

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 Environmental Quality Control
Water Quality Certification and Wetlands Programs Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: P/N # 2003-1H-147-C

16 May 2003

Pursuant to 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

BEES RESOURCES, L.P.
C/O MR. PRESTON HIPP
1412 ASHLEY RIVER ROAD
CHARLESTON, SOUTH CAROLINA 29407

for a permit to place fill material in freshwater wetlands near

BEAR SWAMP

located north of Bees Ferry Road, Charleston County, South Carolina (Latitude: 32.82817°, Longitude: 80.09965°)

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 both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, 16 JUNE 2003

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

The proposed work consists of converting 3.63 acres of jurisdictional wetlands and 3.88 acres of non-jurisdictional wetlands to uplands to facilitate the construction of a planned unit development. In detail, a 0.13-acre area (area BB) of wetland will be impacted for a deceleration lane and a 0.52-acre area (area CC) will be impacted for an acceleration lane at the proposed entrance to the property. A total of 2512 cubic yards of fill material will be used for construction of the acceleration/deceleration lanes required for the development, impacting a total of 0.65-acre of wetland at these two locations.

An existing road is proposed for improvement that will impact a total of 0.13-acre of wetlands (area DD) at two locations. The top width of the proposed road is 68' to meet design specifications and will include pedestrian walkways. All utilities will be located within the road easement and an existing culvert will either be maintained or replaced to maintain connectivity within the wetland system and accommodate storm water flows. A total of 2000

cubic yards of material will be utilized for road improvements to include rip-rap around the ends of the culvert.

In order to access approximately 100 acres of uplands located in the western portion of the property, the applicant proposes to construct a road that will impact a 0.72-acre area (area AA) of wetlands. The top width of the proposed road is 68' to meet design specifications and will include pedestrian walkways. All utilities will be located within the road easement and a 36" RCP culvert will be placed in an existing storm water drainage ditch to maintain connectivity within the wetland system and accommodate storm water flows. A total of 3200 cubic yards of material will be utilized for road construction through the wetland, to include rip-rap around the ends of the culvert.

The applicant proposes to fill wetland Area JJ (0.39-acre) and Area KK (0.29-acre) for secondary access corridors and effective use of uplands adjacent to the sites. A total of 1257 cubic yards of fill material, 742 and 515 cubic yards respectively, will be utilized in these two areas. Wetland Area LL (0.81-acre) will be filled to provide an access corridor in order to effectively utilize remaining uplands for lot development. This discharge will utilize 1026 cubic yards of material. Wetland Area FF (0.64-acre) will be filled utilizing 2065 cubic yards of material to provide an avenue of access in order to be able to utilize the uplands in this area. The applicant proposes to impact six isolated non-jurisdictional wetlands, areas EE, GG, HH, II, MM, and NN, totaling 3.88-acres to allow for feasible site development.

As mitigation for the proposed 3.63 acres of jurisdictional wetland impact and 3.88 acres of non-jurisdictional wetland impact, the applicant proposes to preserve the remaining 108.16 acres of jurisdictional wetland and establish 16.69 acres of natural upland buffer with a 25' width around the preserved wetlands. The applicant proposes to set aside 75' wide maintenance corridors for the continued access and maintenance of two existing drainage canals for storm water drainage, which includes maintaining existing maintenance shelves. With the exception of the canal maintenance corridors, the wetlands and upland buffers will be left in a natural state and protected in perpetuity.

The applicant states that the overall project purpose is to construct a Planned Unit Development that effectively and efficiently utilizes the remaining upland portions of the property after the infrastructure is in place, including ingress/egress and utility corridors, while avoiding wetland impacts to the maximum extent practicable.

~~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 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 3.63 acres of freshwater wetlands associated with 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 made no determination of effect on any Federally endangered, threatened, or proposed species. 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 Federally listed or proposed to be listed endangered or threatened species and/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).

The District Engineer has 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. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

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.

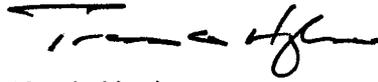
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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.

REGULATORY DIVISION
Refer to: P/N # 2003-1H-147-C

16 May 2003

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



Travis Hughes
Project Manager
Regulatory Division
U.S. Army Corps of Engineers

JURISDICTION WETLAND	IMPACT ACREAGE	CUBIC YARDS FILL
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AA	0.81-acre	3200
BB	0.52-acre	1197
CC	0.13-acre	1315
DD (two sides)	0.13-acre	2000
FF	0.64-acre	2065
JJ	0.39-acre	742
KK	0.29-acre	515
LL	0.81-acre	1026

TOTAL	3.63-acres	TOTAL 12060
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NON_JURISDICTIONAL	IMPACT ACREAGE	CUBIC YARDS FILL
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EE	0.58-acre	871
GG	0.57-acre	1103
HH	0.53-acre	825
II	0.46-acre	937
MM	0.62-acre	1300

NN	1.12-acre	1264
TOTAL	3.88-acres	TOTAL 6300

WETLAND IMPACT SUMMARY

Project Title: Bees Landing

Project Location: Lat: 32° 49' 25" N Long: 80° 05' 27" W

Applicant: Bees Resources, L.P.

Authorized Agent: Sabine & Waters, Inc.

Drawing Scale: As shown

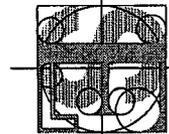
Date: 04/25/2003

Application #

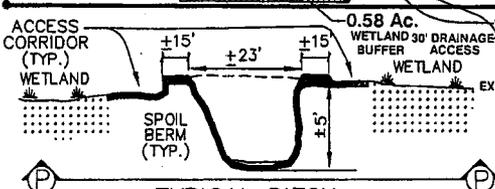
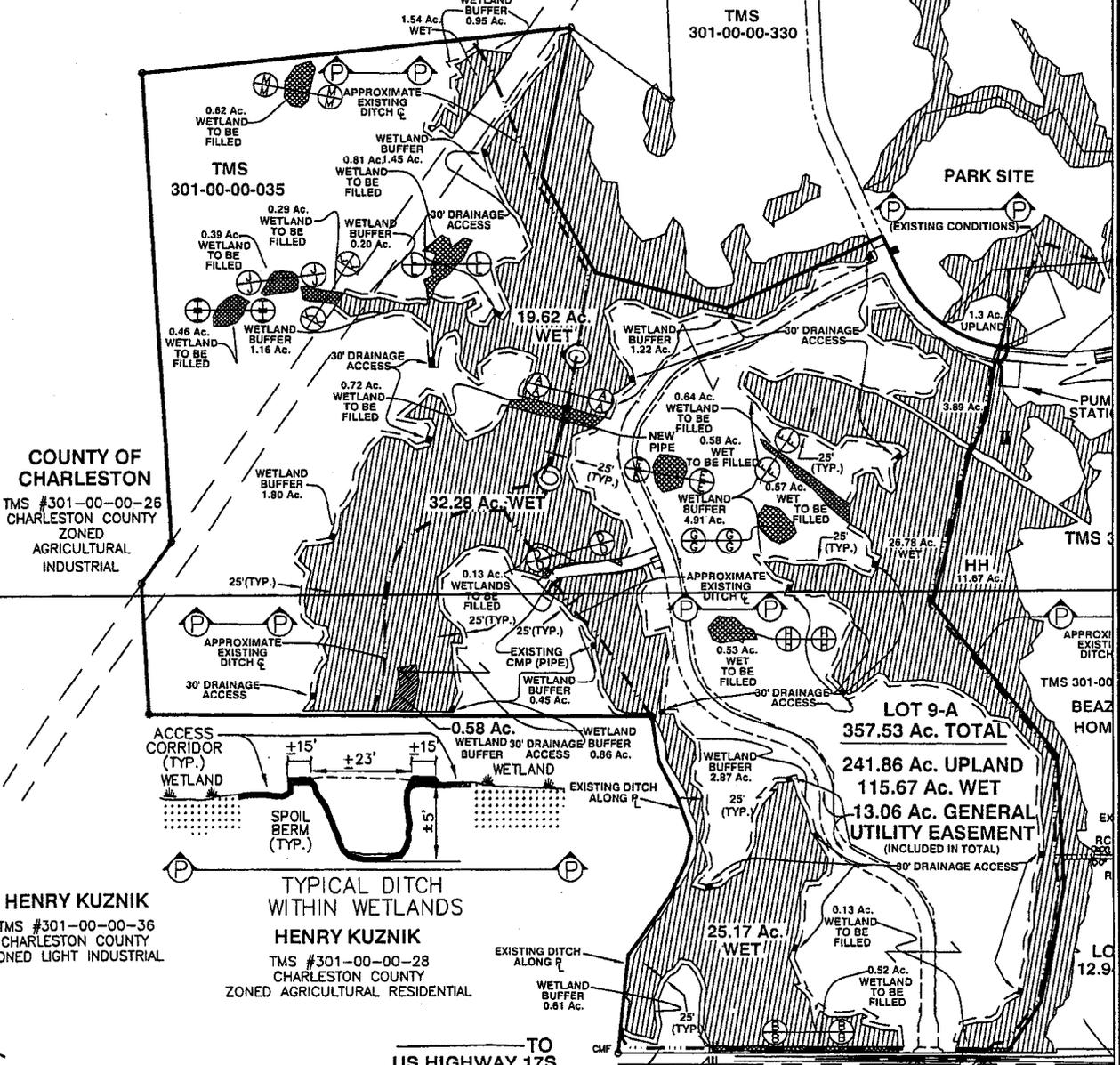
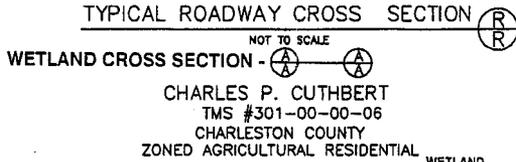
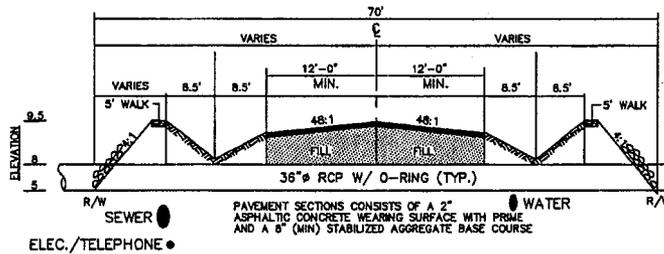
Sheet 2 of 21

BEES LANDING
NEAR GRANDE OAKS PLANTATION
CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SCALE: NOT TO SCALE
Engineering & Surveying, Inc.
WETLAND PLAN



FORSBERG ENGINEERING AND SURVEYING, INC.
 1587 SAVANNAH HIGHWAY SUITE B
 P. O. BOX 30575
 CHARLESTON, SOUTH CAROLINA 29417
 (843) 571-2622 FAX (843) 571-6780
 CIVIL ENGINEERING, LAND SURVEYING
 AND LANDSCAPE ARCHITECTURE



