JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
1949 Industrial Park Road, Room 110
Conway, South Carolina 29526
and
THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Environmental Quality Control
Water Quality Certification and Wetlands Programs Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: P/N #2006-2093-3IT-C 8 September 2006

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

CENTEX HOMES
c/o BEAM & ASSOCIATES
PO BOX 11863
COLUMBIA, SC 29211-1863

for a permit to place fill material in and excavate from freshwater wetlands adjacent to the

TILLEY SWAMP

at a location adjacent to and south of the junction of Ben Long Road and U.S. Highway 90, west of the Tilley Swamp, Horry County, South Carolina (Latitude 33.8300° N, Longitude 78.8864° W).

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

N O T I C E

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, TUESDAY, OCTOBER 10, 2006

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 2.27 acres of jurisdictional wetlands and excavating 0.26 acres. In detail, the applicant proposes to fill 1.46 acres of freshwater wetlands to create a suitable base for roadways and utility crossings. In addition, the applicant proposes to fill 0.81 acres of freshwater wetlands to construct building pads for residential homesites. The applicant also proposes to excavate 0.26 acres of freshwater wetlands that is a non-regulated activity. The purpose of the excavation is to create a stormwater management pond. The purpose of the proposed work is to construct a 428 lot single-family residential development.

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.

REGULATORY DIVISION
Refer to: P/N #2006-2093-3IT-C

8 September 2006

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
1949 Industrial Park Road, Room 110
Conway, South Carolina 29526

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 of the South Carolina Coastal Zone Management Act (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. Persons wishing to comment or object to State certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

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 2.53 acres 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.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

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 this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that 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.

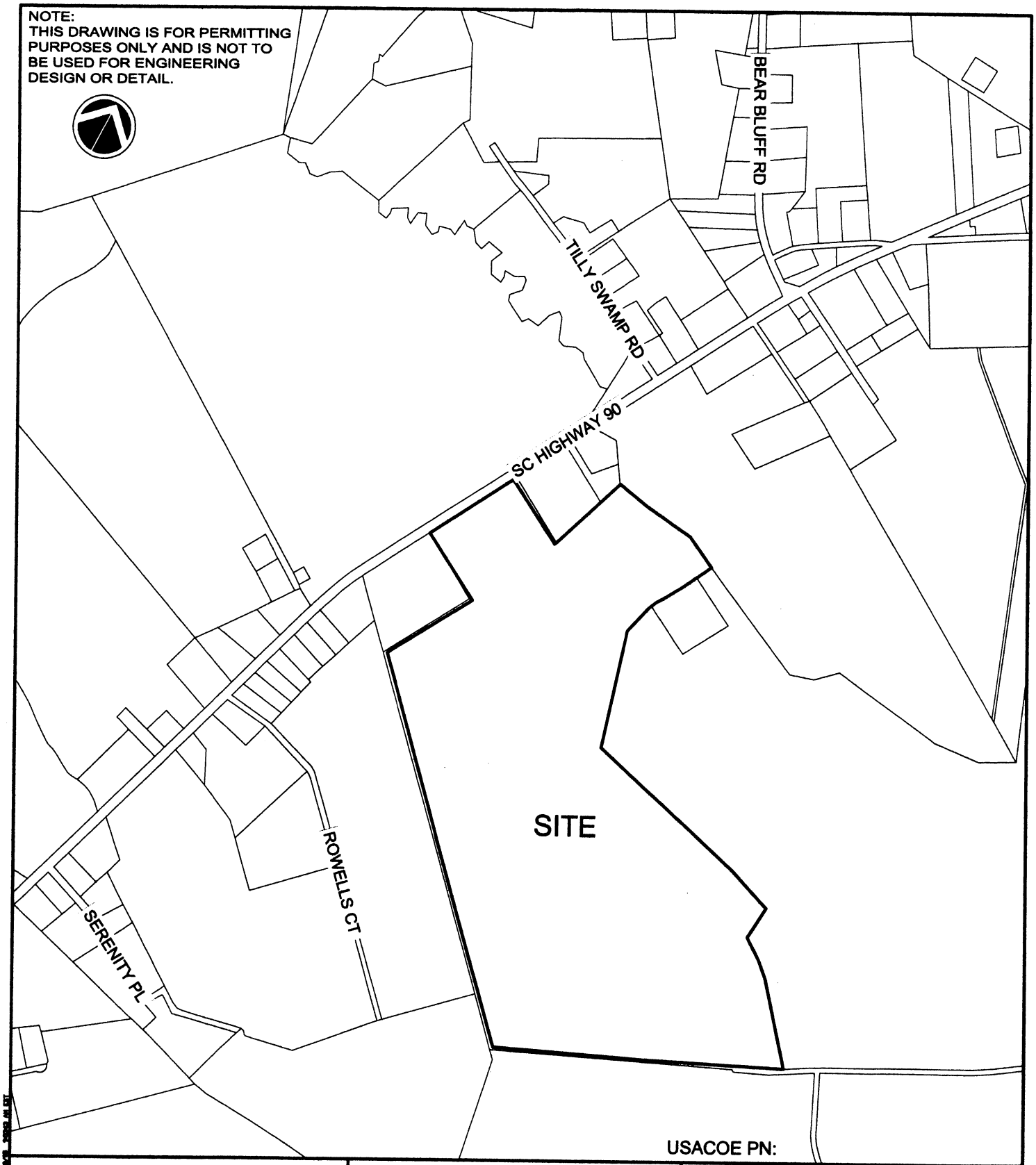
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine 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 Jay M. Thomas at 843-365-4239.

USACOE PN:

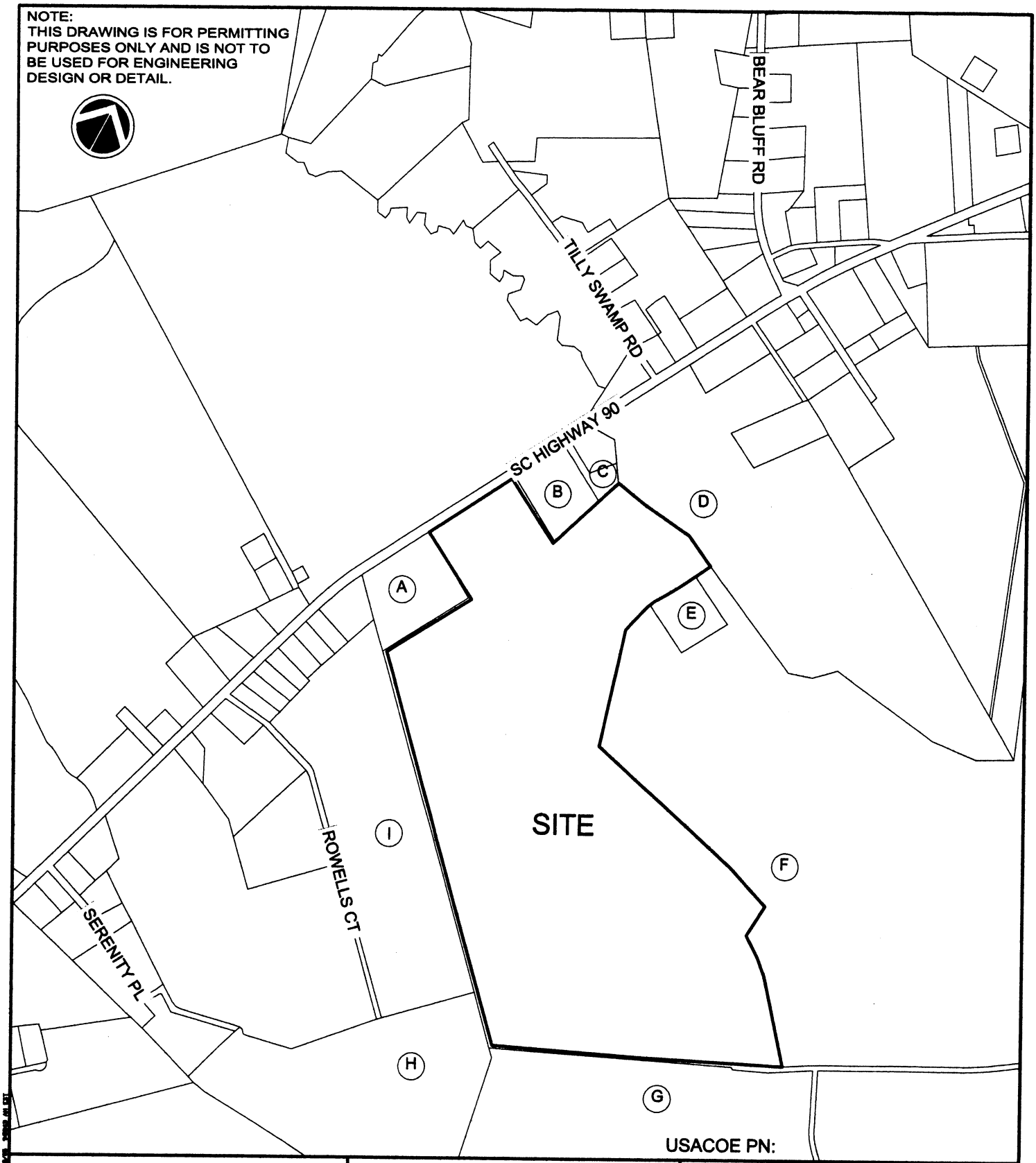
Heritage Downs Regulatory Permit	VICINITY MAP SAC# 2006-2093-3IT	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~1 OF 22~~ 1 of 21	DDC PN: 06.06845 / SCALE: 1" = 3000'	DDC Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	

NOTE:
THIS DRAWING IS FOR PERMITTING PURPOSES ONLY AND IS NOT TO BE USED FOR ENGINEERING DESIGN OR DETAIL.



