

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and the
S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N #SAC-2008-01605-2IG

19 JULY 2013

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et.seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

KIAWAH RIVER PLANTATION HOLDINGS, LP
C/O NEWKIRK ENVIRONMENTAL
POST OFFICE BOX 746
MOUNT PLEASANT, SOUTH CAROLINA 29465-0746

for a permit to place fill material in waters of the U. S. near the

KIAWAH RIVER

at a location on a 1,382.6 acre tract of land located between the marshes of the Kiawah River, River Road and Betsy Kerrison Parkway and accessed by Mullet Hall Road, on John's Island, Charleston County, South Carolina. (Latitude 32.6362° - Longitude -80.1228°)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by the **Corps** until

15 Days from the Date of this Notice,

and **SCDHEC** will receive written statements regarding the proposed work until

30 Days from the Date of this Notice

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of placing fill material in 0.07 acres of jurisdictional freshwater wetlands, 3.31 acres of jurisdictional freshwater impoundments, and 0.94 acres of jurisdictional saltwater impoundments for widening of existing roads and construction of new access roads for development of the site. The applicant also proposes to place fill material in 0.11 acres of isolated non-jurisdictional wetlands for development of the site. A total of 4.32 acres of jurisdictional waters of the U. S. and 0.11 acres of non-jurisdictional waters will be impacted by the proposed development of the site into a master planned destination resort community. As mitigation for the proposed impacts, the applicant proposes to preserve 17.46 acres of jurisdictional wetlands and

5.79 acres of non-jurisdictional wetlands enhanced by 12.81 acres of upland buffers; purchase 24.4 mitigation credits (12.2 enhancement restoration credits from the Pigeon Pond Mitigation Bank and 12.2 preservation credits from the Beidler Forest Mitigation Program); and create 1.88 acres of saltwater wetlands adjacent to saltwater pond #1. The applicant proposes to construct the proposed development in phases and has requested a 30 year permit for the proposed work. The purpose of the proposed work as stated by the applicant is to create an economically viable resort destination that will offer multi and single family residences, a commercial village, a golf course, access to the Kiawah River and its natural amenities and guest accommodations to include a resort hotel, villas, and conference facilities.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.94 acres of saltwater impoundment upstream of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended), the applicant has provided a protected species survey for the property associated with the activity described above. Based upon this report, the District Engineer has determined that the project is not likely to adversely affect any federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein and the applicant provided a cultural resources survey for the project area which has been forwarded to the State Historic Preservation Office for review. Results indicate that the project site may contain sites eligible for inclusion in the Register. To insure that these site and other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

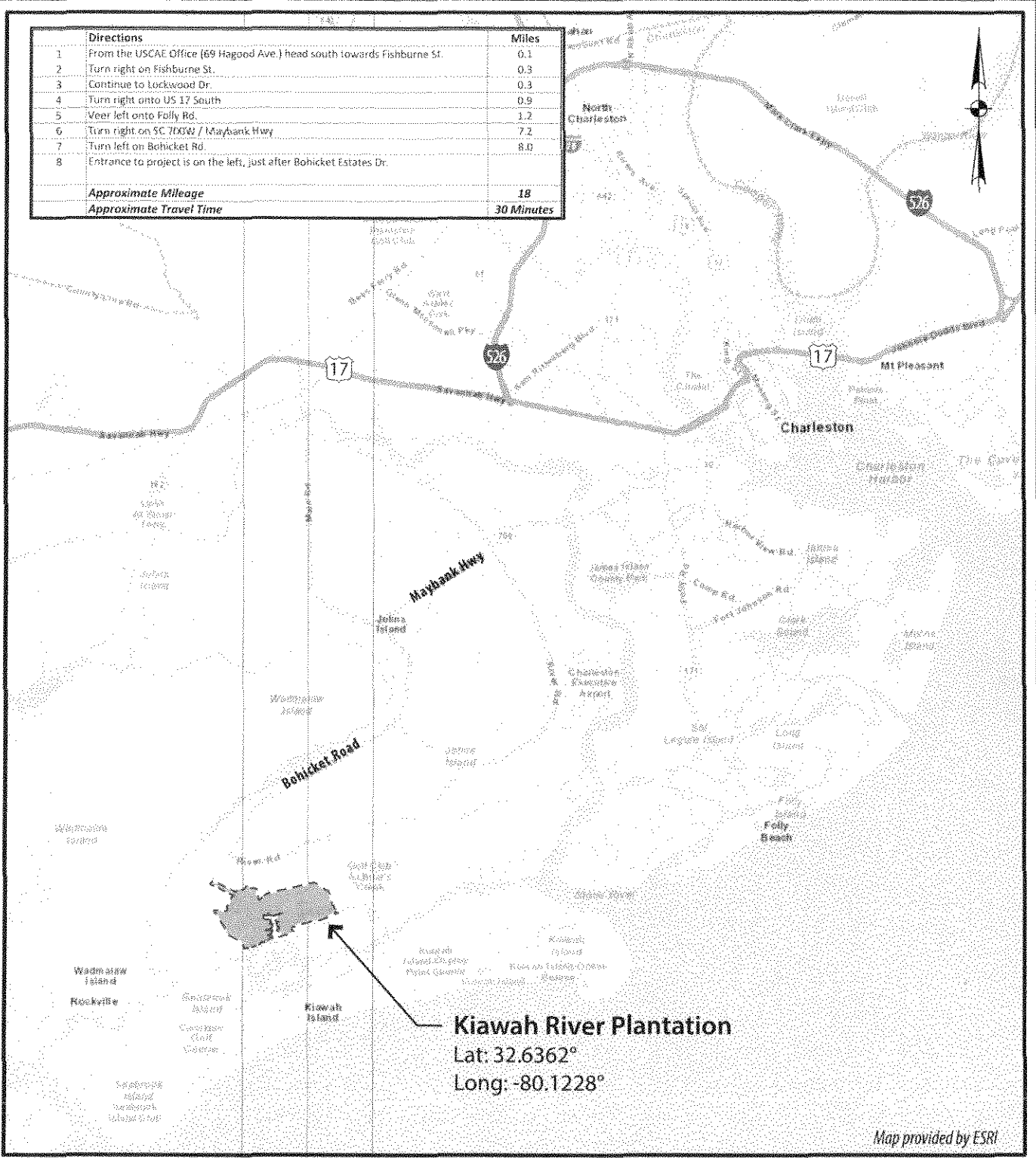
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers 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 activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact Mary Hope Green at 843-329-8044 or toll free at 1-866-329-8187.

Directions	Miles
1 From the USCAE Office (89 Hagood Ave.) head south towards Fishburne St.	0.1
2 Turn right on Fishburne St.	0.3
3 Continue to Lockwood Dr.	0.3
4 Turn right onto US 17 South	0.9
5 Veer left onto Folly Rd.	1.2
6 Turn right on SC 700W / Maybank Hwy	7.2
7 Turn left on Bohicket Rd.	8.0
8 Entrance to project is on the left, just after Bohicket Estates Dr.	
Approximate Mileage	18
Approximate Travel Time	30 Minutes



Map provided by ESRI

KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013 SHEET: 1A of 57
JOB NUMBER: J - 23190.0001 SCALE: 1" = 3 Mi

THOMAS & HUTTON

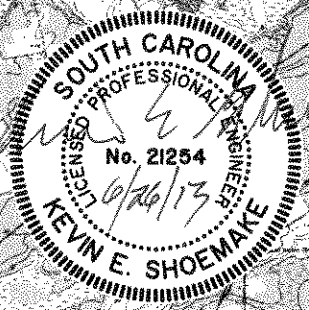
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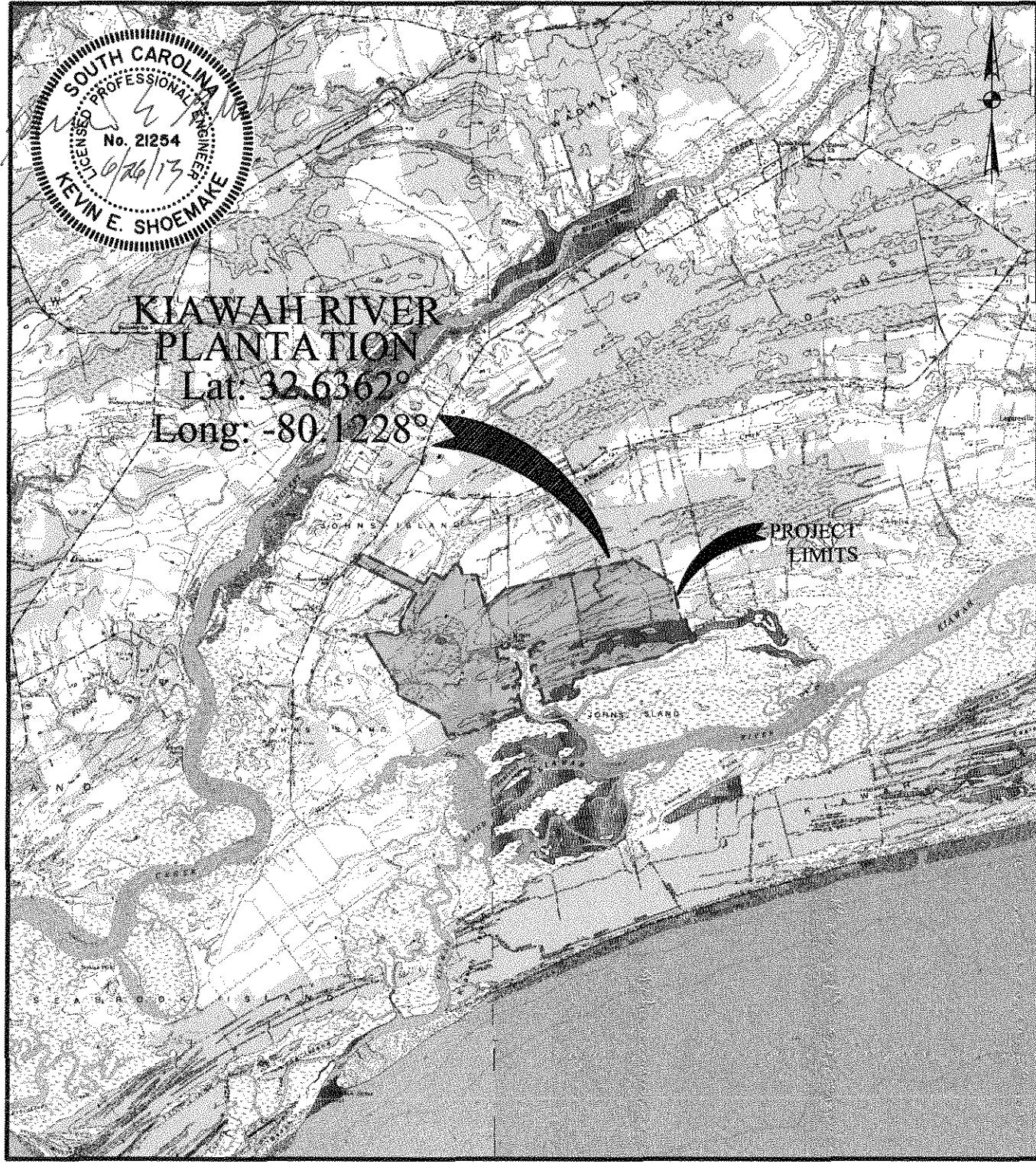
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KIAWAH RIVER PLANTATION

Lat: 32.6362°

Long: -80.1228°



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DATE: MARCH 27, 2013
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SHEET: 1 of 57
SCALE: 1" = 6000'



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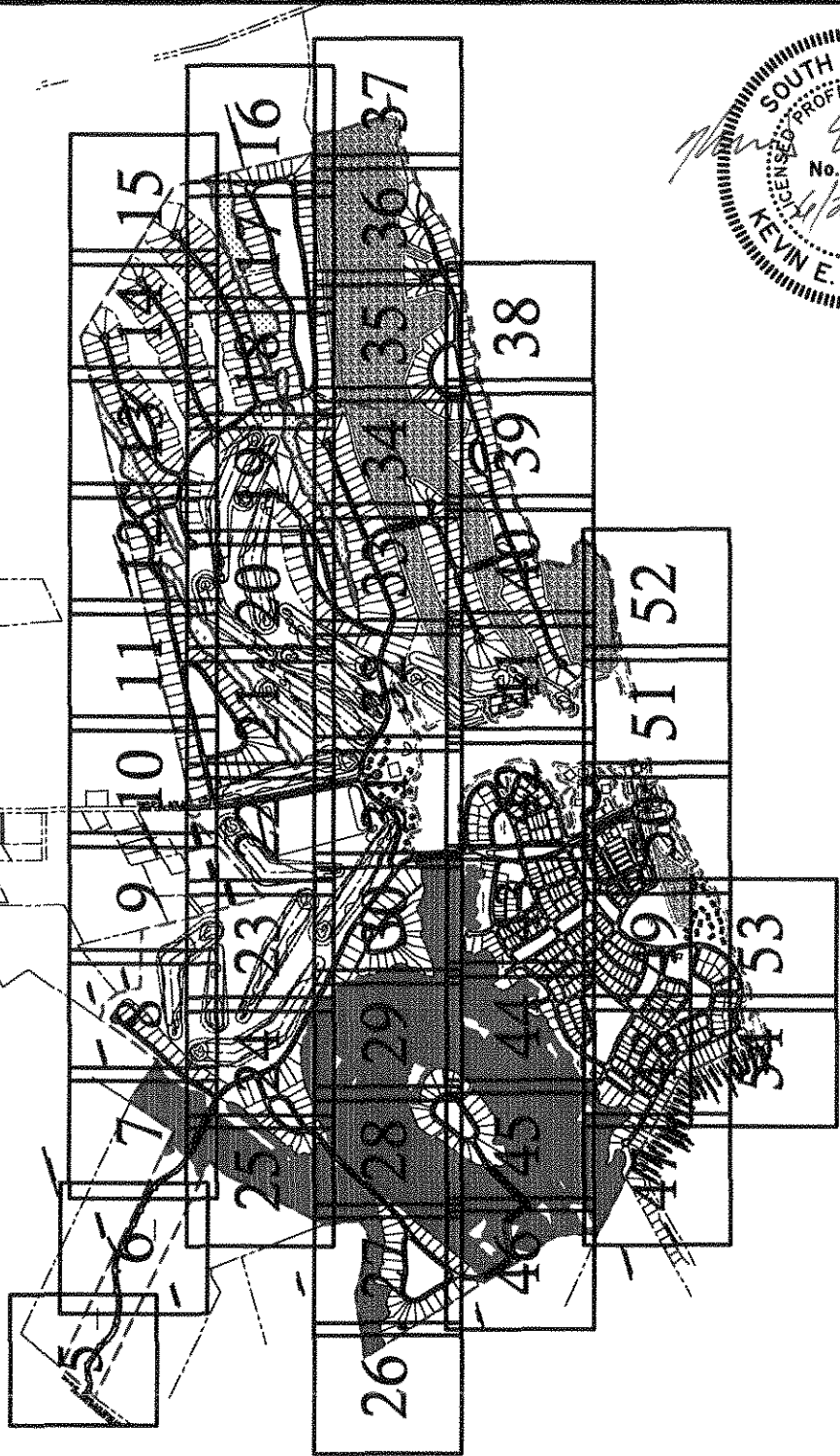
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LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
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JOB NUMBER: J - 23190.0001

SHEET: 2 of 57
SCALE: 1" = 2,000'

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PROJECT NO. 23190.0001



DATE: APRIL 27, 2012

REVISED:





MARCH 27, 2013

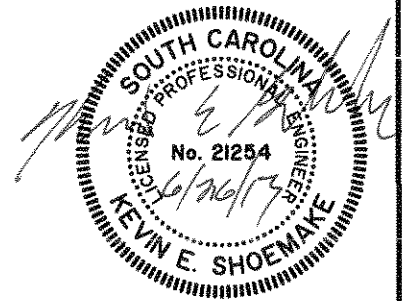
LEGEND

PROJECT SITE

	PROJECT SITE	1,382.61 ACRES
	UPLAND	1,005.89 ACRES
	TOTAL JURISDICTIONAL FRESHWATER WETLANDS	17.53 ACRES
	TOTAL JURISDICTIONAL FRESHWATER IMPOUNDMENTS	217.48 ACRES
	TOTAL NON JURISDICTIONAL FRESHWATER WETLANDS	5.90 ACRES
	TOTAL SALTWATER IMPOUNDMENTS	135.81 ACRES
	CRITICAL LINE BUFFER ¹	
	1 - 35' AVERAGE WIDTH IN ACCORD WITH AND GOVERNED BY CHARLESTON COUNTY ORDINANCE.	

WETLAND IMPACT SUMMARY

	JURISDICTIONAL WETLAND FILL	0.07 ACRES
	JURISDICTIONAL FRESHWATER IMPOUNDMENT FILL	3.31 ACRES
	ISOLATED NON JURISDICTIONAL FILL	0.11 ACRES
	SALTWATER IMPOUNDMENT FILL	0.94 ACRES
	TOTAL WETLAND IMPACT	4.43 ACRES



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DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 3 of 57
SCALE: NONE









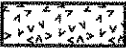
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AVOIDANCE/MINIMIZATION SUMMARY

	JURISDICTIONAL FRESHWATER WETLAND	17.46 ACRES
	JURISDICTIONAL FRESHWATER WETLAND BUFFER	9.40 ACRES ²
	JURISDICTIONAL FRESHWATER IMPOUNDMENT	214.17 ACRES
	JURISDICTIONAL FRESHWATER IMPOUNDMENT BUFFER	14.93 ACRES ³
	ISOLATED NON JURISDICTIONAL WETLAND	5.79 ACRES
	ISOLATED NON JURISDICTIONAL WETLAND BUFFER	3.41 ACRES ²
	SALTWATER IMPOUNDMENT	134.87 ACRES
TOTAL WETLAND AVOIDANCE		372.29 ACRES
TOTAL WETLAND BUFFER		27.74 ACRES

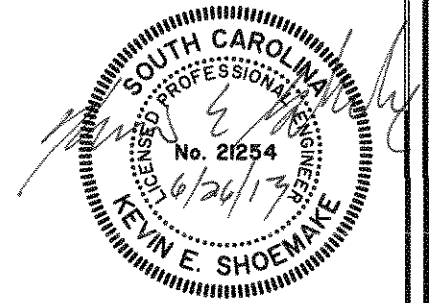
2 - 25' AVERAGE WIDTH WITH 15' MINIMUM WIDTH

3 - 25' AVERAGE WIDTH WITH 15' MINIMUM WIDTH SUBJECT TO SELECTIVE CLEARING.
SELECTIVE CLEARING WILL INCLUDE THE FOLLOWING:

- A. CONSTRUCTION AND MAINTENANCE OF ON-GRADE PEDESTRIAN PATHS TO ACCESS IMPOUNDMENT;
- B. CONSTRUCTION AND MAINTANCE OF BOARDWALKS TO ACCESS COMMUNITY DOCKS AND OBSERVATION DECKS WITHIN THE IMPOUNDMENT; AND
- C. REMOVAL OF TREES UP TO 3" DBH, PRUNING / REMOVAL OF TREE LIMBS AND PRUNING OF SHRUBS TO A HEIGHT OF 2'-3".

ON-SITE COMPENSATORY MITIGATION SUMMARY

	SALTWATER WETLAND CREATION	1.88 ACRES
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SHEET: 4 of 57
SCALE: NONE



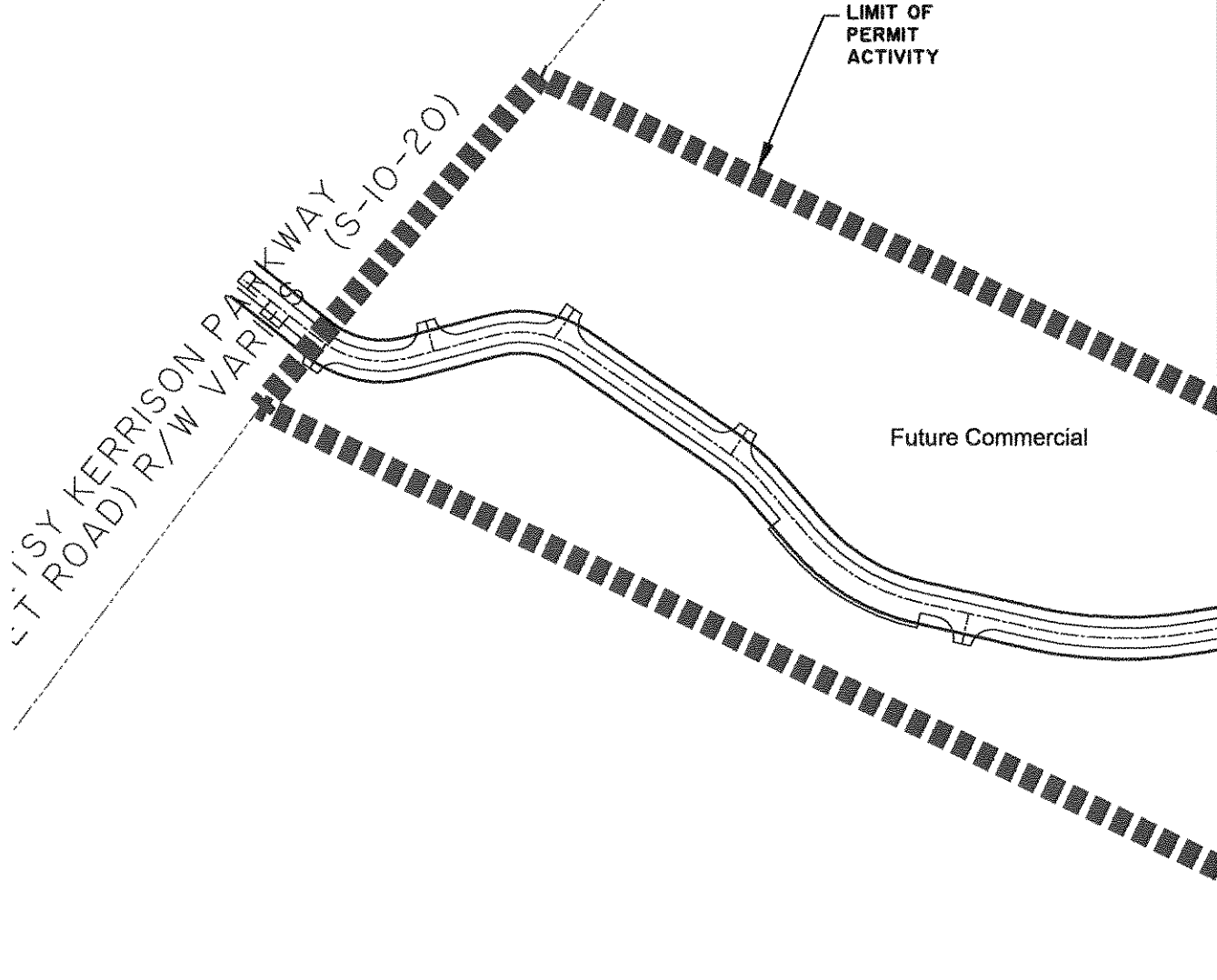
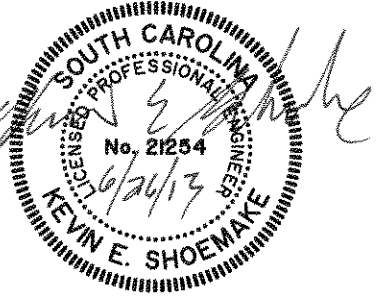
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KIAWAH RIVER PLANTATION

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APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
 DATE: MARCH 27, 2013
 JOB NUMBER: J - 23190.0001

SHEET: 5 of 57
 SCALE: 1" = 200'

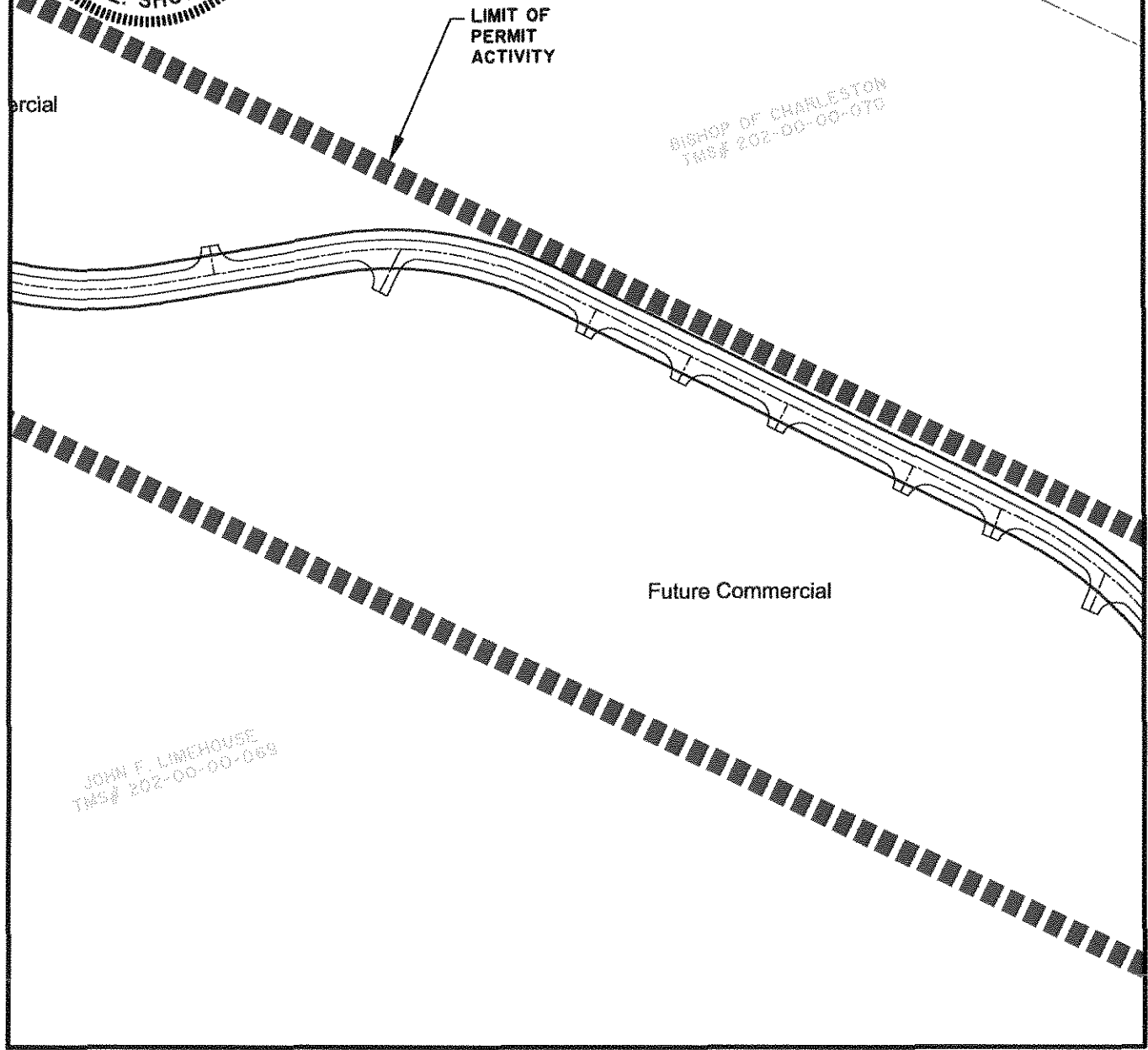


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SHEET: 6 of 57
SCALE: 1" = 200'