HENRY KUZNIK
 TMS #301-00-00-36
 CHARLESTON COUNTY
 ZONED LIGHT INDUSTRIAL

HENRY KUZNIK
 TMS #301-00-00-28
 CHARLESTON COUNTY
 ZONED AGRICULTURAL RESIDENTIAL

TO
 US HIGHWAY 17S

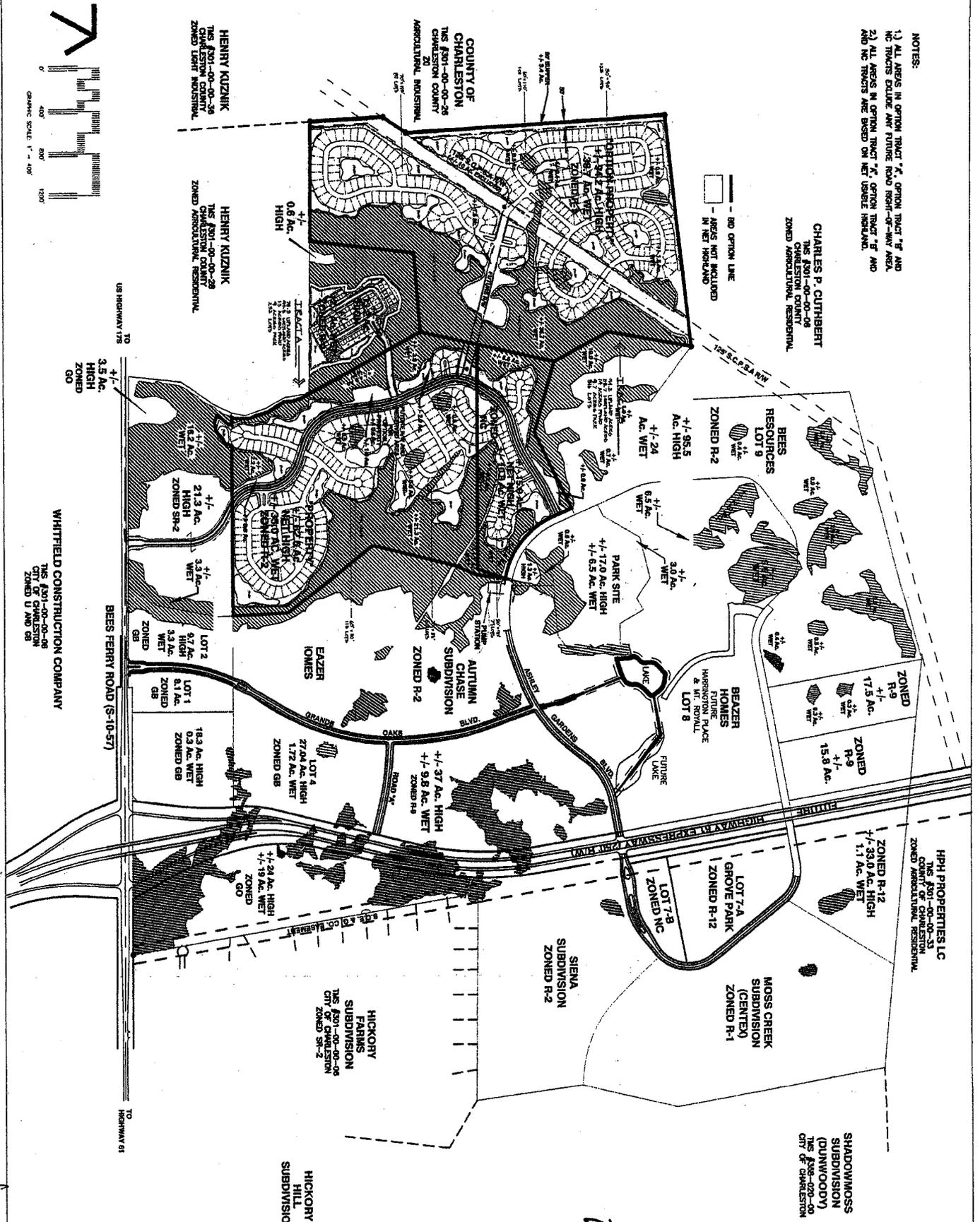
WHITFIELD CONSTRUCTION COMPANY
 TMS #301-00-00-06
 CITY OF CHARLESTON

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- NOTES:
- 1) ALL AREAS IN OPTION TRACT "A", OPTION TRACT "B" AND NC TRACTS EXCEPT ANY FUTURE ROAD RIGHT-OF-WAY AREA.
 - 2) ALL AREAS IN OPTION TRACT "C", OPTION TRACT "E" AND AND NC TRACTS ARE BASED ON NET USABLE HERSLAND.

— BD OPTION LINE
 — AREAS NOT INCLUDED IN NET HERSLAND

CHARLES P. CUTHBERT
 THE #201-00-00-06
 CHARLESTON COUNTY
 ZONED AGRICULTURAL RESIDENTIAL



NO.	REVISION	DATE	BY	CHKD.
1	ISSUED	10/02/08		
2				
3				
4				
5				
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7				
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Development Plan

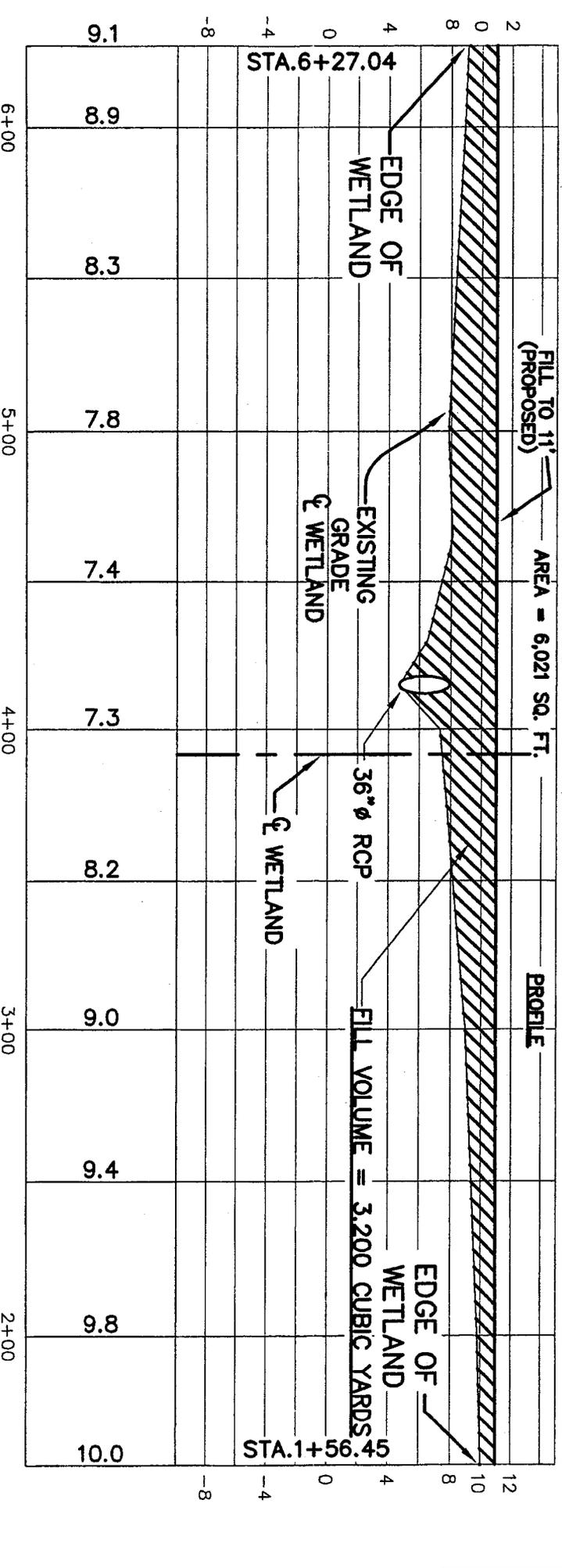
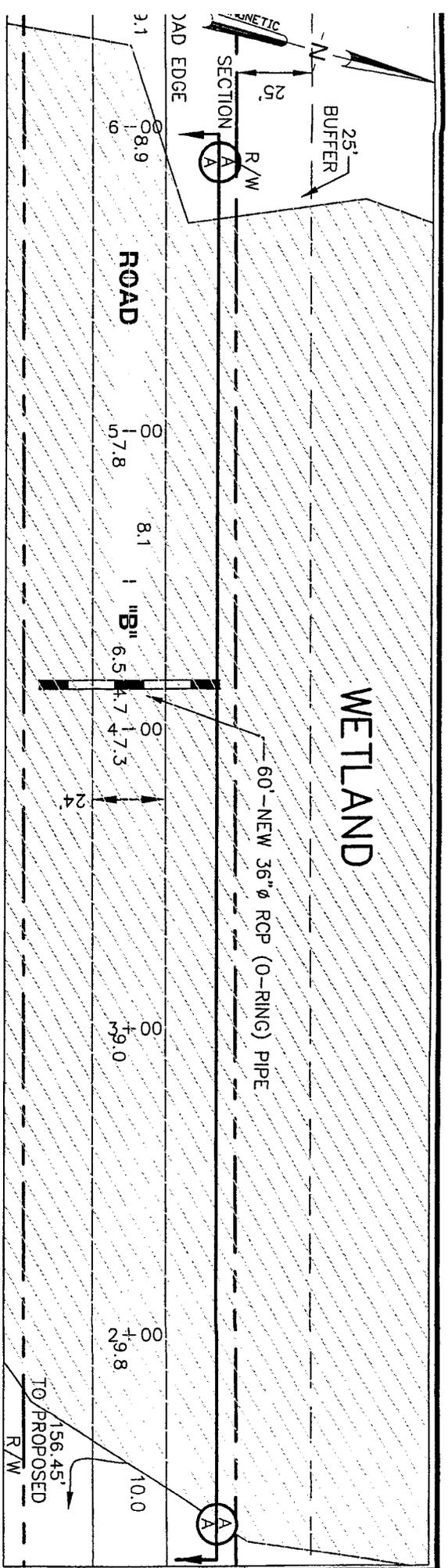
BEE'S LANDING

CHARLESTON, SOUTH CAROLINA

SEAMON, WHITEIDE & ASSOCIATES, INC.
 ARCHITECTS AND ENGINEERS
 1000 MARKET STREET, SUITE 200
 CHARLESTON, SOUTH CAROLINA 29403
 PHONE: 803.733.1111
 FAX: 803.733.1112
 WWW.SEAMONWHITEIDE.COM

HPH PROPERTIES LC
 THE #201-00-00-33
 COUNTY OF CHARLESTON
 ZONED AGRICULTURAL RESIDENTIAL

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BEES LANDING

NEAR GRANDE OAKS PLANTATION

CITY OF CHARLESTON

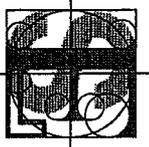
CHARLESTON COUNTY, SOUTH CAROLINA

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SCALE: 1" = 10' VERT.

DATE: 03/05/2003

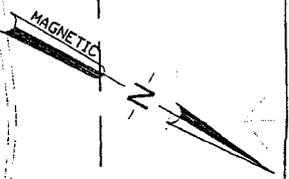
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SHEET 2 OF 2