USACOE PN:

Heritage Downs Regulatory Permit	LOCATION MAP SAC^R 2006-2093-21T	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET 2 OF ~~22~~ 21	DDC PN: 06.06845 / SCALE: 1" = 1000'	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210



Heritage Downs Regulatory Permit	ADJACENT PROPERTY MAP SAC # 2006-2093-31T	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET 3 OF ~~22~~ 21	DDC PN: 06.06845 / SCALE: 1" = 1000'	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210

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USACOE PN:

Heritage Downs Regulatory Permit	WETLAND MASTER PLAN SAC # 2006-2093-31T	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~5 OF~~ 22 4 of 21	DDC PN: 06.06845 / SCALE: 1" = 600'	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210

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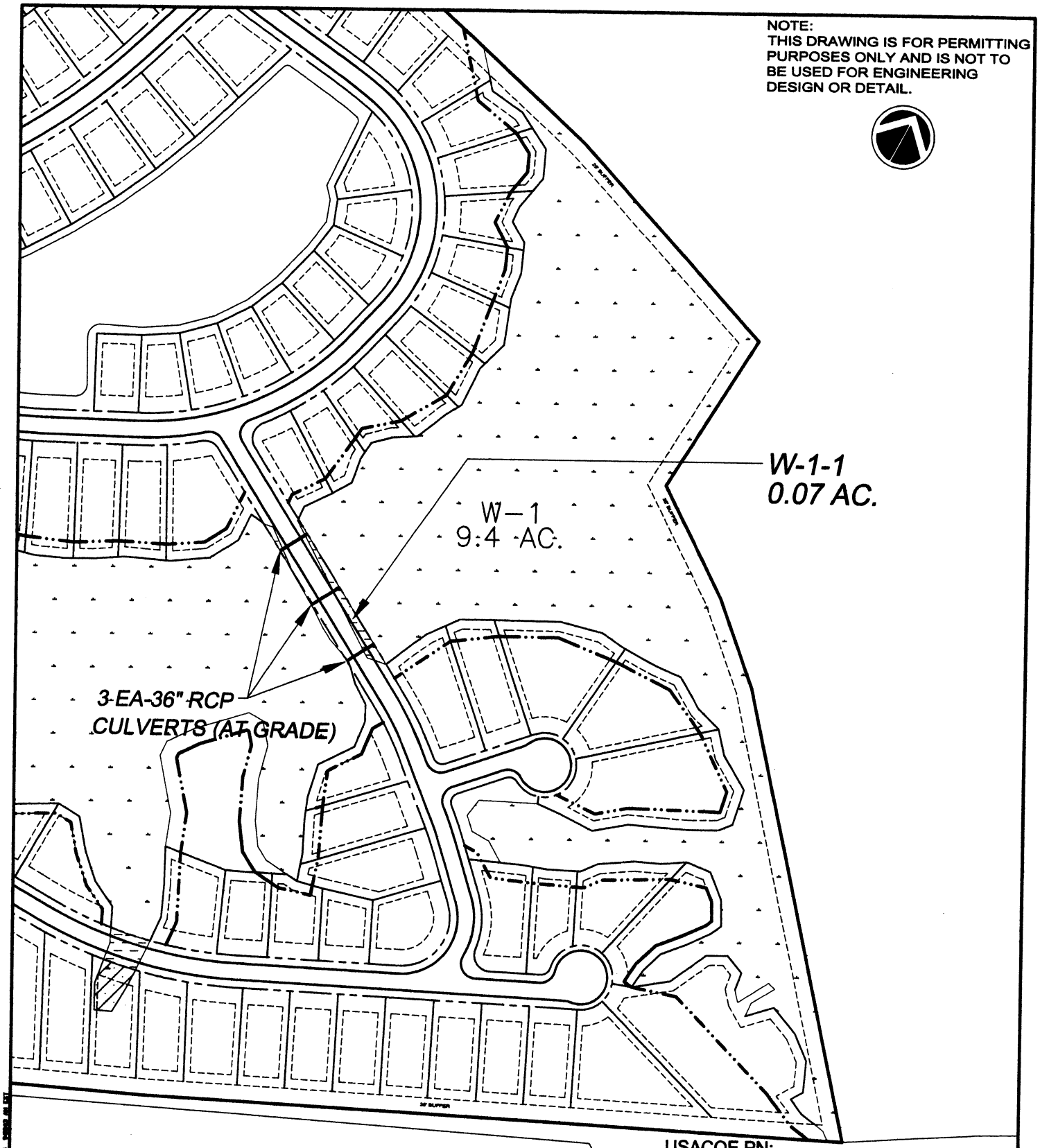
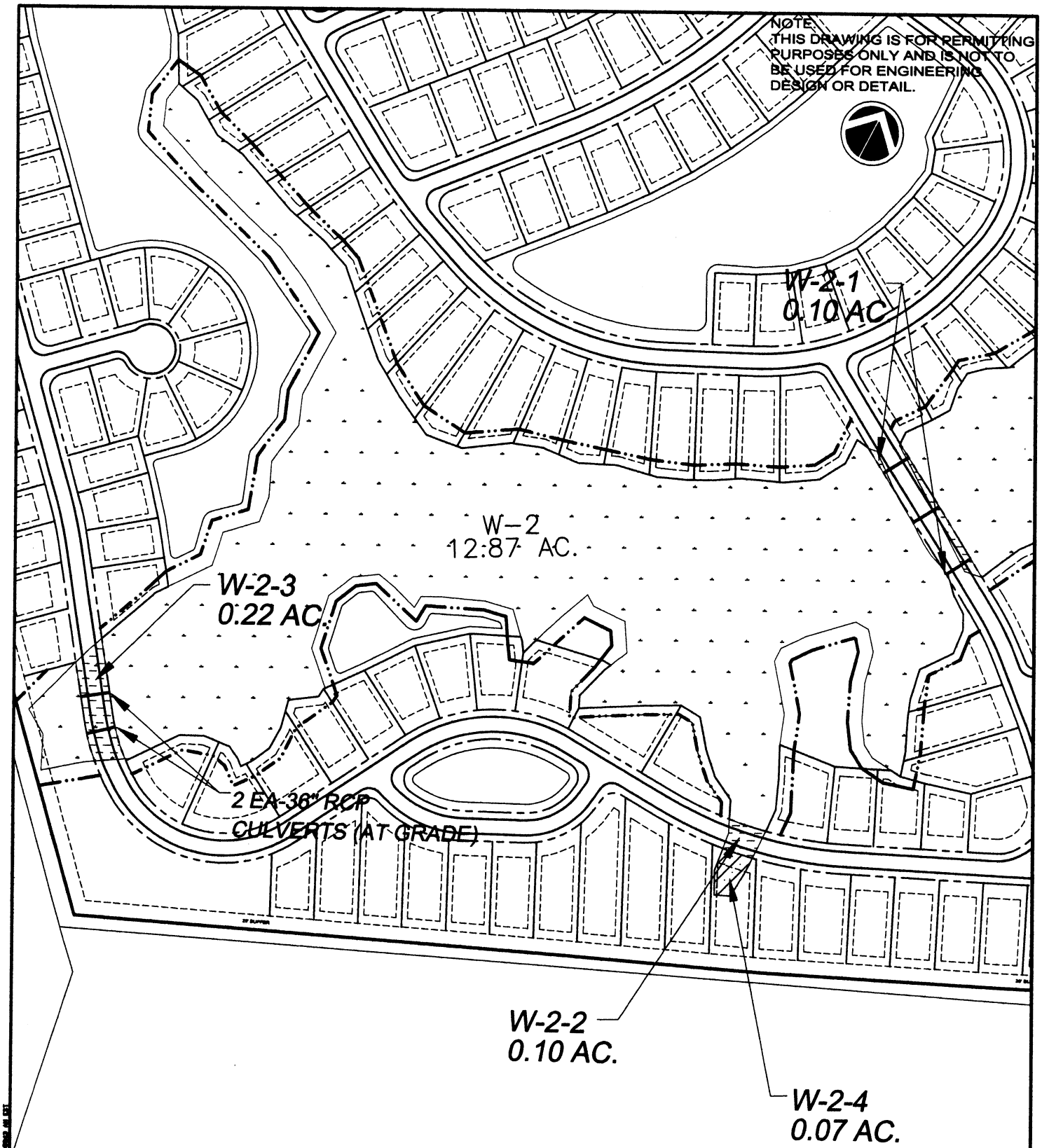


USACOE PN:

Heritage Downs Regulatory Permit	W-1 IMPACT SAC# 2006-2093-21T	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~6 OF 22~~ 5 of 21	DDC PN: 06.06845 / SCALE: 1" = 200'	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210



USACOE PN:

Heritage Downs Regulatory Permit	W-2 IMPACTS SAC# 2006-2093-31T	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~7 OF 22~~ 6 of 21	DDC PN: 06.06845 / SCALE: 1" = 200'	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210