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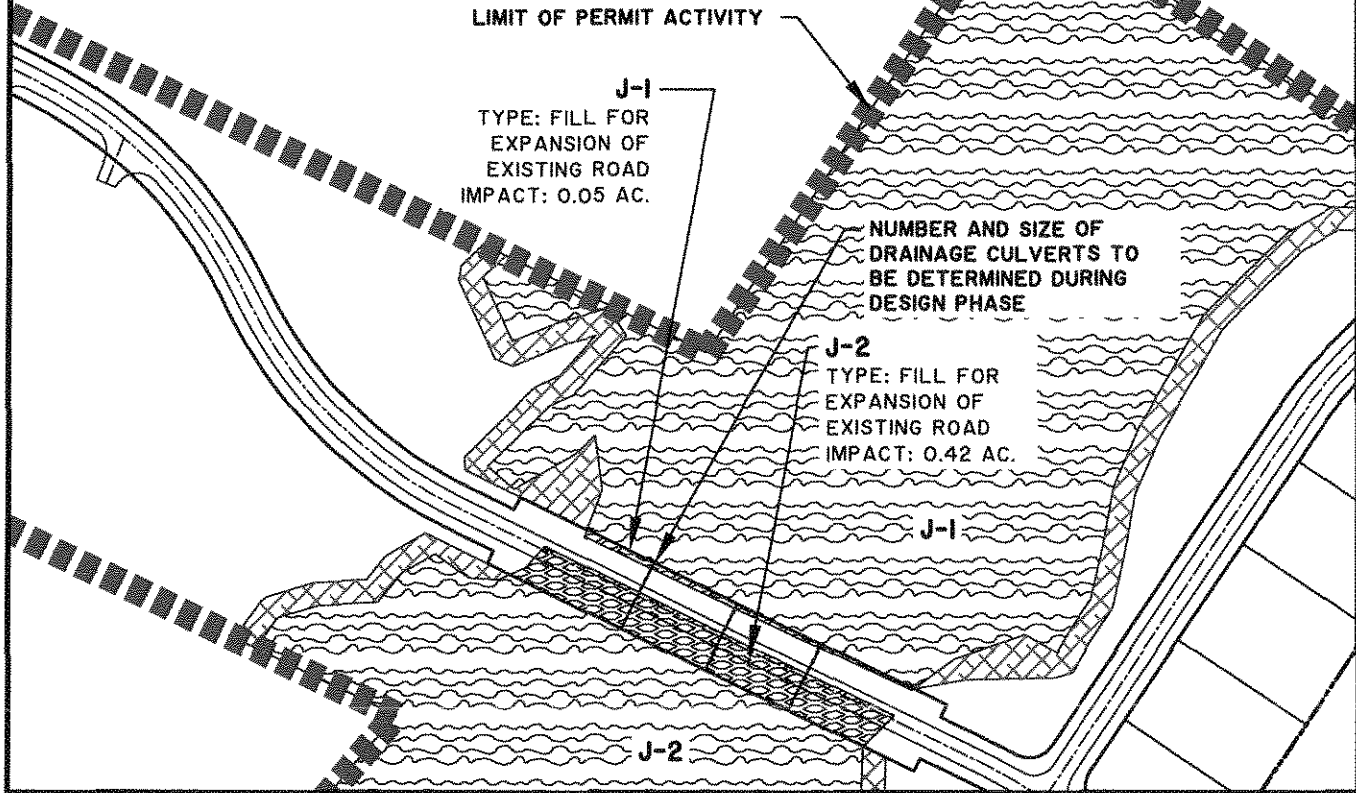
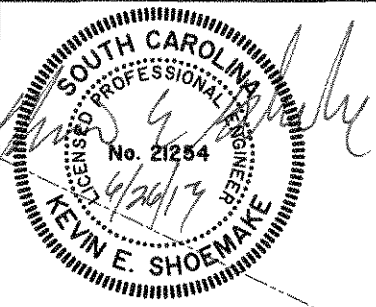
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KIAWAH RIVER PLANTATION

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SHEET: 7 of 57
SCALE: 1" = 200'



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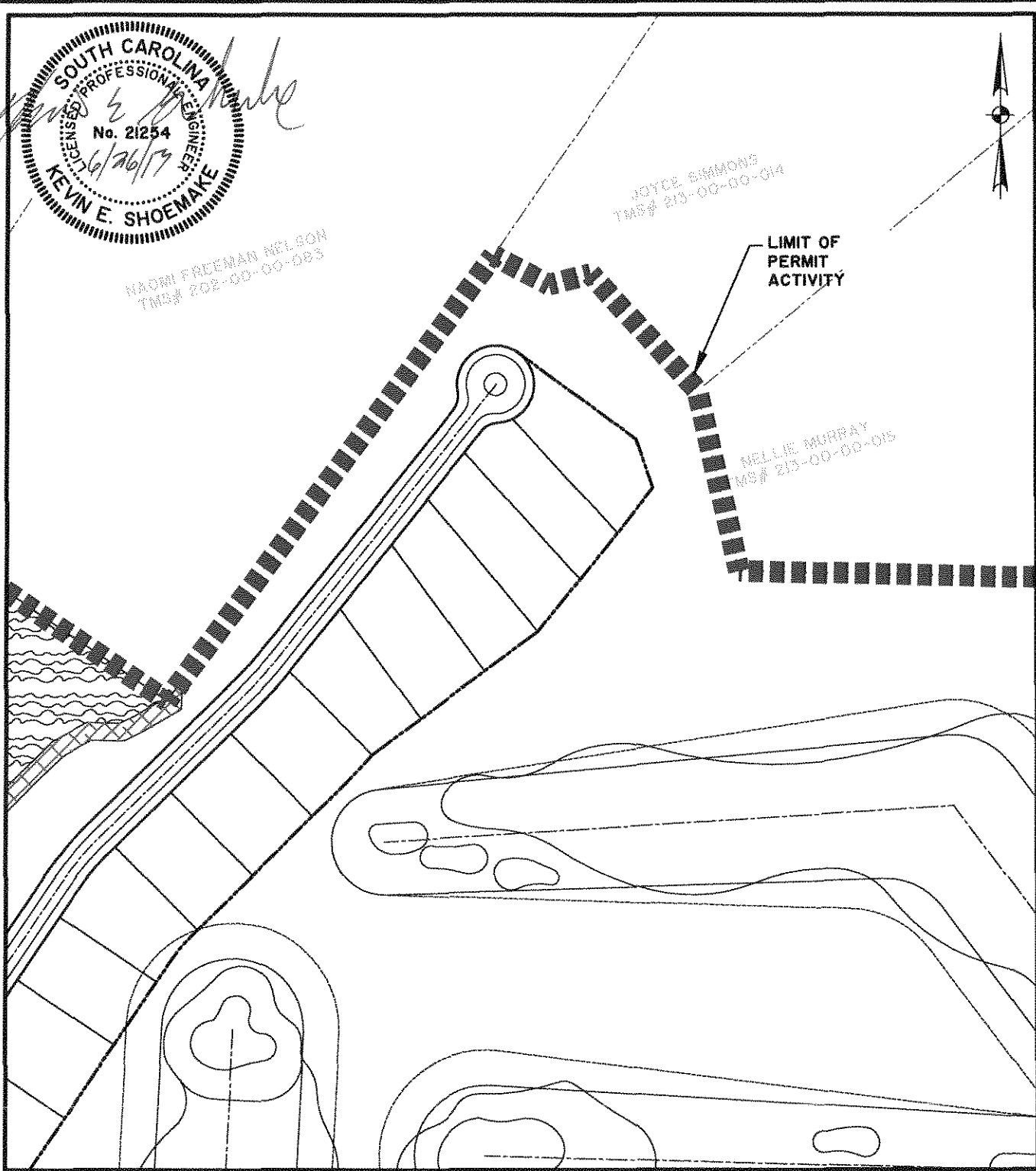


NAOMI FREEMAN NELSON
TMS# 202-00-00-083

JOYCE SIMMONS
TMS# 213-00-00-014

LIMIT OF PERMIT ACTIVITY

NELLIE MURRAY
MS# 213-00-00-015



KIAWAH RIVER PLANTATION

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SHEET: 8 of 57
SCALE: 1" = 200'



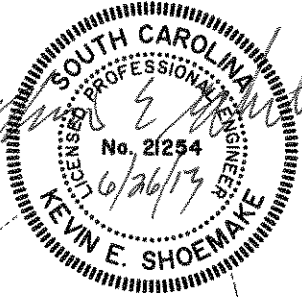
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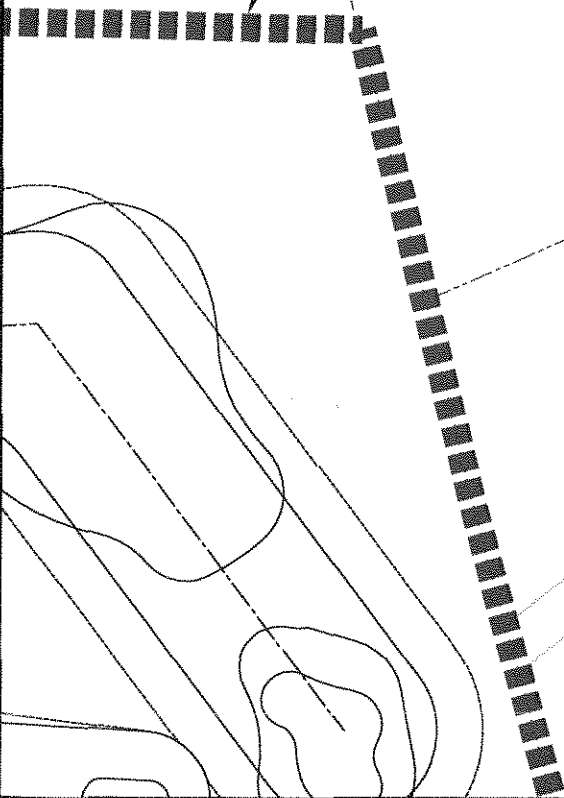
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LIMIT OF PERMIT ACTIVITY



BONNEAU

DOROTHY GREEN S
ANNA LEE WALKER
2013 213-00-00-018

DOROTHY
MAYBELL W
1M57 213-

KIAWAH RIVER PLANTATION

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KIAWAH RIVER PLANTATION HOLDINGS, LP.

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SHEET: 9 of 57
SCALE: 1" = 200'



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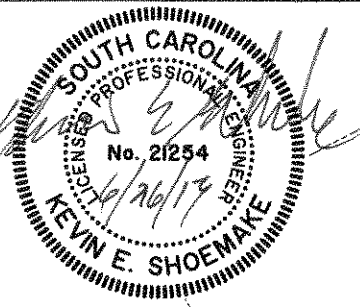
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NEAU ROAD

MULLET HALL ROAD
50' R/W (S-10-2146)

LIMIT OF PERMIT ACTIVITY

DOROTHY GREEN &
MAYBELL WRIGHT, ETAL
TMS# 213-00-00-02

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SHEET: 10 of 57
SCALE: 1" = 200'

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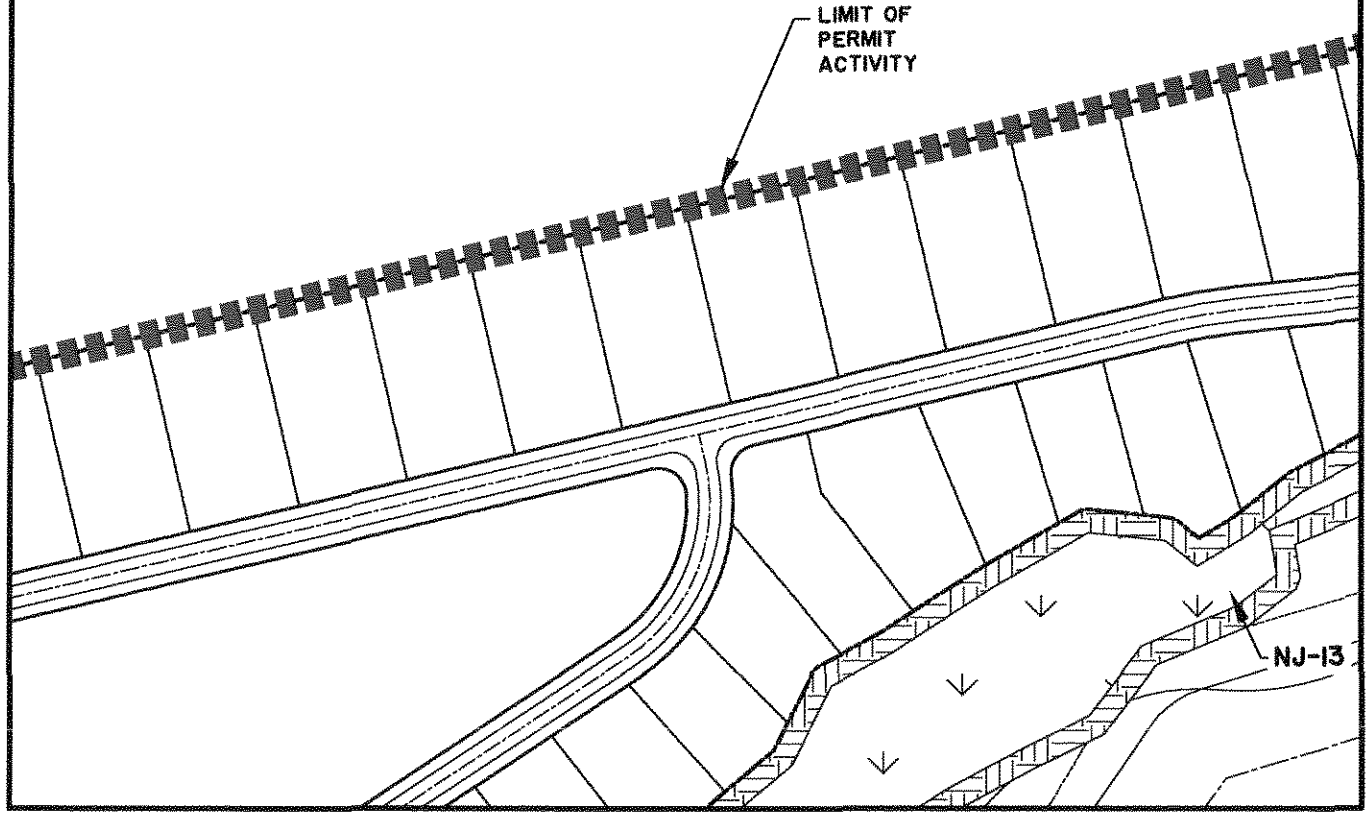
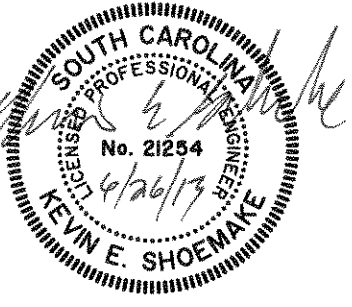
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APPLICANT:
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DATE: MARCH 27, 2013
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SHEET: 11 of 57
SCALE: 1" = 200'

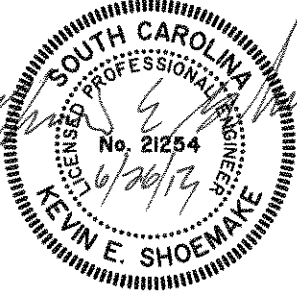
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CHARLESTON COUNTY PARKS AND RECREATION COMMISSION
TMS# 012-00-00-003

LIMIT OF PERMIT ACTIVITY

J-14
TYPE: FILL
IMPACT: 0.05 AC.

NUMBER AND SIZE OF DRAINAGE CULVERTS TO BE DETERMINED DURING DESIGN PHASE

J-14

NJ-13

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SHEET: 12 of 57
SCALE: 1" = 200'



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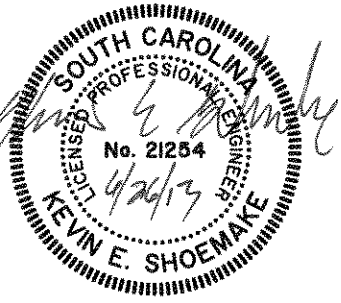
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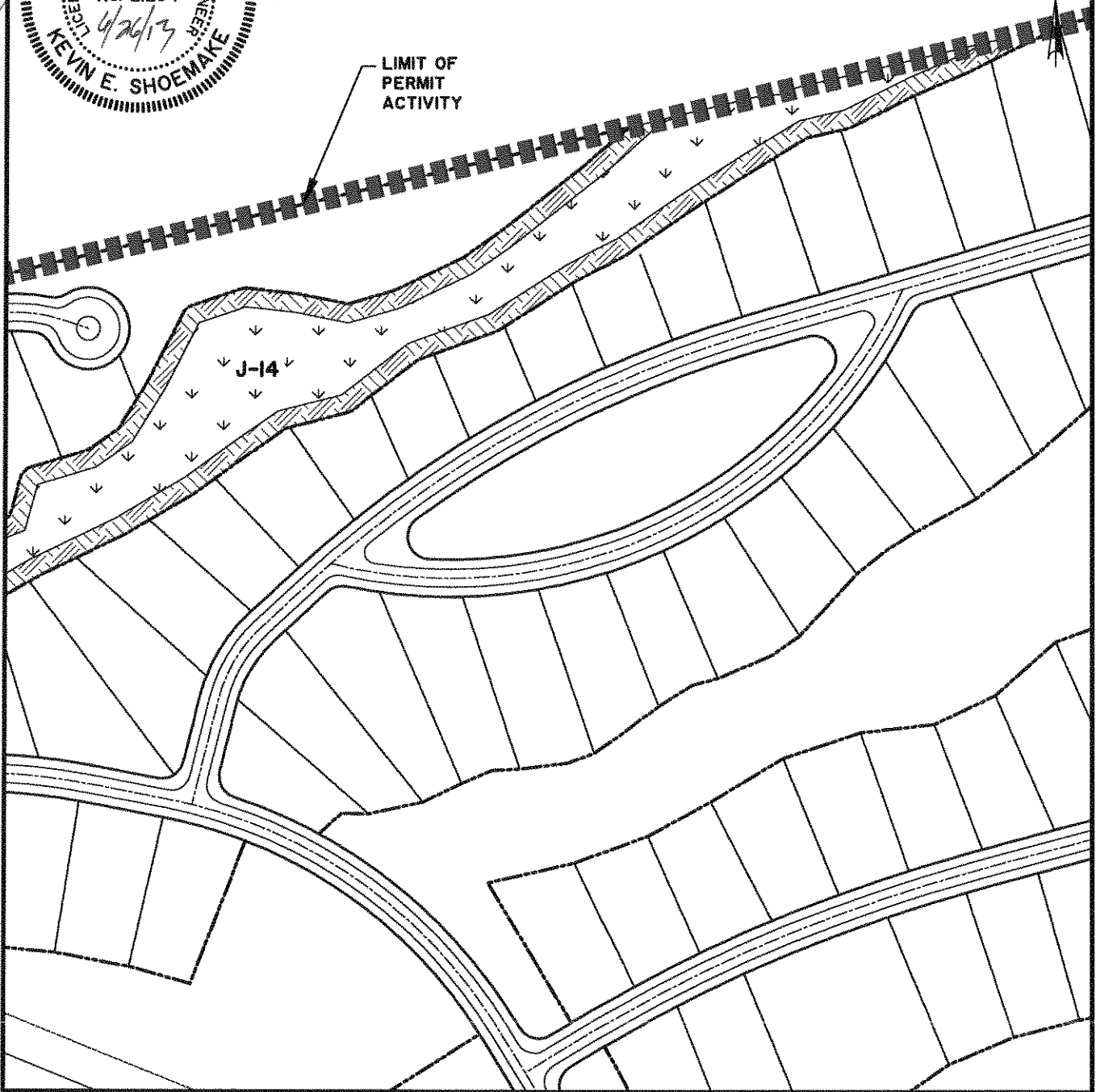
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LIMIT OF PERMIT ACTIVITY



KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 13 of 57
SCALE: 1" = 200'



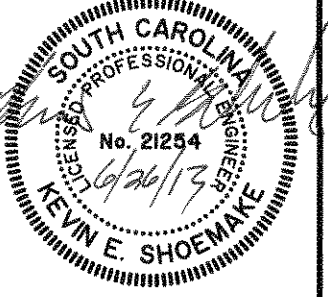
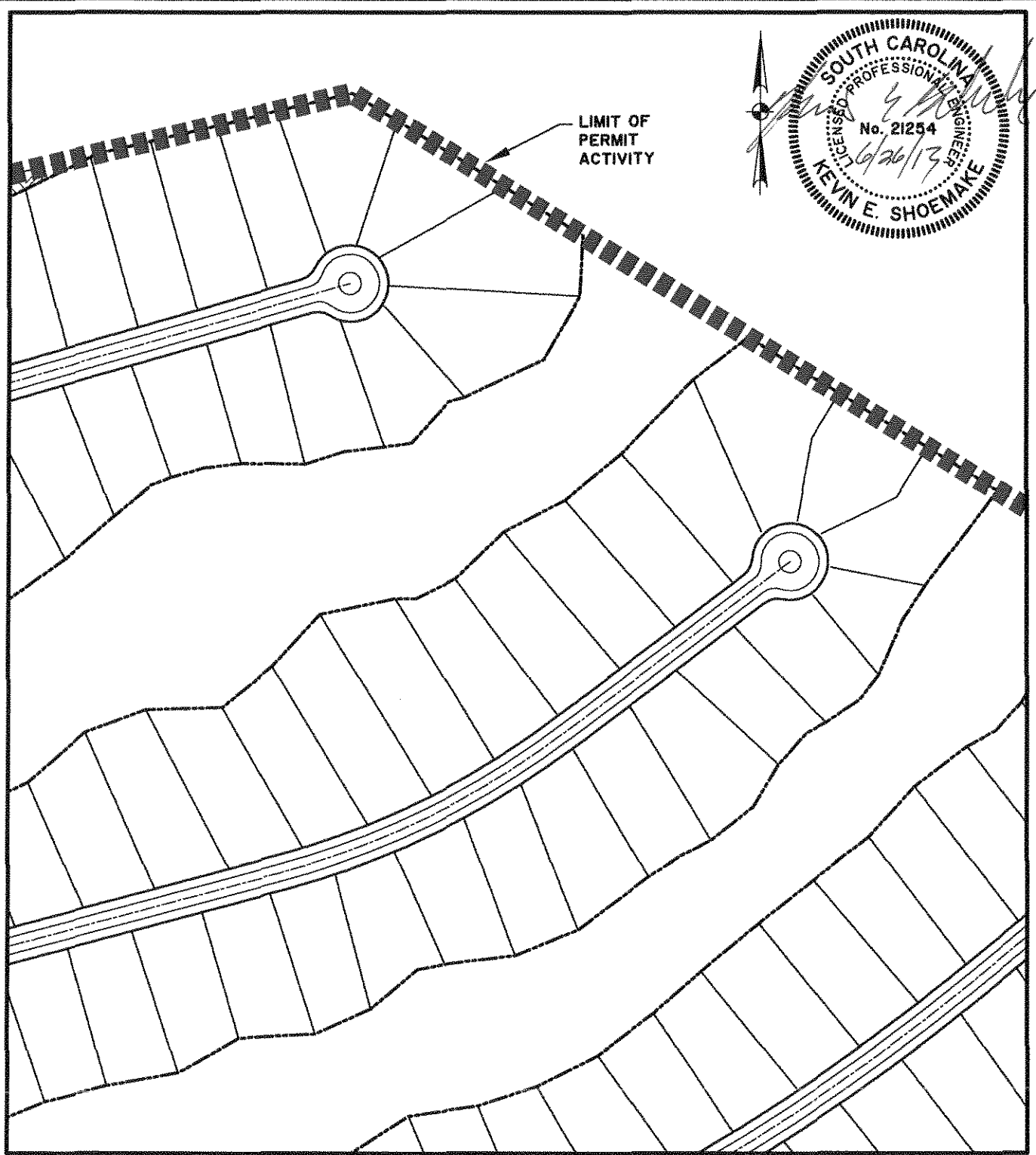
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 14 of 57
SCALE: 1" = 200'