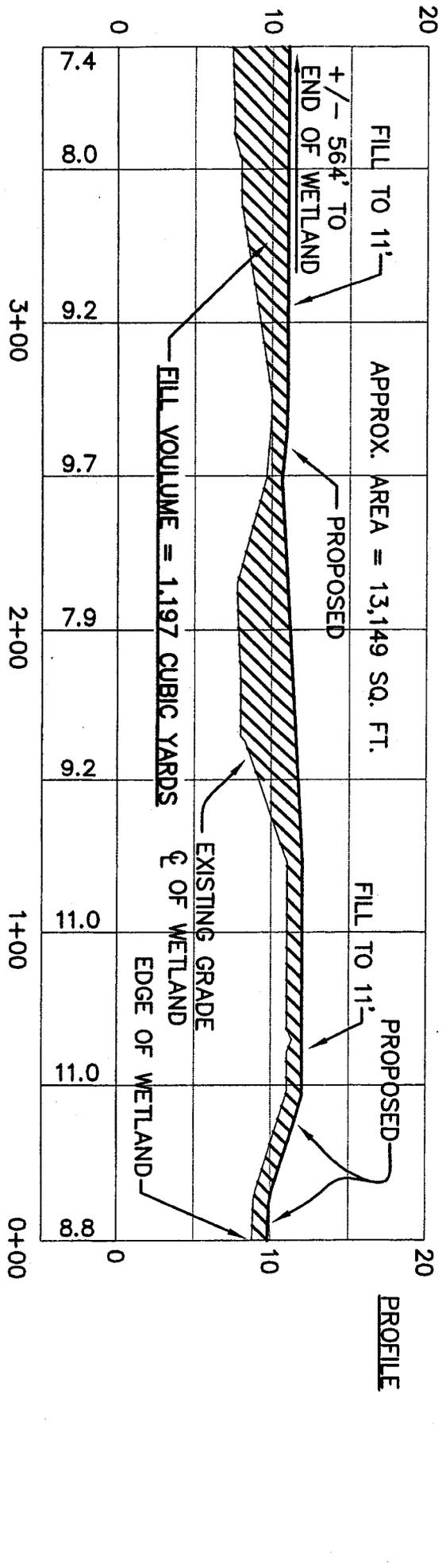
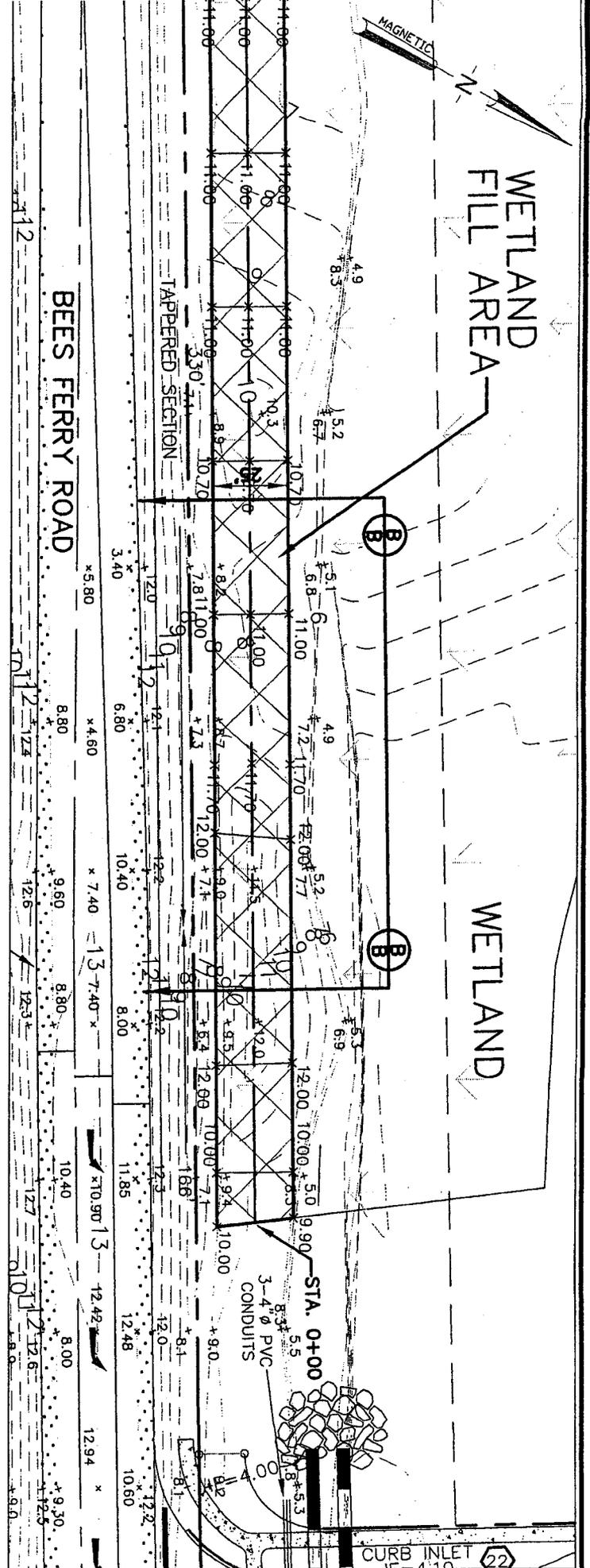
**FORSBERG ENGINEERING
AND SURVEYING, INC.**

1587 SAVANNAH HIGHWAY SUITE B
P.O. BOX 30575
CHARLESTON, SOUTH CAROLINA 29417
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WETLAND
FILL AREA

WETLAND



BEES LANDING

YEAR GRANDE OAKS PLANTATION

CITY OF CHARLESTON

CHARLESTON COUNTY, SOUTH CAROLINA

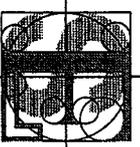
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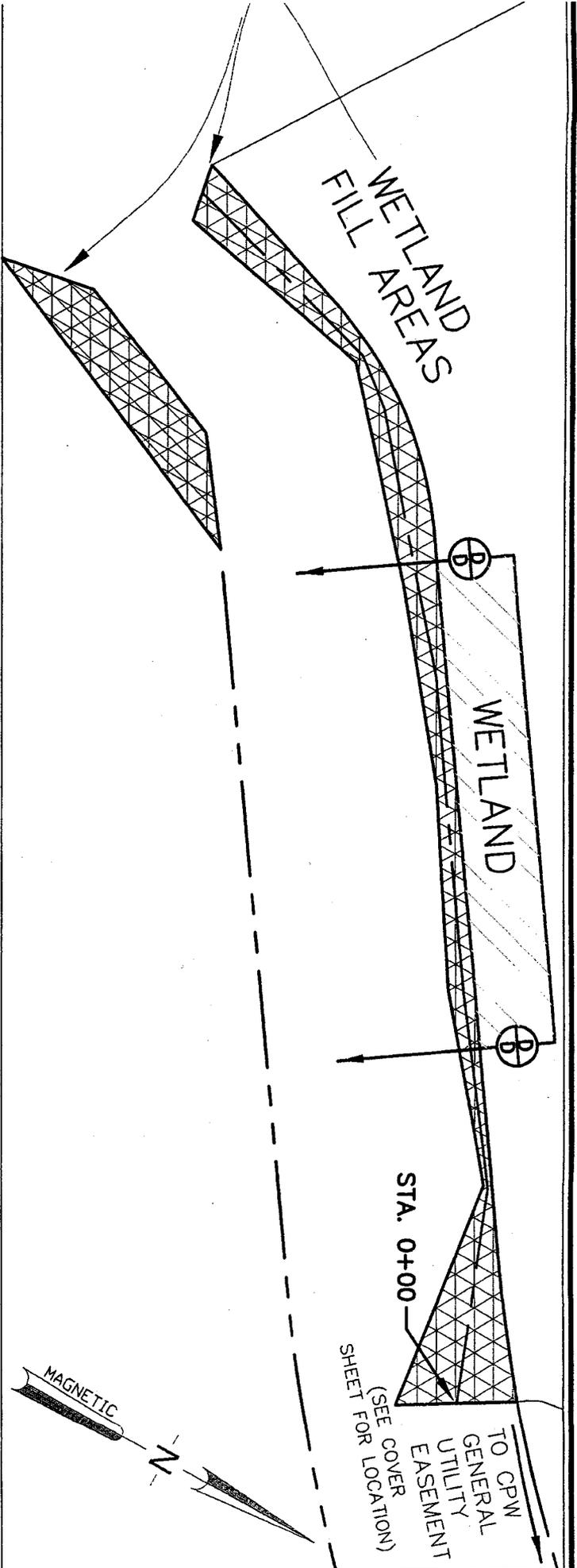
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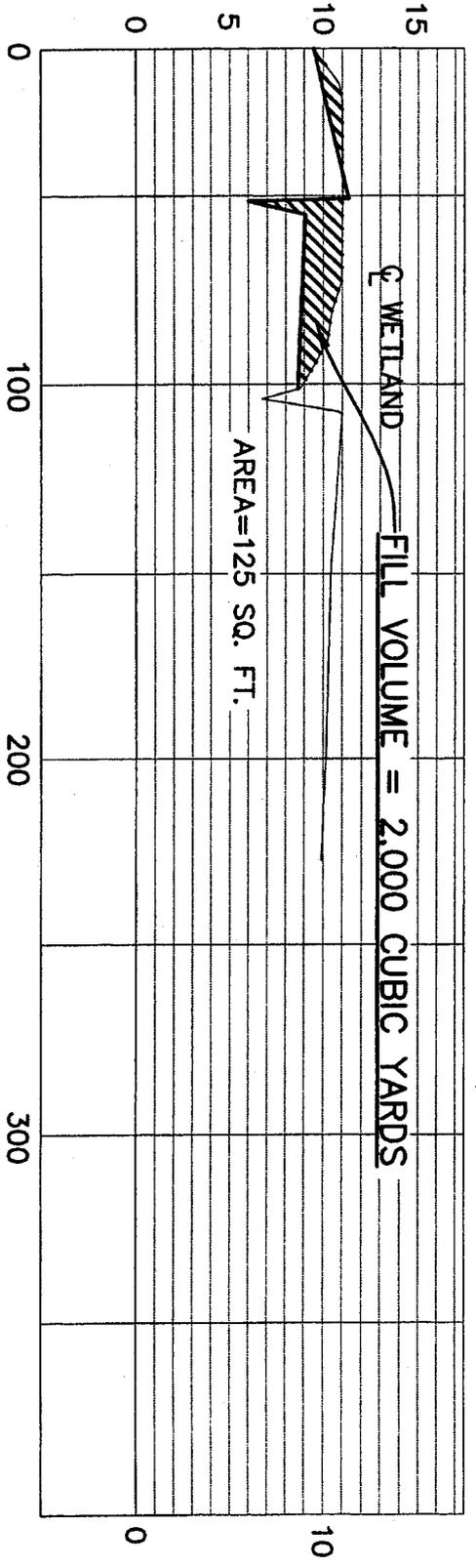


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CROSS SECTION @ STA. 1+00



BEES LANDING

NEAR GRANDE OAKS PLANTATION

CITY OF CHARLESTON

CHARLESTON COUNTY, SOUTH CAROLINA

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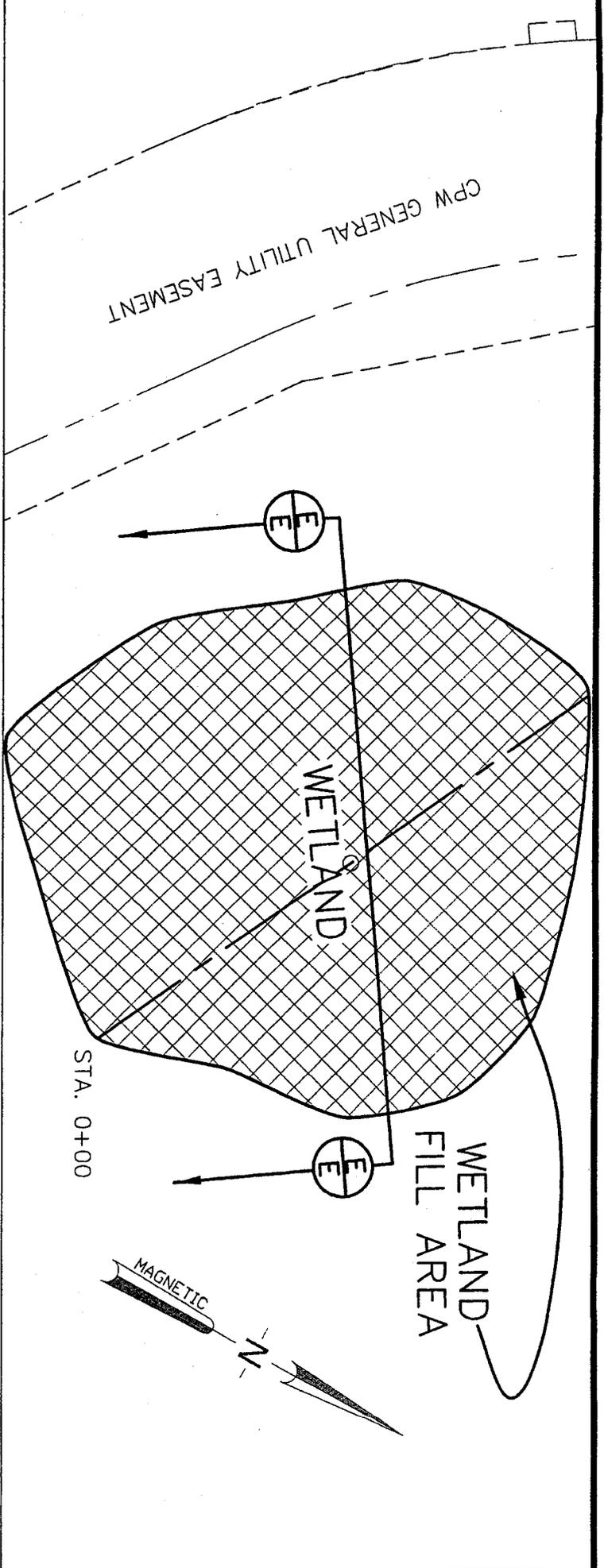
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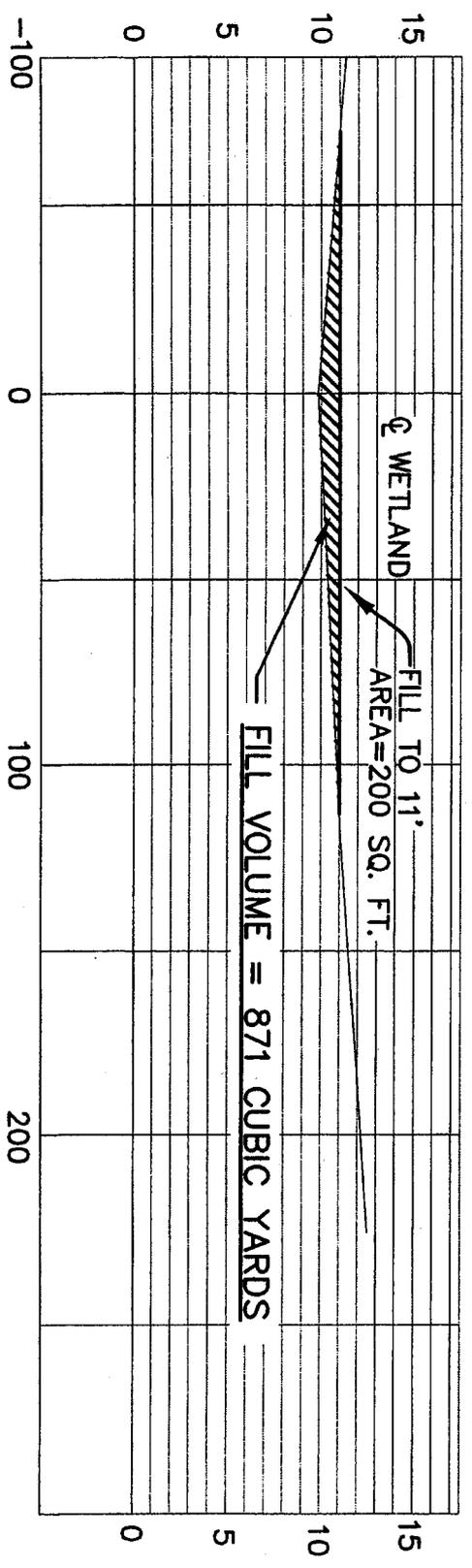


