

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 #2004-1G-018-C

2 APRIL 2004

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

ENTERPRISE ROAD DEVELOPMENT, LLC
C/O JAMES M. WOOTEN, PE
DDC ENGINEERS, INC.
1298 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA 29577

for a permit to place fill material in wetlands adjacent to the

WACCAMAW RIVER / ATLANTIC INTRACOASTAL WATERWAY (AIWW)

at a location, a 538.40 tract of land adjacent to the AIWW off of Enterprise Road, Horry County, South Carolina. (Latitude 33.66574°- Longitude -79.06122°)

Directions to the site: From Charleston, take Highway 17 Bypass to Highway 707. Go approx. 6.6 miles to Bay Road. Turn left and go to Enterprise Road, the site is on the left.

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, MAY 3, 2004

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 approximately 1.05 acres of wetlands for development of the site. Specifically, the proposed impacts are 0.41 acre for road crossings and utilities; 0.31 acre for site grading; 0.19 for construction of a causeway with a bulkhead on each side; and 0.14 acre for stormwater management. As mitigation for the proposed impacts the applicant proposes to preserve the

2 APRIL 2004

remaining 154.02 acres of wetlands on site and enhance them with 27.0 acres of 35-foot average width upland buffers. In addition, the applicant proposes to construct several docks on the edge of a proposed man-made lake constructed from uplands, this portion of the work will not require a permit from this office. The purpose of the proposed work as stated by the applicant is to create a high-quality residential community with amenities.

NOTE: The applicant also proposes to construct fifteen individual docks, two joint use docks, community docking facilities and a gazebo, which are being processed under a separate application.

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 Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. This activity may also require evaluation for compliance with the S.C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S.C. Department of Health and Environmental Control. 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 or the navigable waters permit 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 1.05 acres of freshwater substrates inland 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 National Marine Fisheries Service on this determination. The U. S. fish and Wildlife Service has already concurred with this determination (FWS Log No. 4-6-04-T-069).

2 APRIL 2004

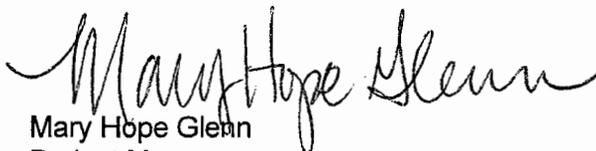
The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed 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.

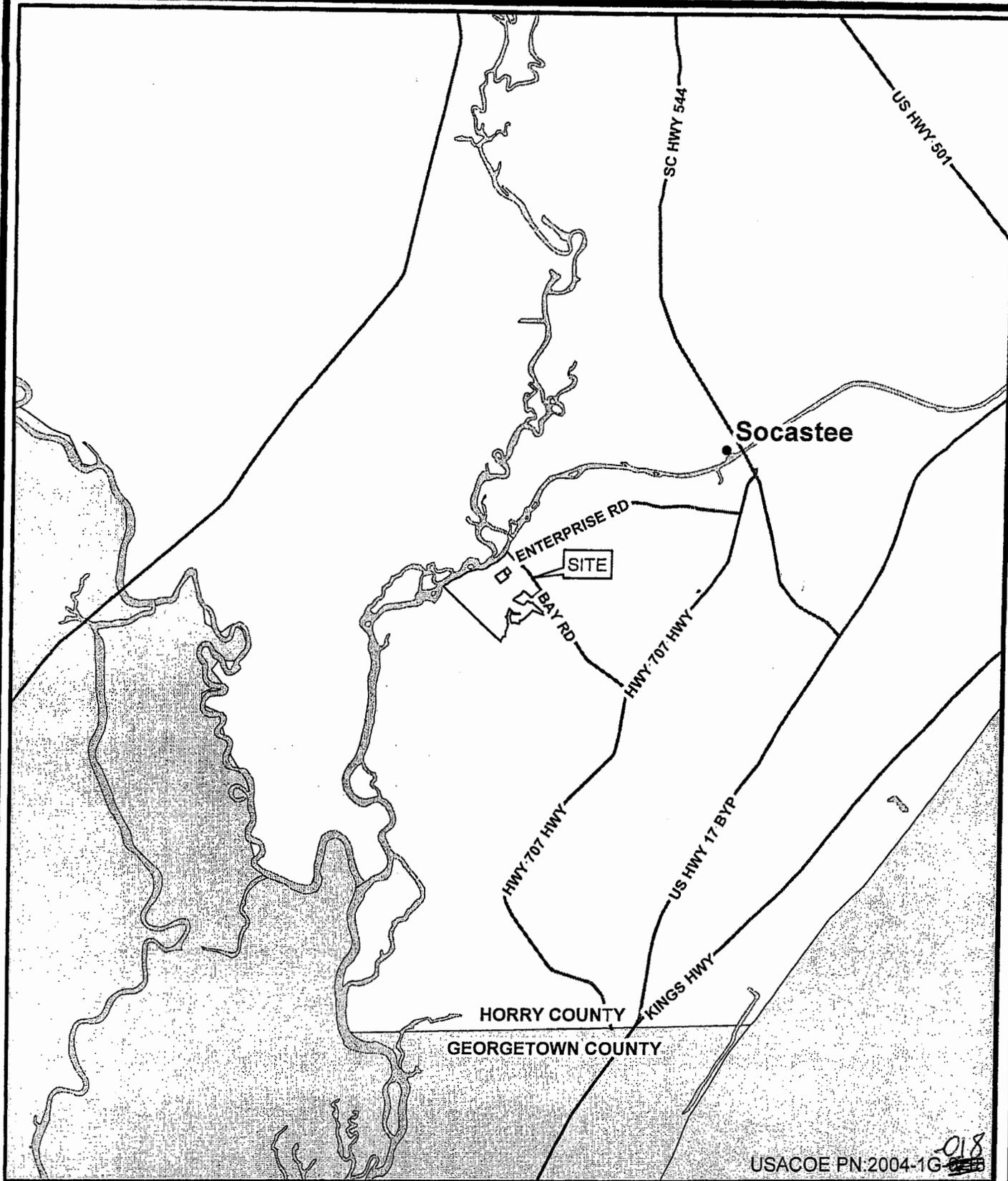
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section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