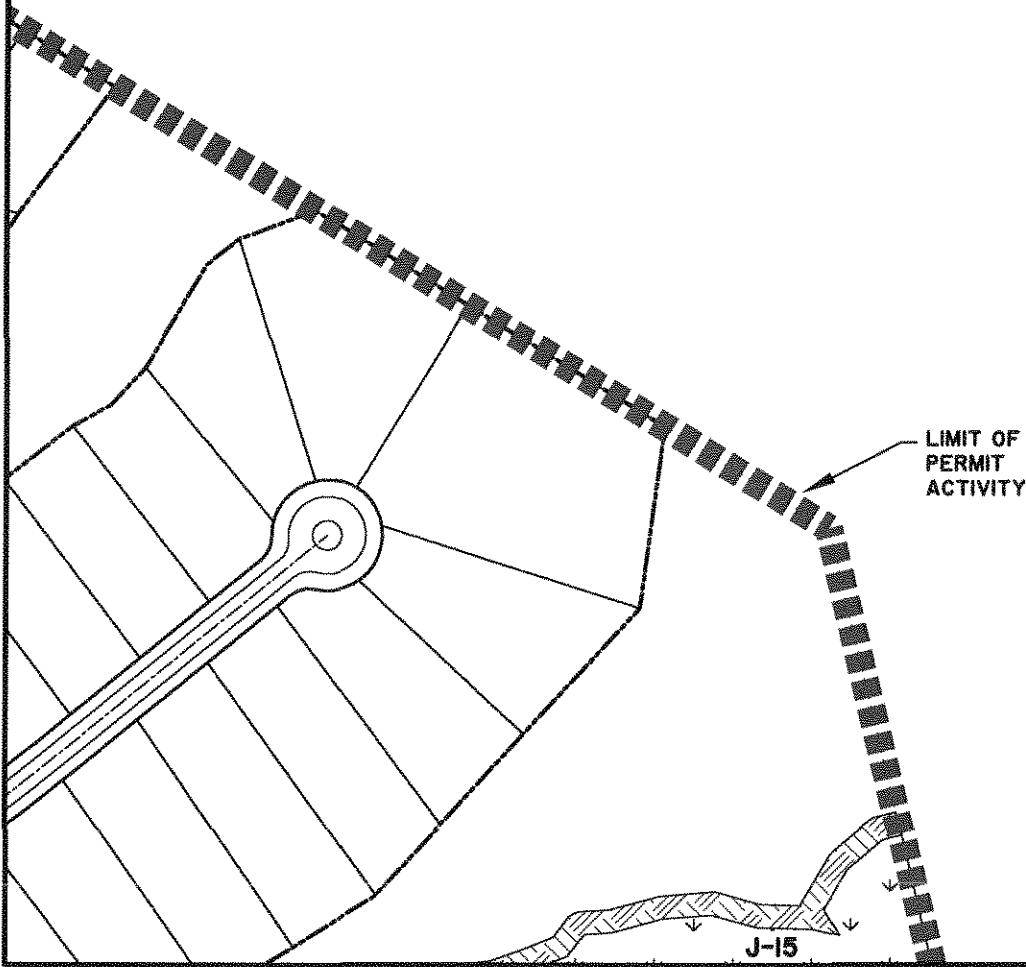
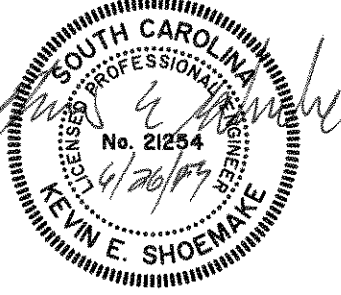
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 15 of 57
SCALE: 1" = 200'



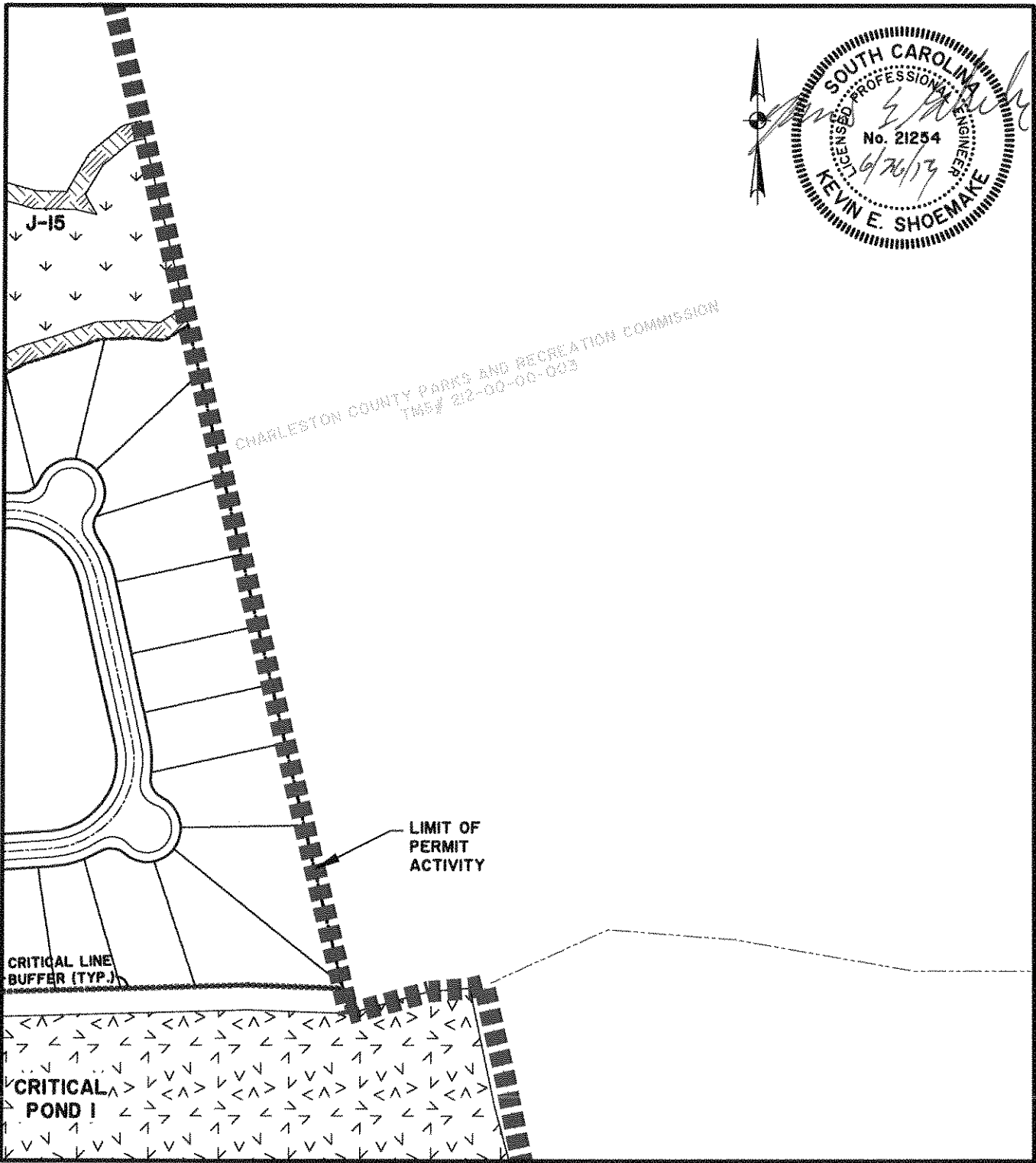
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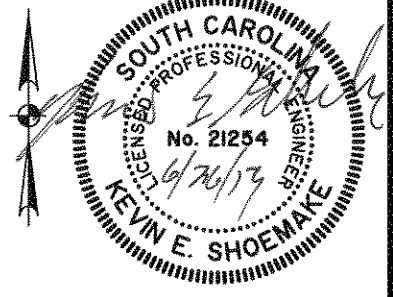
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CHARLESTON COUNTY PARKS AND RECREATION COMMISSION
TM57 212-00-00-003



KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 16 of 57
SCALE: 1" = 200'

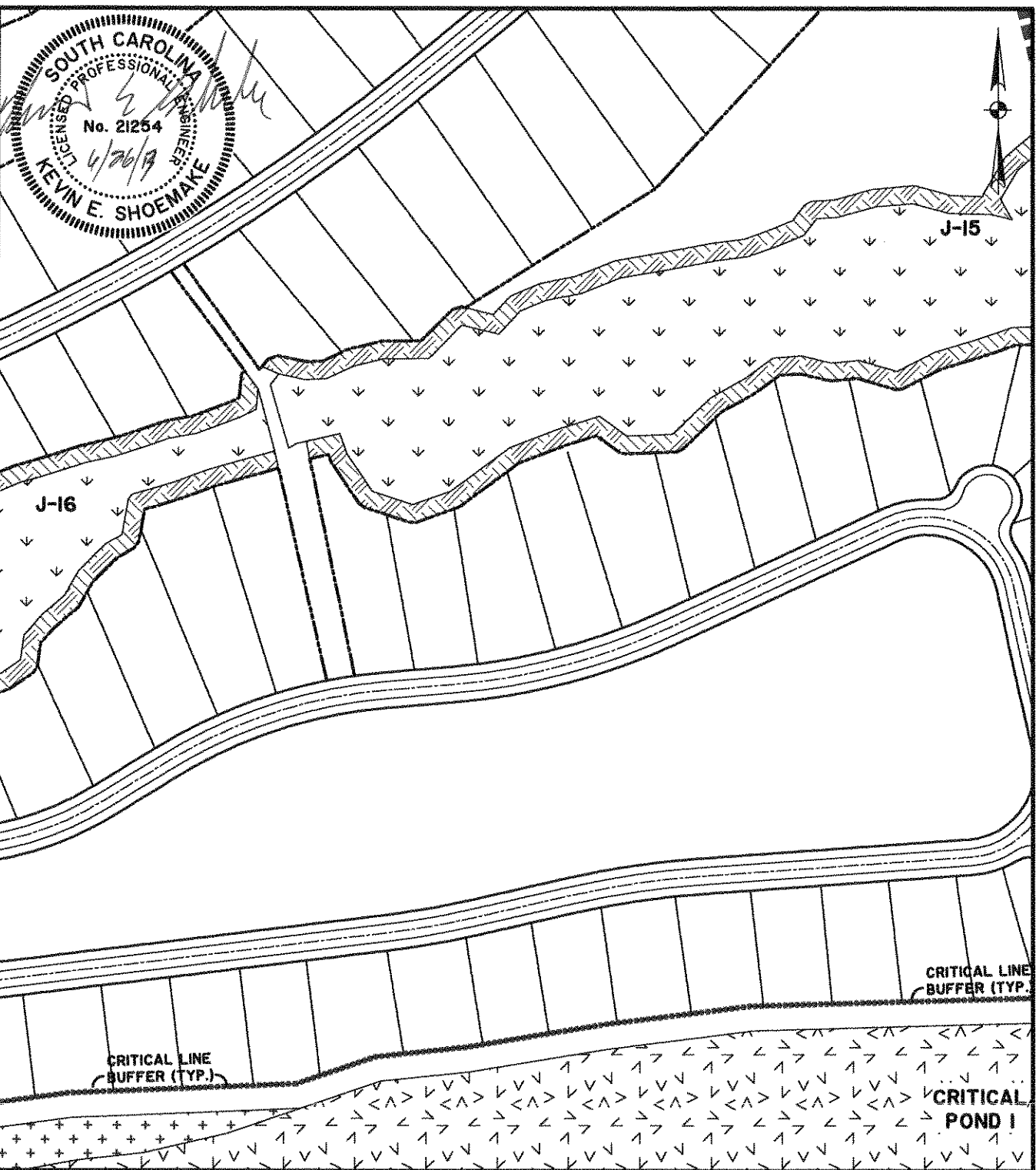


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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 17 of 57
SCALE: 1" = 200'

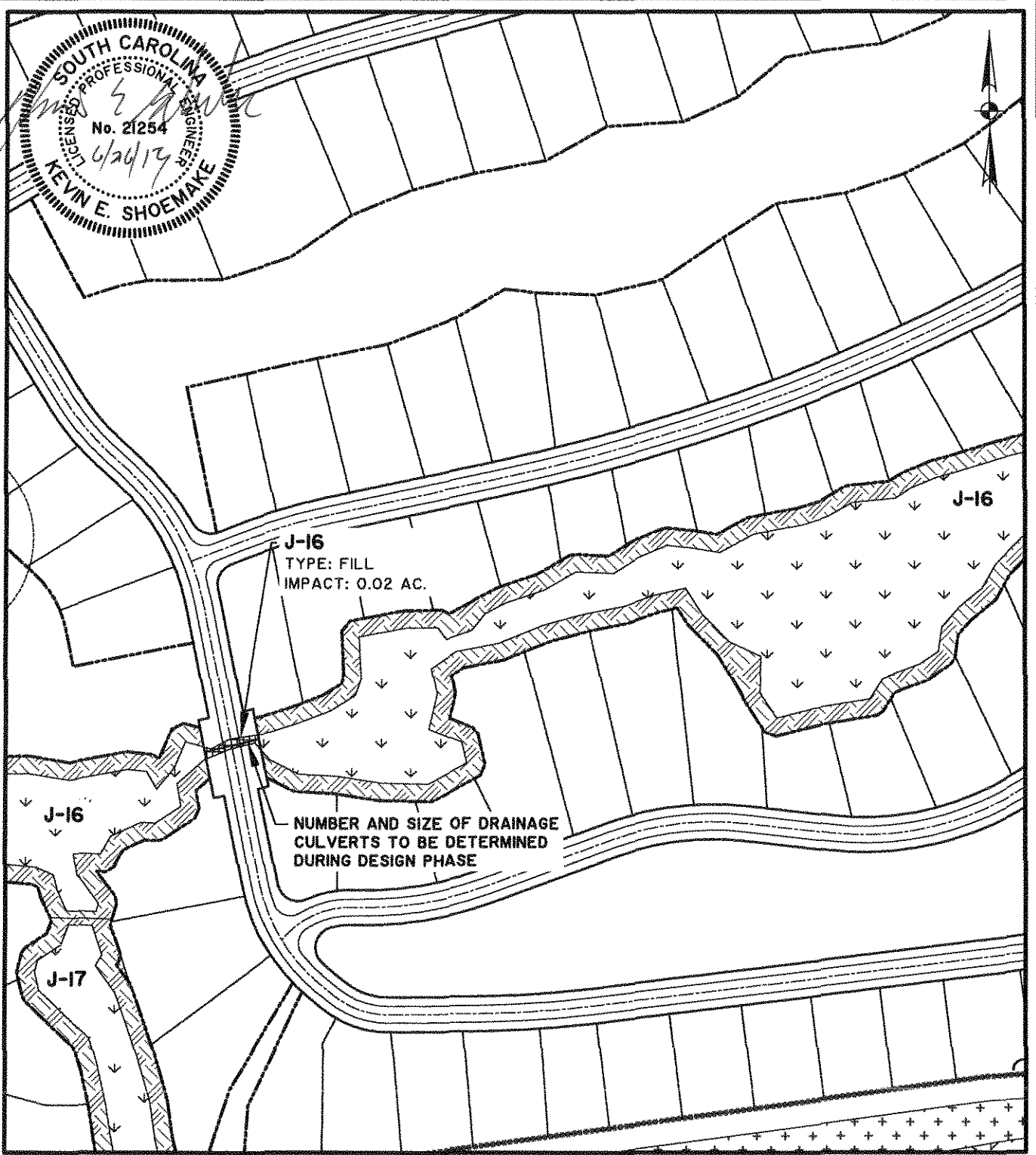
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KIAWAH RIVER PLANTATION
 PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT
 APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.
 LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
 DATE: MARCH 27, 2013
 JOB NUMBER: J - 23190.0001

SHEET: 18 of 57
 SCALE: 1" = 200'

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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 19 of 57
SCALE: 1" = 200'



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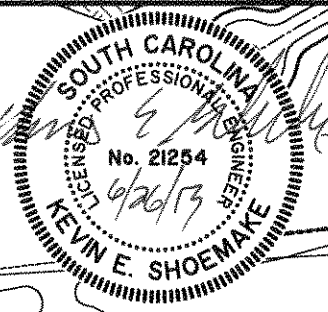
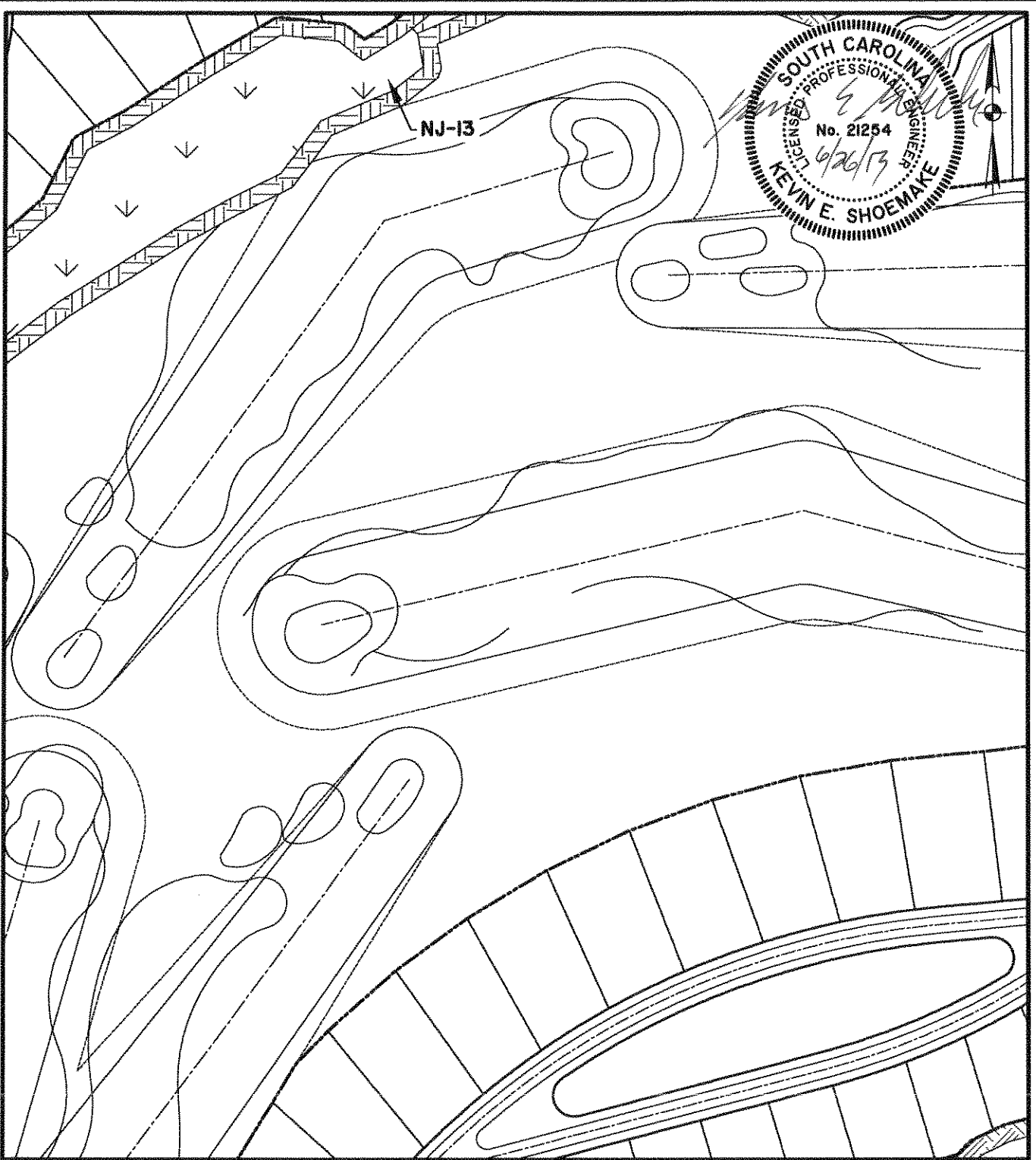
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 20 of 57
SCALE: 1" = 200'



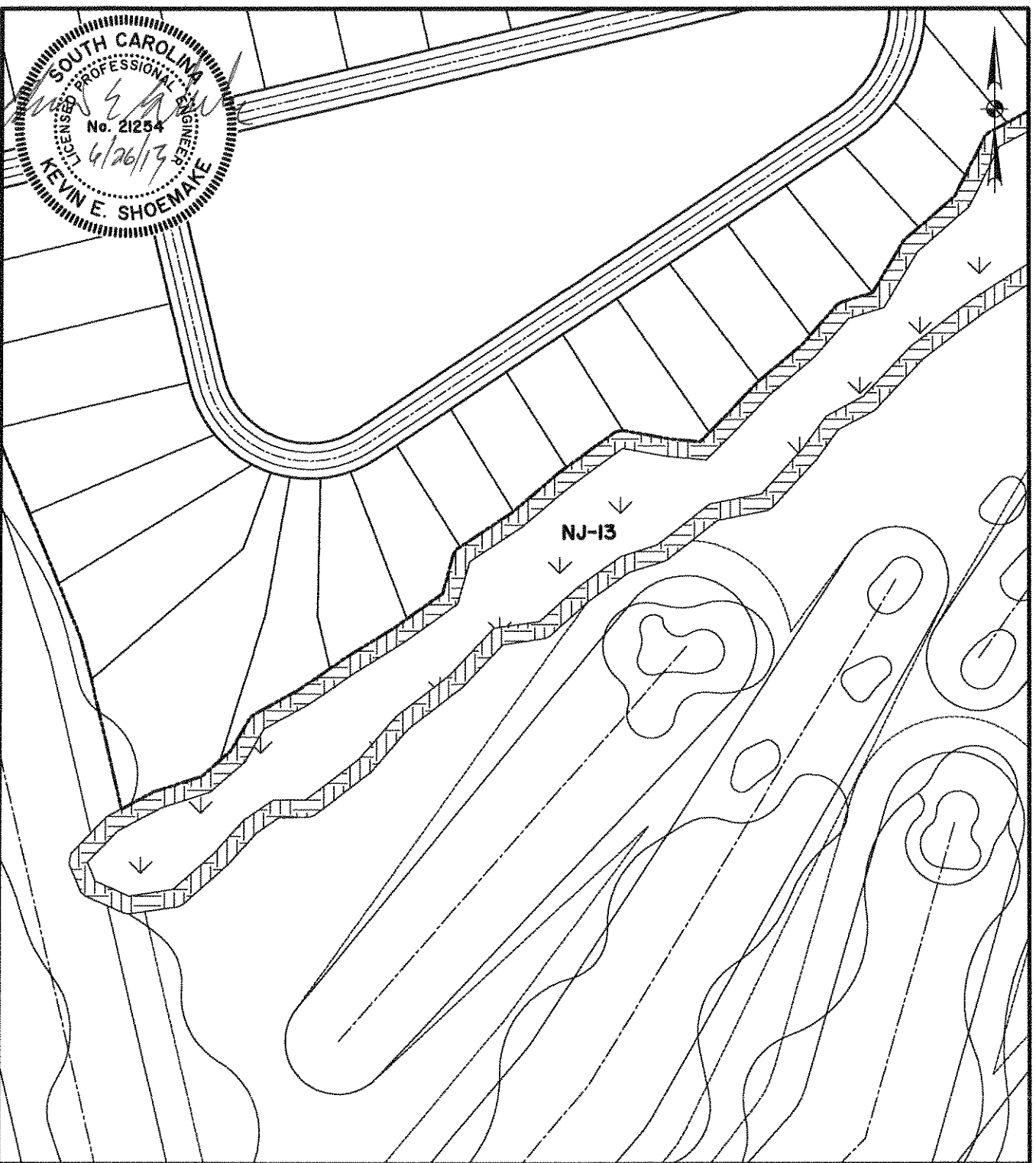
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J- 23190.0001

SHEET: 21 of 57
SCALE: 1" = 200'



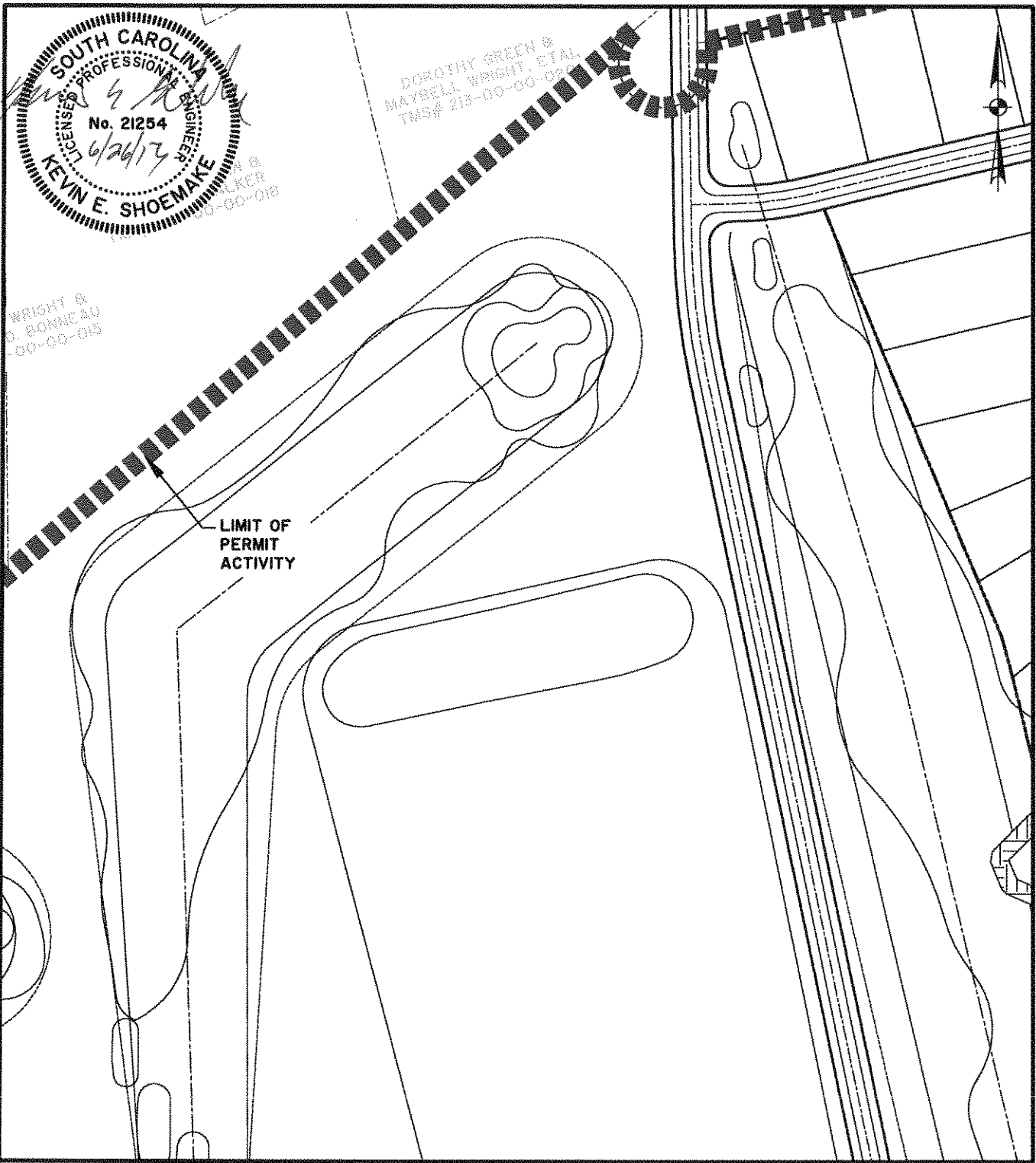
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013 SHEET: 22 of 57
JOB NUMBER: J - 23190.0001 SCALE: 1" = 200'