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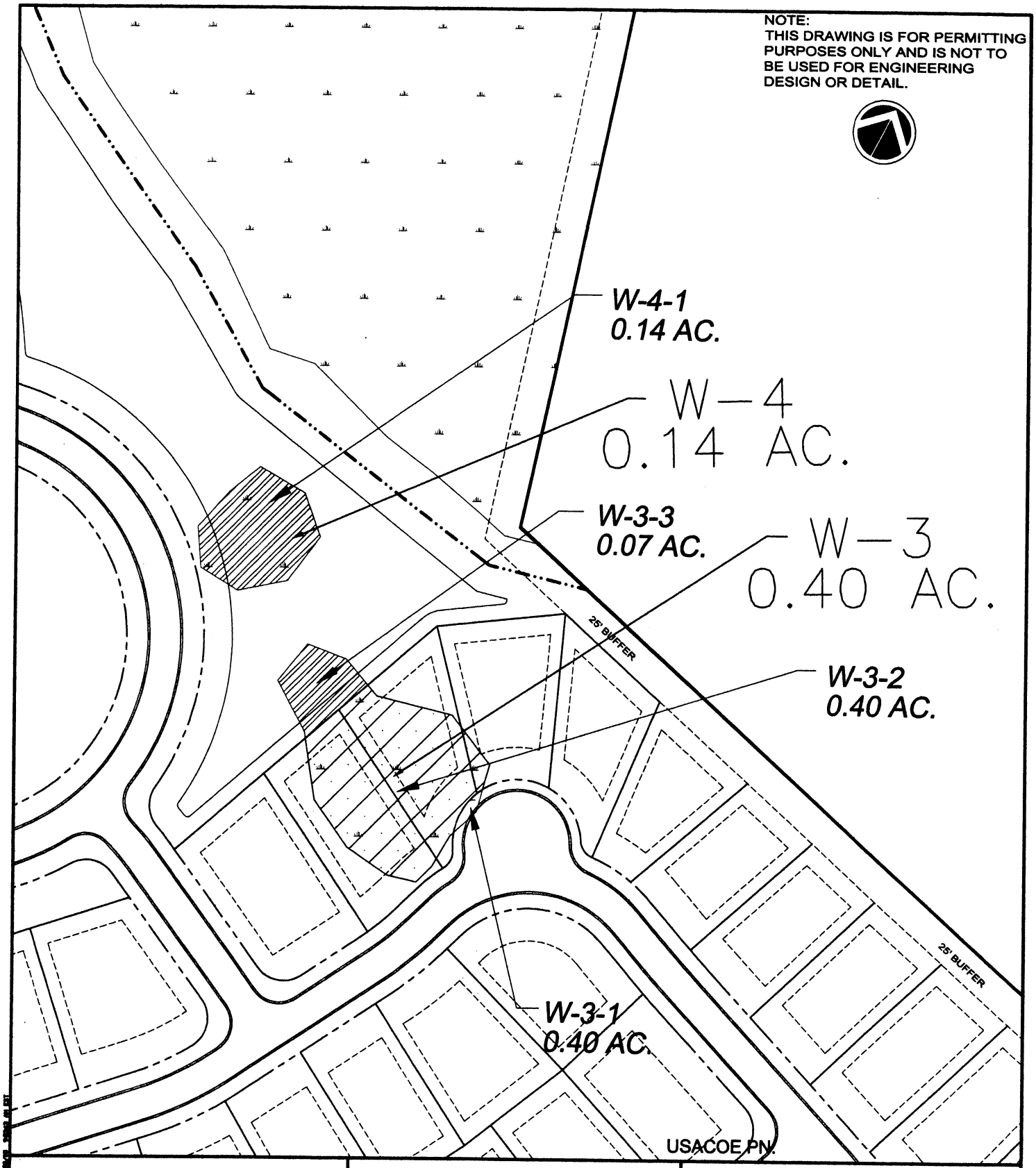
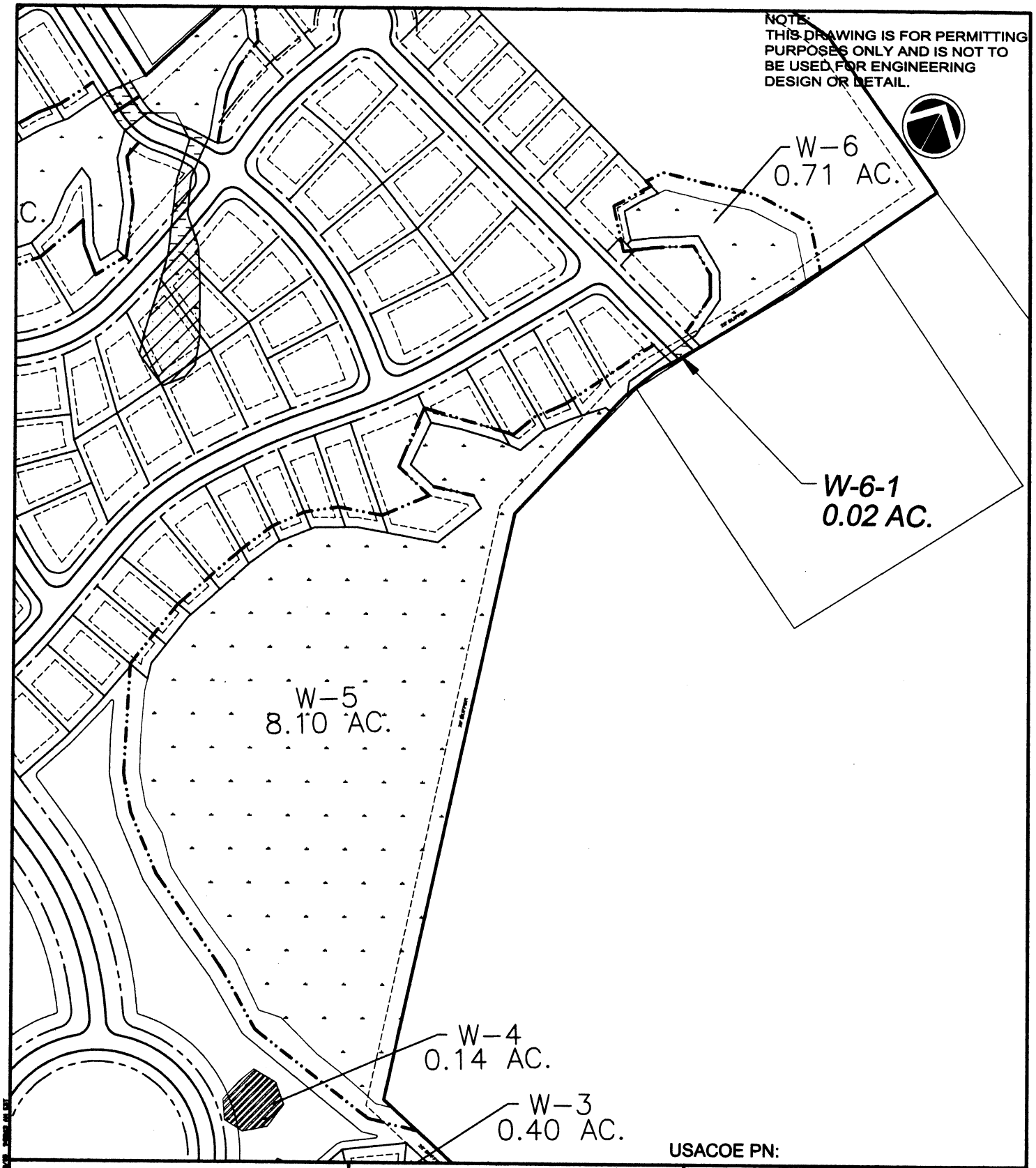


Heritage Downs Regulatory Permit	W-3 & W-4 IMPACTS SAC # 2006-2093-31T	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~8 OF 22~~ 7 of 21	DDC PN: 06.06845 / SCALE: 1" = 100'	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210



USACOE PN:

Heritage Downs Regulatory Permit	W-5 & W-6 IMPACTS SAC #2006-2093-31T	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~9 OF 22~~ 8 of 21	DDC PN: 06.06845 / SCALE: 1" = 200'	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210

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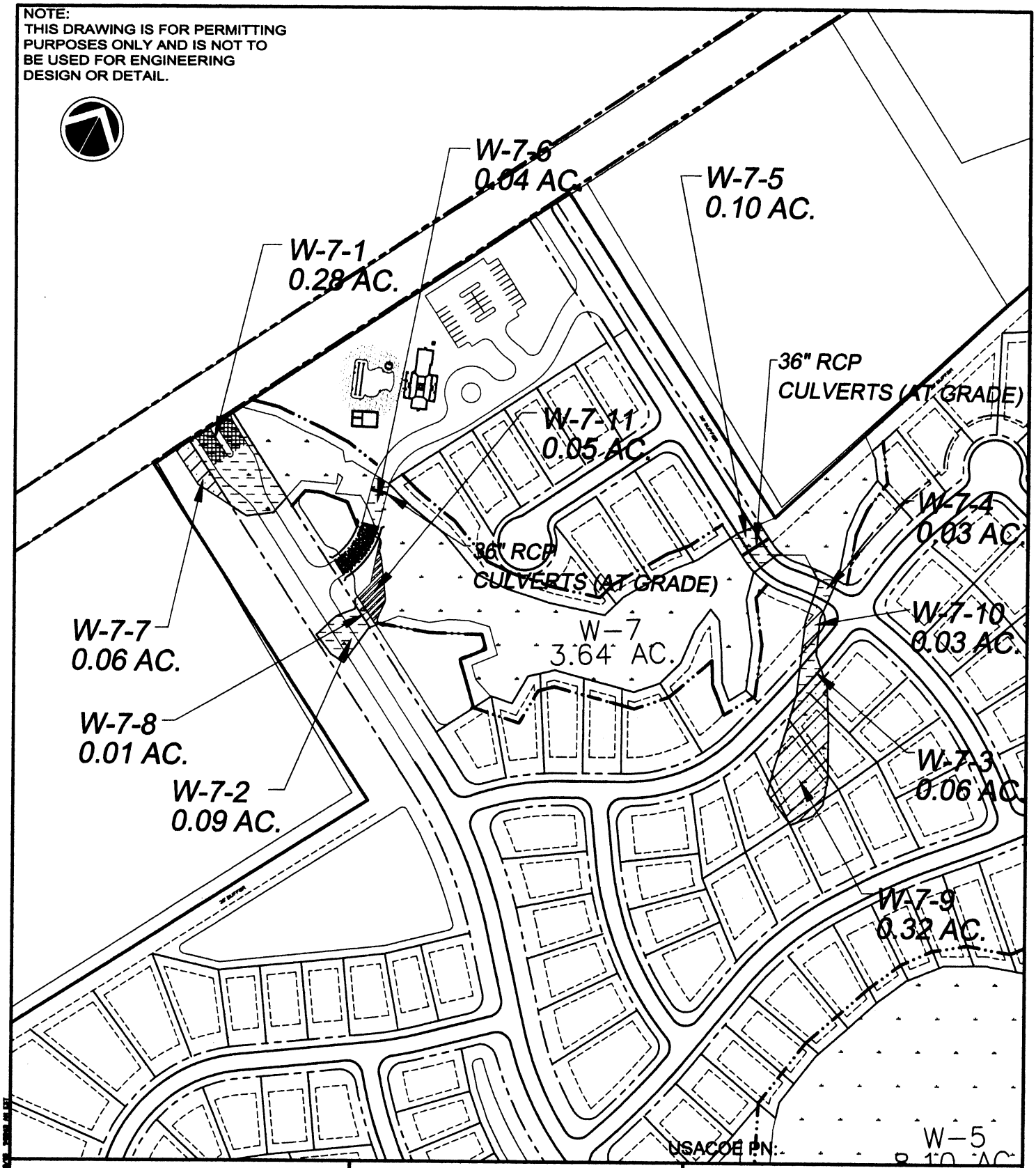

