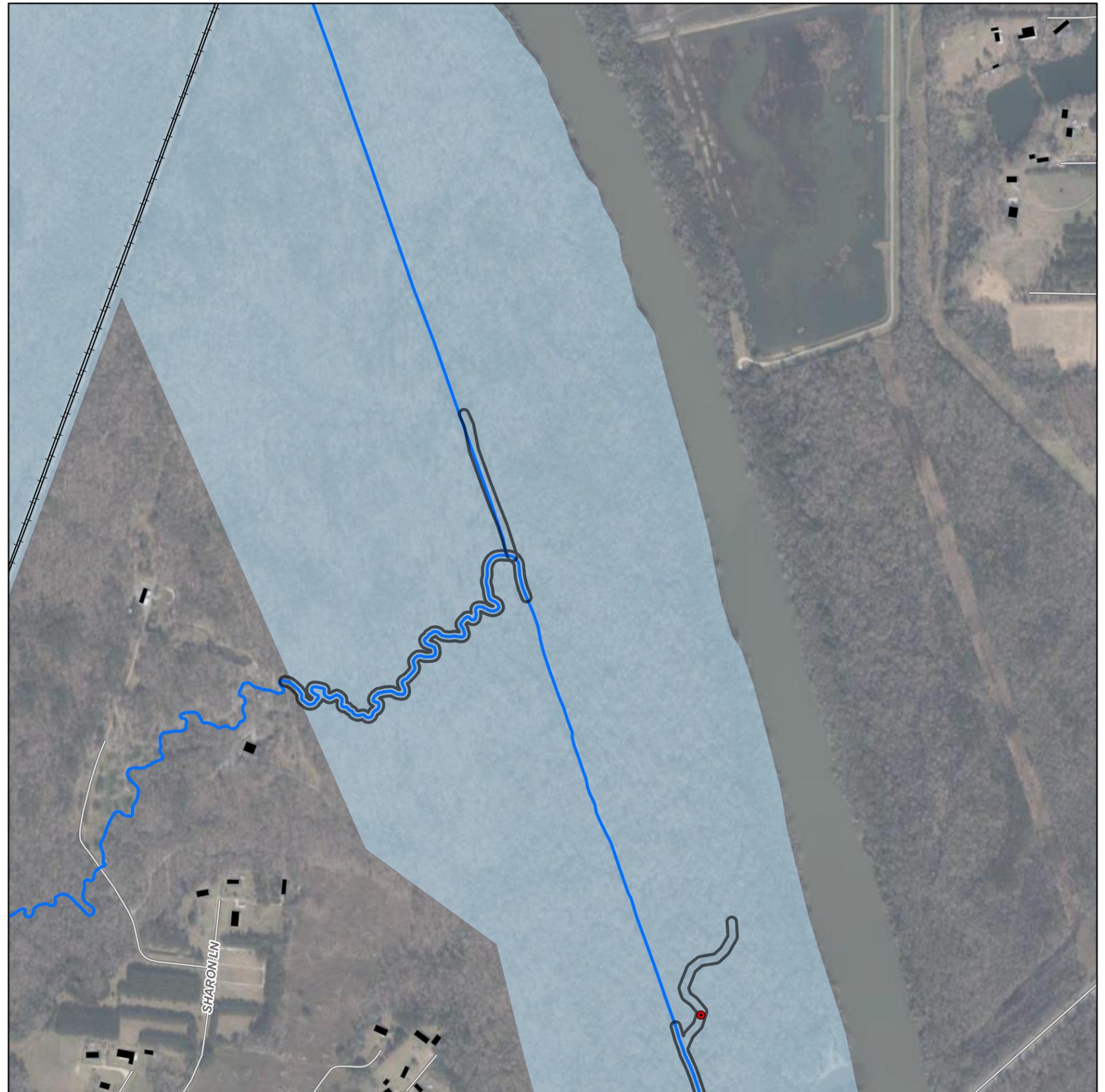
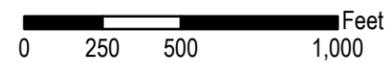


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- Parcel Buyout - Town



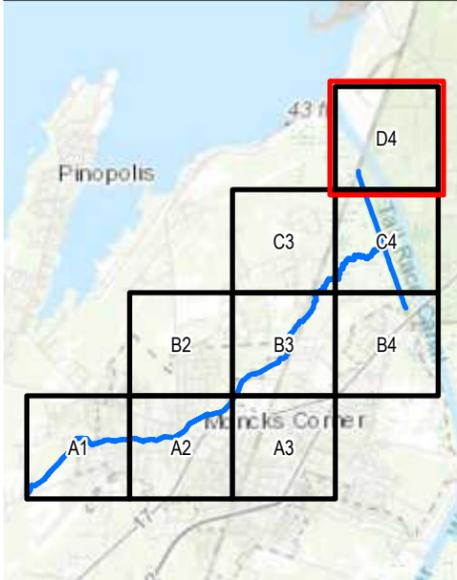
Town of Moncks Corner California Branch Flood Mitigation Study

Potential Property Buyouts and Stream Improvement Extents

Appendix F

Sector D4

Page 9 of 9



NOTES:

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