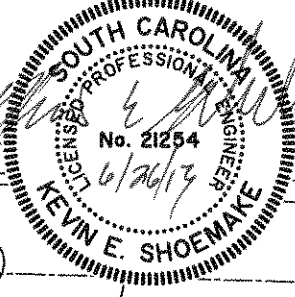
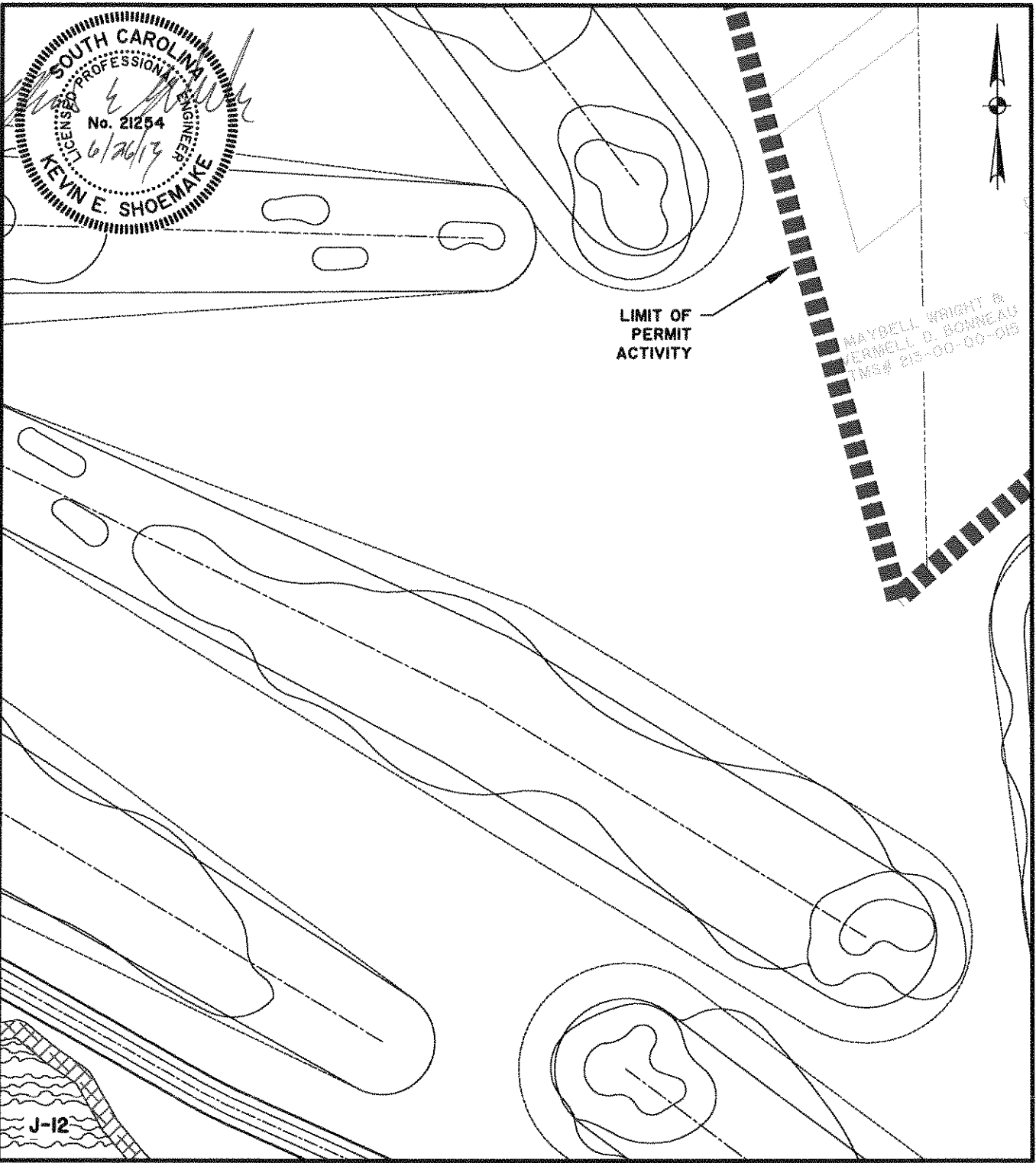
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LIMIT OF PERMIT ACTIVITY

MAYBELL WRIGHT BERMELL D. BONNEAU TMS# 215-00-00-018

J-12

KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 23 of 57
SCALE: 1" = 200'



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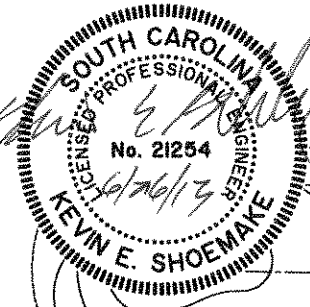
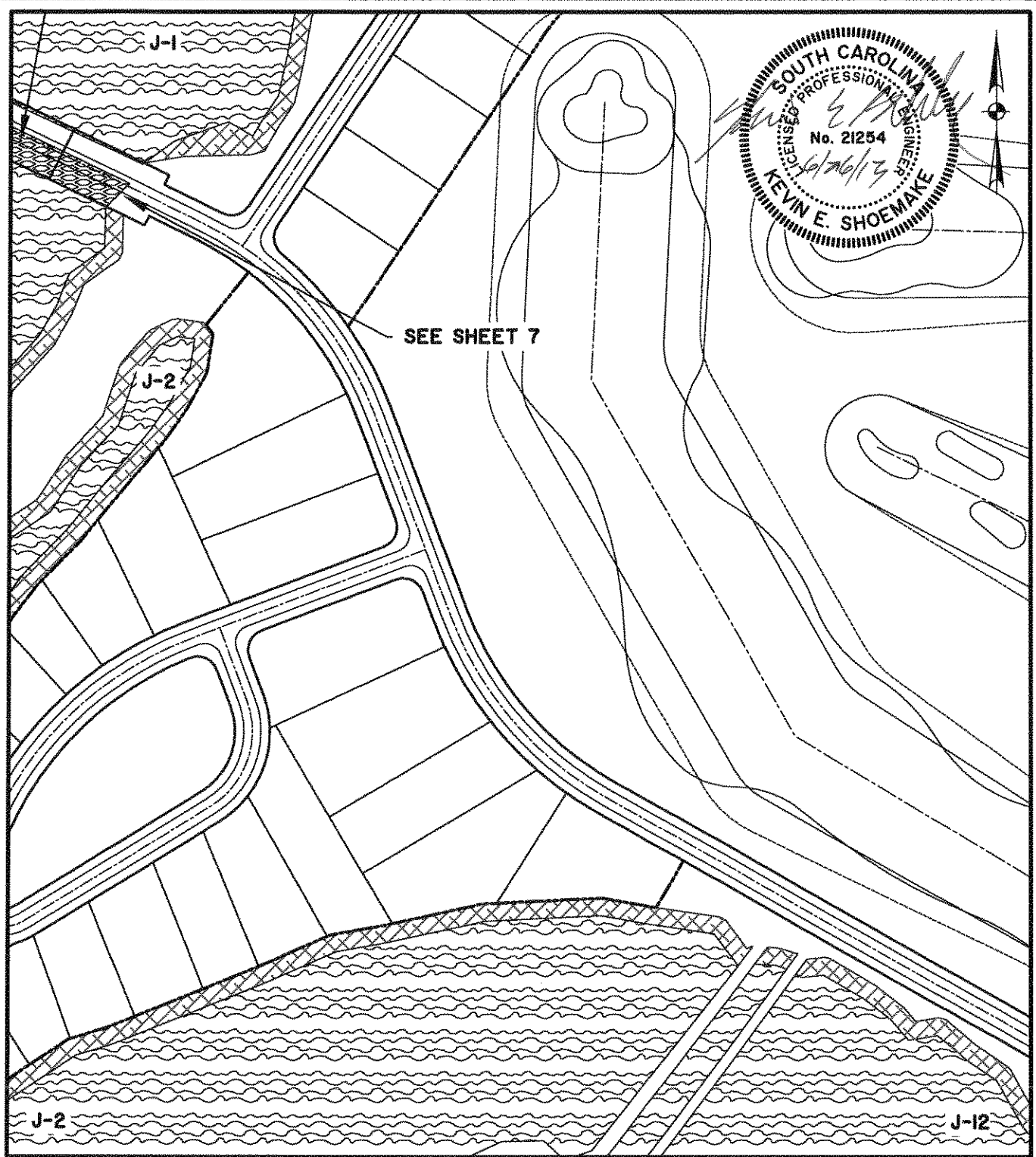
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 24 of 57
SCALE: 1" = 200'

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SEE SHEET 7

LIMIT OF PERMIT ACTIVITY

J-2

J-2

J-2

KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 25 of 57
SCALE: 1" = 200'



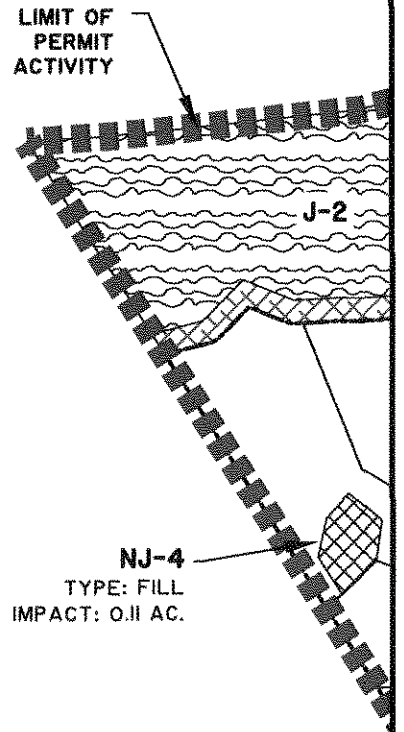
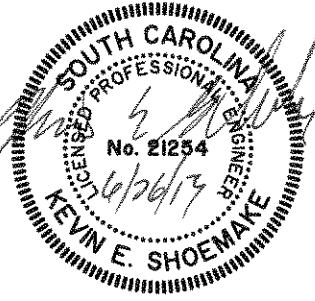
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 26 of 57
SCALE: 1" = 200'



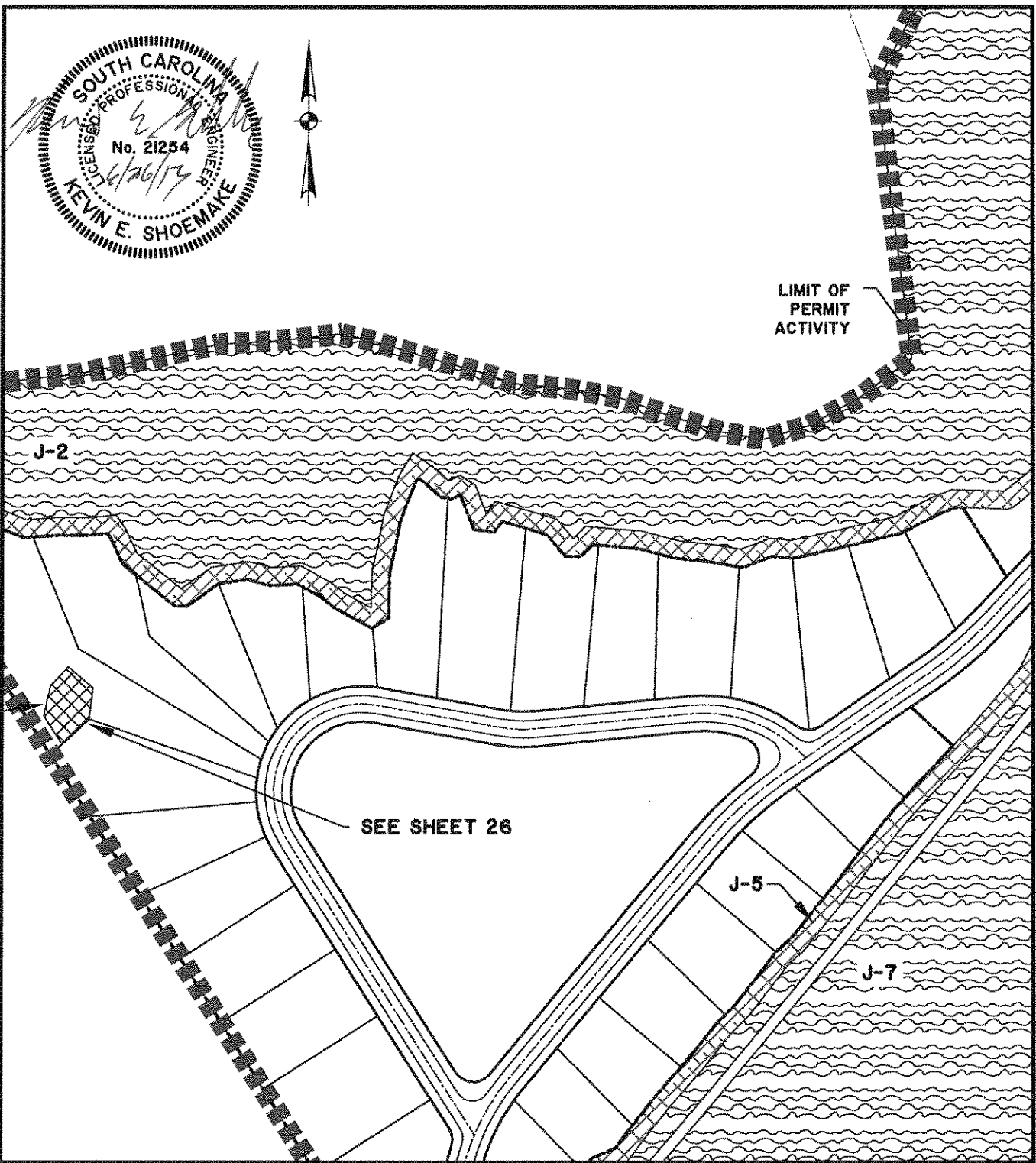
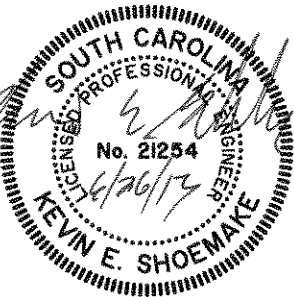
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 27 of 57
SCALE: 1" = 200'

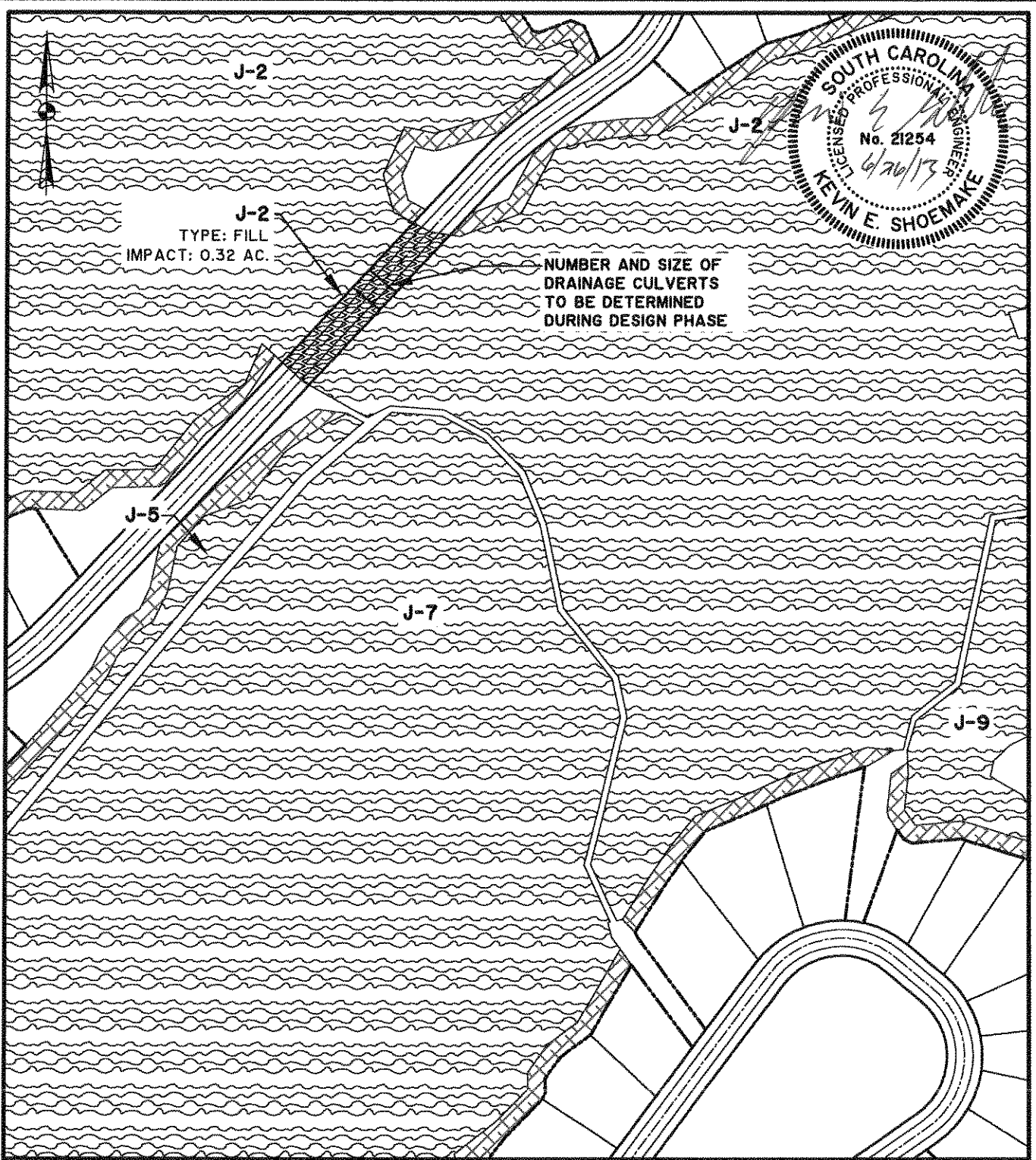
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 28 of 57
SCALE: 1" = 200'

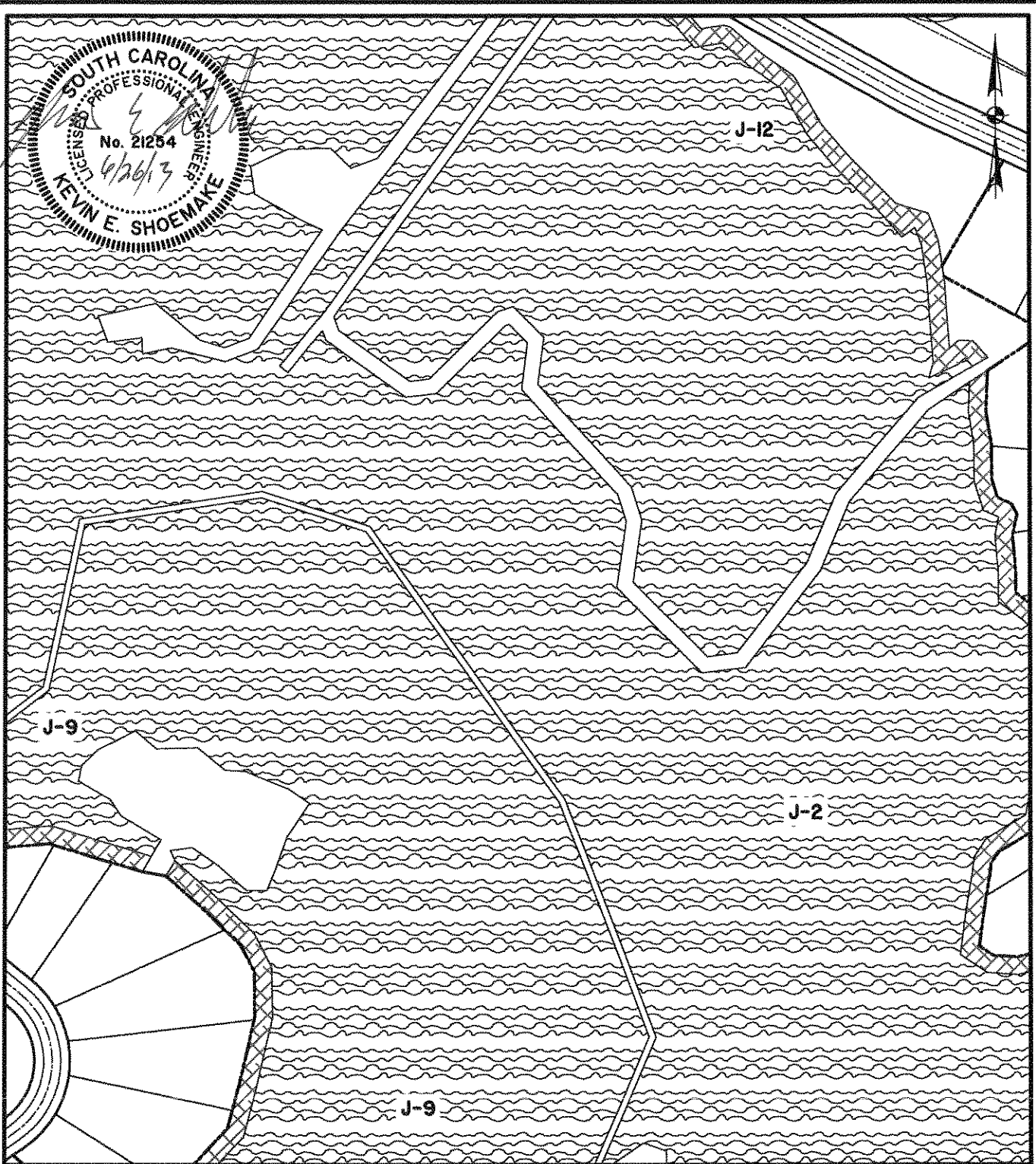
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 29 of 57
SCALE: 1" = 200'



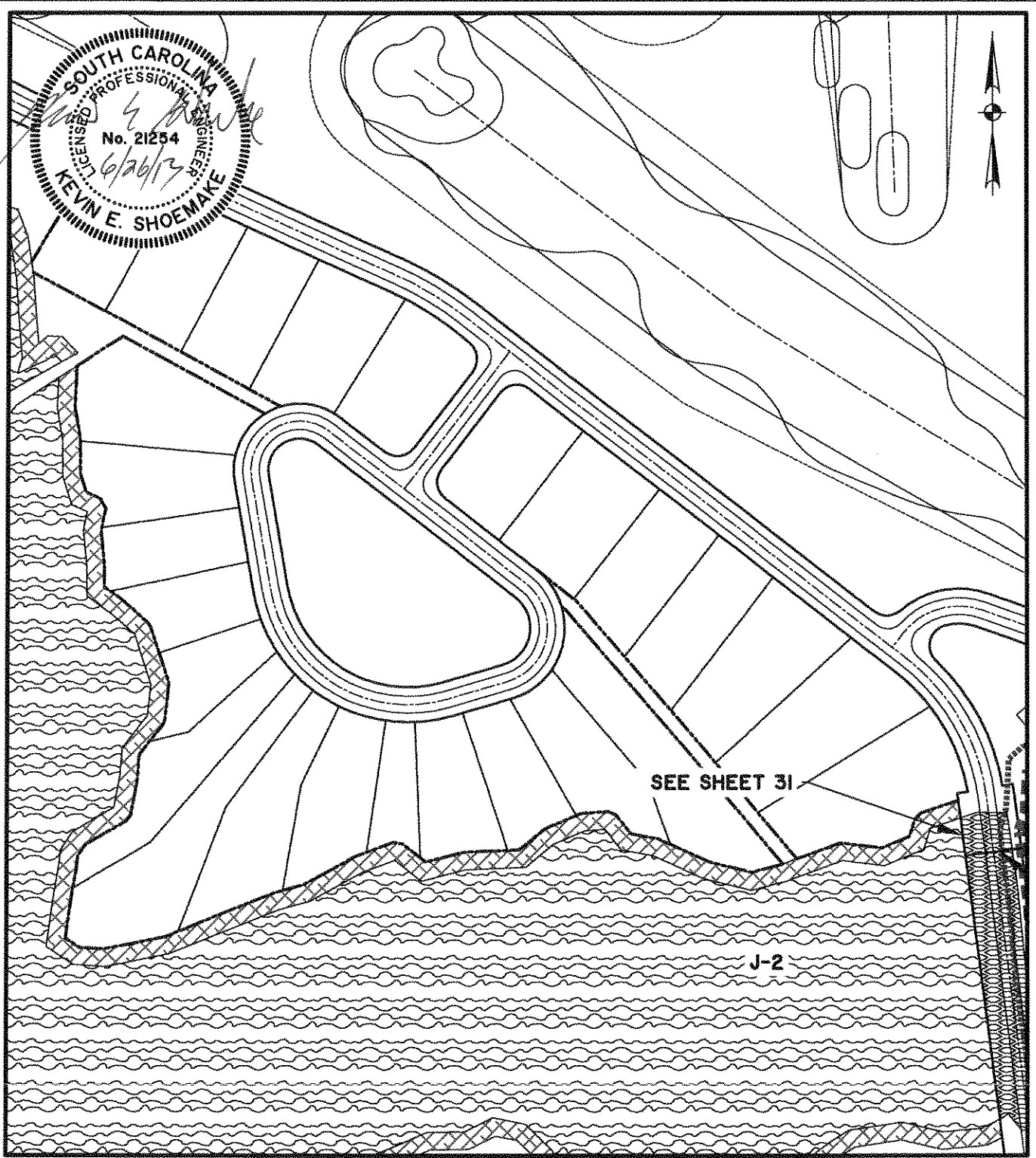
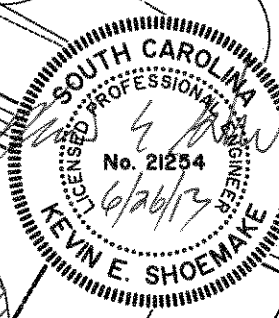
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SEE SHEET 31

J-2

KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 30 of 57
SCALE: 1" = 200'