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



Mary Hope Glenn
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



USACOE PN.2004-1G-018

**CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE**

VICINITY MAP

COUNTY: HORRY
STATE: SOUTH CAROLINA

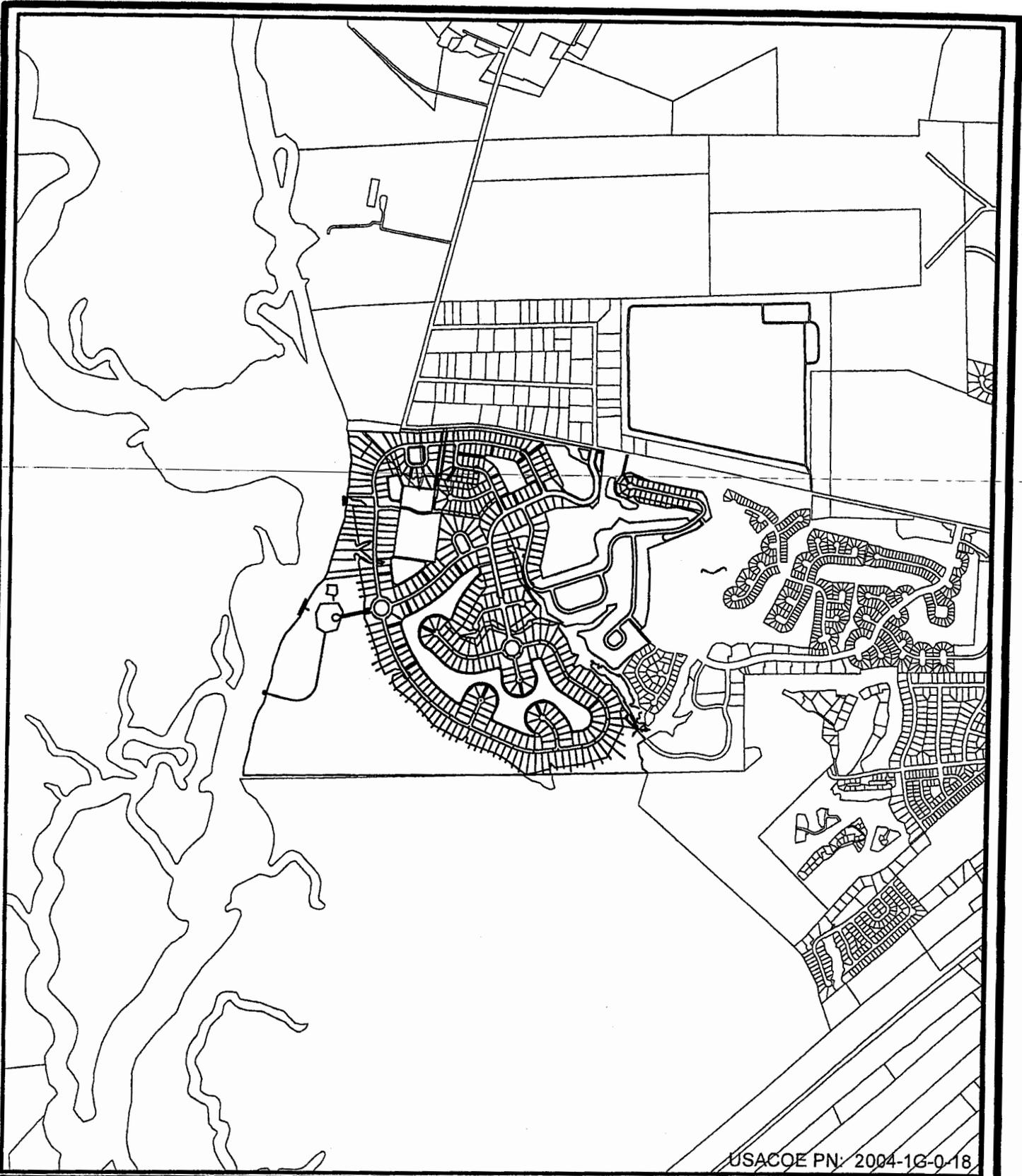
Job No.: 03.03396

Scale: 1" = 10,000'



SHEET 01 OF 2
DATE: FEBRUARY 16, 2004 *30* Exhibits

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC



USACOE PN: 2004-1G-0-18

<p>CYPRESS RIVER PLANTATION REVISED REGULATORY PERMIT APPLICATION SEGMENT ONE</p>	<p>LOCATION MAP</p>		<p>TEMPORARY BOAT MOORING</p>
<p>SHEET 02 OF  30 Exhibits DATE: FEBRUARY 16, 2004</p>	<p>Job No.: 03.03396</p>	<p>Scale: 1" = 2,000'</p>	<p>COUNTY: HORRY STATE: SOUTH CAROLINA</p> <p>DDC DDC Engineers, Inc. <small>1200 Professional Drive Aylett Beach, SC 29517 843-492-3100 www.ddcinc.com</small></p>
<p>APPLICANT: ENTERPRISE ROAD DEVELOPMENT, LLC</p>			



TYPE OF IMPACT	AREA	ACREAGE
ROAD CROSSINGS AND UTILITY IMPACTS	A-1	0.02
	A-2	0.09
	A-3	0.03
	A-4	0.18
	A-5	0.05
	A-6	0.02
	A-7	0.01
	A-8	0.03
SUBTOTAL		0.41
SITE GRADING IMPACTS	B-1	0.10
	B-2	0.01
	B-3	0.09
	B-4	0.01
	B-5	0.04
	B-6	0.02
	B-7	0.05
SUBTOTAL		0.31
CAUSEWAY TO ISLAND IMPACTS	C-1	0.19
SUBTOTAL		0.19
STORMWATER MANAGEMENT LAKE AND POND IMPACTS	D-1	0.03
	D-2	0.11
SUBTOTAL		0.14
TOTAL IMPACT		1.05

LEGEND:

- EXISTING WETLANDS
- PROPOSED WETLAND BUFFER
- PROPOSED WETLAND IMPACT
- ARCHAEOLOGICAL SITES

SEE ATTACHED 24' x 36" DRAWING



USACOE PN: 2004-IG-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

**WETLAND AND
ARCHAEOLOGICAL SITE MAP**

COUNTY: Horry
STATE: SOUTH CAROLINA

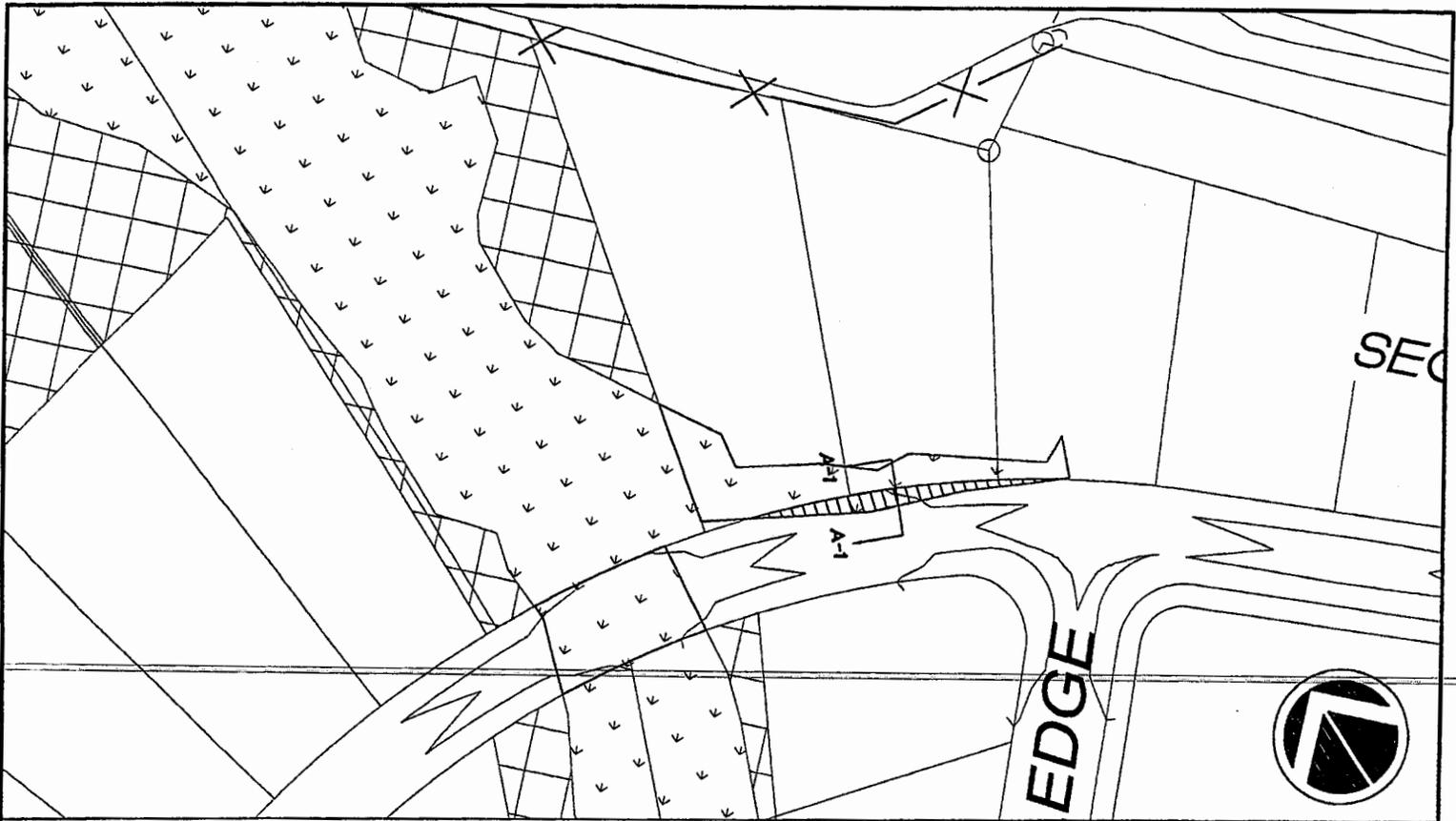
PROJECT#: 03.03396 SCALE: 1" = 100'

SHEET 03 OF ~~24~~ 36
DATE: FEBRUARY 16, 2004

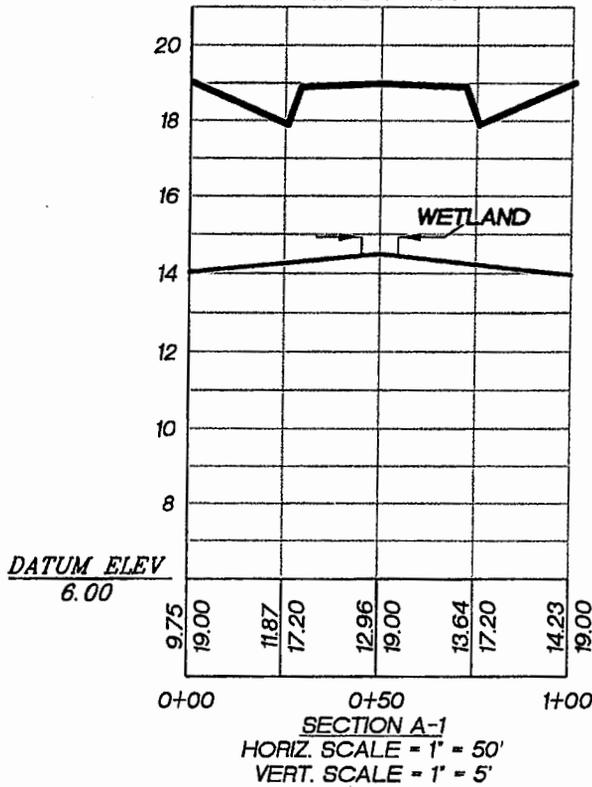
EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC