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BEES LANDING

NEAR GRANDE OAKS PLANTATION

CITY OF CHARLESTON

CHARLESTON COUNTY SOUTH CAROLINA

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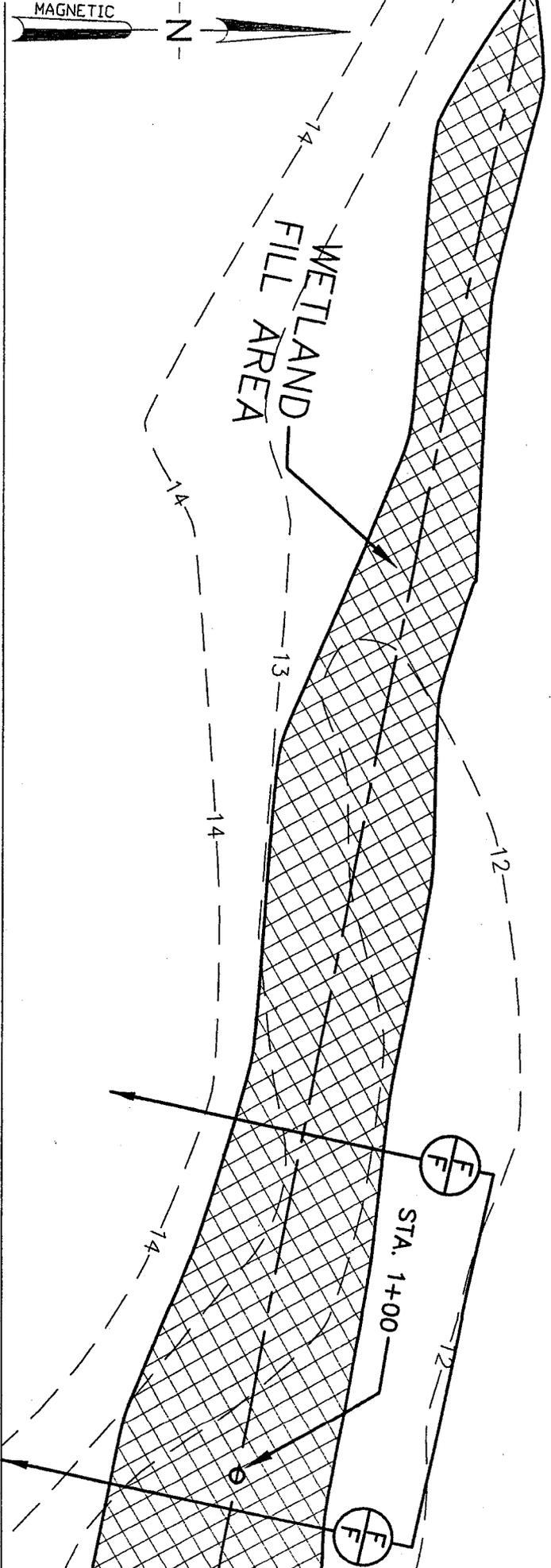
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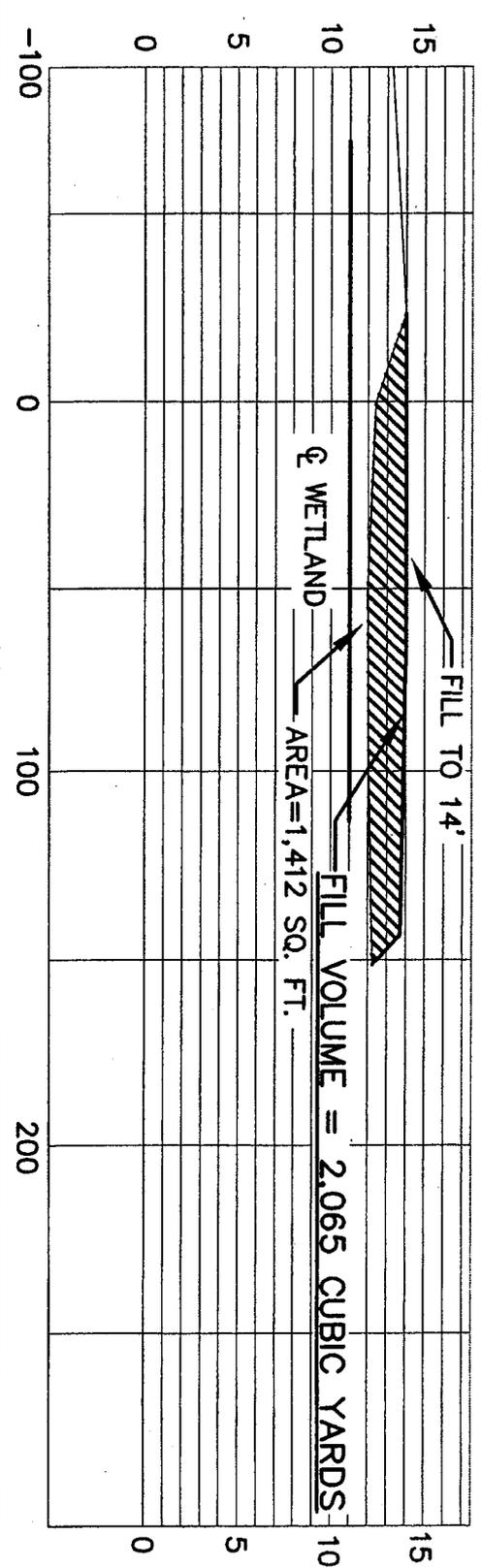


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BEES LANDING

NEAR GRANDE OAKS PLANTATION

CITY OF CHARLESTON

CHARLESTON COUNTY, SOUTH CAROLINA

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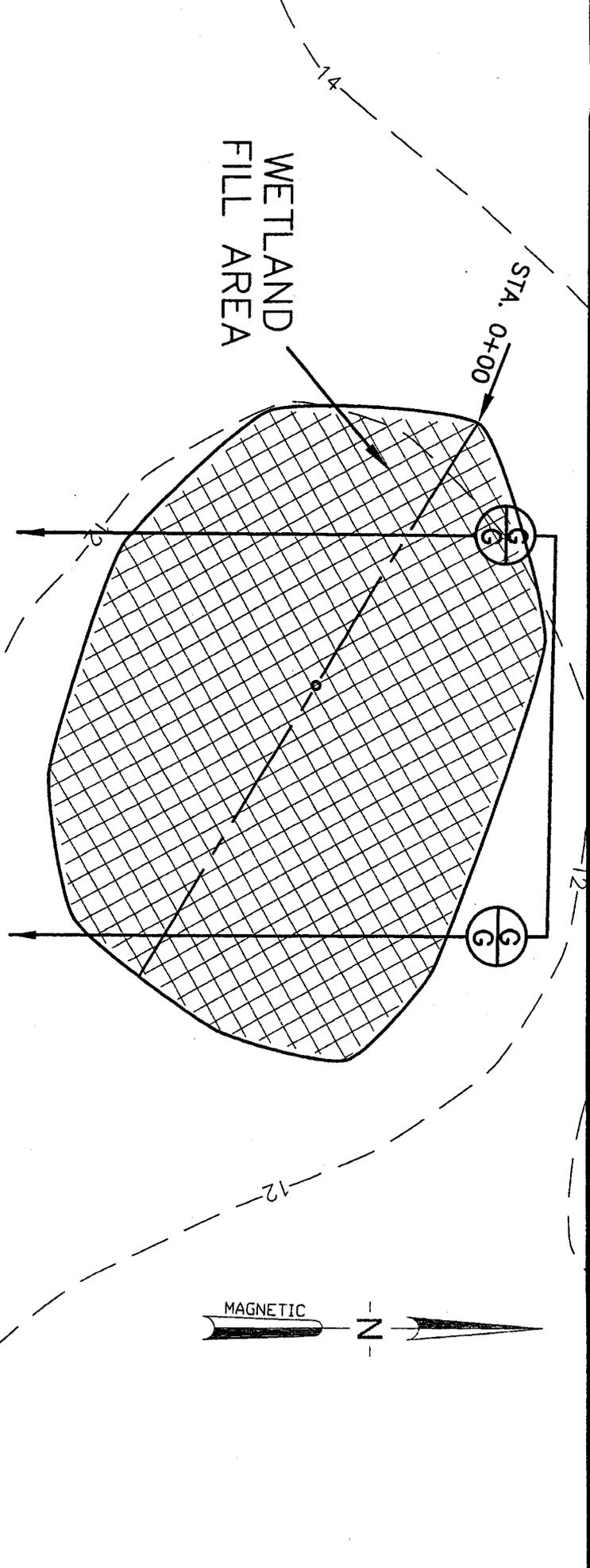
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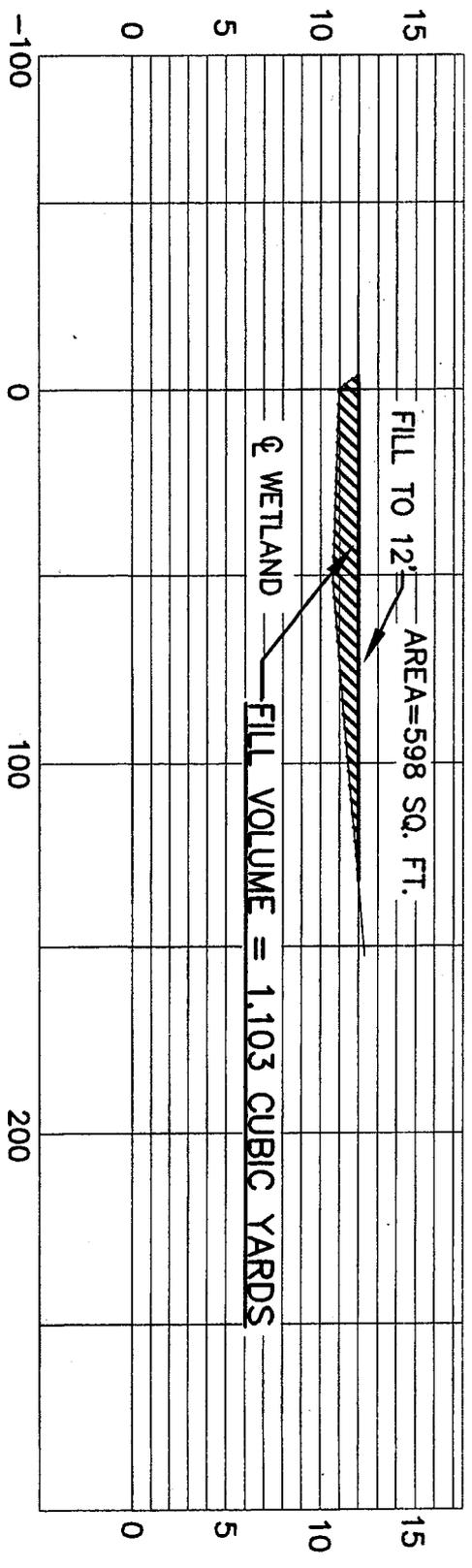