Heritage Downs Regulatory Permit	W-7 IMPACTS SAC # 2006-2093-3IT	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~10 OF 22~~ 9 of 21	DDC PN: 06.06845 / SCALE: 1" = 200'	DDC ENGINEERS Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	

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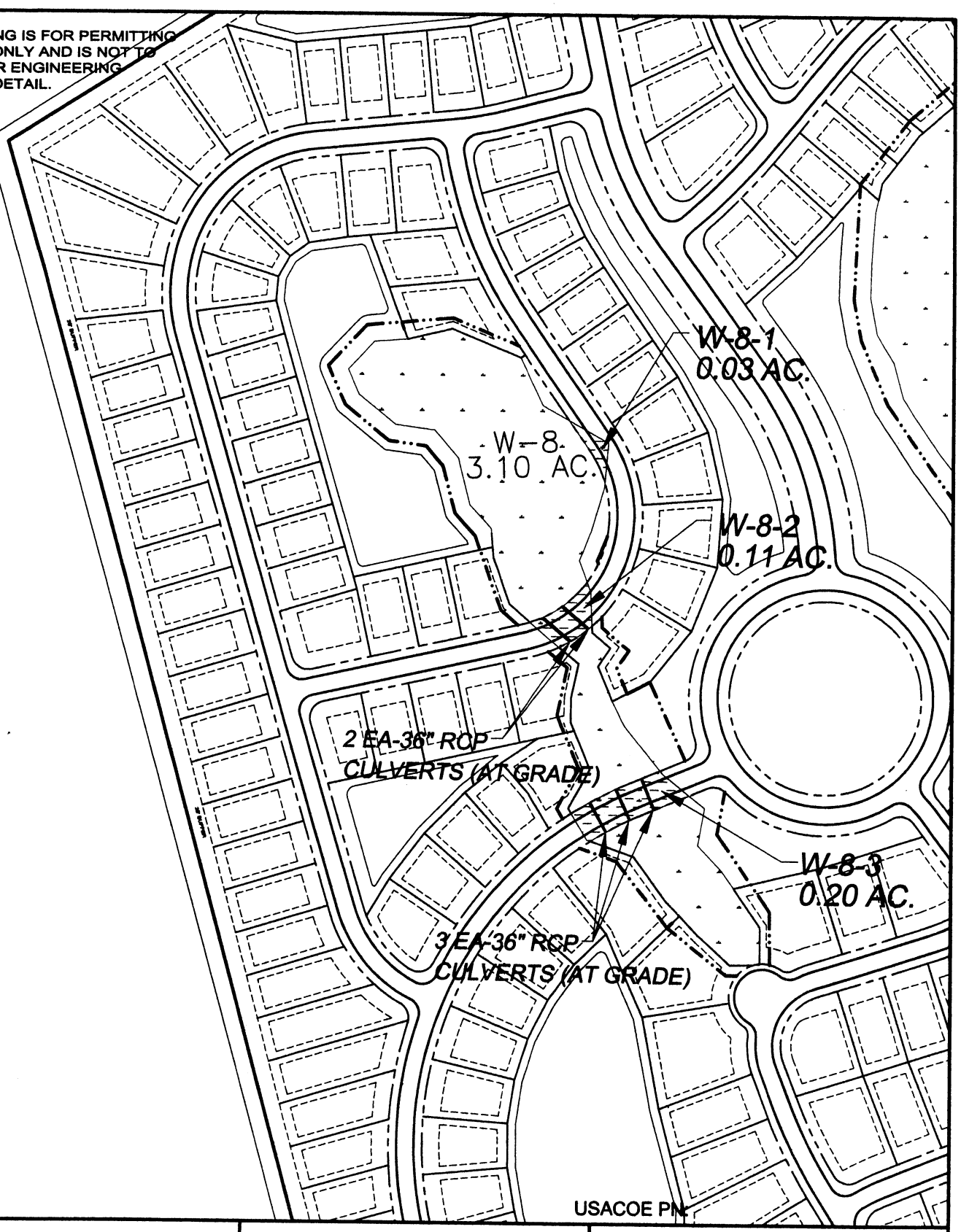
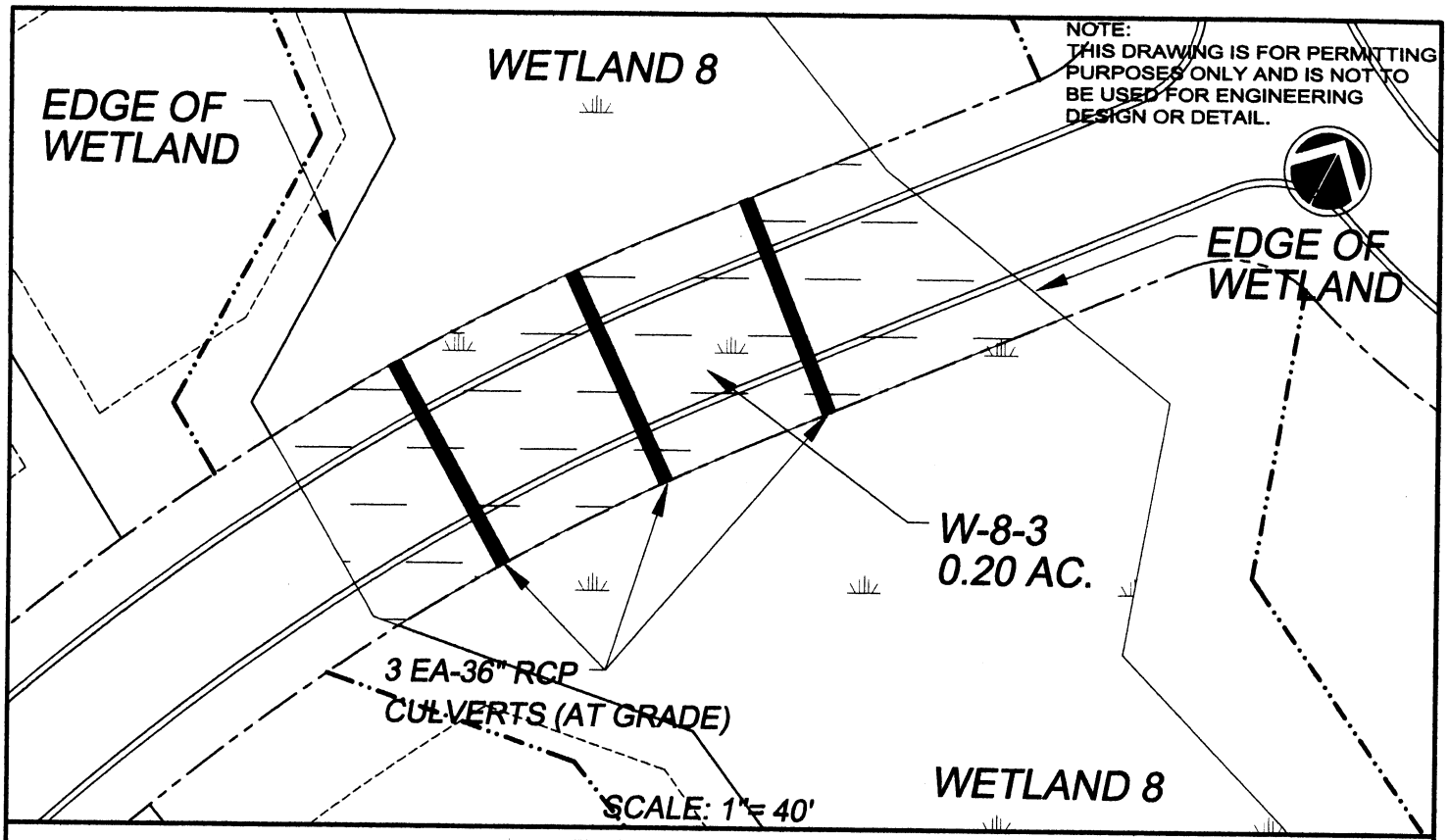
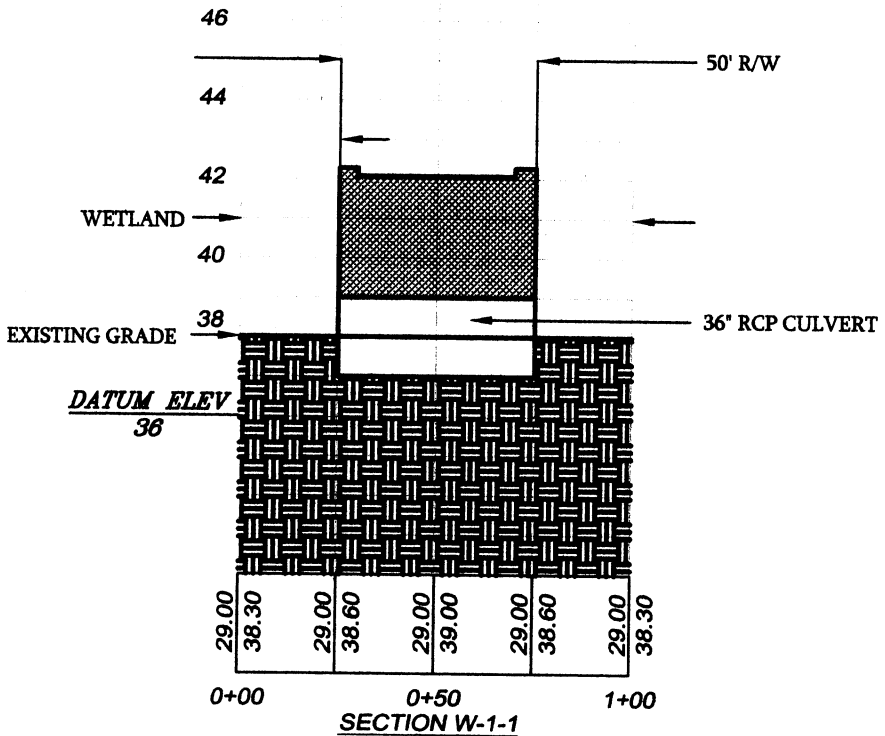