PLAN
SCALE: 1" = 100'



USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

ROAD CROSSING AND
UTILITY IMPACTS
SITE A-1

PROPOSED WETLAND FILL FOR:
RESIDENTIAL ROADS AND UTILITIES

COUNTY: HORRY
STATE: SOUTH CAROLINA

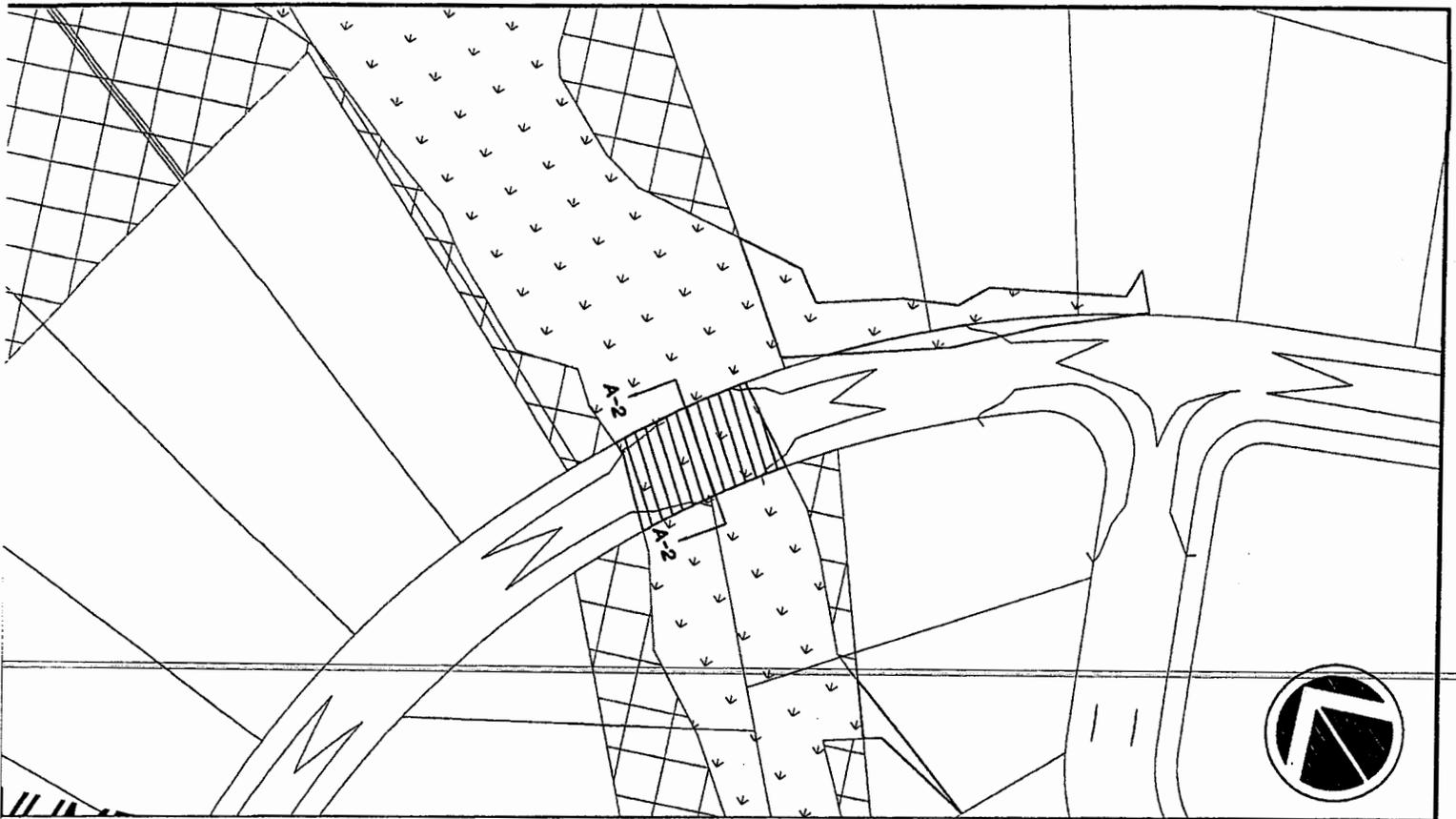
PROJECT#: 03.03396 SCALE: AS SHOWN

DDC
DDC Engineers, Inc.
ENGINEERS, PLANNERS, + SURVEYORS
1298 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA
PHONE: (843) 692-3200
FAX: (843) 692-3210