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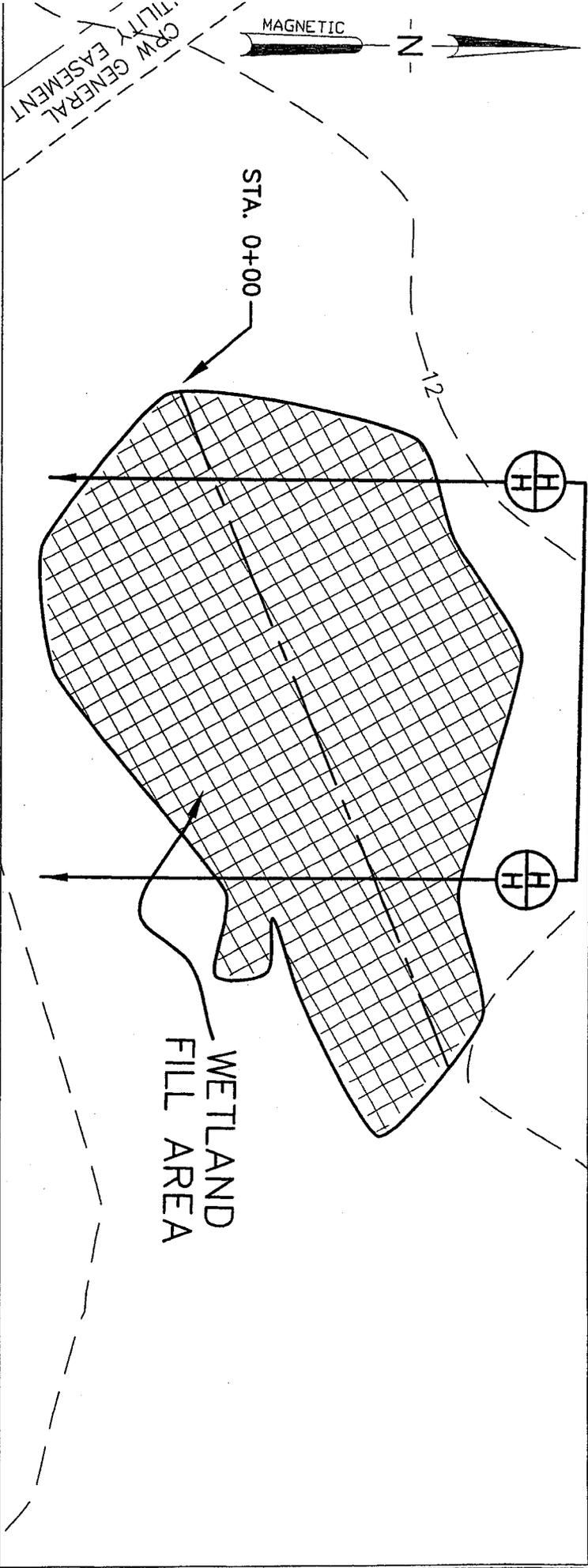
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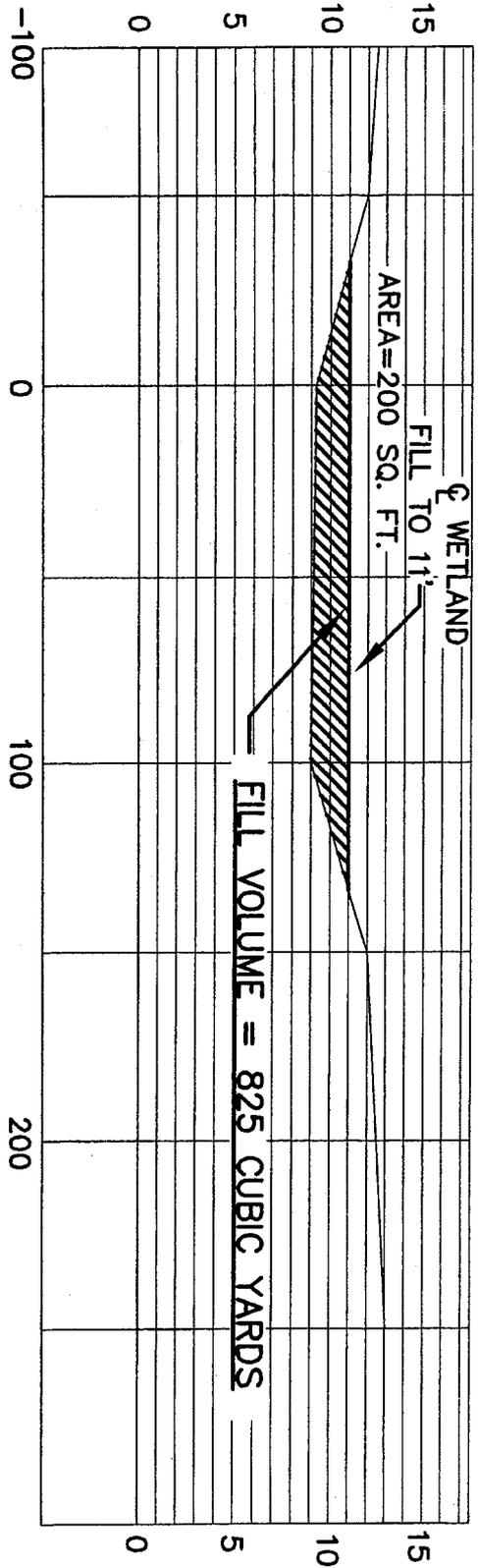


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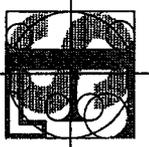


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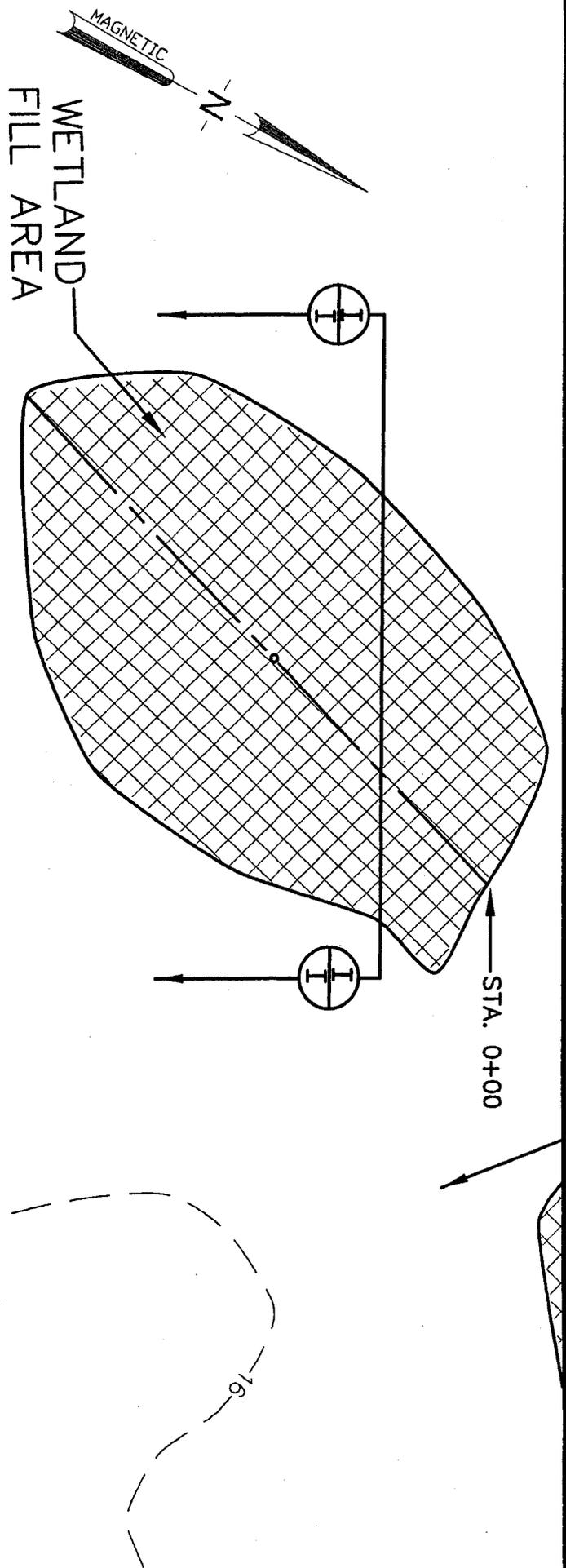


BEEES LANDING
NEAR GRANDE OAKS PLANTATION
 CITY OF CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA

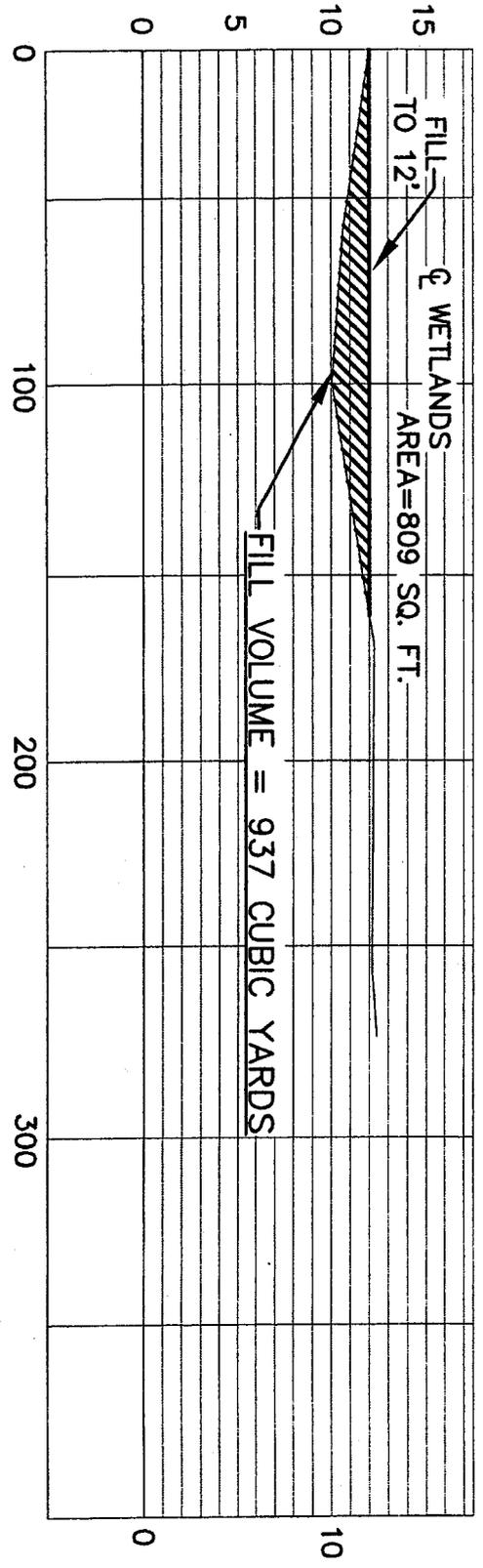
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 SHEET 2 OF 21