Heritage Downs Regulatory Permit	W-8 IMPACTS SAC# 2006-2093.31T	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~11 OF 22~~ 10 of 21	DDC PN: 06.06845 / SCALE: 1" = 200'	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210

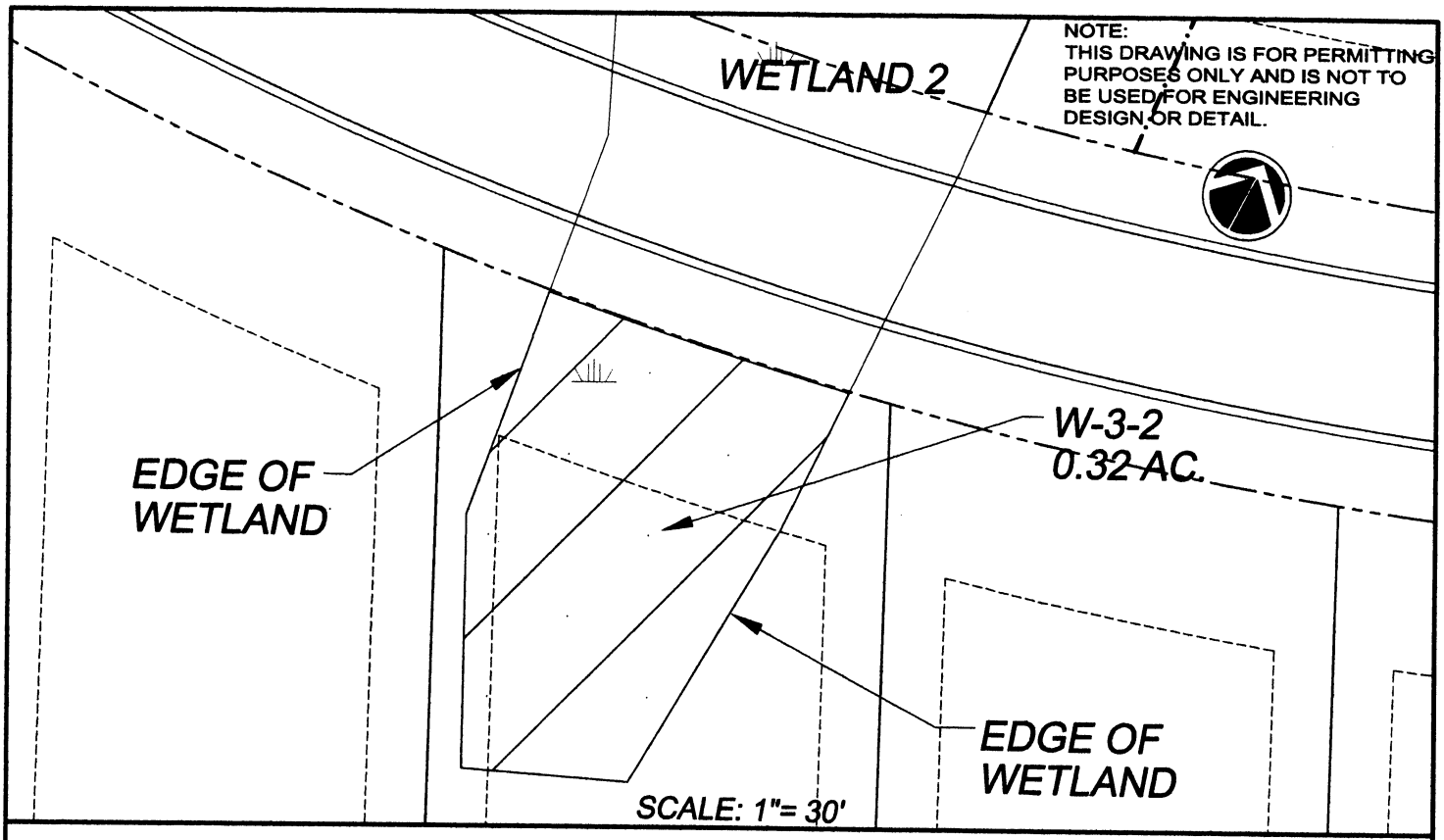


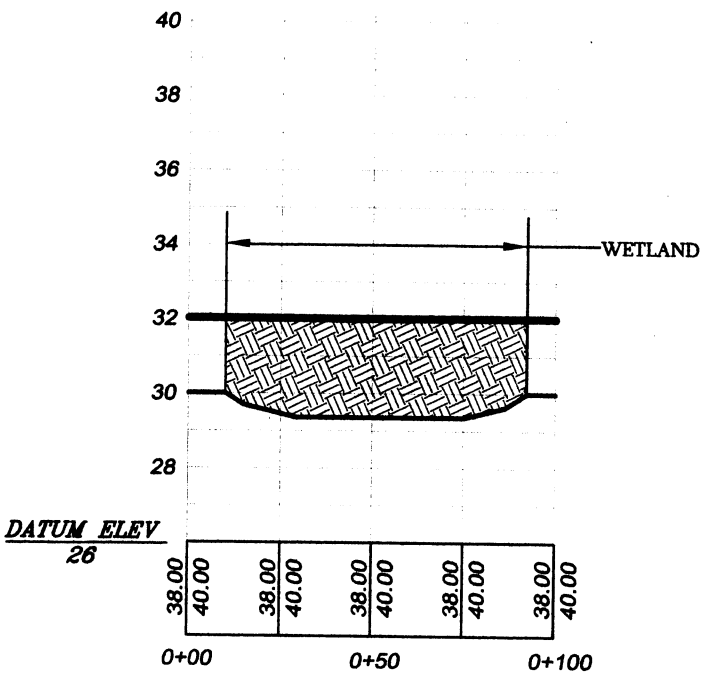


SECTION W-1-1
HORIZ. SCALE = 1" = 50'
VERT. SCALE = 1" = 5'

USACOE PN:

Heritage Downs Regulatory Permit	ROAD & UTILITY CROSSING IMPACTS (TYPICAL) SAC# 2006-2093-3:T	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~12 OF 22~~ 11 of 21	DDC PN: 06.06845 / SCALE: As Shown	DDC ENGINEERS Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	





SECTION W-12-1
HORIZ. SCALE = 1" = 50'
VERT. SCALE = 1" = 5'

USACOE PN:

Heritage Downs Regulatory Permit	GRADING & DRAINAGE IMPACTS (TYPICAL) SAC# 2006-2093-31T	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~13 OF 22~~ 12 of 21	DDC PN: 06.06845 / SCALE: As Shown	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210

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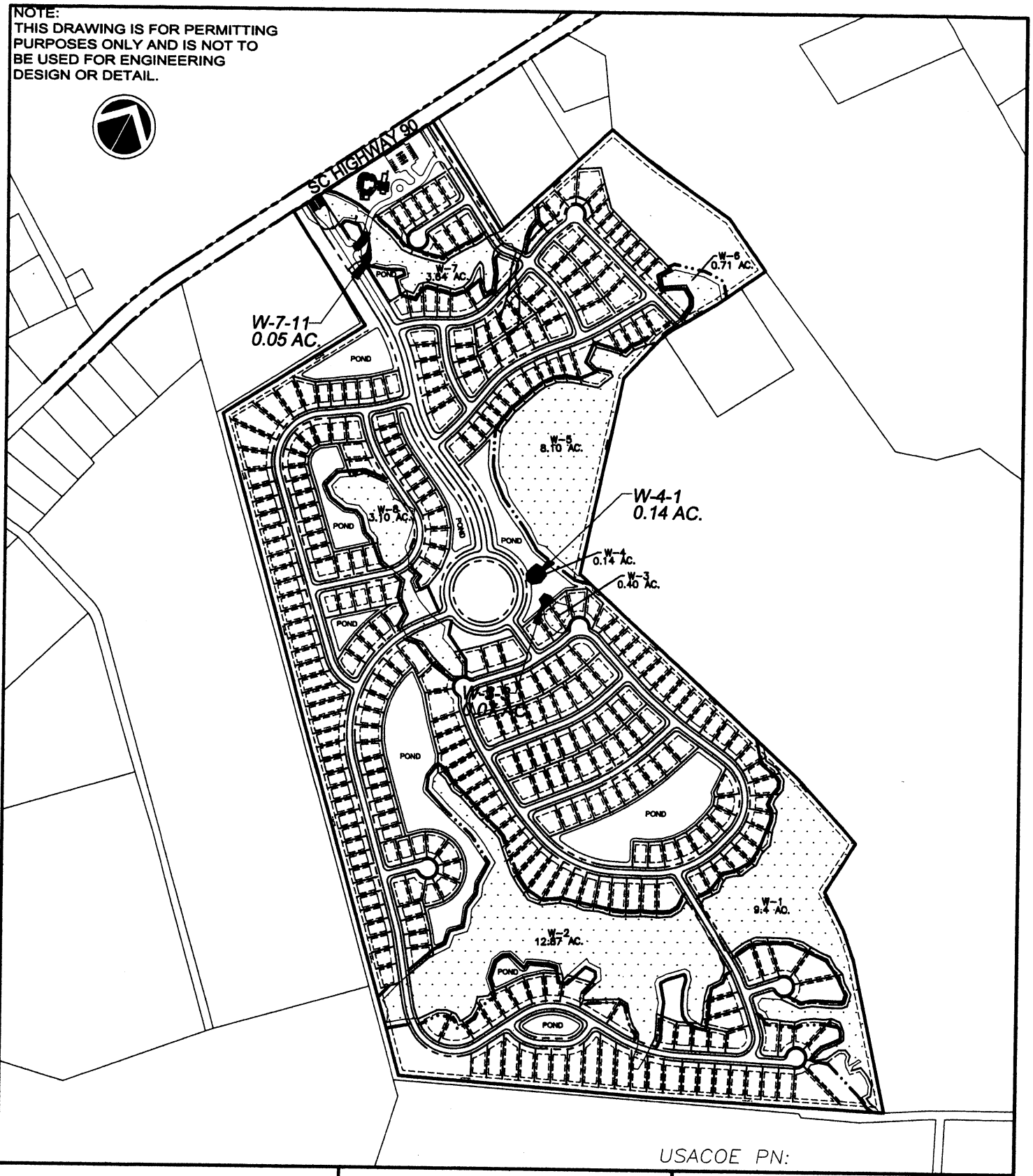