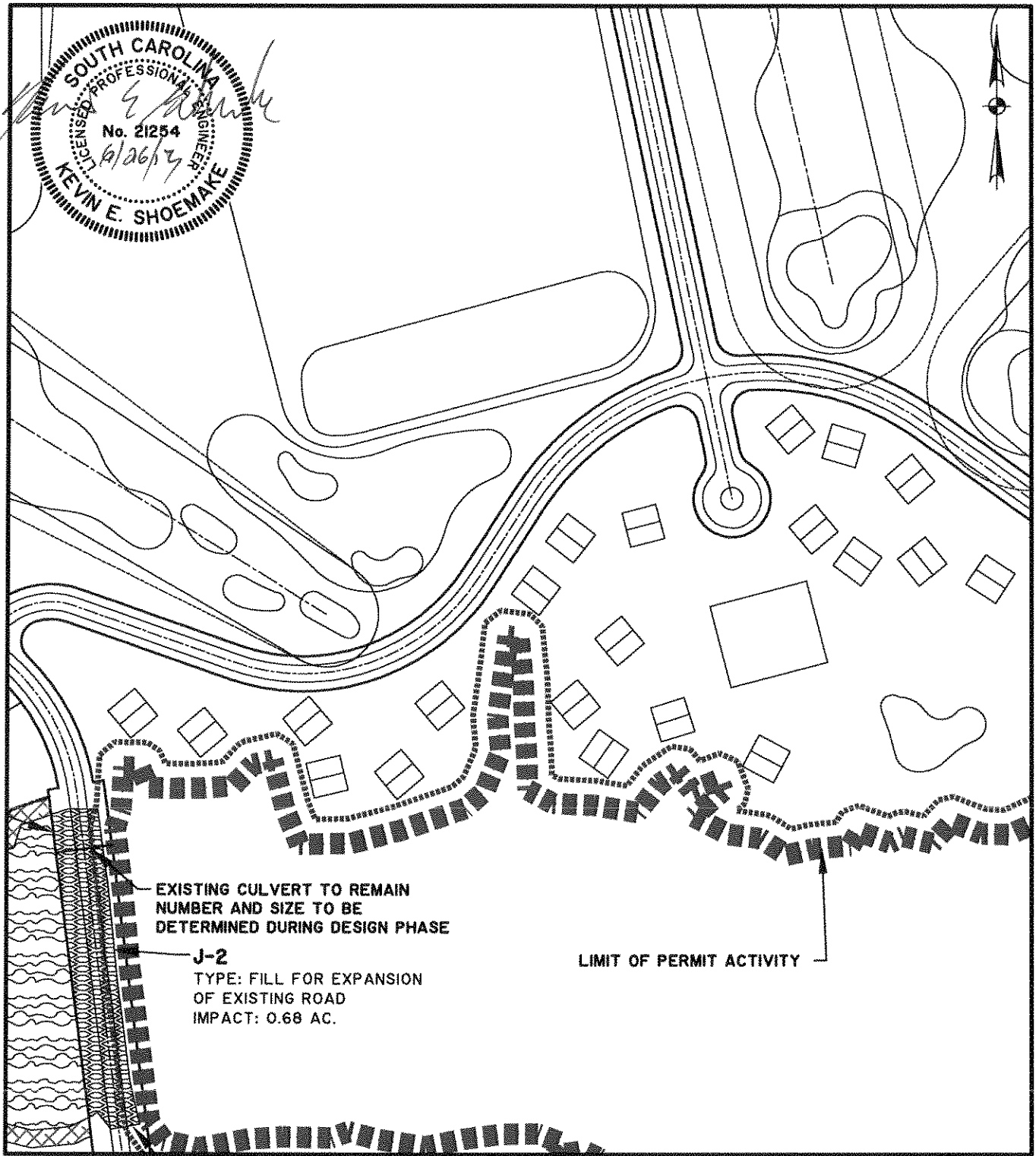
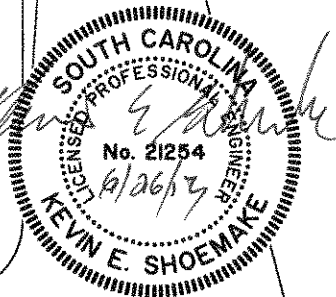
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 31 of 57
SCALE: 1" = 200'

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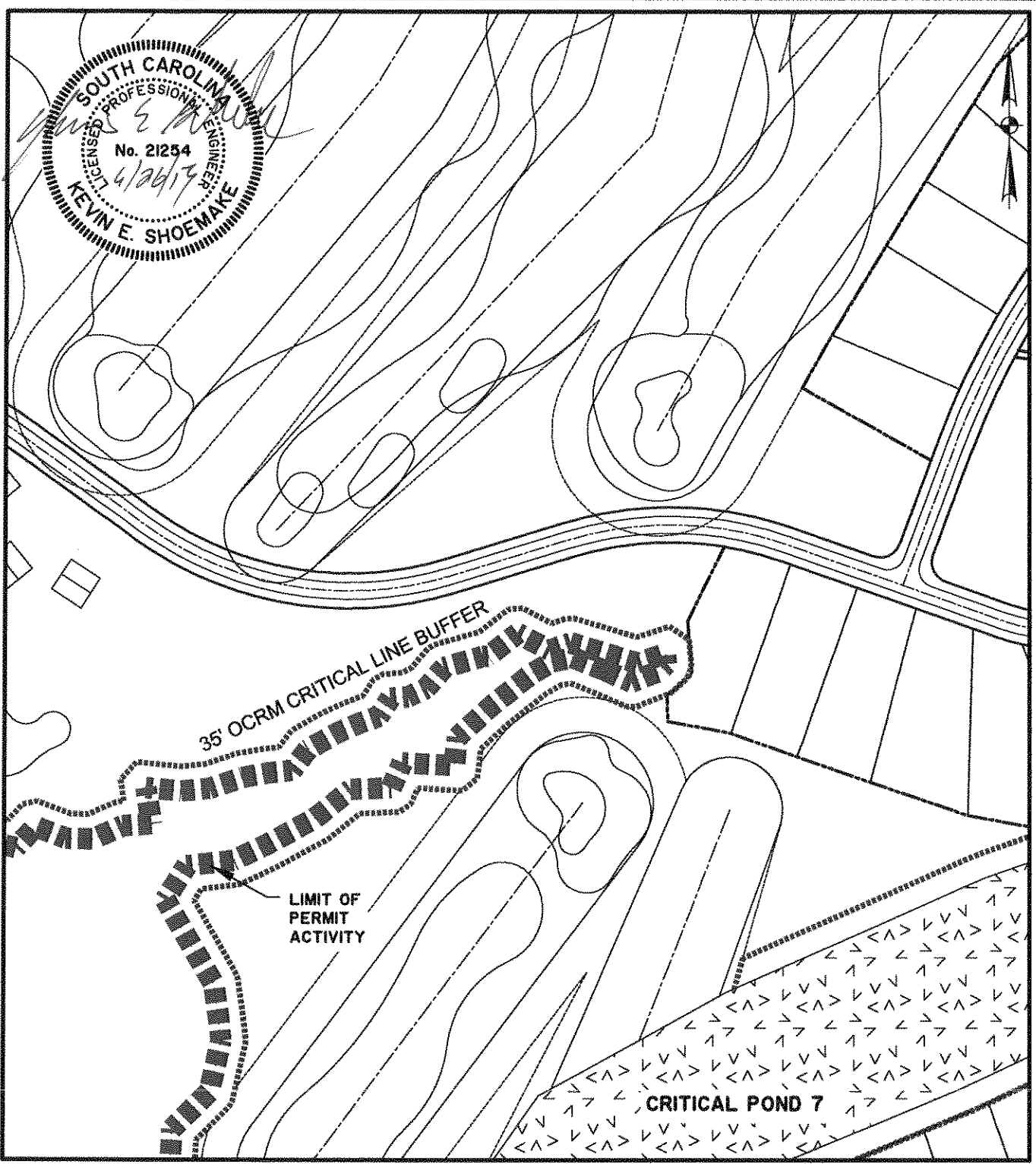
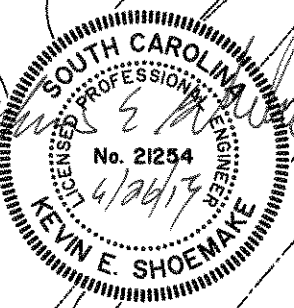
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 32 of 57
SCALE: 1" = 200'

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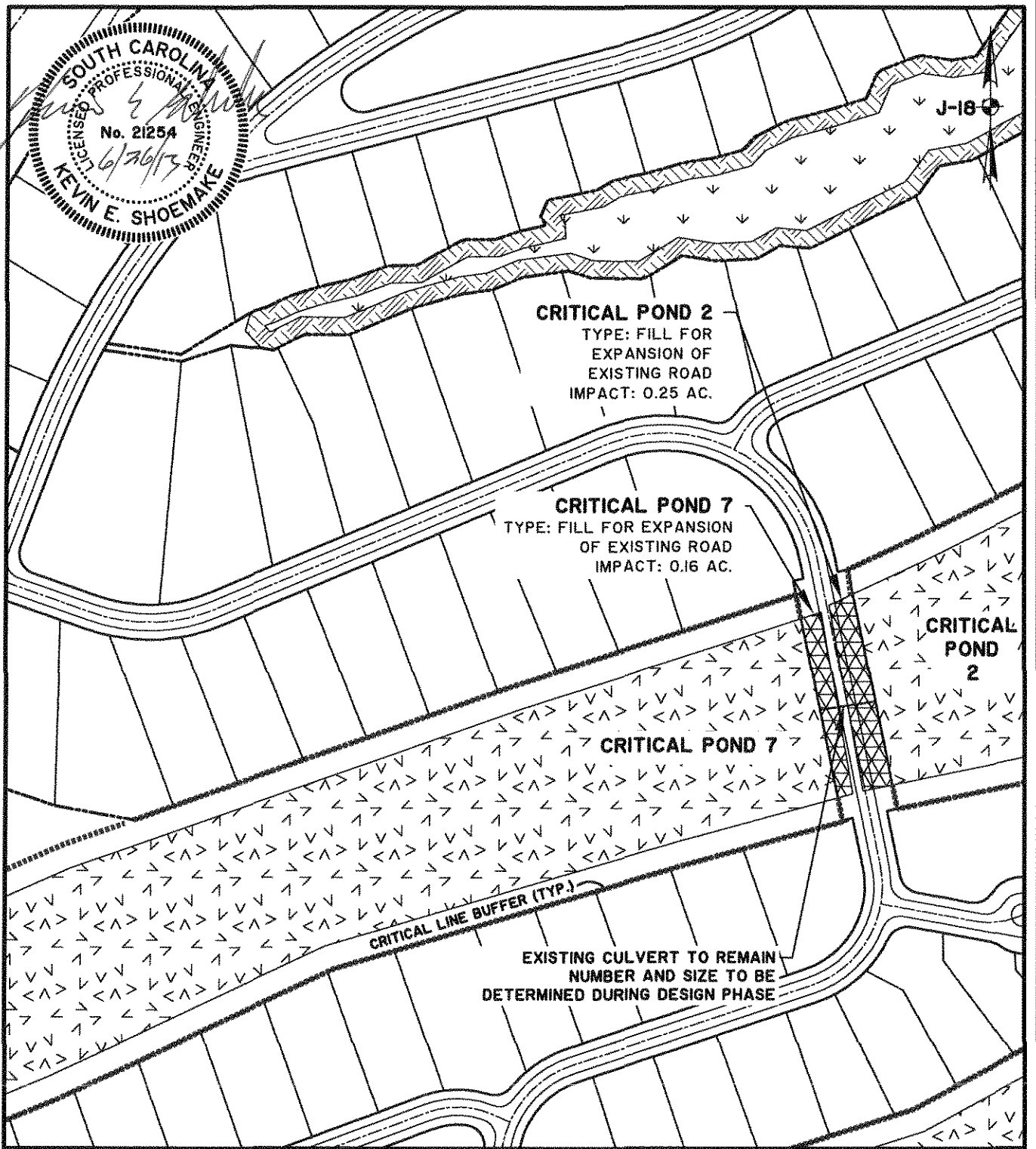
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CRITICAL POND 2
TYPE: FILL FOR EXPANSION OF EXISTING ROAD
IMPACT: 0.25 AC.

CRITICAL POND 7
TYPE: FILL FOR EXPANSION OF EXISTING ROAD
IMPACT: 0.16 AC.

CRITICAL POND 2

CRITICAL POND 7

CRITICAL LINE BUFFER (TYP.)

EXISTING CULVERT TO REMAIN
NUMBER AND SIZE TO BE DETERMINED DURING DESIGN PHASE

KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J- 23190.0001

SHEET: 33 of 57
SCALE: 1" = 200'

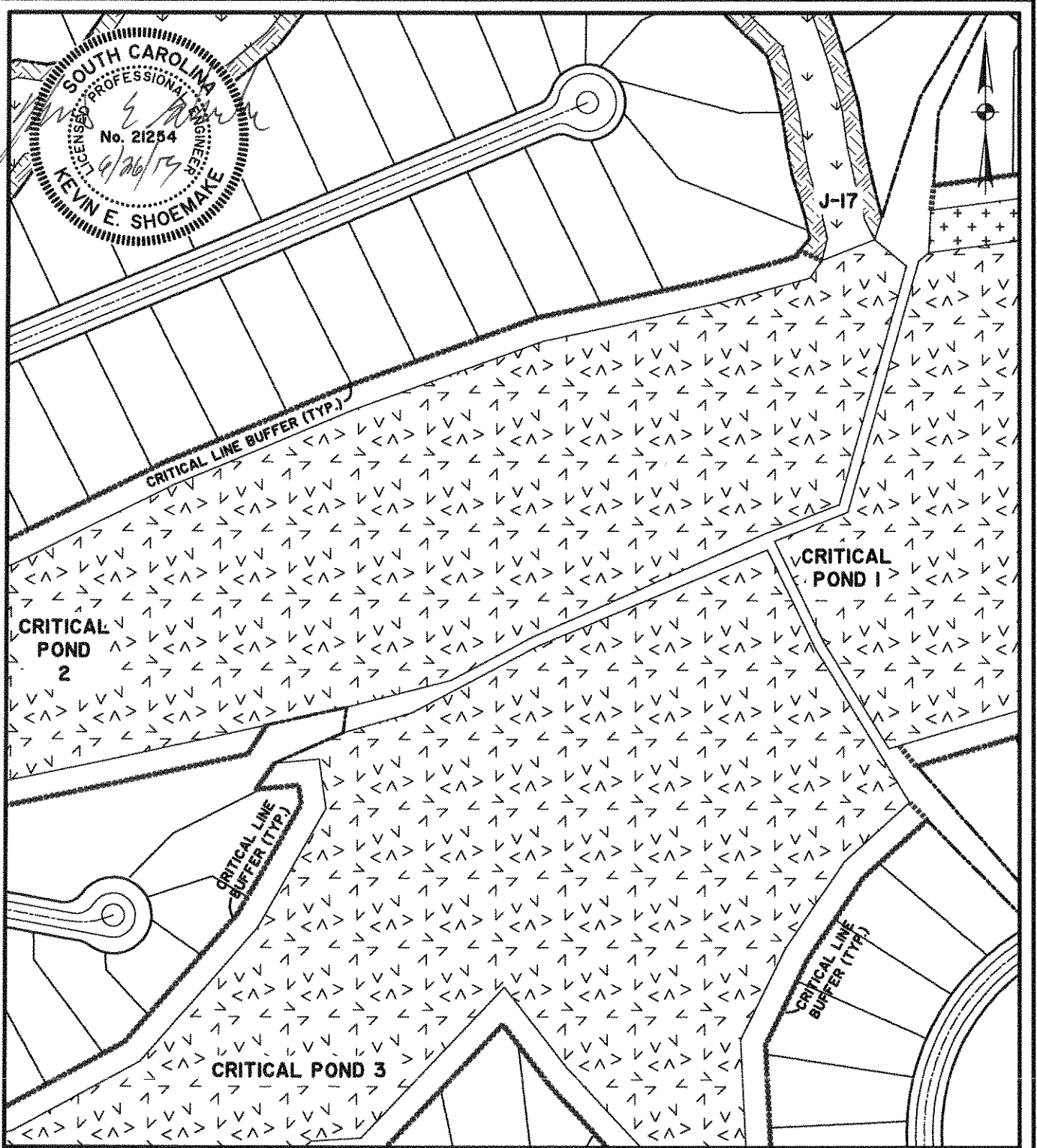
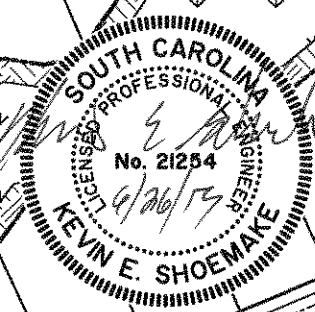
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 34 of 57
SCALE: 1" = 200'

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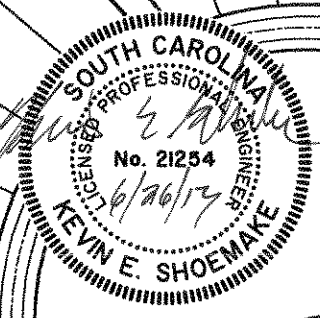
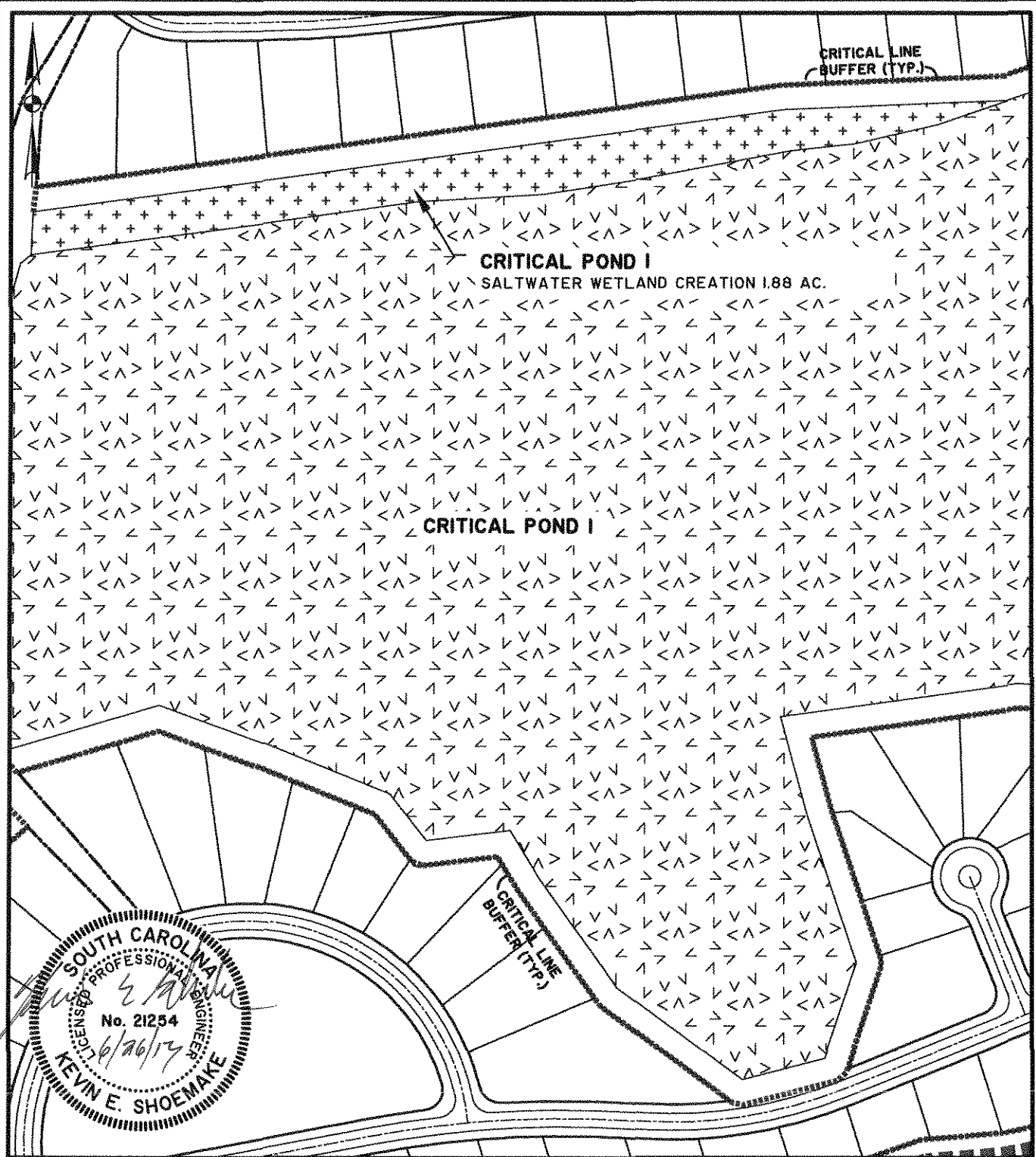
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT
 APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.
 LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
 DATE: MARCH 27, 2013
 JOB NUMBER: J - 23190.0001

SHEET: 35 of 57
 SCALE: 1" = 200'

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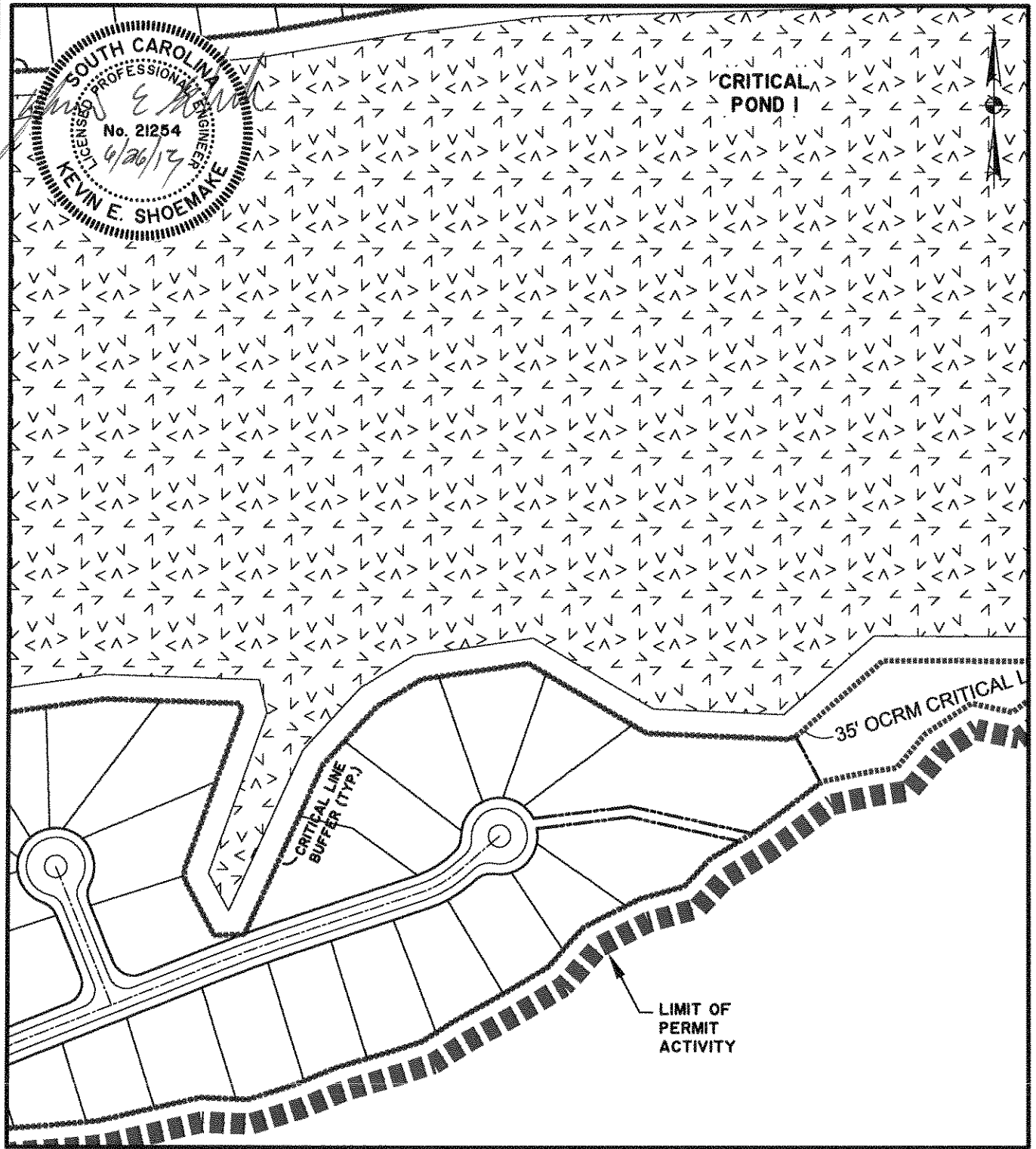
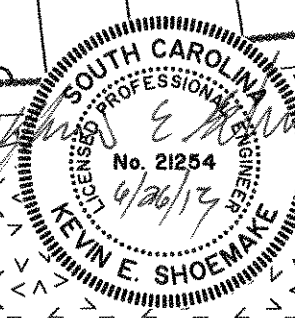
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 36 of 57
SCALE: 1" = 200'