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BEES LANDING

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CITY OF CHARLESTON

CHARLESTON COUNTY, SOUTH CAROLINA

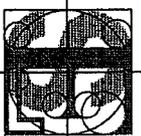
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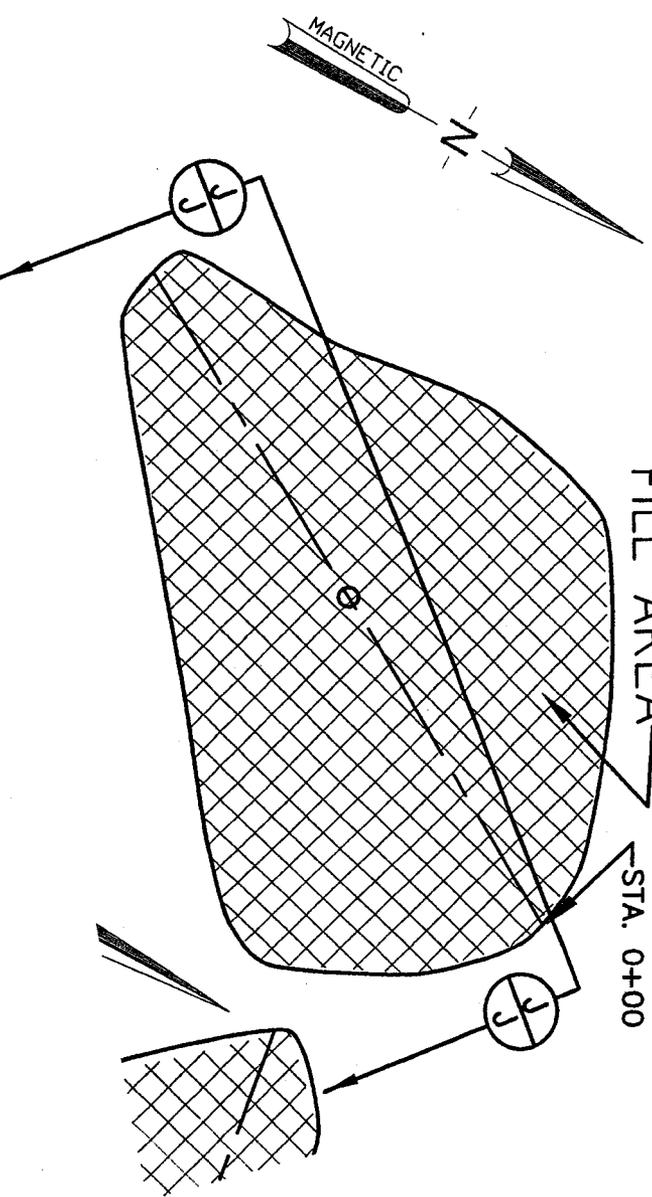
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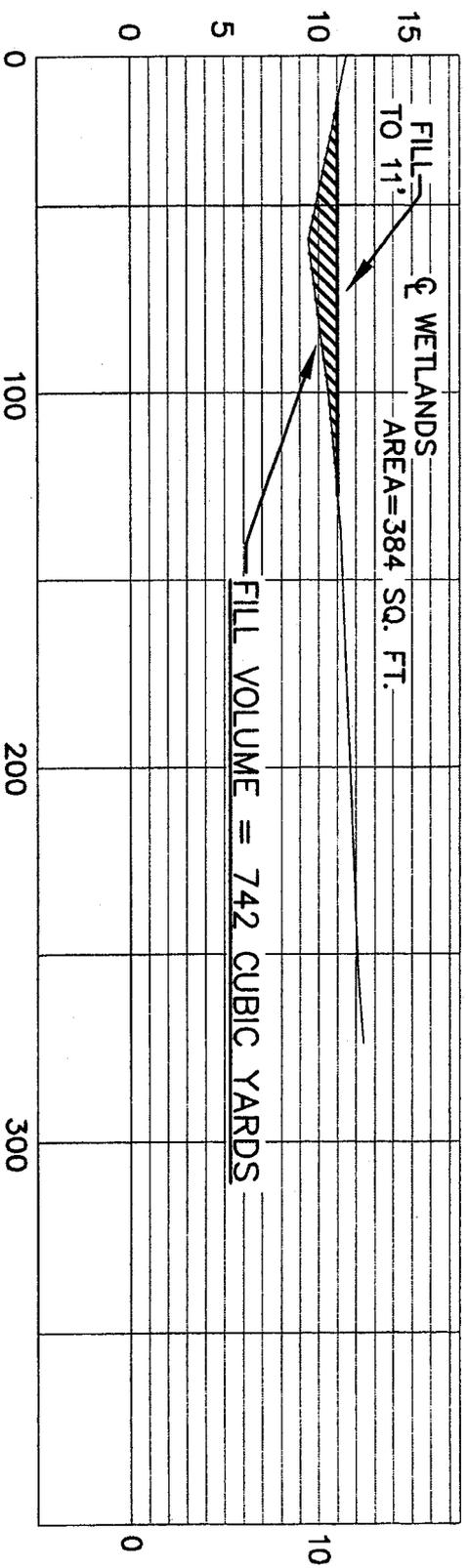
WETLAND

FILL AREA

STA. 0+00



CROSS SECTION @ STA. 1+00



BEEES LANDING

NEAR GRANDE OAKS PLANTATION

CITY OF CHARLESTON

CHARLESTON COUNTY, SOUTH CAROLINA

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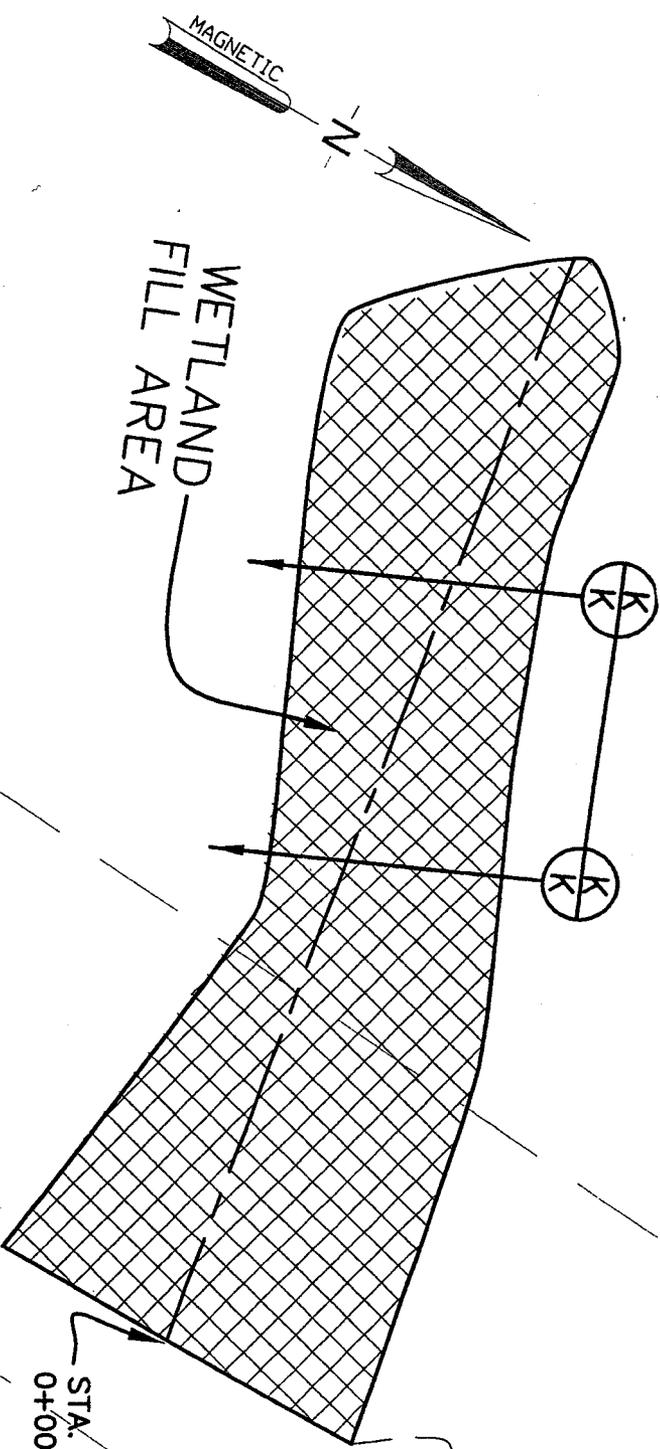
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SHEET 15 OF 21

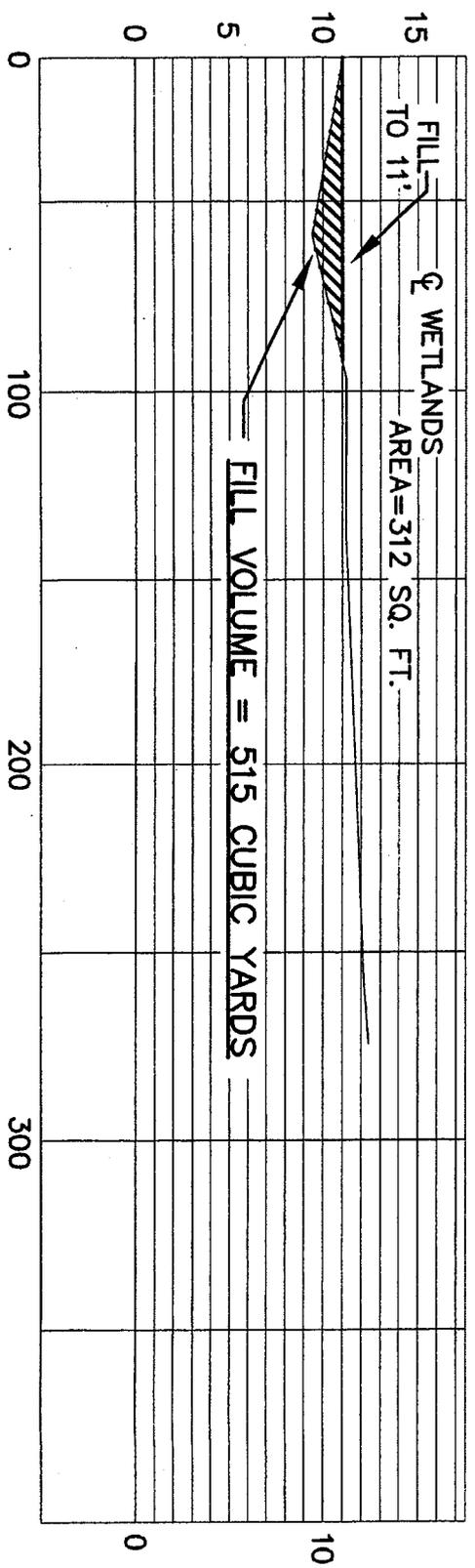


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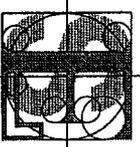