USACOE PN:

Heritage Downs Regulatory Permit	PROPOSED PONDS EXCAVATION MASTER PLAN JAC # 2006-2093-21T	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~14 OF 22~~ 13 of 21	DDC PN: 06.06845 / SCALE: 1" = 600'	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210

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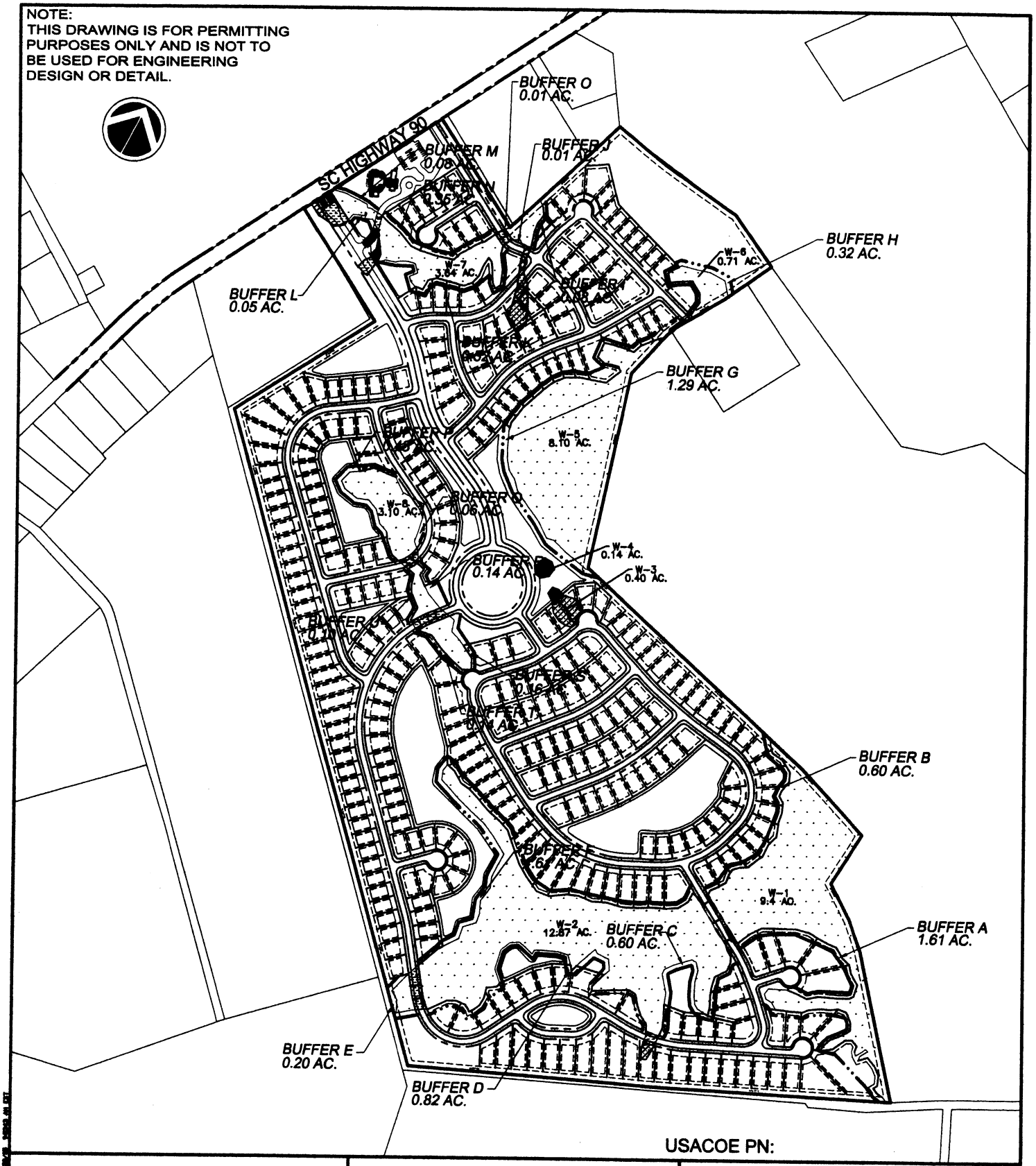
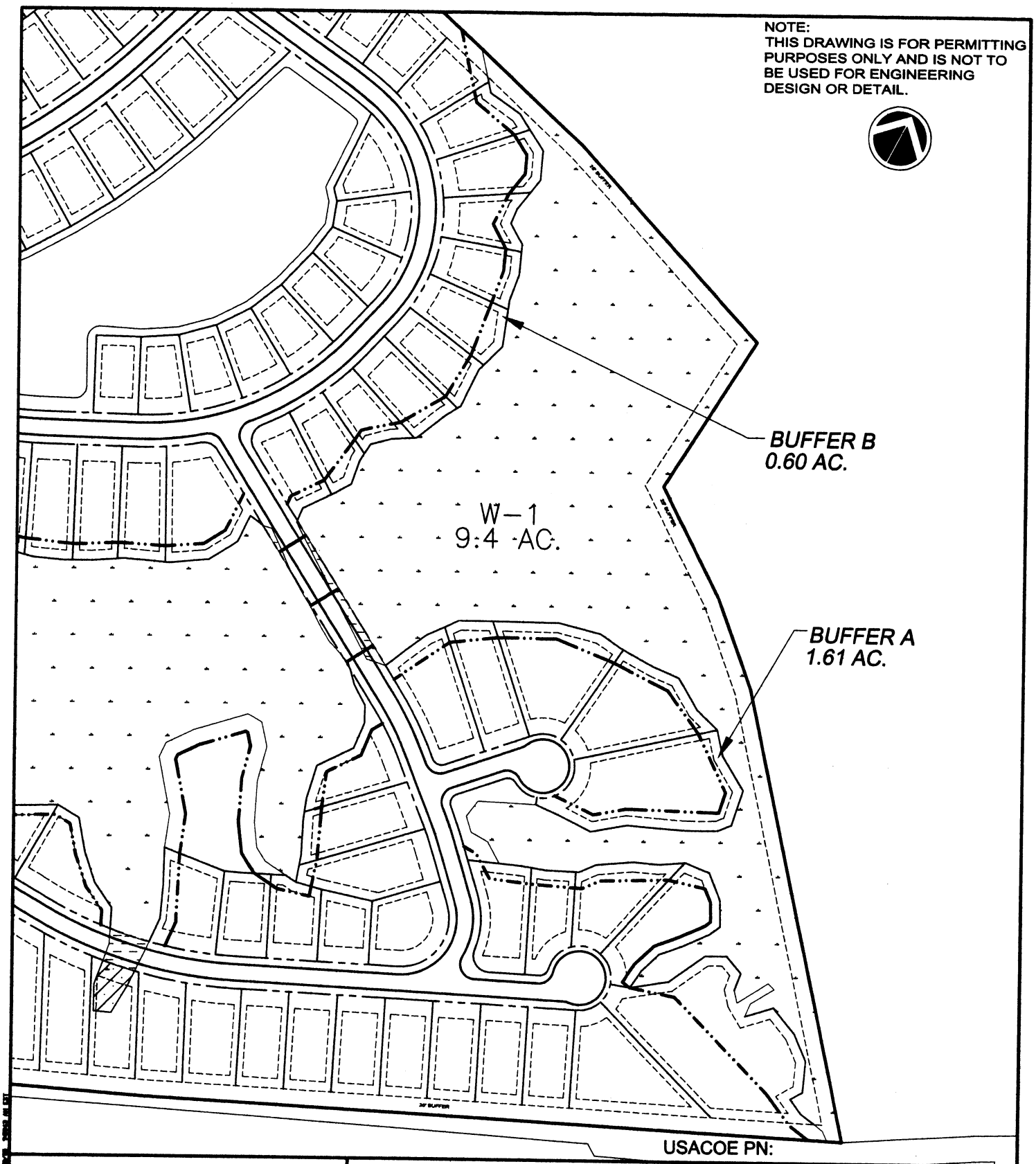