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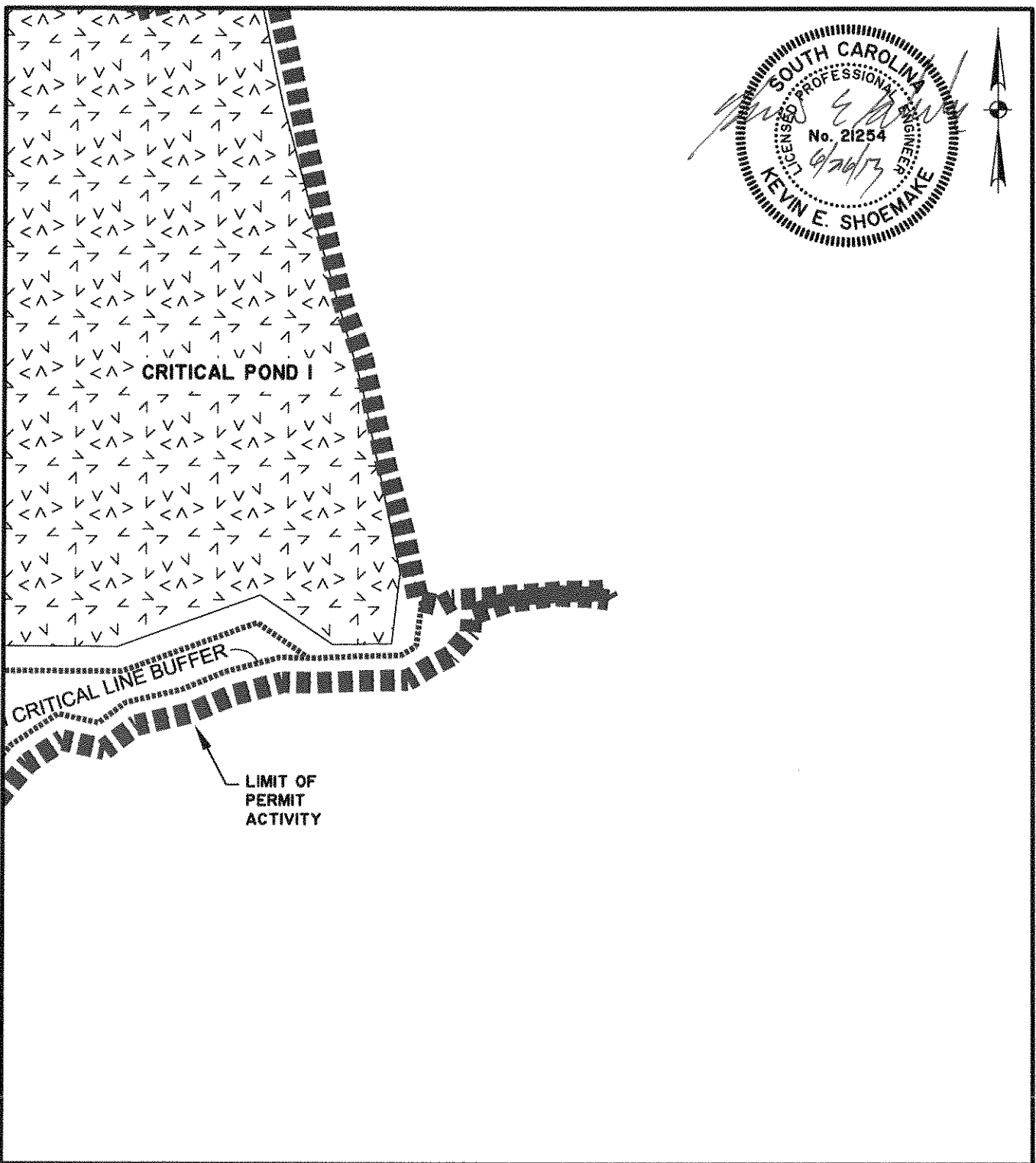
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 37 of 57
SCALE: 1" = 200'

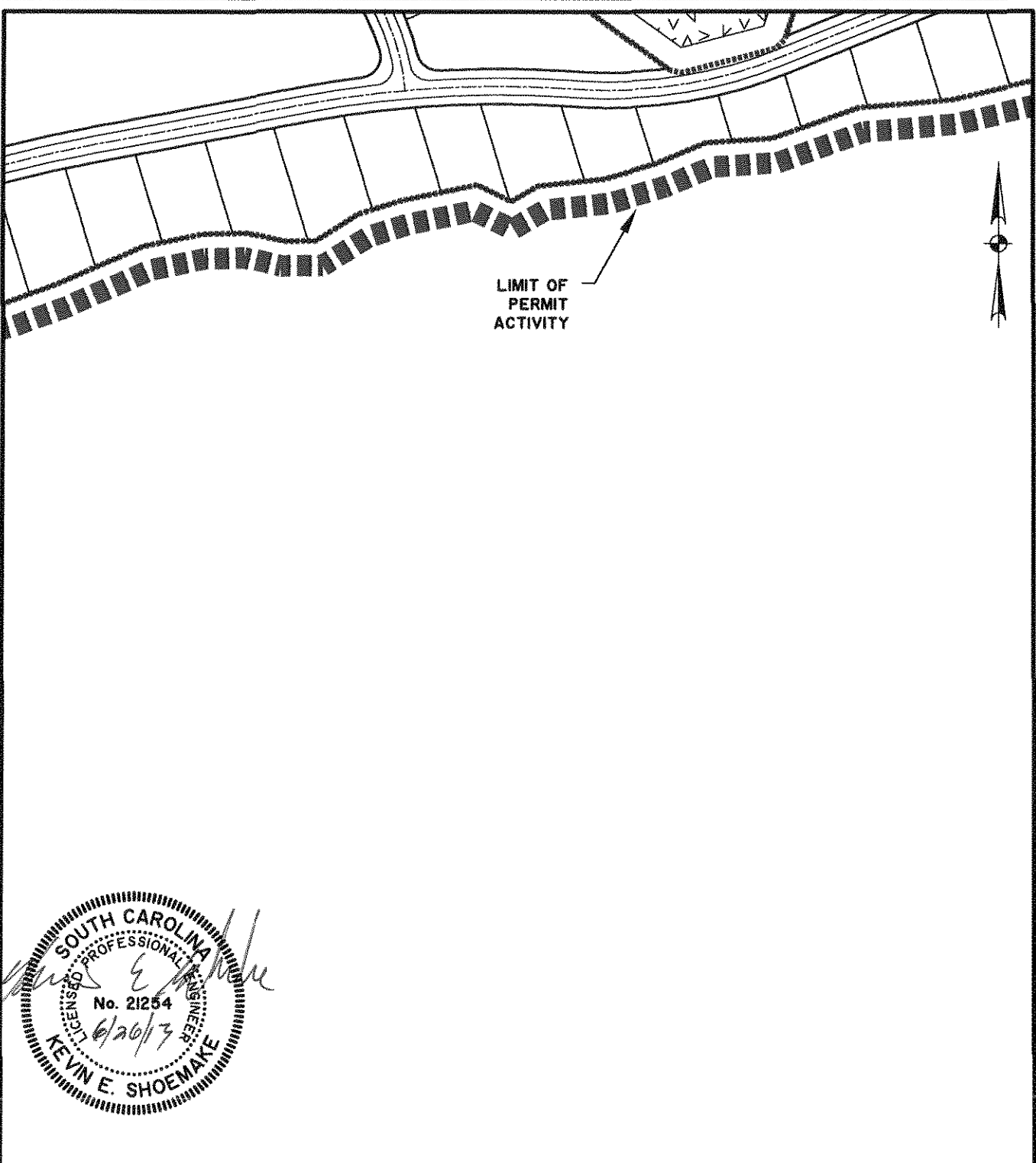
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 38 of 57
SCALE: 1" = 200'

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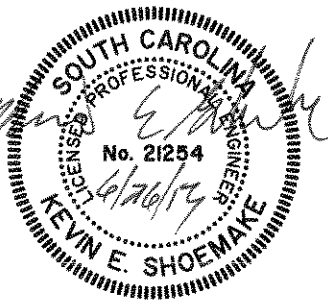
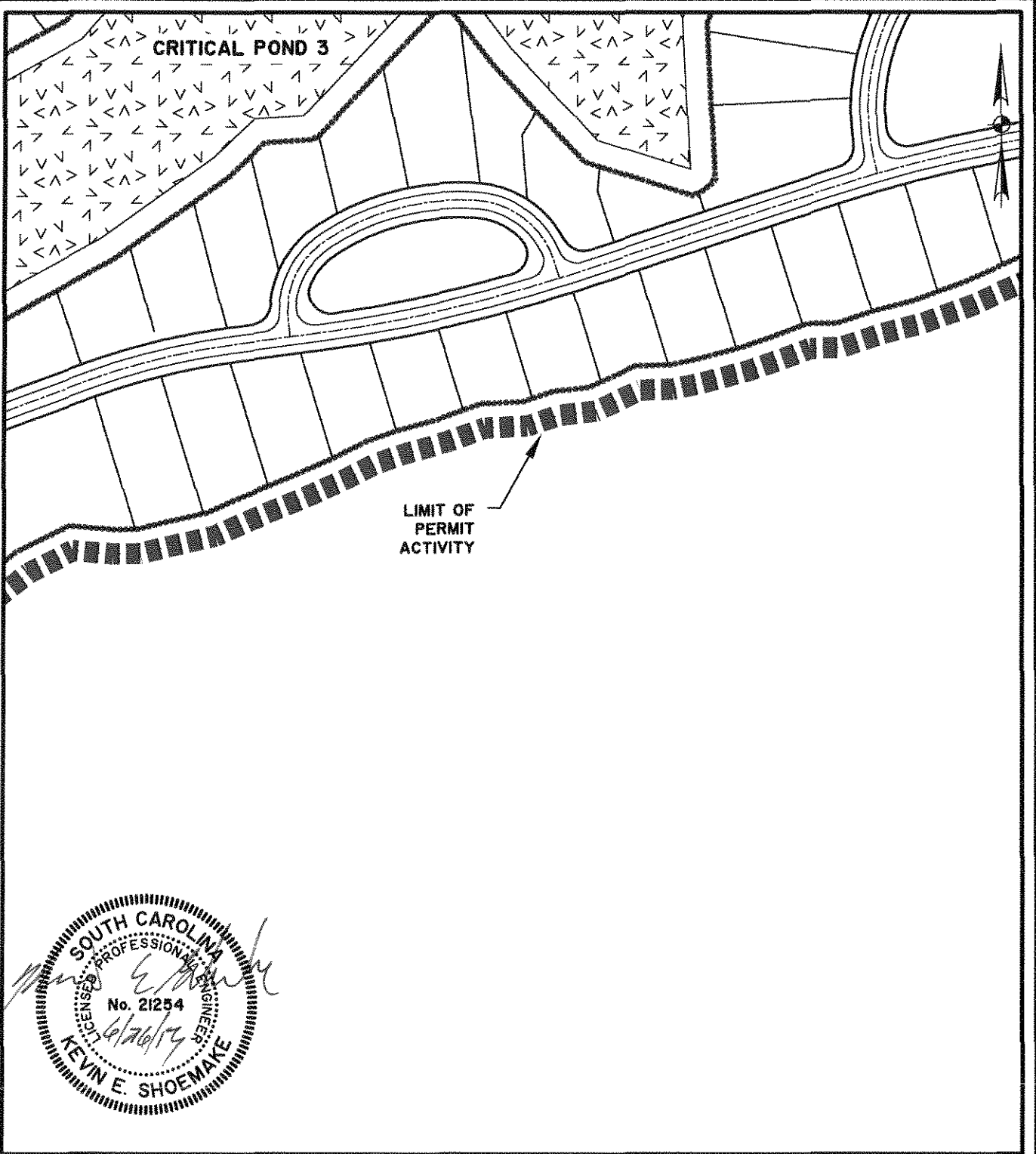
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 39 of 57
SCALE: 1" = 200'

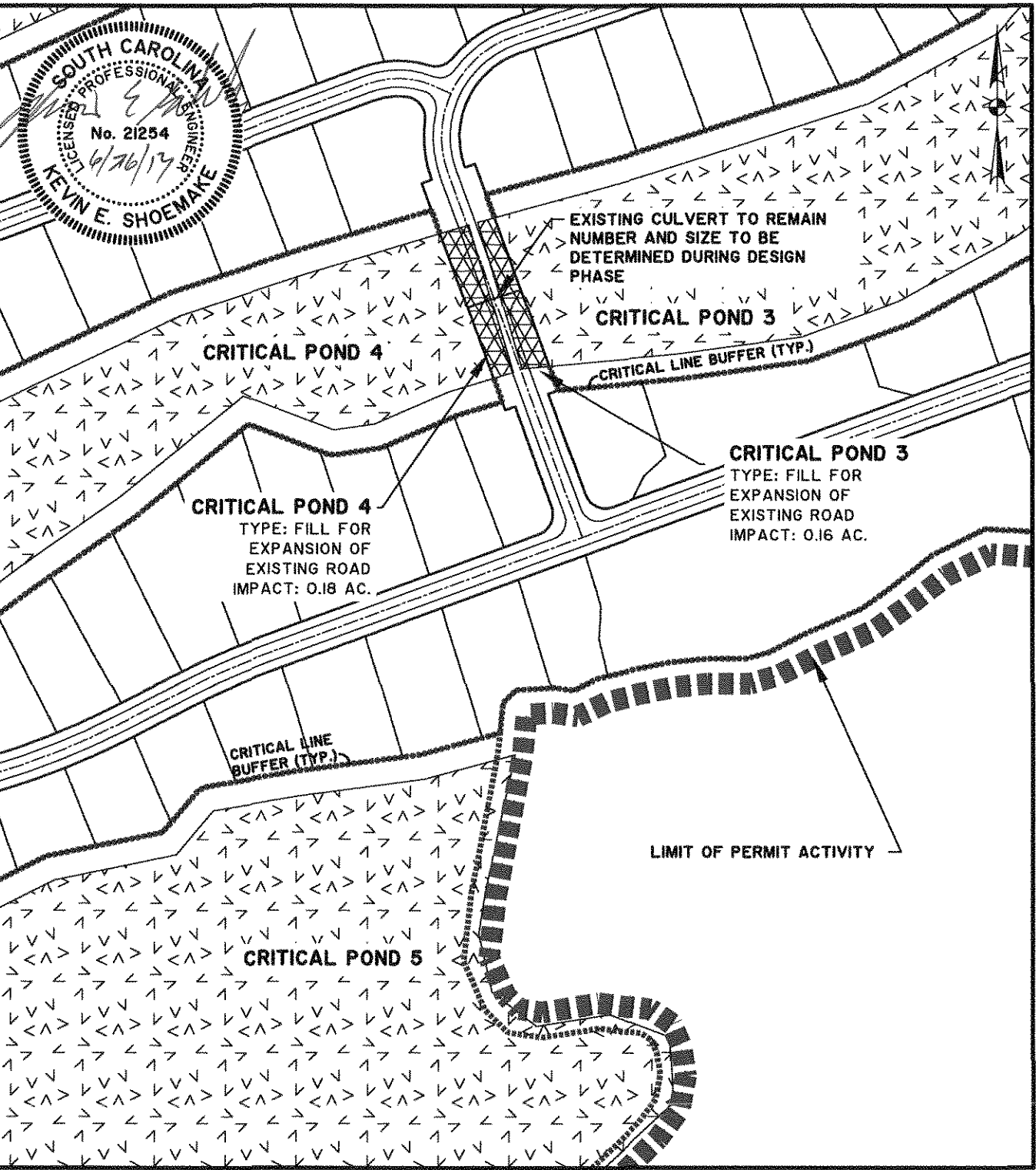
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 40 of 57
SCALE: 1" = 200'

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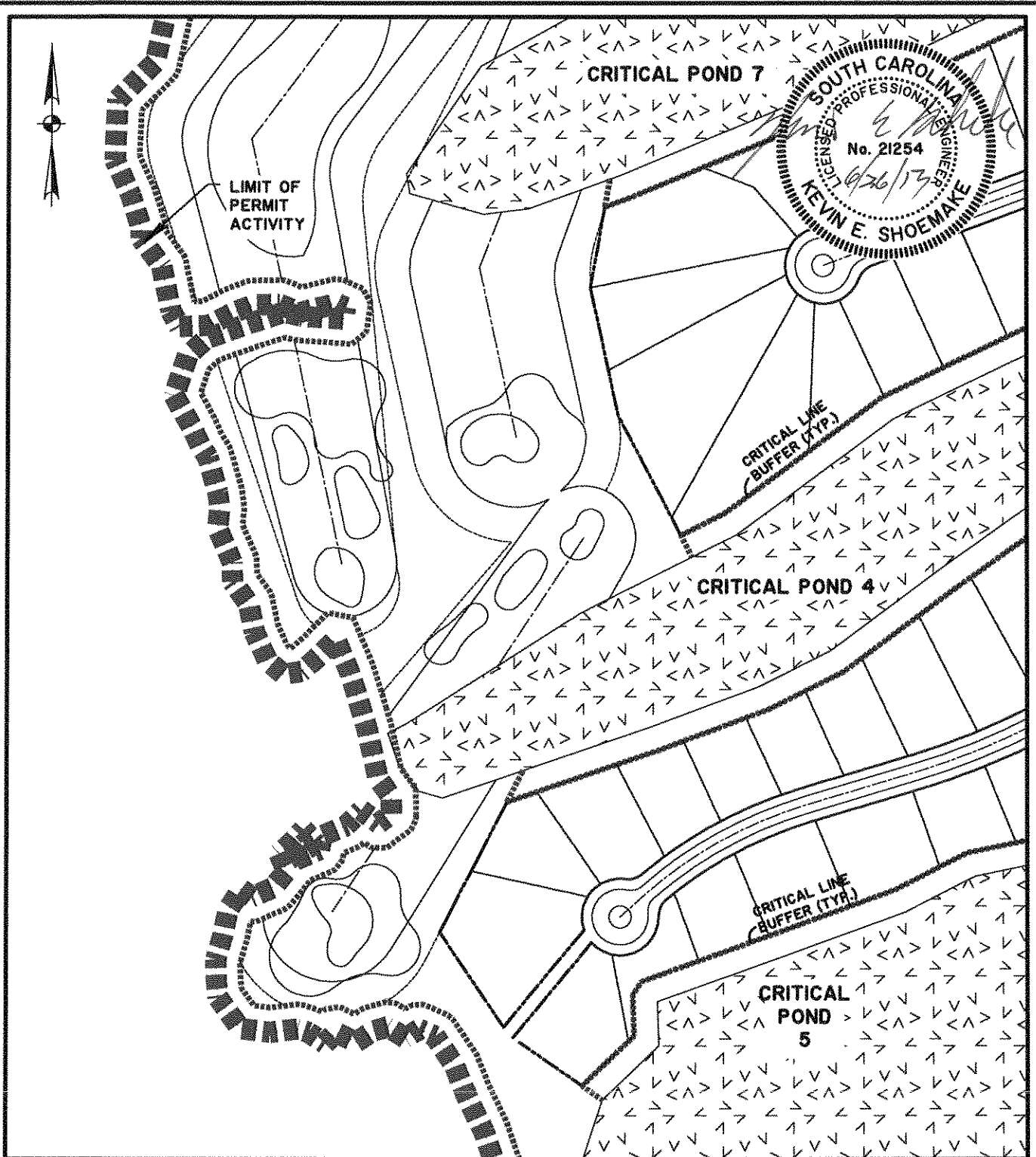
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 41 of 57
SCALE: 1" = 200'

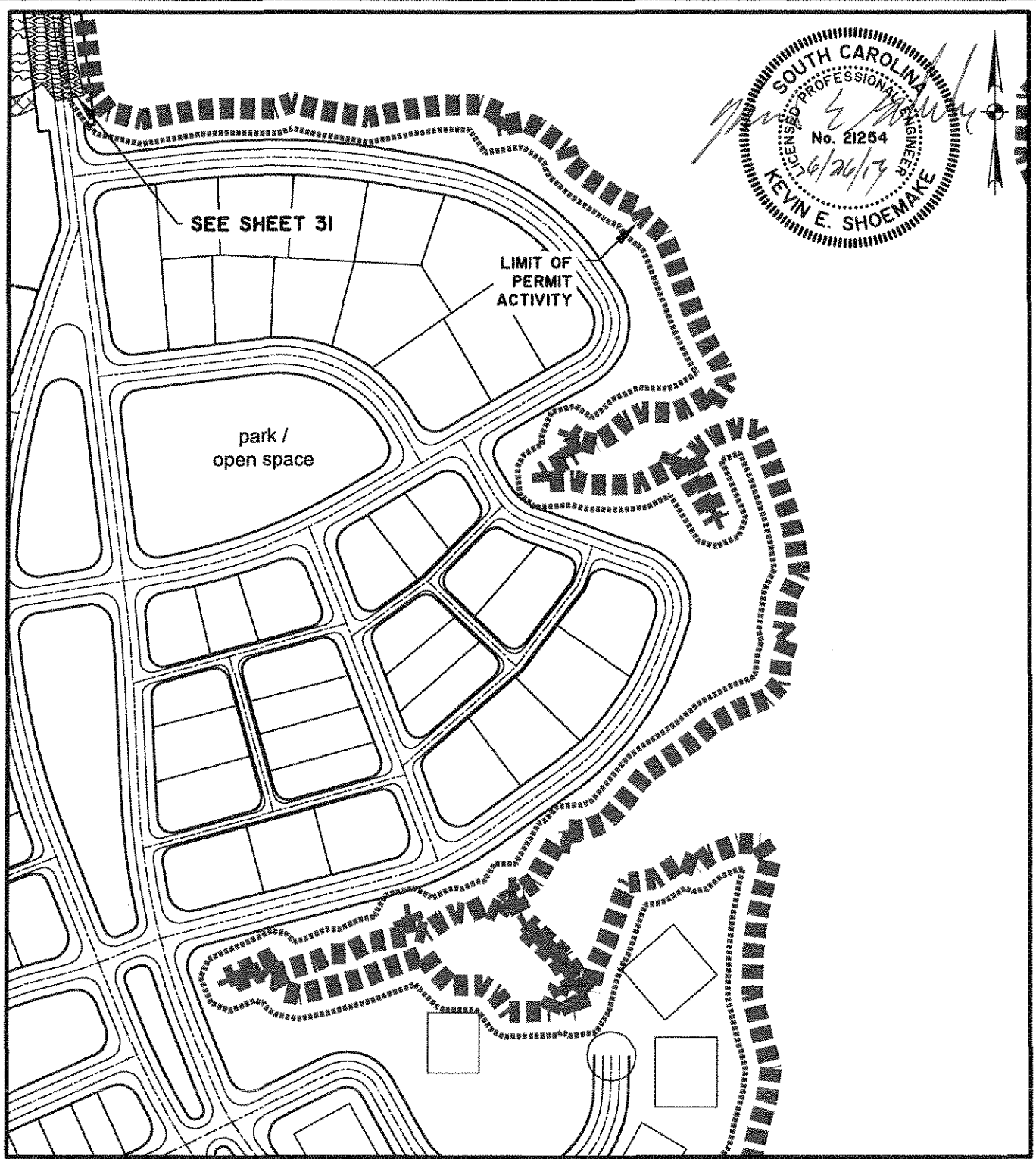
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 42 of 57
SCALE: 1" = 200'

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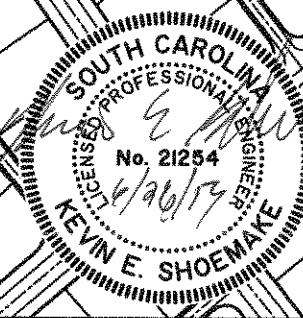
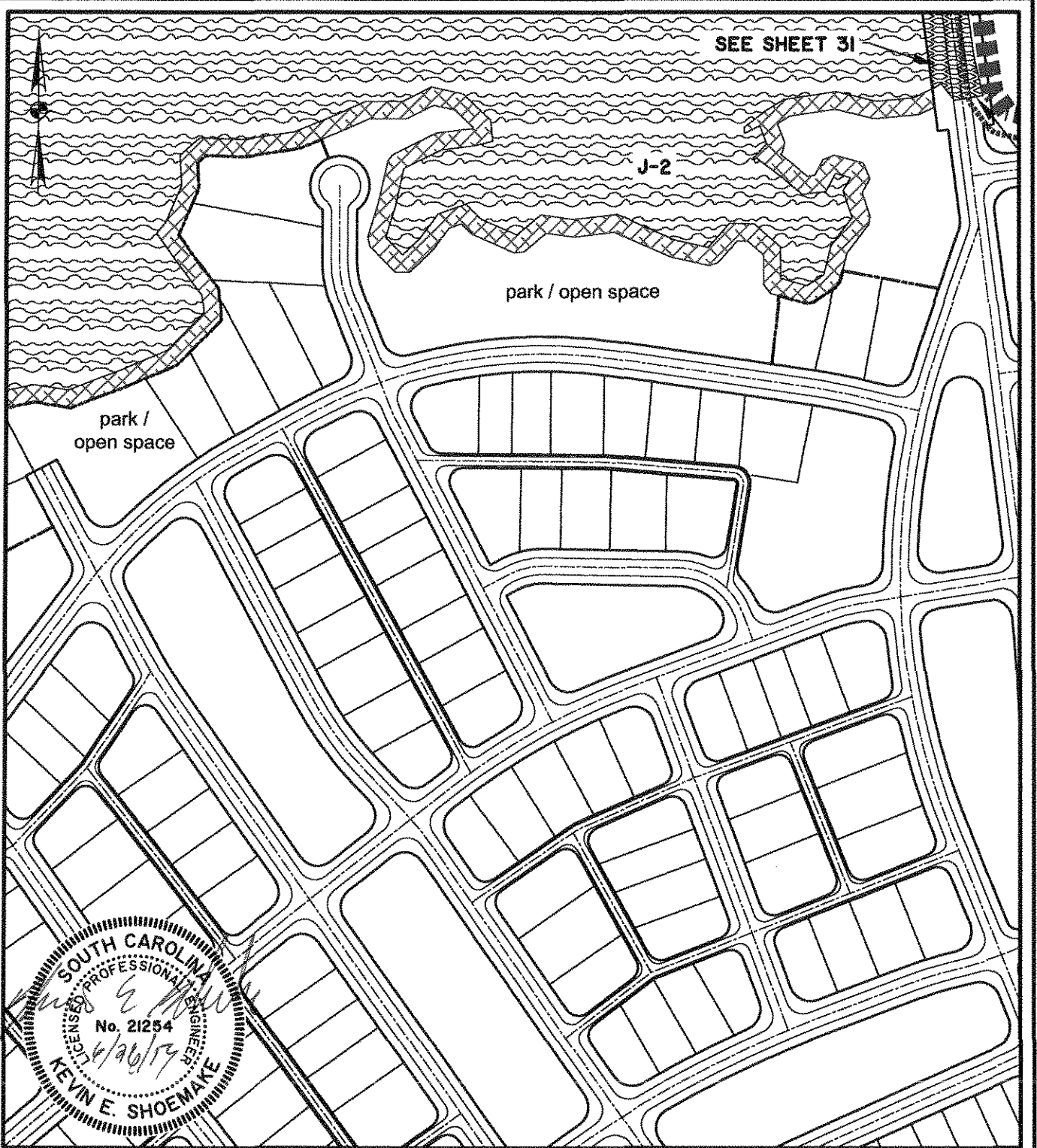
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J- 23190.0001

SHEET: 43 of 57
SCALE: 1" = 200'