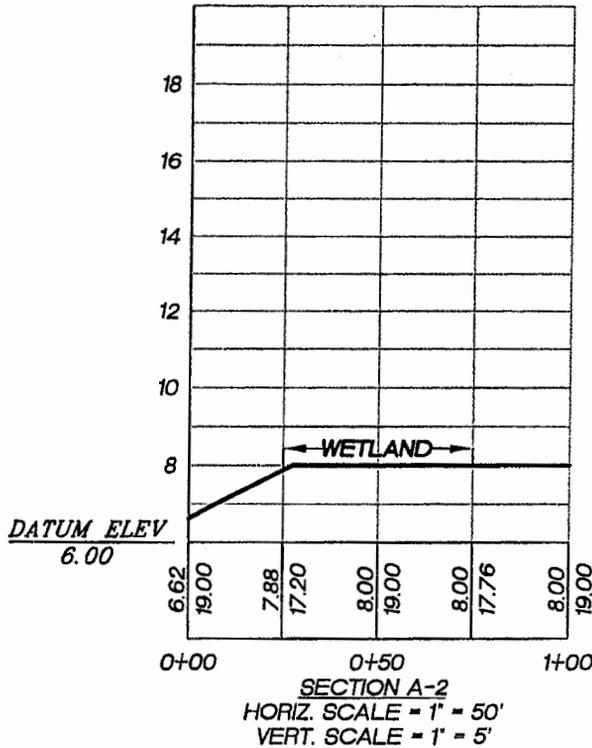
DATE: FEBRUARY 16, 2004
SHEET 05 OF 36

EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC



PLAN
SCALE: 1" = 100'



USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

ROAD CROSSING AND
UTILITY IMPACTS
SITE A-2

PROPOSED WETLAND FILL FOR:
RESIDENTIAL ROADS AND UTILITIES

COUNTY: HORRY
STATE: SOUTH CAROLINA

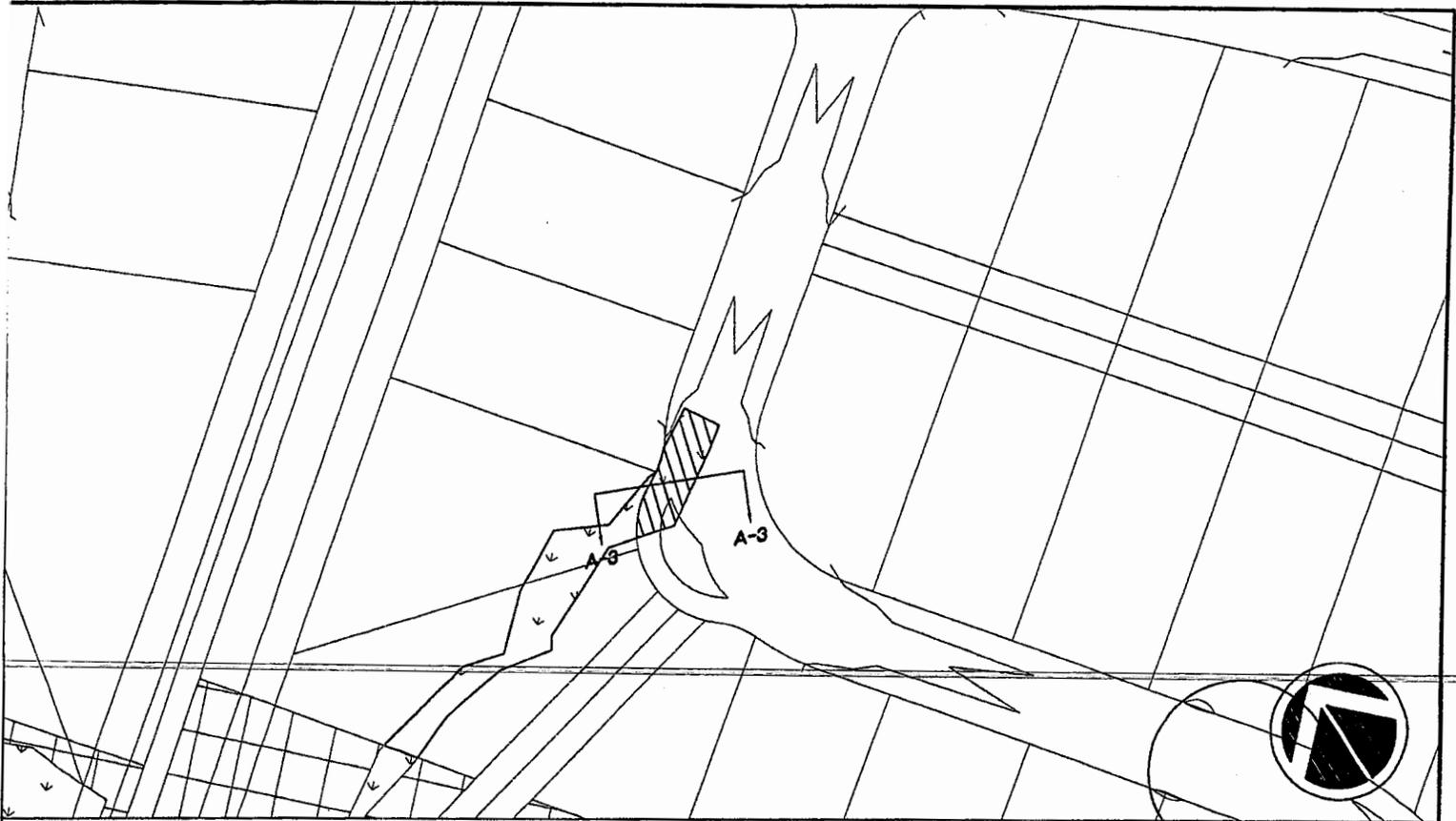
PROJECT#: 03.03396 SCALE: AS SHOWN

DATE: FEBRUARY 16, 2004
SHEET 06 OF 25 36

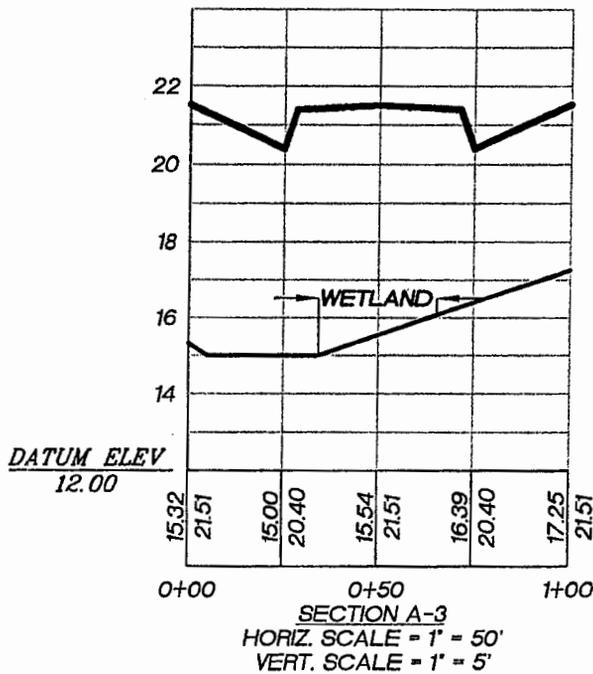
EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC

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1238 PROFESSIONAL DRIVE
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PLAN
SCALE: 1" = 100'