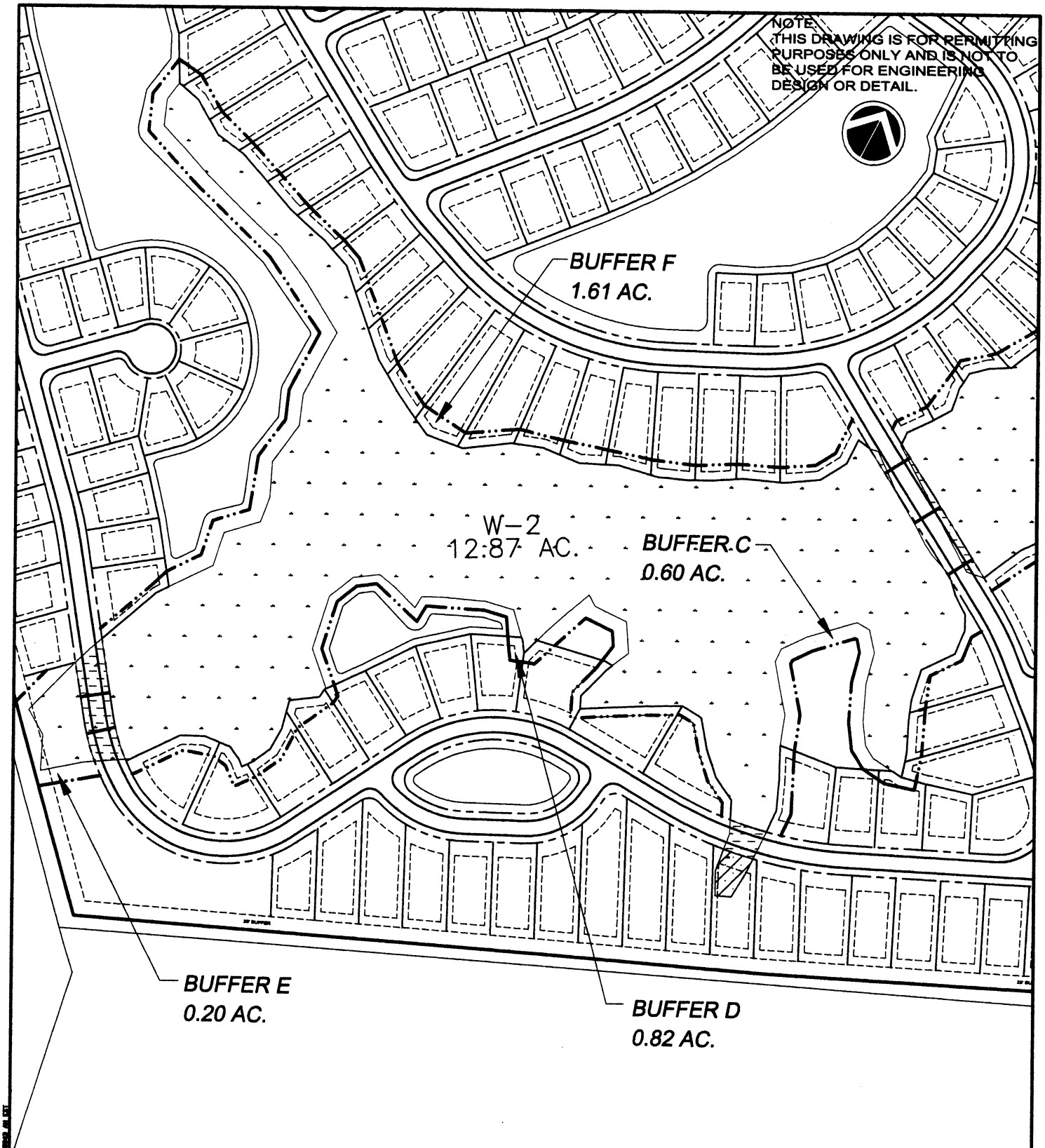
USACOE PN:

Heritage Downs Regulatory Permit	WETLAND MITIGATION SITE PLAN SAC# 2006-2093-31T	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~15 OF 22~~ 14 of 21	DDC PN: 06.06845 / SCALE: 1" = 600'	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210



USACOE PN:

Heritage Downs Regulatory Permit	W-1 BUFFER AREAS SAC # 2006-2093-3 IT	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~16 OF 22~~ 15 of 21	DDC PN: 06.06845 / SCALE: 1" = 200'	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210



USACOE PN:

Heritage Downs Regulatory Permit	W-2 BUFFER AREAS SAC# 2006-2093.31T	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~17 OF 22~~ 16 of 21	DDC PN: 06.06845 / SCALE: 1" = 200'	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210

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BUFFER G
1.29 AC.

W-4
0.14 AC.

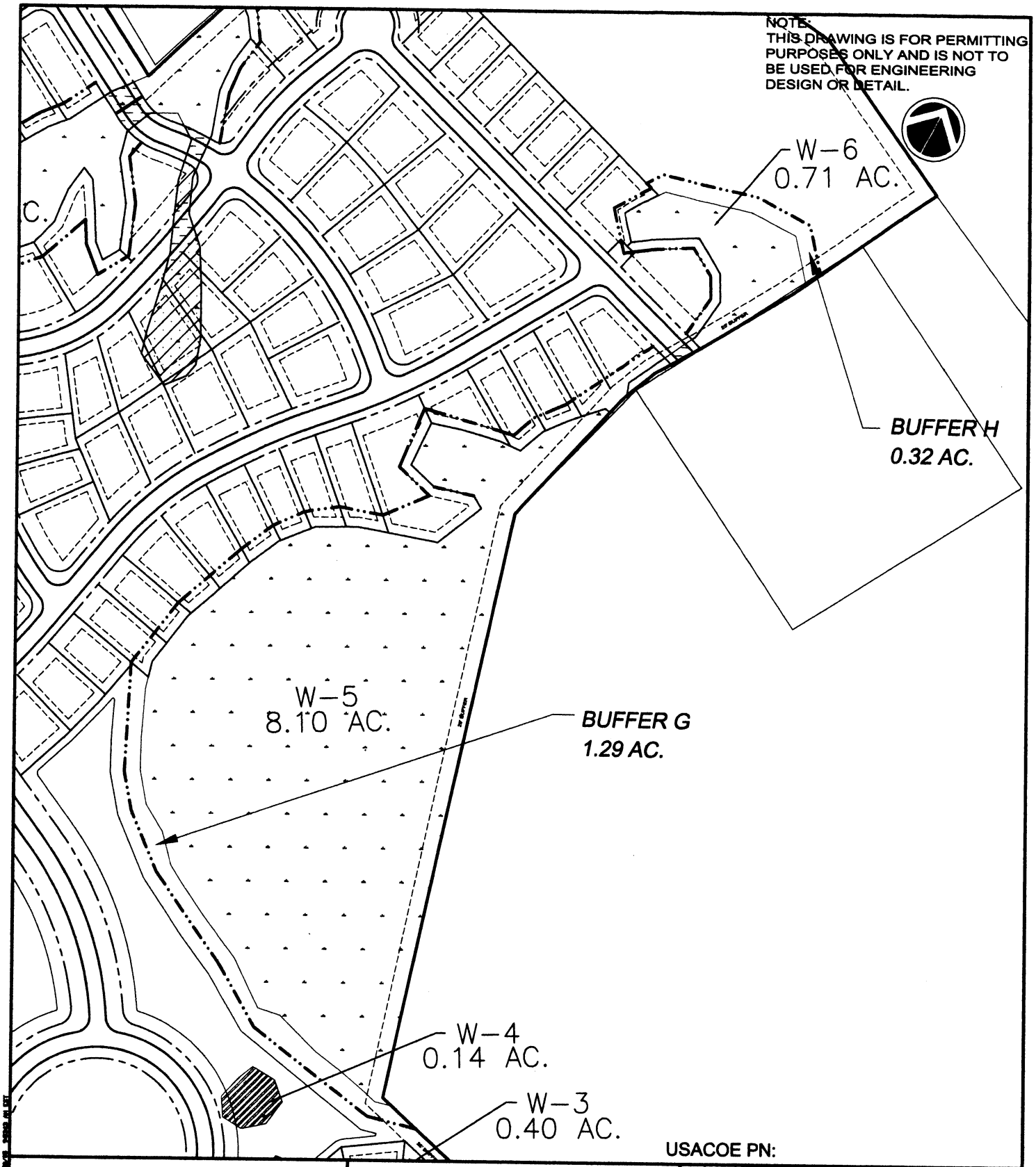
W-3
0.40 AC.