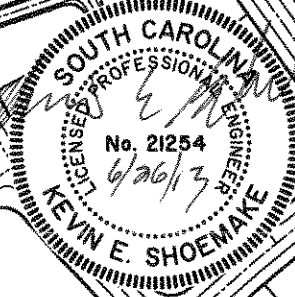
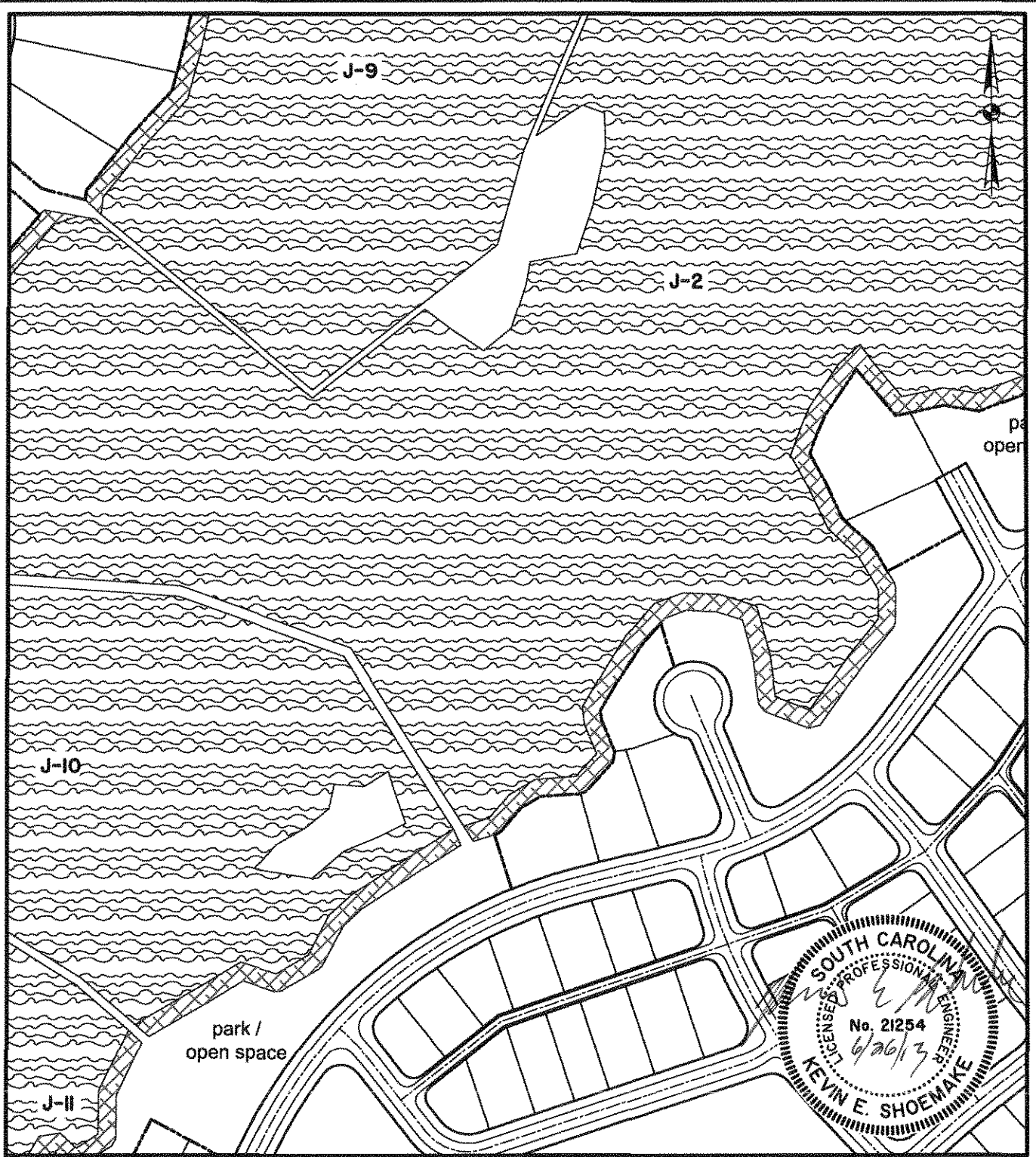
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC CHARLESTON COUNTY	SHEET: 44 of 57
DATE: MARCH 27, 2013	SCALE: 1" = 200'
JOB NUMBER: J - 23190.0001	



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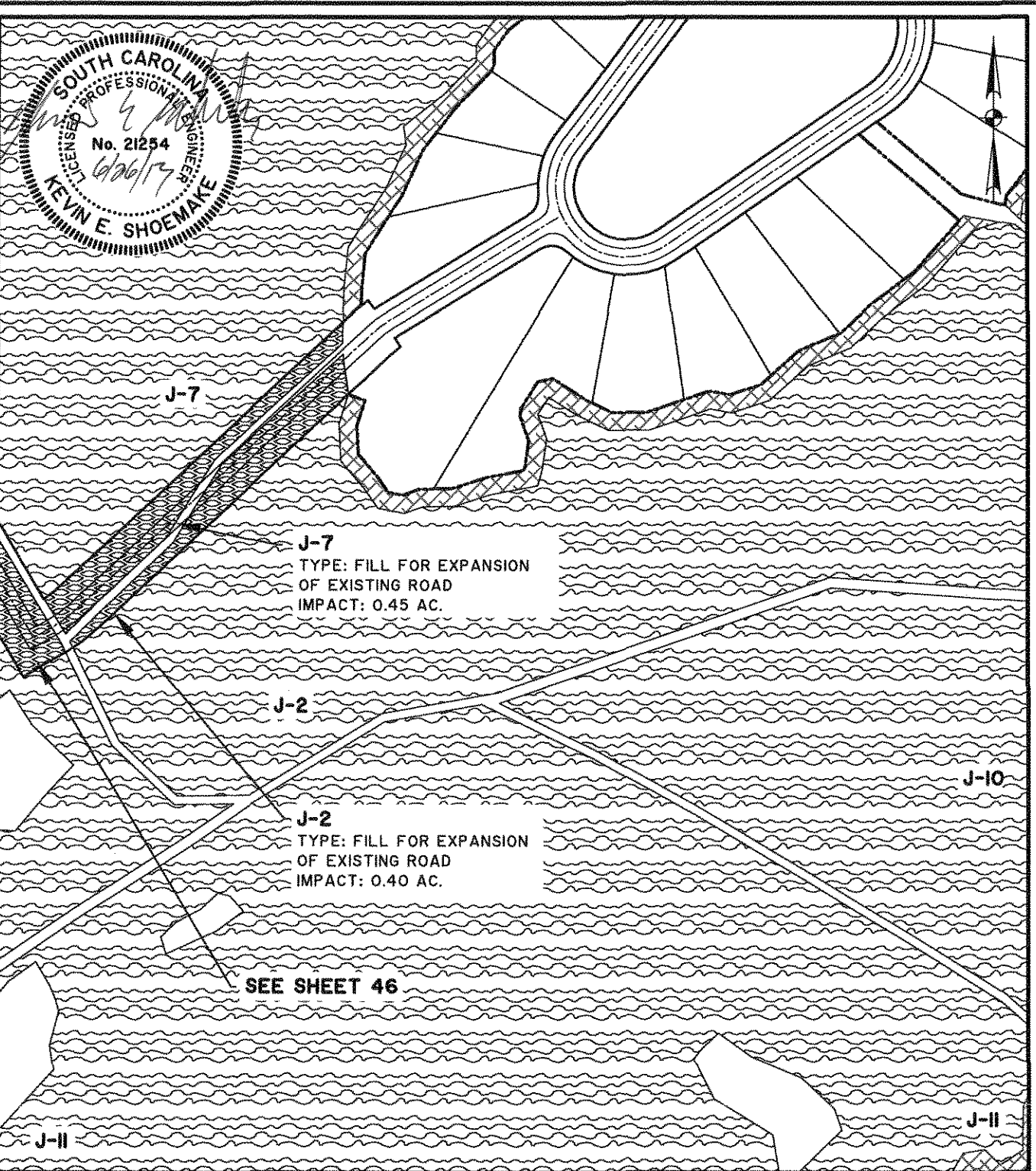
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 45 of 57
SCALE: 1" = 200'



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VITRE, LLC
TMS# 202-00-00-069

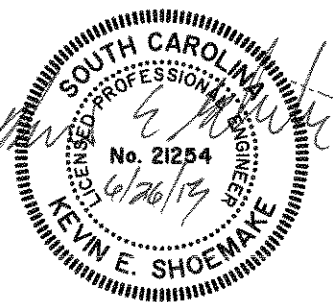
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OF EXISTING ROAD
IMPACT: 0.05 AC.

J-7
TYPE: FILL FOR EXPANSION
OF EXISTING ROAD
IMPACT: 0.35 AC.

J-6
TYPE: FILL FOR EXPANSION
OF EXISTING ROAD
IMPACT: 0.07 AC.

J-8
TYPE: FILL FOR EXPANSION
OF EXISTING ROAD
IMPACT: 0.52 AC.

SEE SHEET 45



KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 46 of 57
SCALE: 1" = 200'



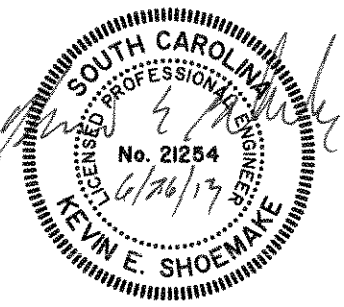
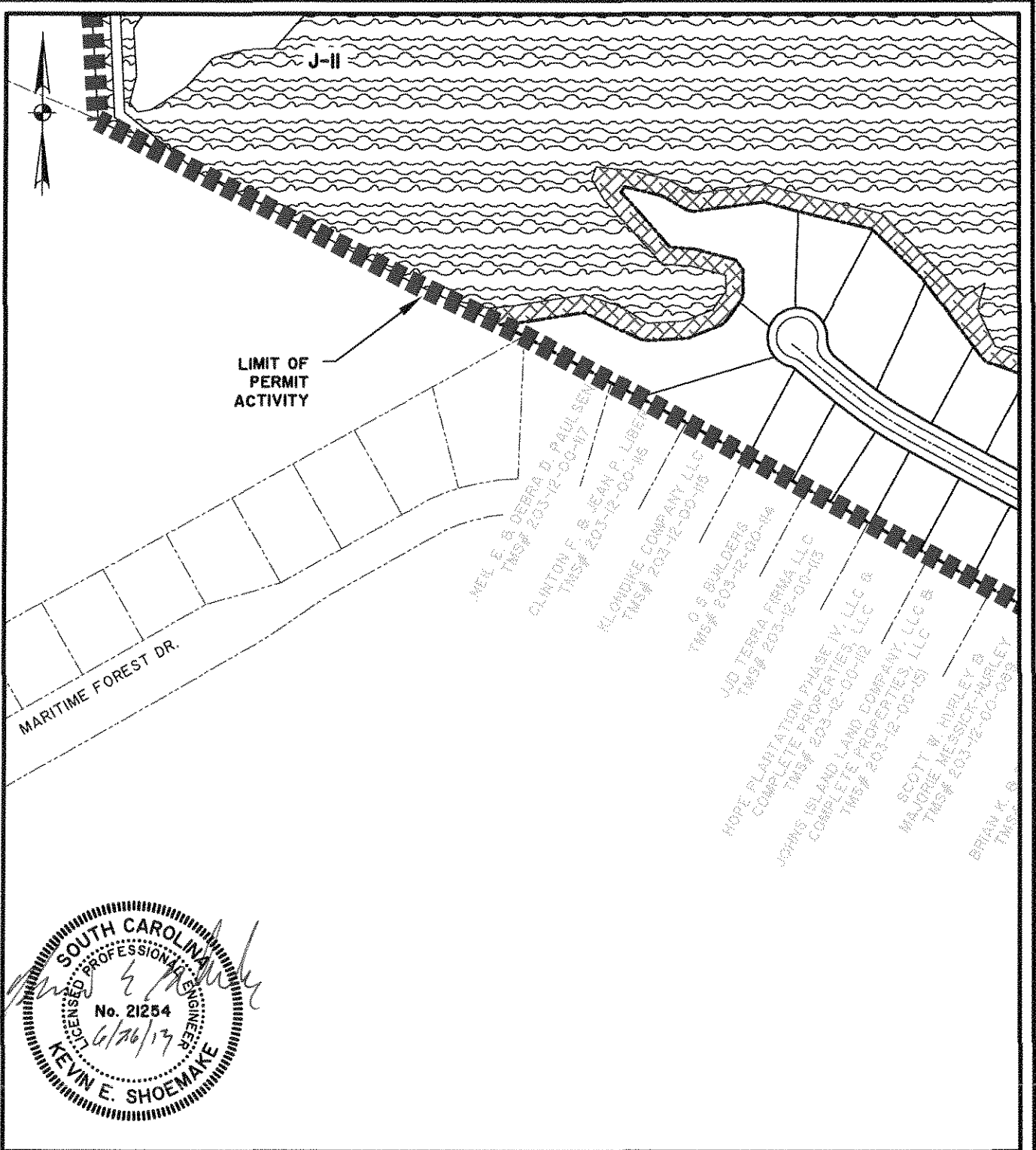
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KIAWAH RIVER PLANTATION
 PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT
 APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.
 LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
 DATE: MARCH 27, 2013
 JOB NUMBER: J - 23190.0001

SHEET: 47 of 57
 SCALE: 1" = 200'

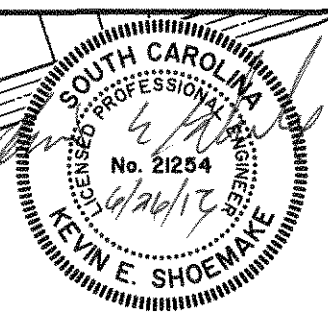
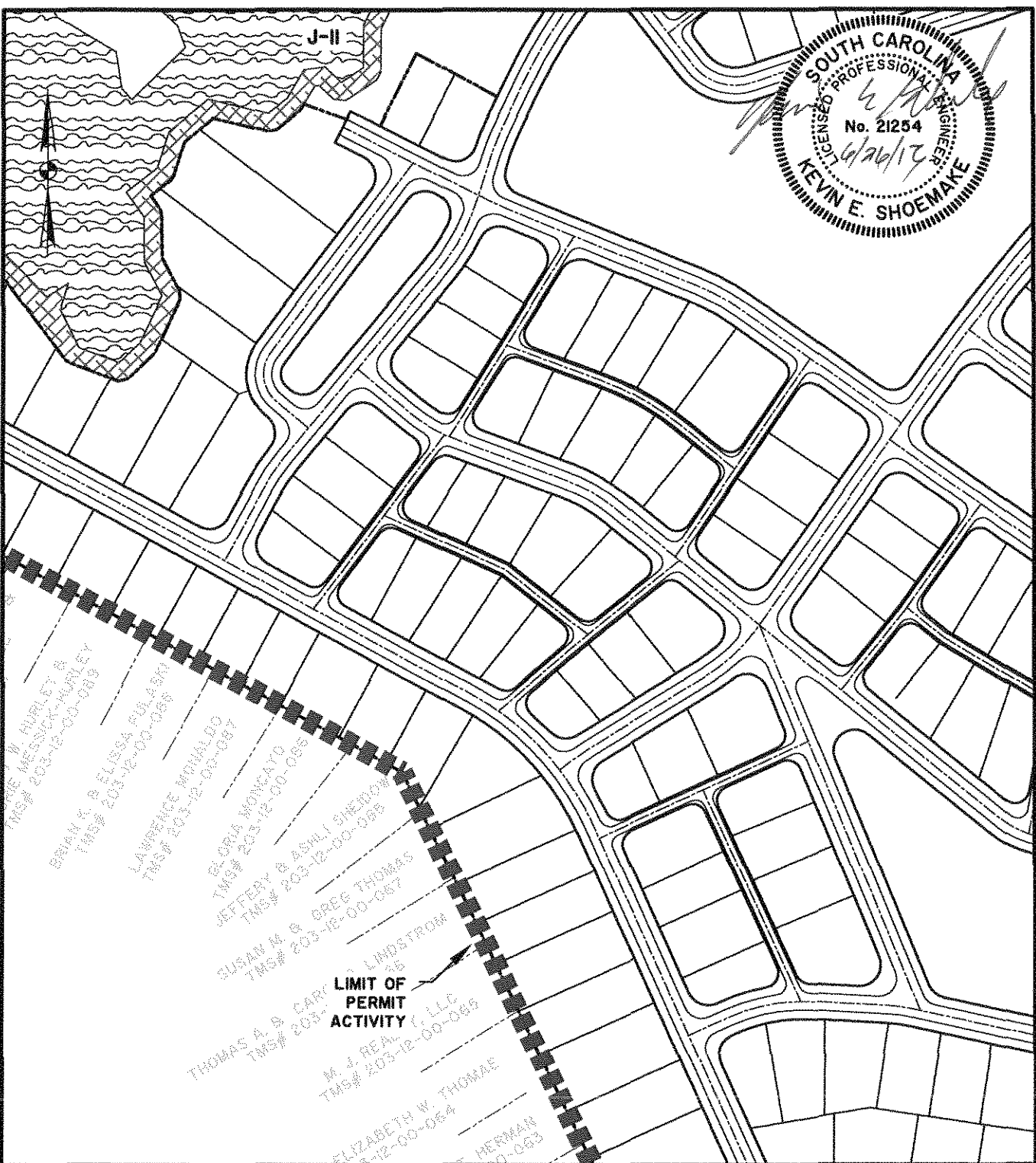
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 48 of 57
SCALE: 1" = 200'

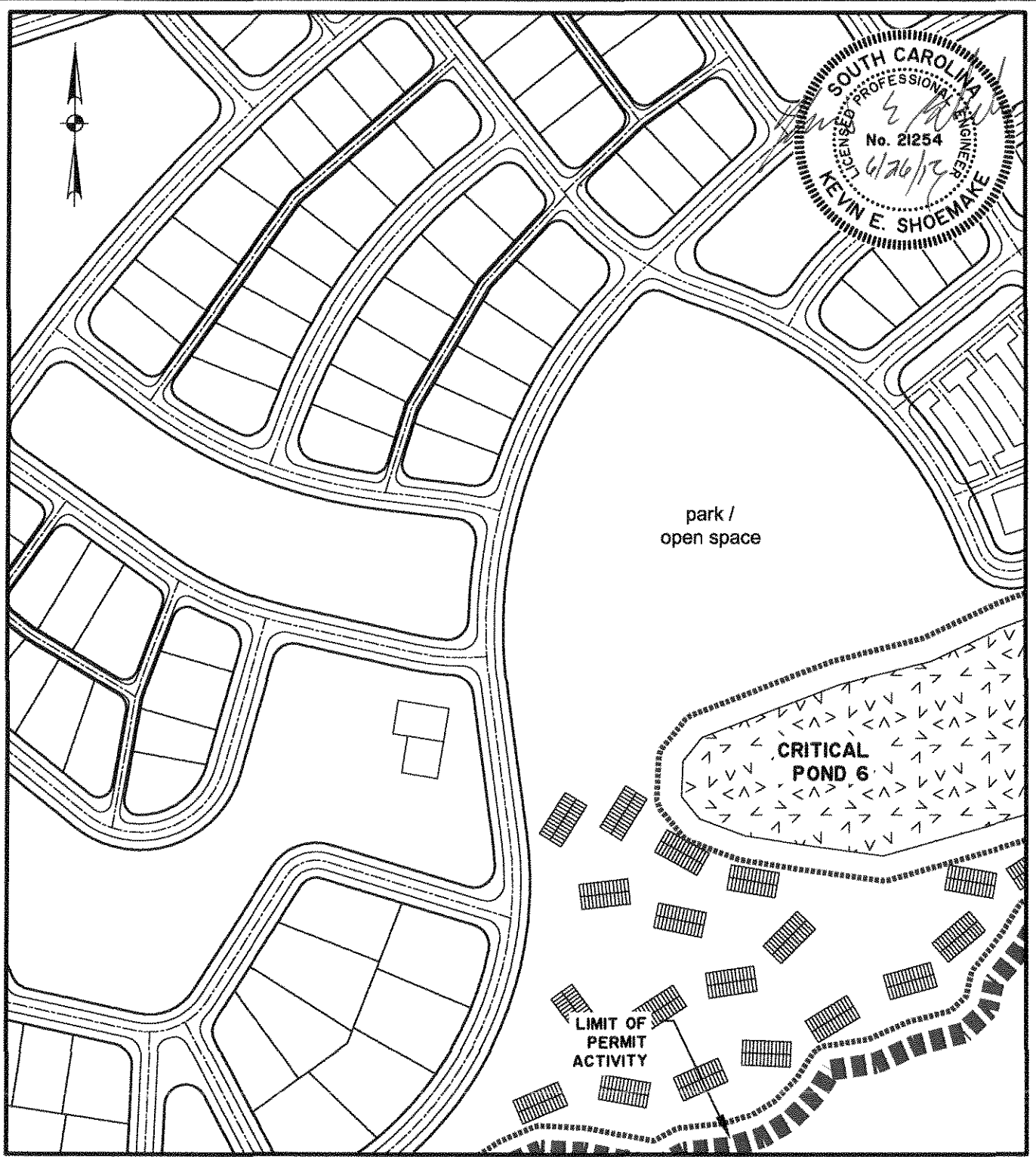


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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
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APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 49 of 57
SCALE: 1" = 200'

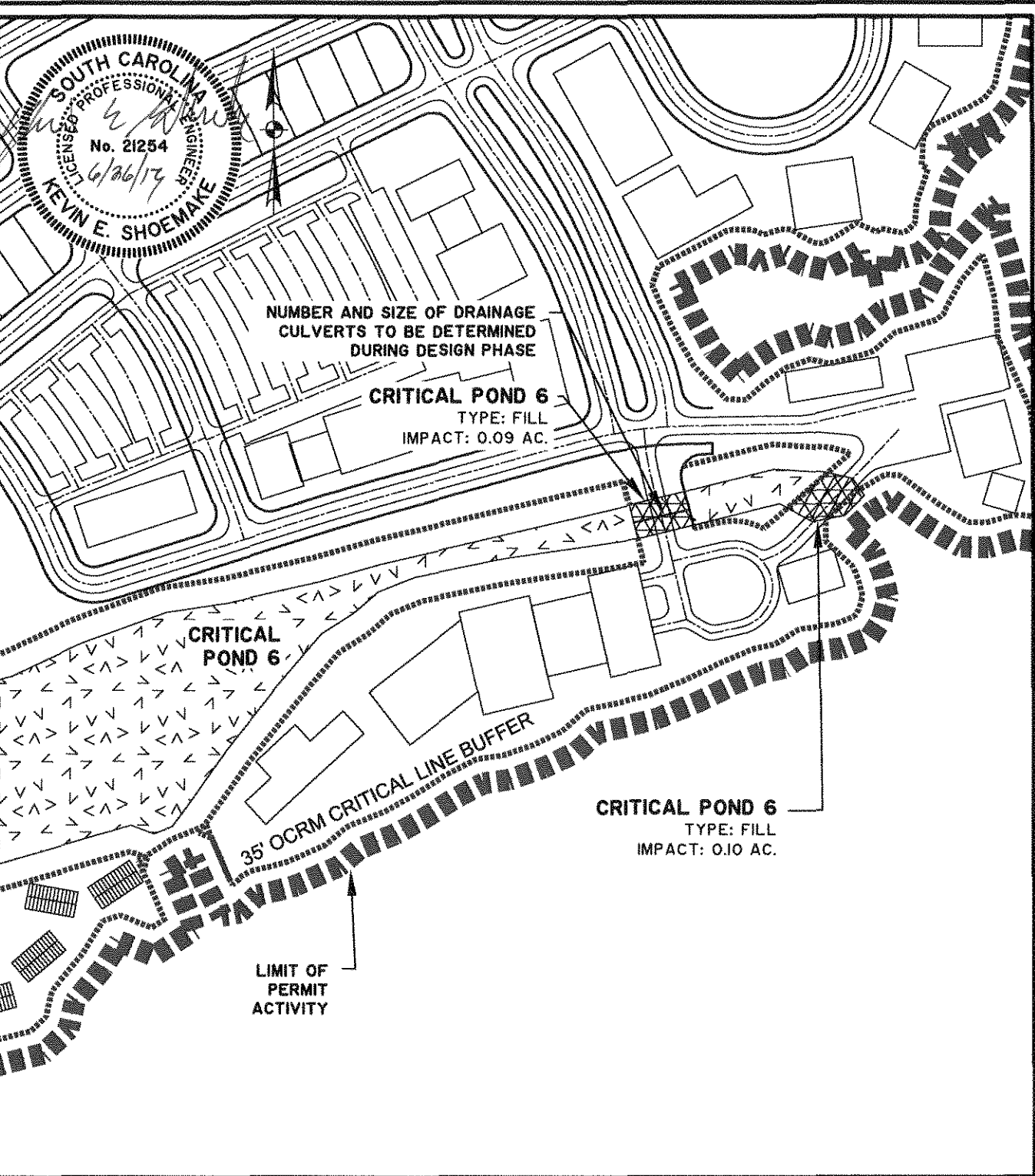
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
 DATE: MARCH 27, 2013
 JOB NUMBER: J - 23190.0001

SHEET: 50 of 57
 SCALE: 1" = 200'