CROSS SECTION @ STA. 1+00

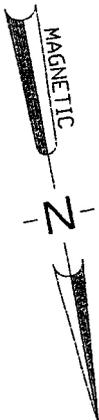


BEEES LANDING
NEAR GRANDE OAKS PLANTATION
 CITY OF CHARLESTON
 CHARLESTON COUNTY SOUTH CAROLINA

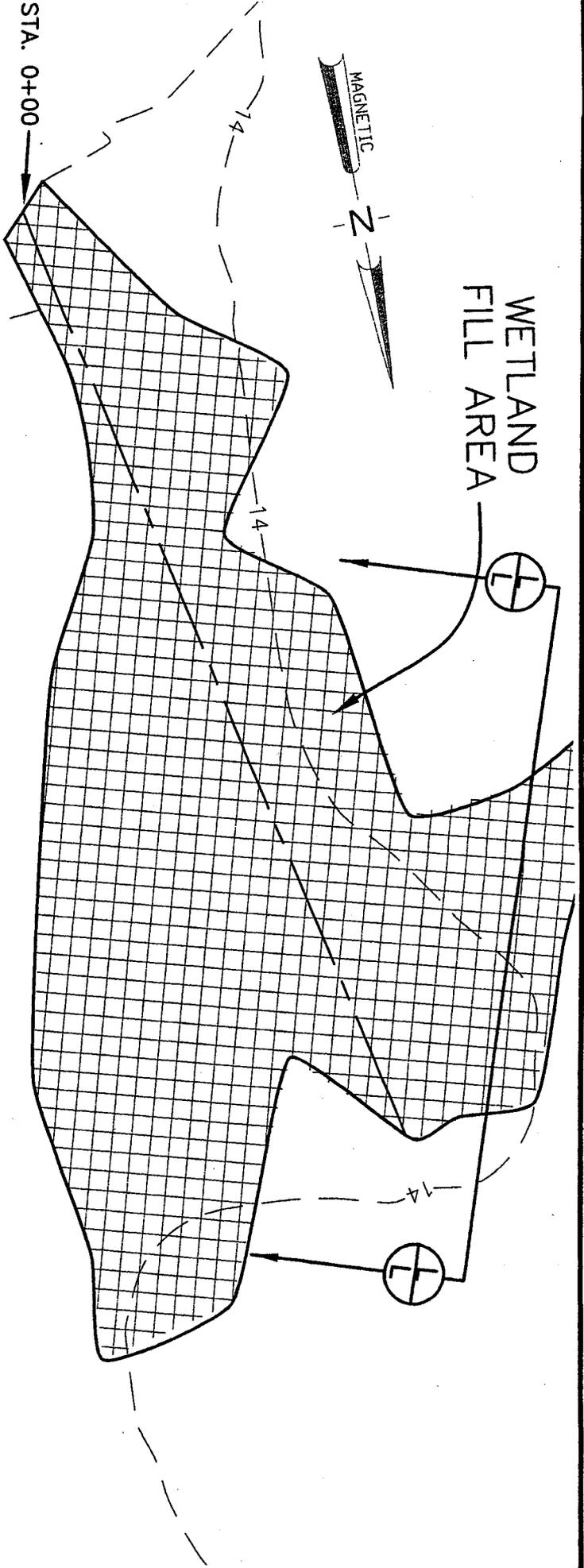
SCALE: 1" = 50' HORIZ.
 SCALE: 1" = 10' VERT.
 DATE: 03/05/2003
 REVISED: 04/18/2003
 SHEET 11 OF 11



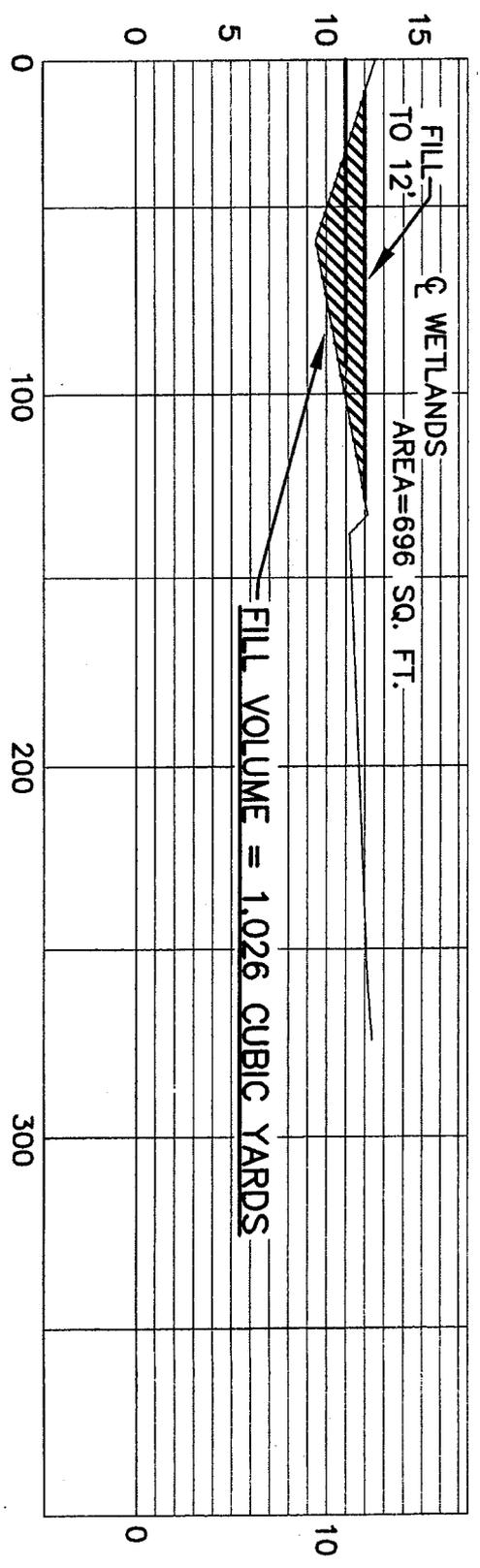
**FORSBERG ENGINEERING
 AND SURVEYING, INC.**
 1587 SAVANNAH HIGHWAY SUITE B
 P. O. BOX 30575
 CHARLESTON, SOUTH CAROLINA 29417
 (843) 571-2522 FAX (843) 571-6780
 CIVIL ENGINEERING, LAND SURVEYING
 AND LANDSCAPE ARCHITECTURE



WETLAND
FILL AREA



CROSS SECTION @ STA. 1+00



BEEES LANDING

NEAR GRANDE OAKS PLANTATION

CITY OF CHARLESTON

CHARLESTON COUNTY, SOUTH CAROLINA

SCALE: 1" = 50' HORIZ.

SCALE: 1" = 10' VERT.

DATE: 03/05/2003

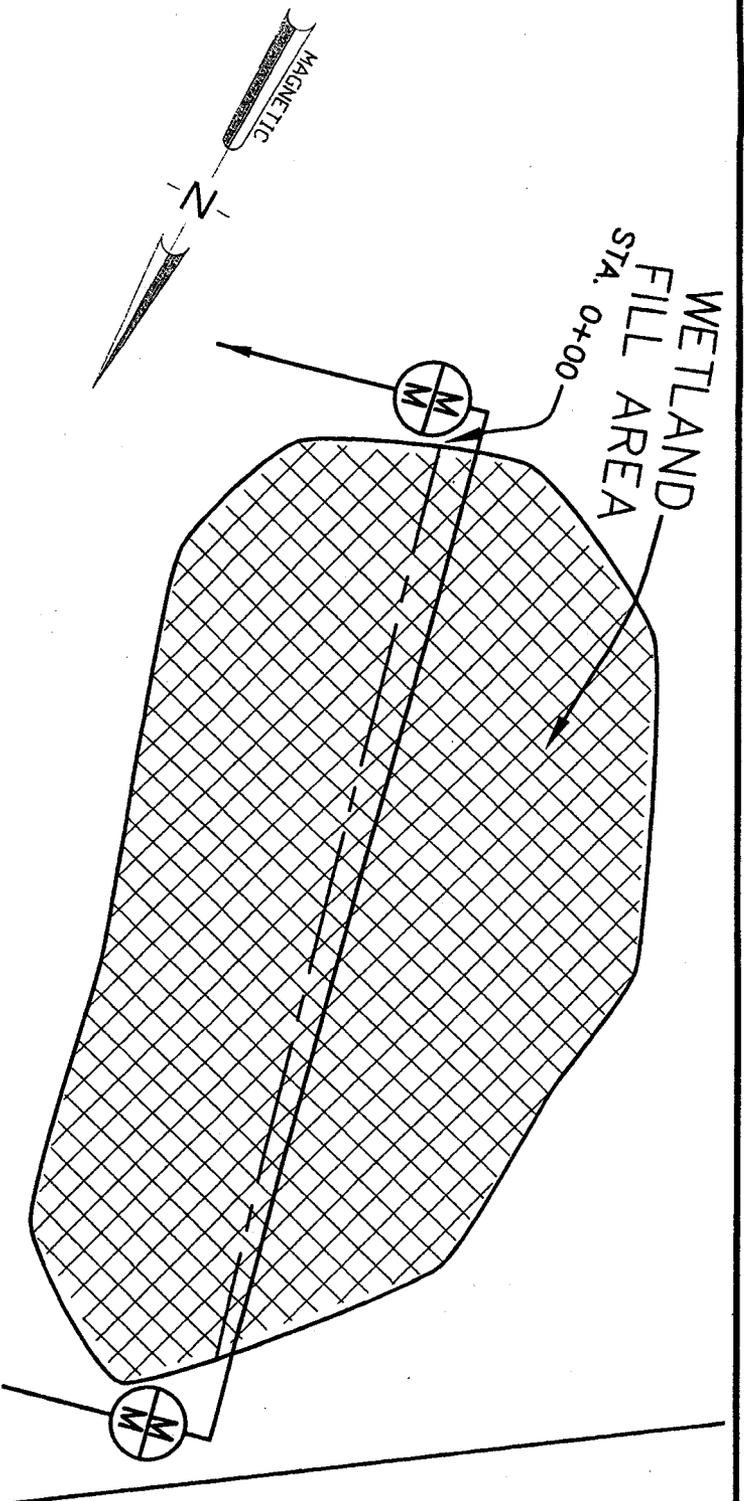
REVISED: 04/18/2003

SHEET 11 OF 21

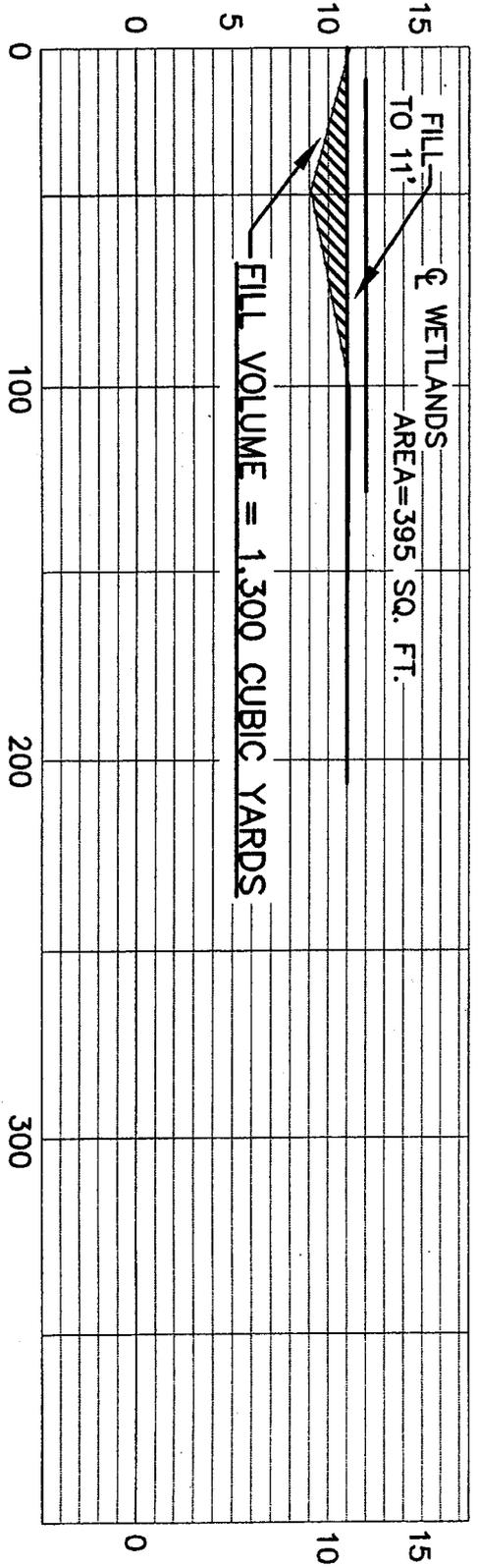


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CROSS SECTION @ STA. 1+00



BEEES LANDING

NEAR GRANDE OAKS PLANTATION

CITY OF CHARLESTON

CHARLESTON COUNTY SOUTH CAROLINA

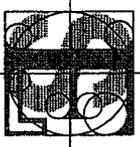
SCALE: 1" = 50' HORIZ.

SCALE: 1" = 10' VERT.