25' BUFFER

25' BUFFER

USACOE PN:

Heritage Downs Regulatory Permit	W-3 & W-4 BUFFER AREAS JAC # 2006-2098-3.T	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~18 OF 22~~ 17 of 21	DDC PN: 06.06845 / SCALE: 1" = 100'	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210



USACOE PN:

Heritage Downs Regulatory Permit	W-5 & W-6 BUFFER AREAS SAC # 2006-2093-3IT	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~19 OF 22~~ 18 of 21	DDC PN: 06.06845 / SCALE: 1" = 200'	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210

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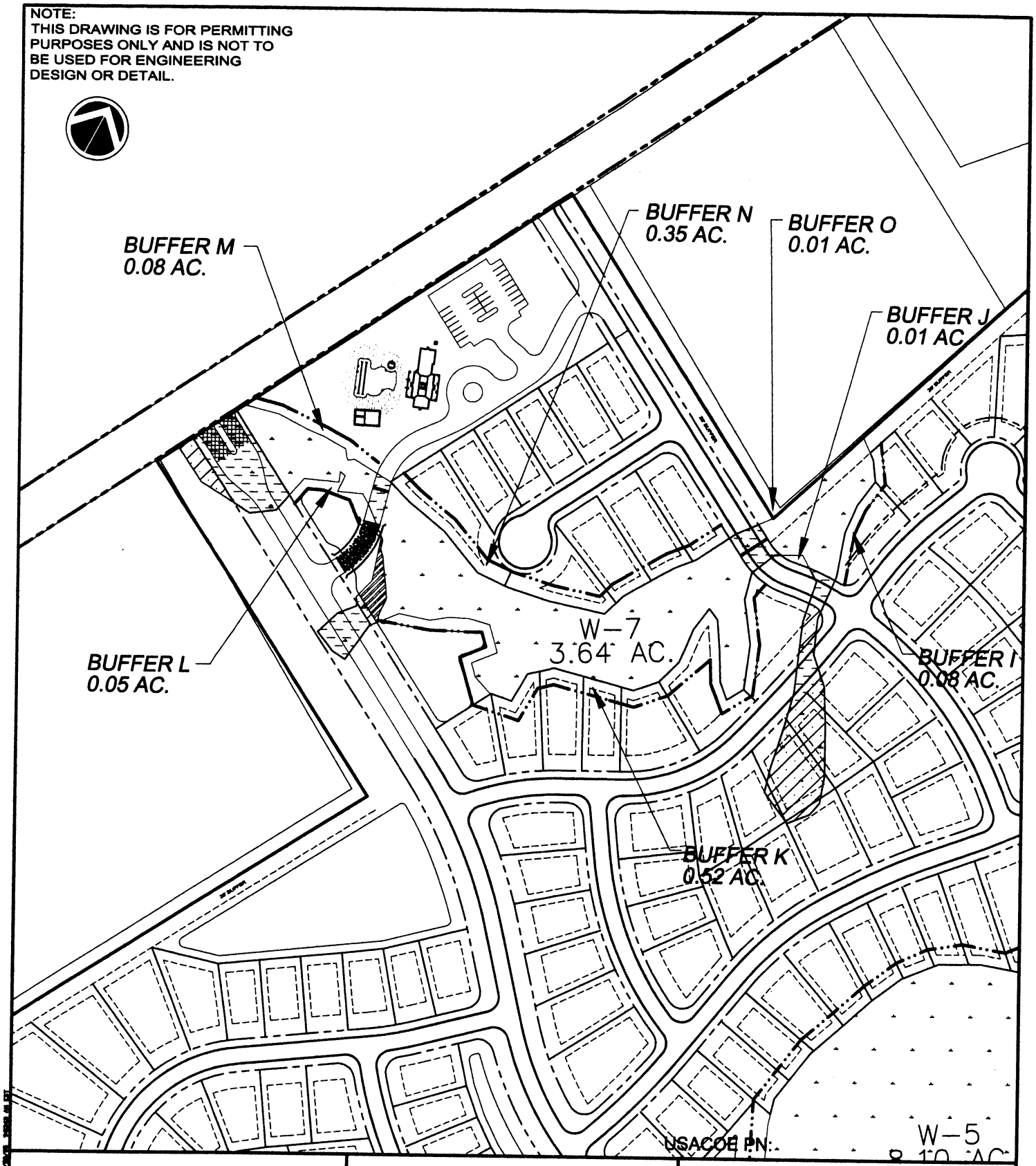

Heritage Downs Regulatory Permit	W-7 BUFFER AREAS SAC# 2006-2093-3IT	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~20 OF 22~~ 19 of 21	DDC PN: 06.06845 / SCALE: 1" = 200'	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210

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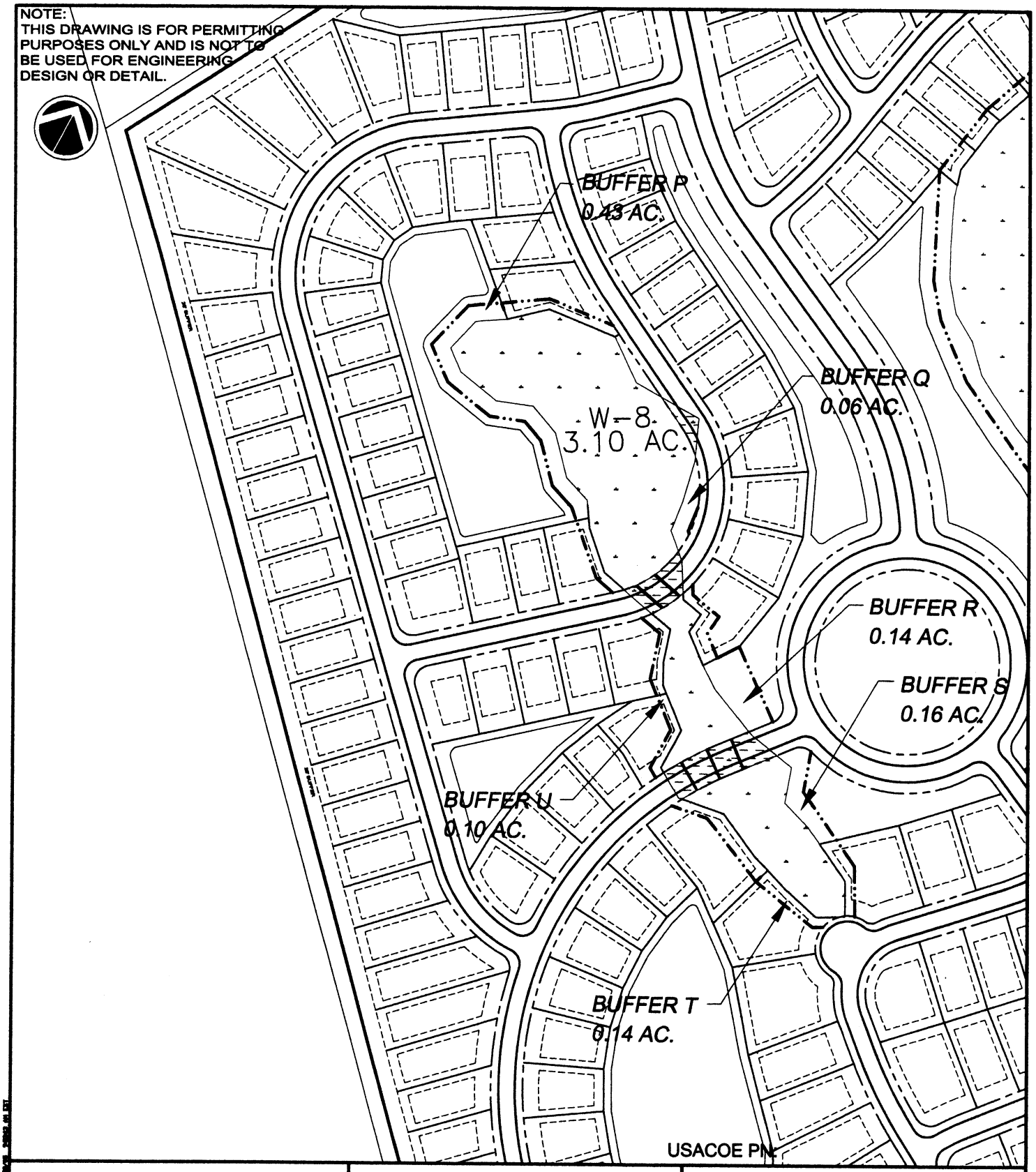

Heritage Downs Regulatory Permit	W-8 BUFFER AREAS SAC# 2006-2093-31T	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~21 OF~~ 22 20 of 21	DDC PN: 06.06845 / SCALE: 1" = 200'	DDC ENGINEERS
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210

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LEGEND for Heritage Downs

August 14, 2006

Existing Wetland Acreage

Wetland – 1	0.07 Ac.
Wetland – 2	12.87 Ac.
Wetland – 3	0.40 Ac.
Wetland – 4	0.14 Ac.
Wetland – 5	8.10 Ac.
Wetland – 6	0.71 Ac.
Wetland – 7	3.64 Ac.
Wetland – 8	3.10 Ac.
Total Wetland Acreage	38.29 Ac.

Proposed Wetland Impacts

Road & Utility Crossing Fill Impacts

W-1-1	0.07 Ac.
W-2-1	0.10 Ac.
W-2-2	0.10 Ac.
W-2-3	0.22 Ac.
W-3-1	0.01 Ac.
W-6-1	0.02 Ac.
W-7-1	0.28 Ac.
W-7-2	0.09 Ac.
W-7-3	0.06 Ac.
W-7-4	0.03 Ac.
W-7-5	0.10 Ac.
W-7-6	0.04 Ac.
W-8-1	0.03 Ac.
W-8-2	0.11 Ac.
W-8-3	0.20 Ac.
Total Road & Utility Crossing Fill Impacts	1.46 Ac.

Grading & Drainage Fill Impacts

W-2-4	0.07 Ac.
W-3-2	0.32 Ac.
W-7-7	0.06 Ac.
W-7-8	0.01 Ac.
W-7-9	0.32 Ac.
W-7-10	0.03 Ac.
Total Grading & Drainage Fill Impacts	0.81 Ac.

Proposed Pond Excavation Impacts

W-3-3	0.07 Ac.
W-4-1	0.14 Ac.
W-7-11	0.05 Ac.
Total Proposed Pond Excavation Impacts	0.26 Ac.

Total Wetland Fill Impacts 2.27 Ac.

USACOE PN:

Heritage Downs Regulatory Permit	LEGEND SAC # 2006-2093-31T	PURPOSE: RESIDENTIAL DEVELOPMENT COUNTY: HORRY STATE: SOUTH CAROLINA
SHEET ~~22 OF 22~~ 21 of 21	DDC PN: 06.06845 / SCALE: N.T.S.	DDC
ORIGINAL DATE: AUGUST 14, 2006 REVISED DATE:	APPLICANT: CENTEX HOMES	Consulting Engineers, Surveyors, Planners, Landscape Architects & Environmentalists 1298 Professional Dr., Myrtle Beach, SC 29577 Phone: (843) 692-3200 Fax: (843) 692-3210