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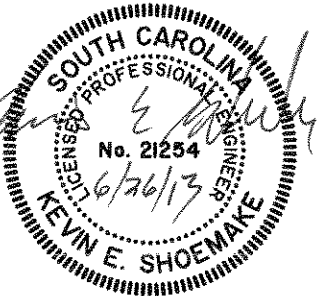
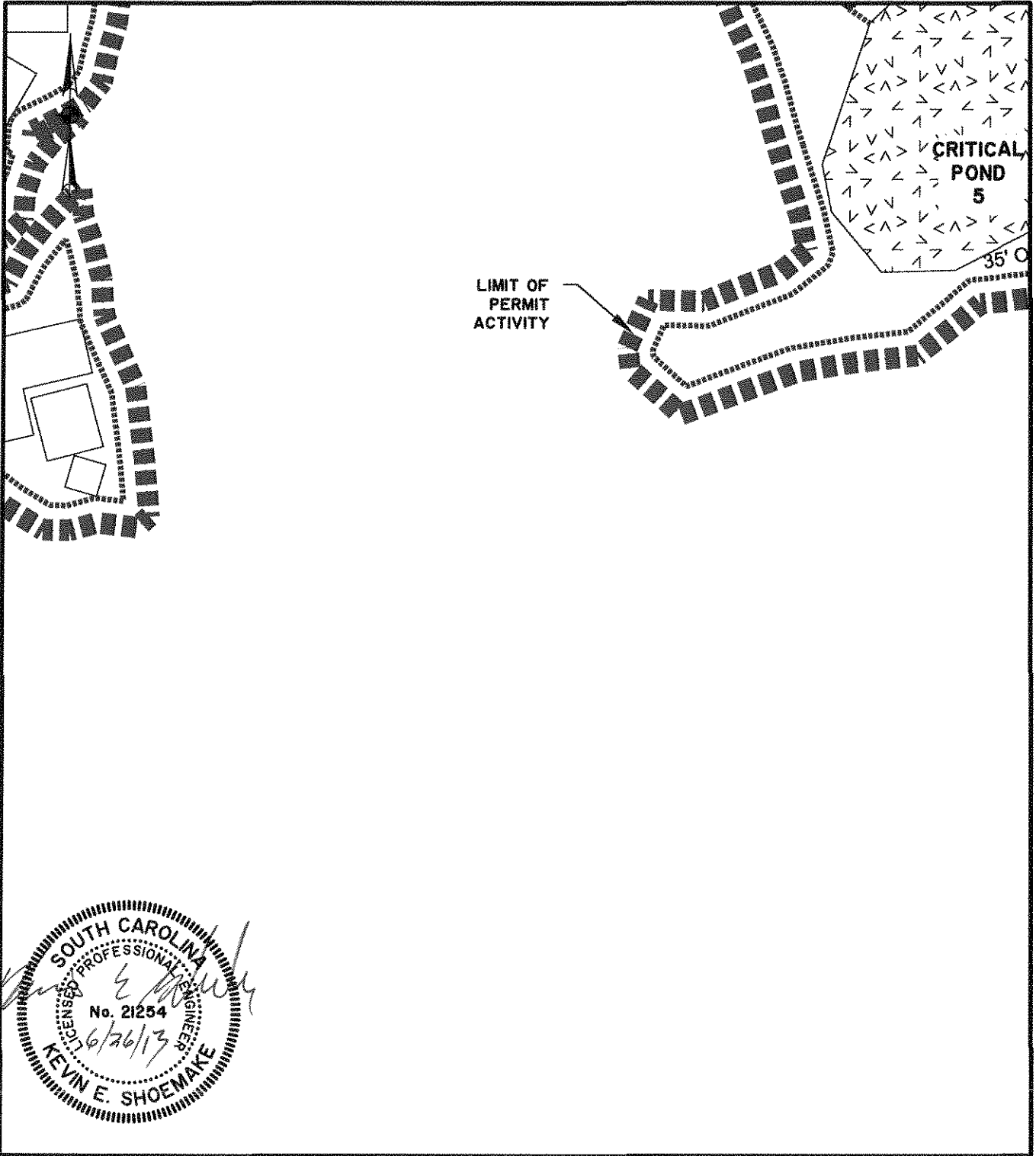
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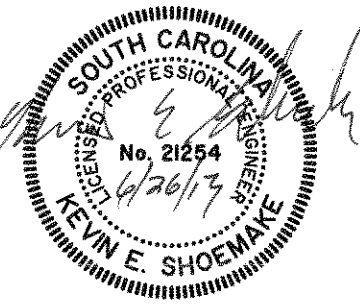
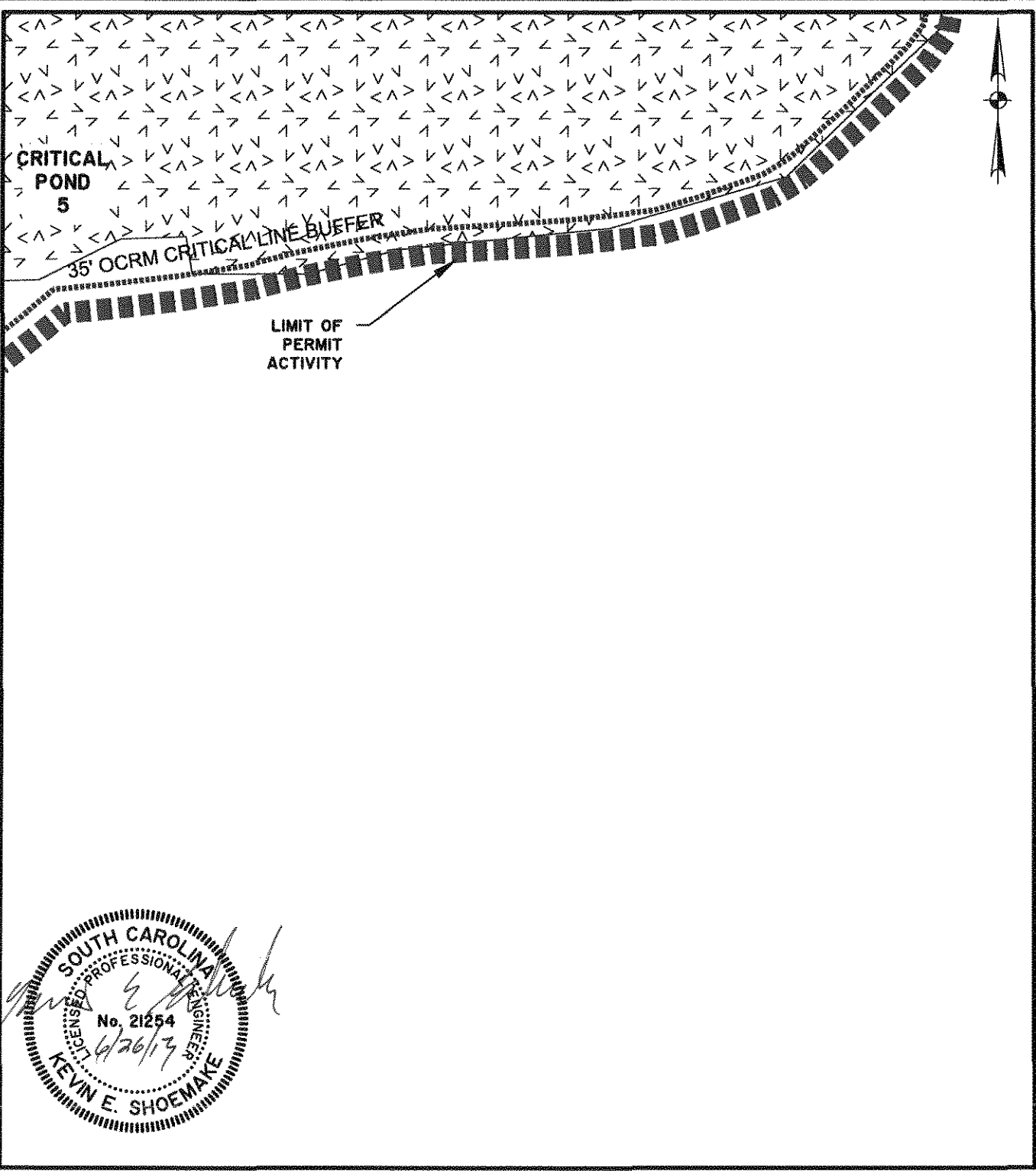
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KIAWAH RIVER PLANTATION
 PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT
 APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.
 LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
 DATE: MARCH 27, 2013
 JOB NUMBER: J - 23190.0001

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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
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APPLICANT:
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LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 52 of 57
SCALE: 1" = 200'

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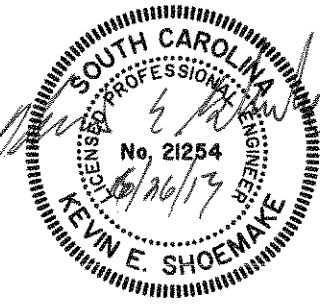
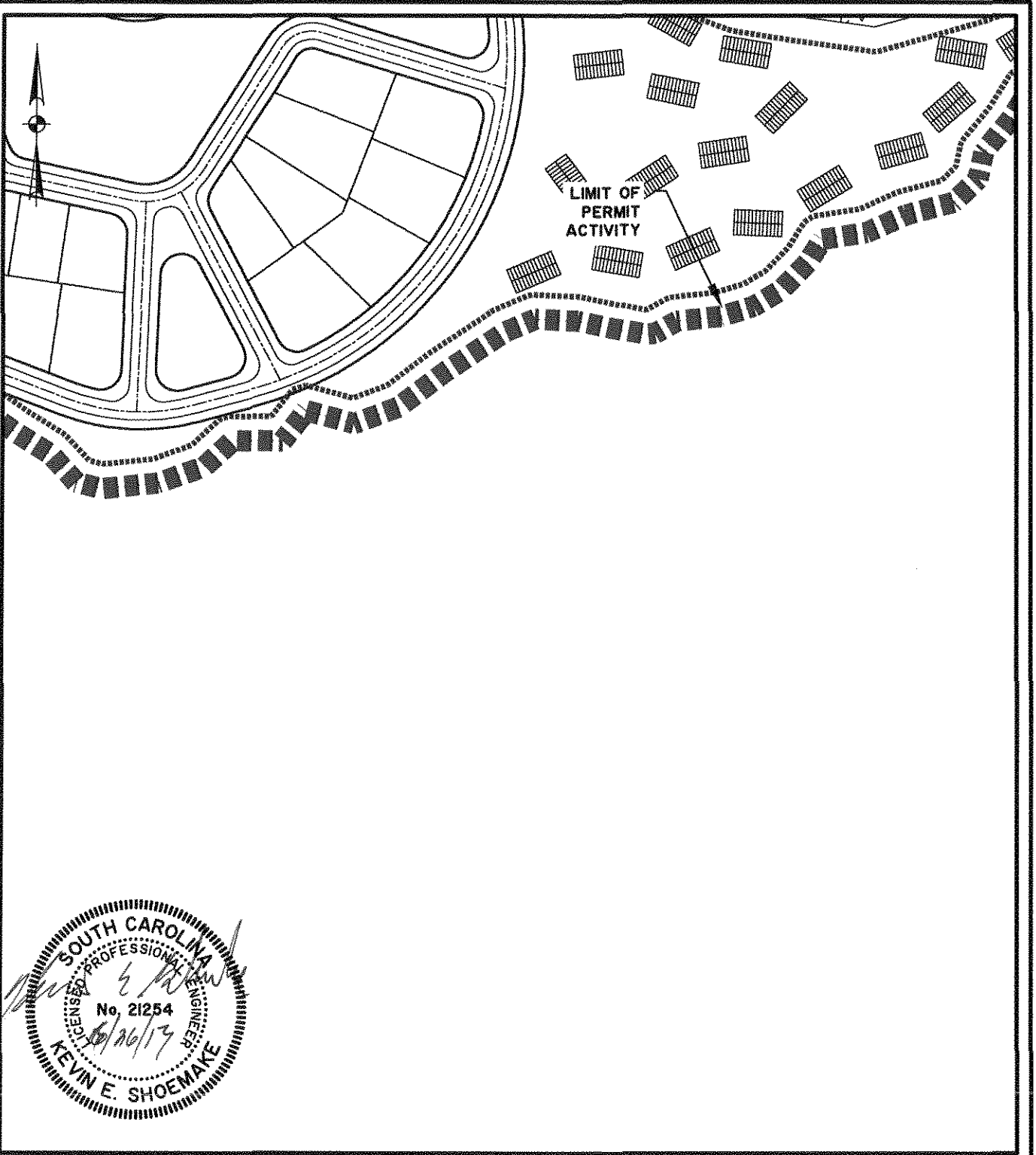
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 53 of 57
SCALE: 1" = 200'

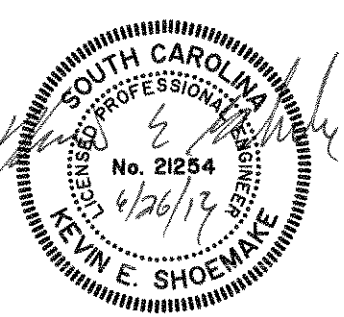
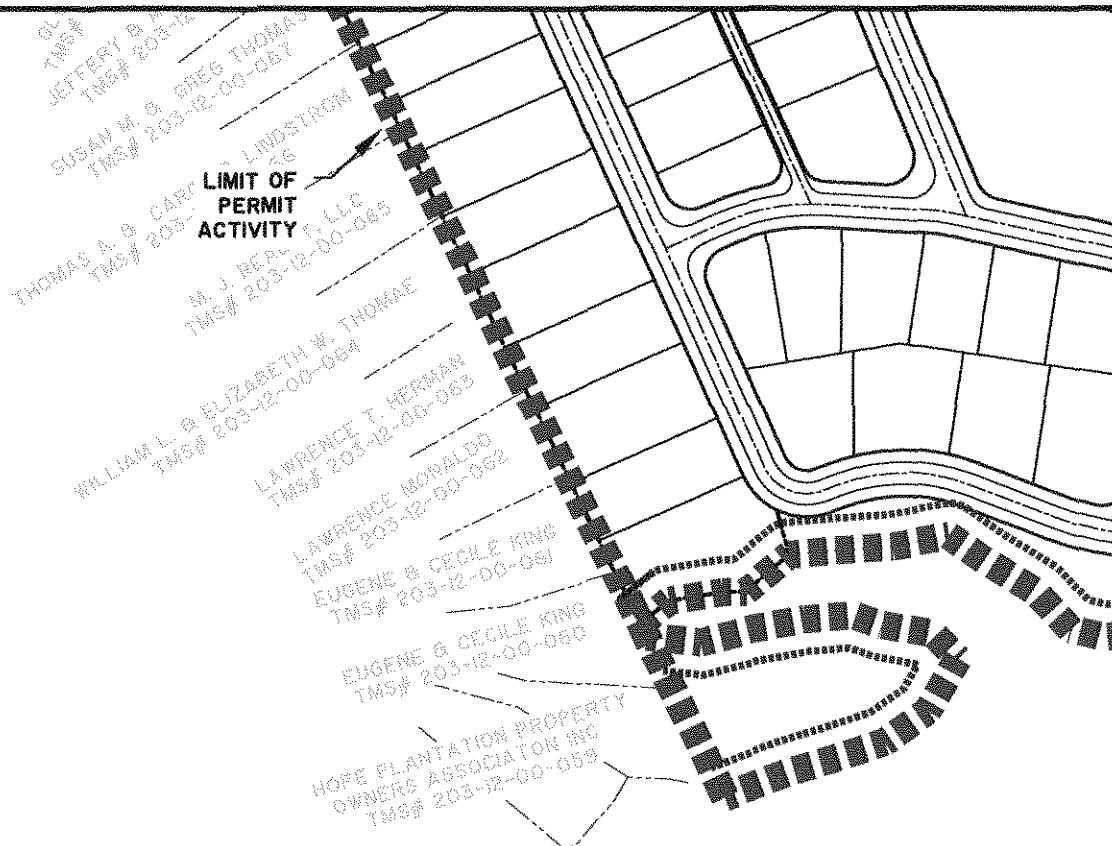
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KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 54 of 57
SCALE: 1" = 200'

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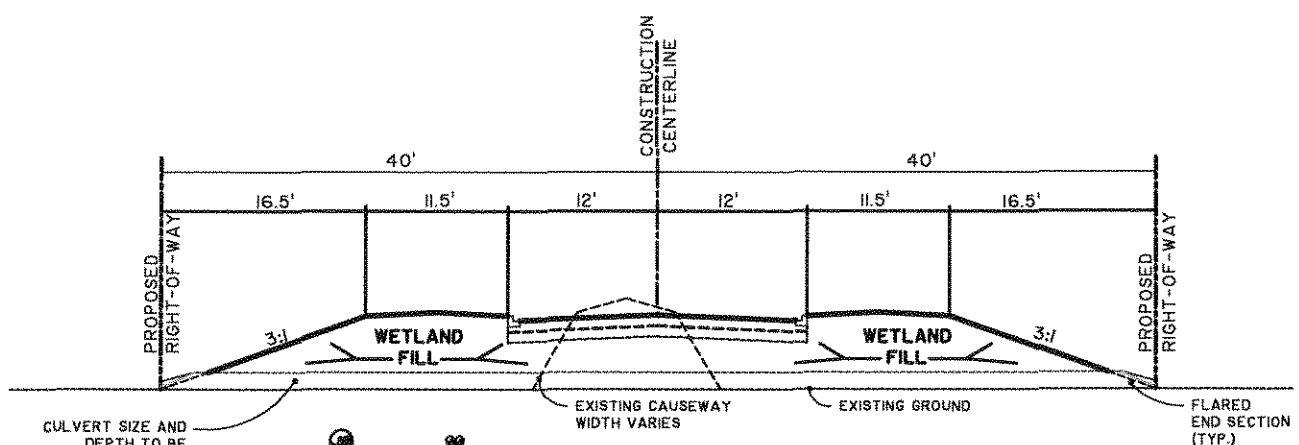
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CULVERT SIZE AND DEPTH TO BE DETERMINED PRIOR TO CONSTRUCTION

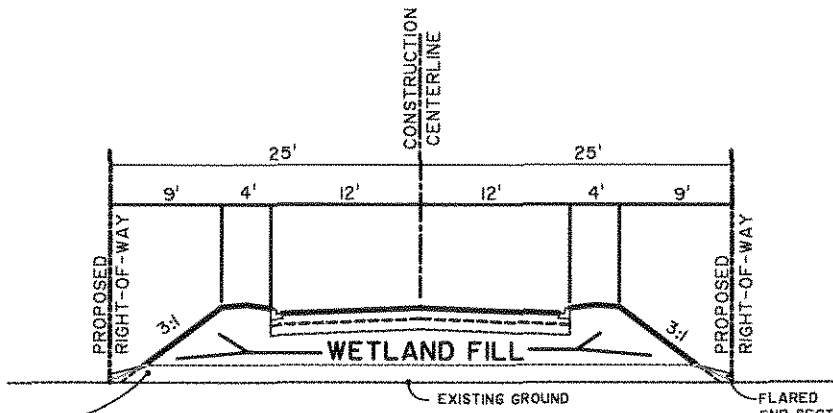
WATER LINE SIZE AND DEPTH TO BE DETERMINED PRIOR TO CONSTRUCTION

DRY UTILITY(S) SIZE AND DEPTH TO BE DETERMINED PRIOR TO CONSTRUCTION

**JURISDICTIONAL FRESHWATER IMPOUNDMENT
TYPICAL ROADWAY (80' R/W)
WETLAND FILL SECTION**

NOT TO SCALE

SEWER SIZE AND DEPTH TO BE DETERMINED PRIOR TO CONSTRUCTION



CULVERT SIZE AND DEPTH TO BE DETERMINED PRIOR TO CONSTRUCTION

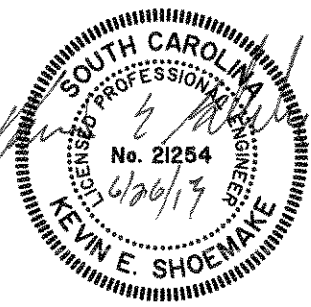
WATER LINE SIZE AND DEPTH TO BE DETERMINED PRIOR TO CONSTRUCTION

DRY UTILITY(S) SIZE AND DEPTH TO BE DETERMINED PRIOR TO CONSTRUCTION

**JURISDICTIONAL FRESHWATER IMPOUNDMENT
TYPICAL ROADWAY (50' R/W)
WETLAND FILL SECTION**

NOT TO SCALE

SEWER SIZE AND DEPTH TO BE DETERMINED PRIOR TO CONSTRUCTION



KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: **JOHNS ISLAND, SC | CHARLESTON COUNTY**

DATE: **MARCH 27, 2013** SHEET: **55 of 57**

JOB NUMBER: **J - 23190.0001** SCALE: **NTS**



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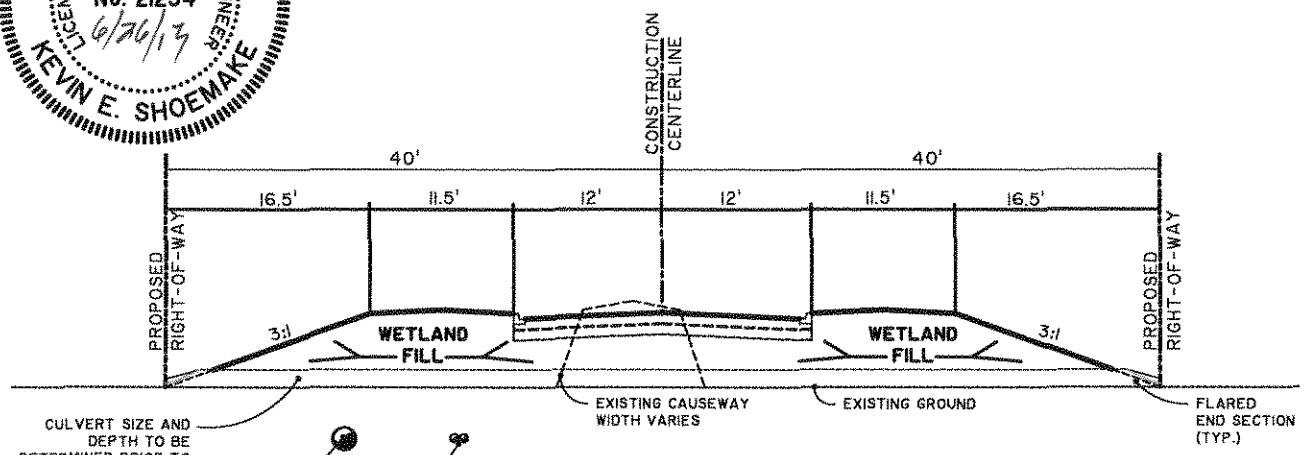
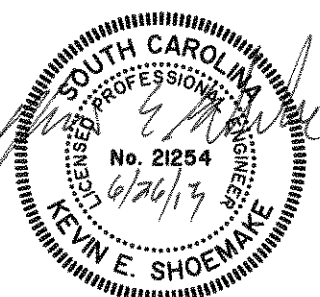
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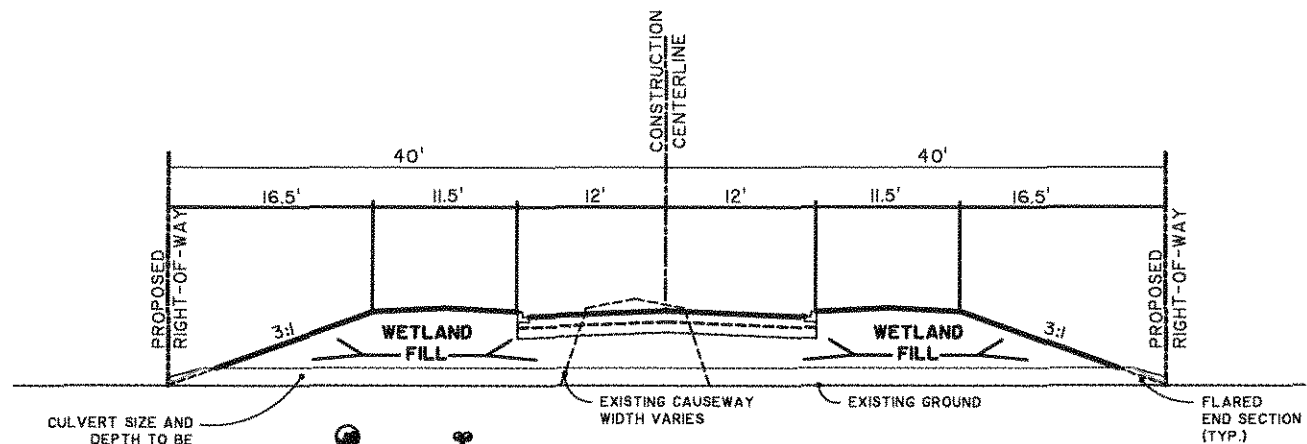
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**JURISDICTIONAL FRESHWATER WETLAND
TYPICAL ROADWAY (80' R/W)
WETLAND FILL SECTION**
NOT TO SCALE

CULVERT SIZE AND DEPTH TO BE DETERMINED PRIOR TO CONSTRUCTION
WATER LINE SIZE AND DEPTH TO BE DETERMINED PRIOR TO CONSTRUCTION
DRY UTILITY(S) SIZE AND DEPTH TO BE DETERMINED PRIOR TO CONSTRUCTION

SEWER SIZE AND DEPTH TO BE DETERMINED PRIOR TO CONSTRUCTION



**SALTWATER IMPOUNDMENT
TYPICAL ROADWAY (80' R/W)
WETLAND FILL SECTION**
NOT TO SCALE

CULVERT SIZE AND DEPTH TO BE DETERMINED PRIOR TO CONSTRUCTION
WATER LINE SIZE AND DEPTH TO BE DETERMINED PRIOR TO CONSTRUCTION
DRY UTILITY(S) SIZE AND DEPTH TO BE DETERMINED PRIOR TO CONSTRUCTION

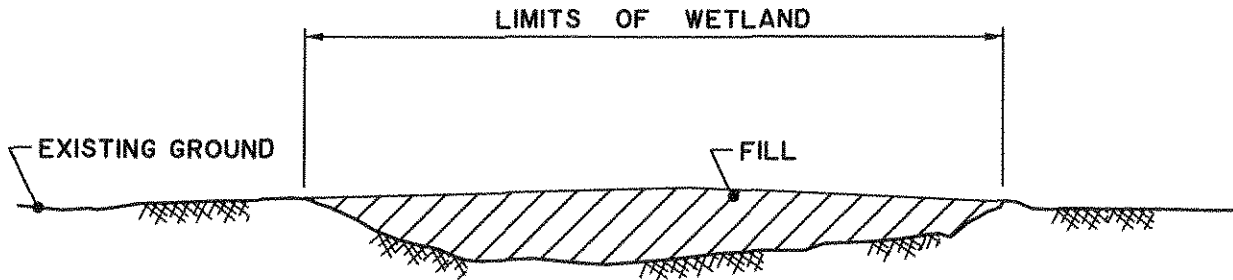
SEWER SIZE AND DEPTH TO BE DETERMINED PRIOR TO CONSTRUCTION

KIAWAH RIVER PLANTATION
PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT
APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.
LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 56 of 57
SCALE: NTS

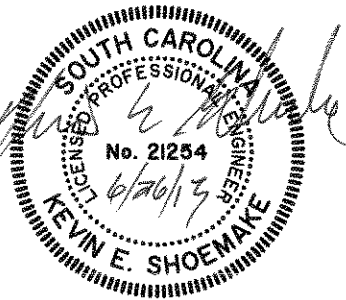
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**DEVELOPMENT
WETLAND FILL SECTION**

NOT TO SCALE



KIAWAH RIVER PLANTATION

PROPOSED ACTIVITY:
RESIDENTIAL DEVELOPMENT

APPLICANT:
KIAWAH RIVER PLANTATION HOLDINGS, LP.

LOCATION: JOHNS ISLAND, SC | CHARLESTON COUNTY
DATE: MARCH 27, 2013
JOB NUMBER: J - 23190.0001

SHEET: 57 of 57
SCALE: NTS



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