DATE: 03/05/2003

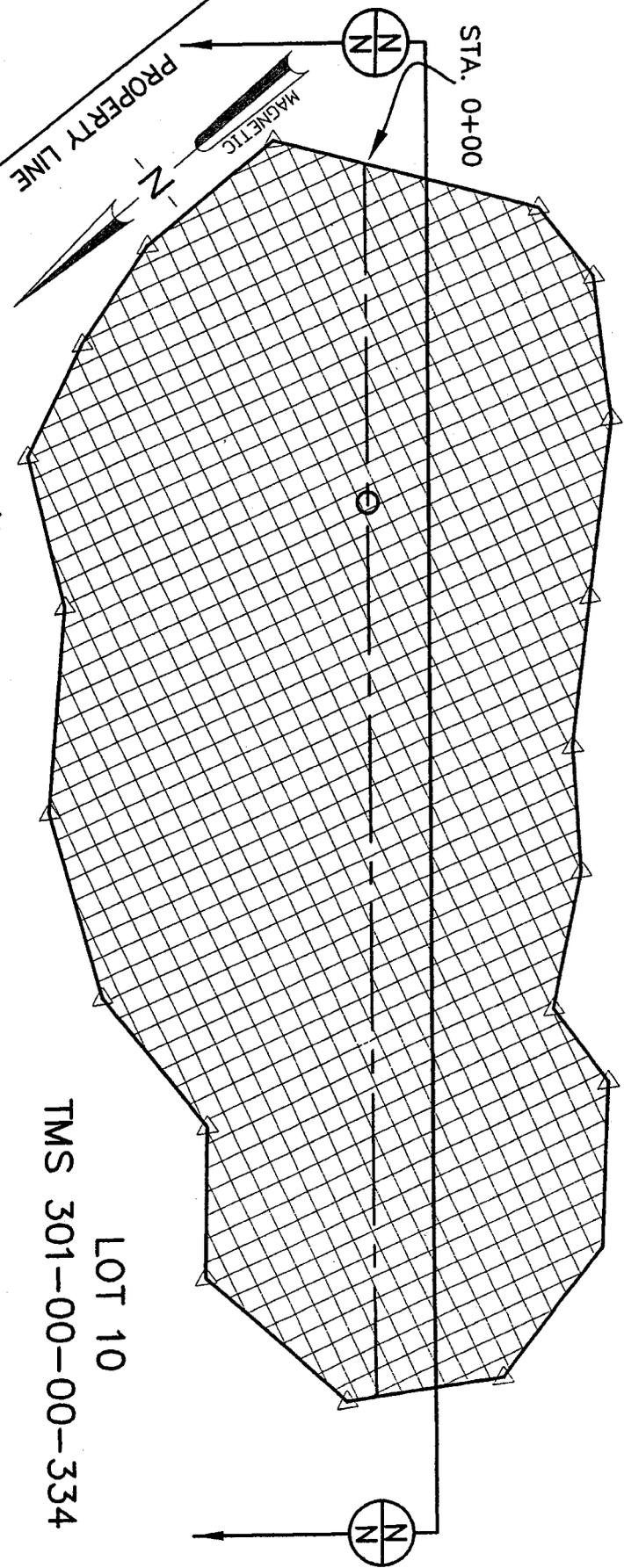
REVISED: 04/18/2003

SHEET 1 OF 1

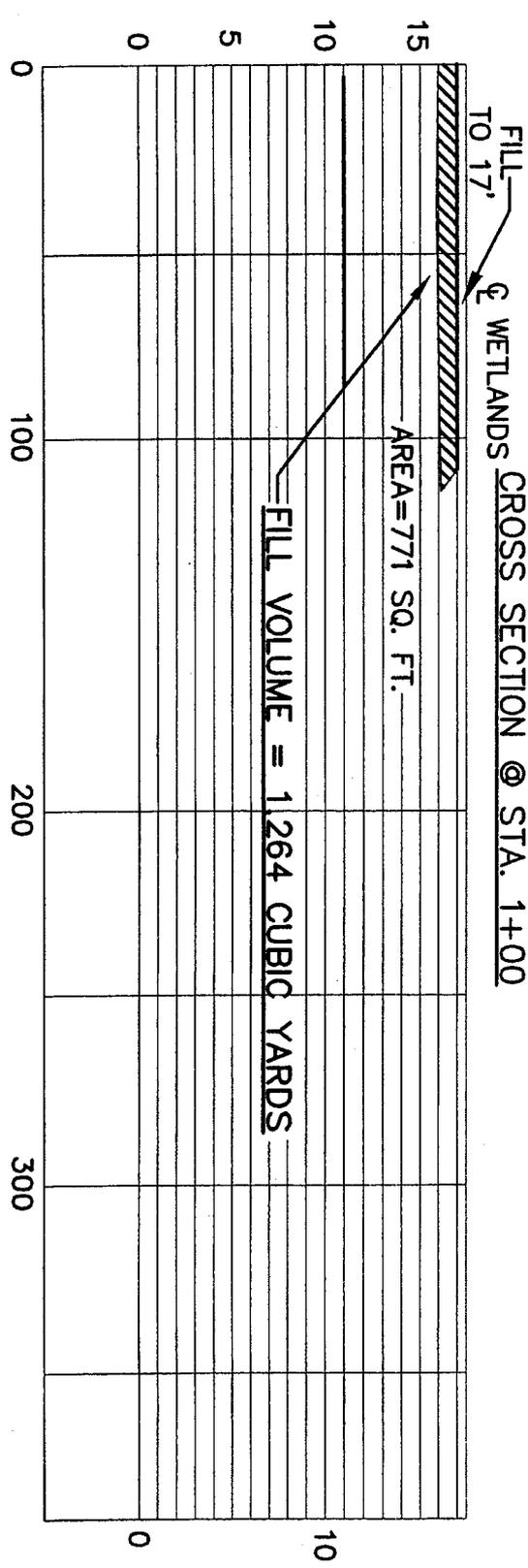


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CIVIL ENGINEERING, LAND SURVEYING
AND LANDSCAPE ARCHITECTURE



LOT 10
TMS 301-00-00-334



BEEES LANDING

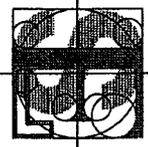
NEAR GRANDE OAKS PLANTATION
CITY OF CHARLESTON

CHARLESTON COUNTY SOUTH CAROLINA

SCALE: 1" = 50' HORIZ.
SCALE: 1" = 10' VERT.

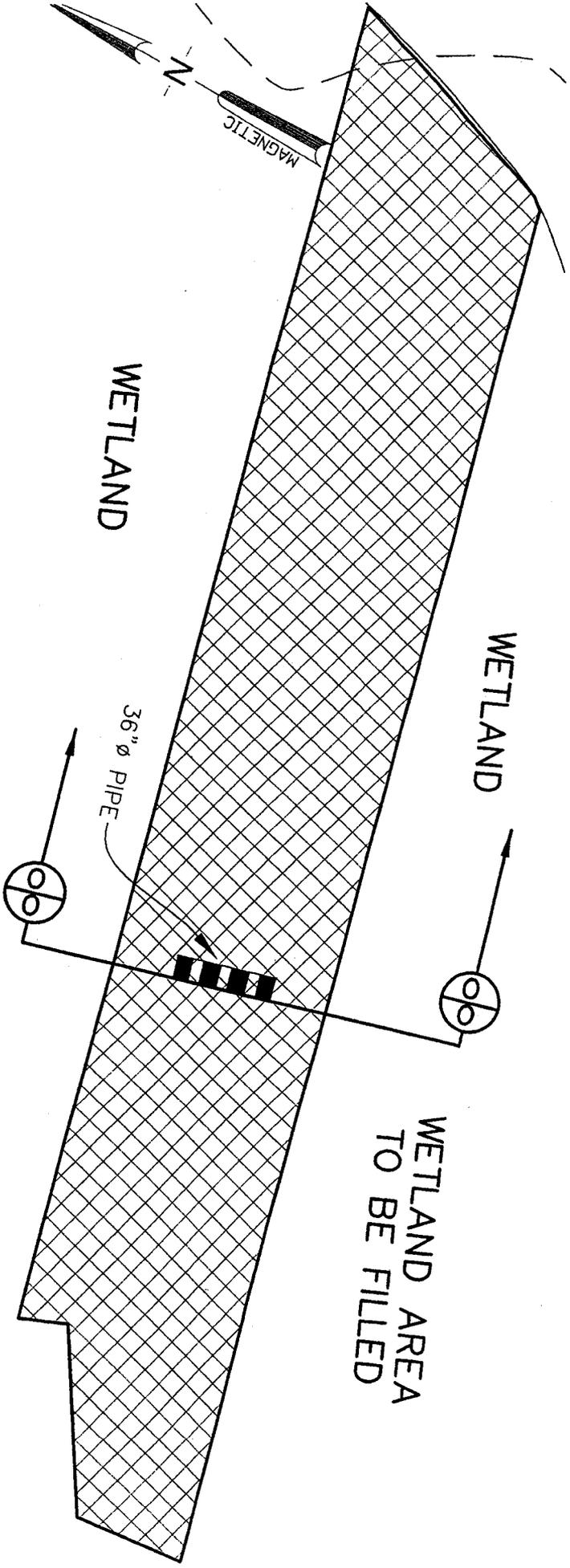
DATE: 03/05/2003
REVISED: 04/18/2003

SHEET 01 OF 01

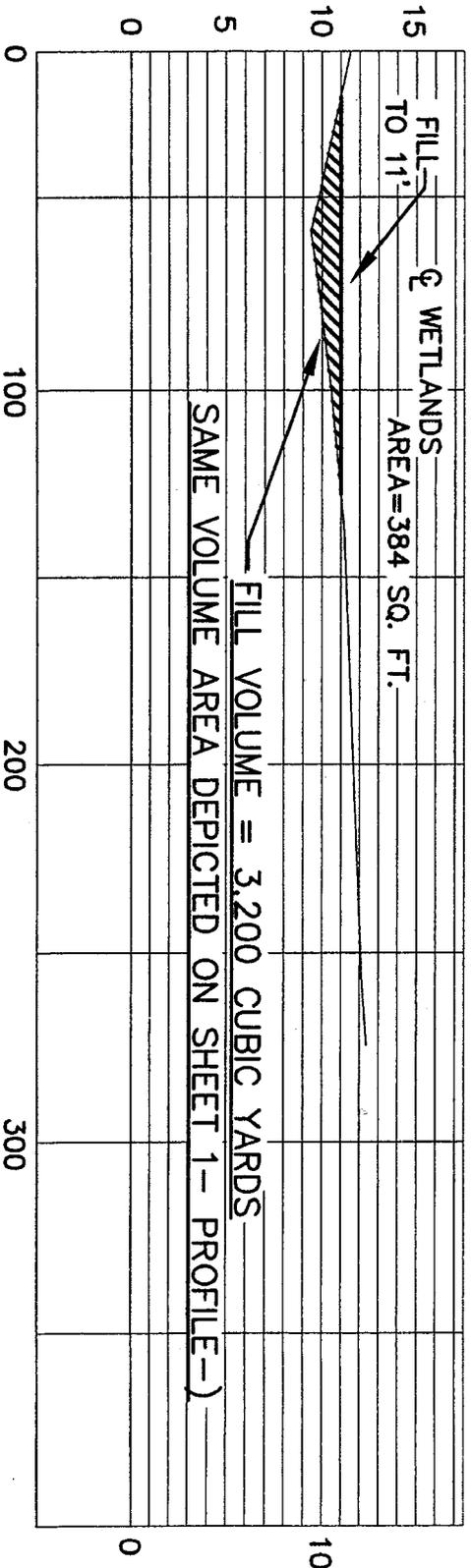


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CIVIL ENGINEERING, LAND SURVEYING
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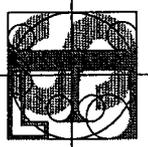


CROSS SECTION @ STA. 1+00



BEES LANDING
 NEAR GRANDE OAKS PLANTATION
 CITY OF CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA

SCALE: 1" = 50' HORIZ.
 SCALE: 1" = 10' VERT.
 DATE: 03/05/2003
 REVISED: 04/18/2003
 SHEET 20 OF 21



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 CIVIL ENGINEERING, LAND SURVEYING
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BEES LANDING
NEAR GRANDE OAKS PLANTATION
 CITY OF CHARLESTON
 QUAD E STON COUNTY SOUTH CAROLINA

SCALE: NOT TO SCALE
 (DETAIL PURPOSES ONLY)
 DATE: 04/18/2003
 SHEET 21 OF 21



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TYPICAL ROADWAY CROSS SECTION

NOT TO SCALE