USACOE PN-2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

ROAD CROSSING AND
UTILITY IMPACTS
SITE A-3

PROPOSED WETLAND FILL FOR:
RESIDENTIAL ROADS AND UTILITIES

COUNTY: Horry
STATE: SOUTH CAROLINA

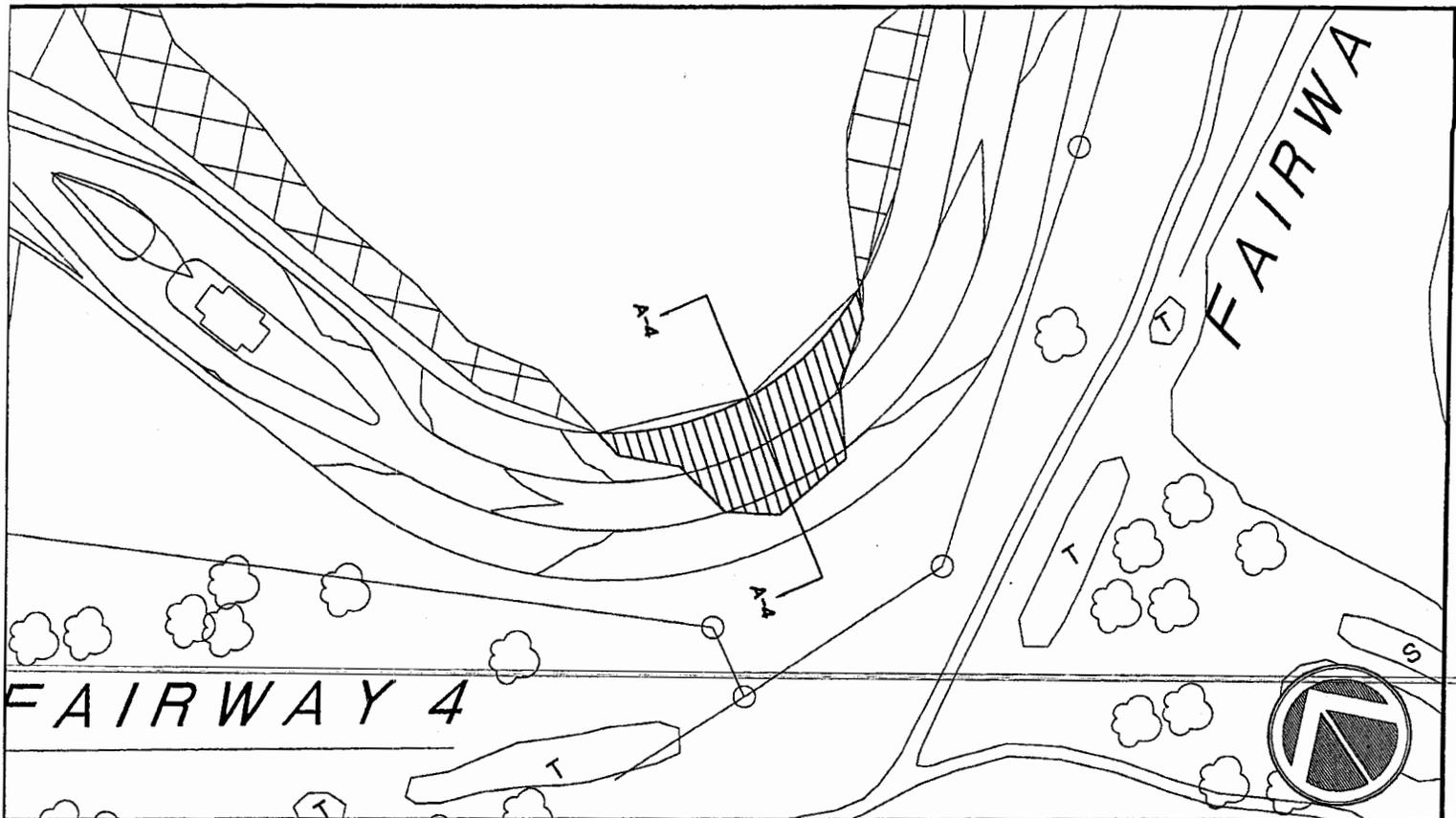
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DATE: FEBRUARY 16, 2004
SHEET 07 OF 30

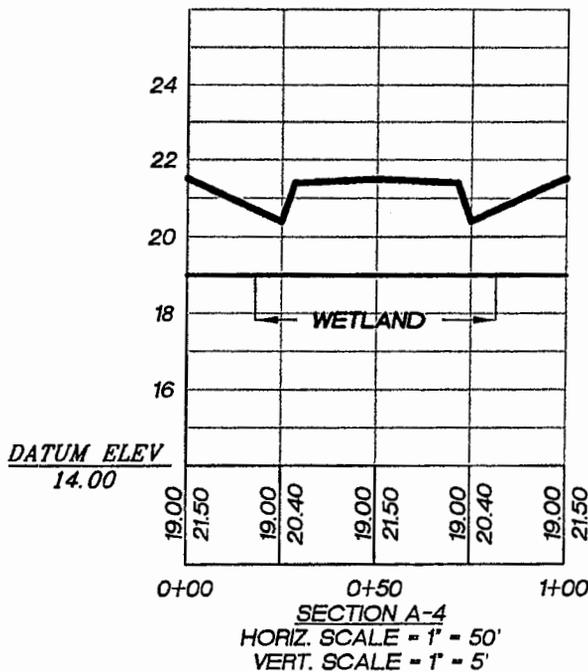
EXHIBITS

APPLICANT:
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PLAN
SCALE: 1" = 100'



USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

**ROAD CROSSING AND
UTILITY IMPACTS
SITE A-4**

PROPOSED WETLAND FILL FOR:
RESIDENTIAL ROADS AND UTILITIES

COUNTY: HORRY
STATE: SOUTH CAROLINA

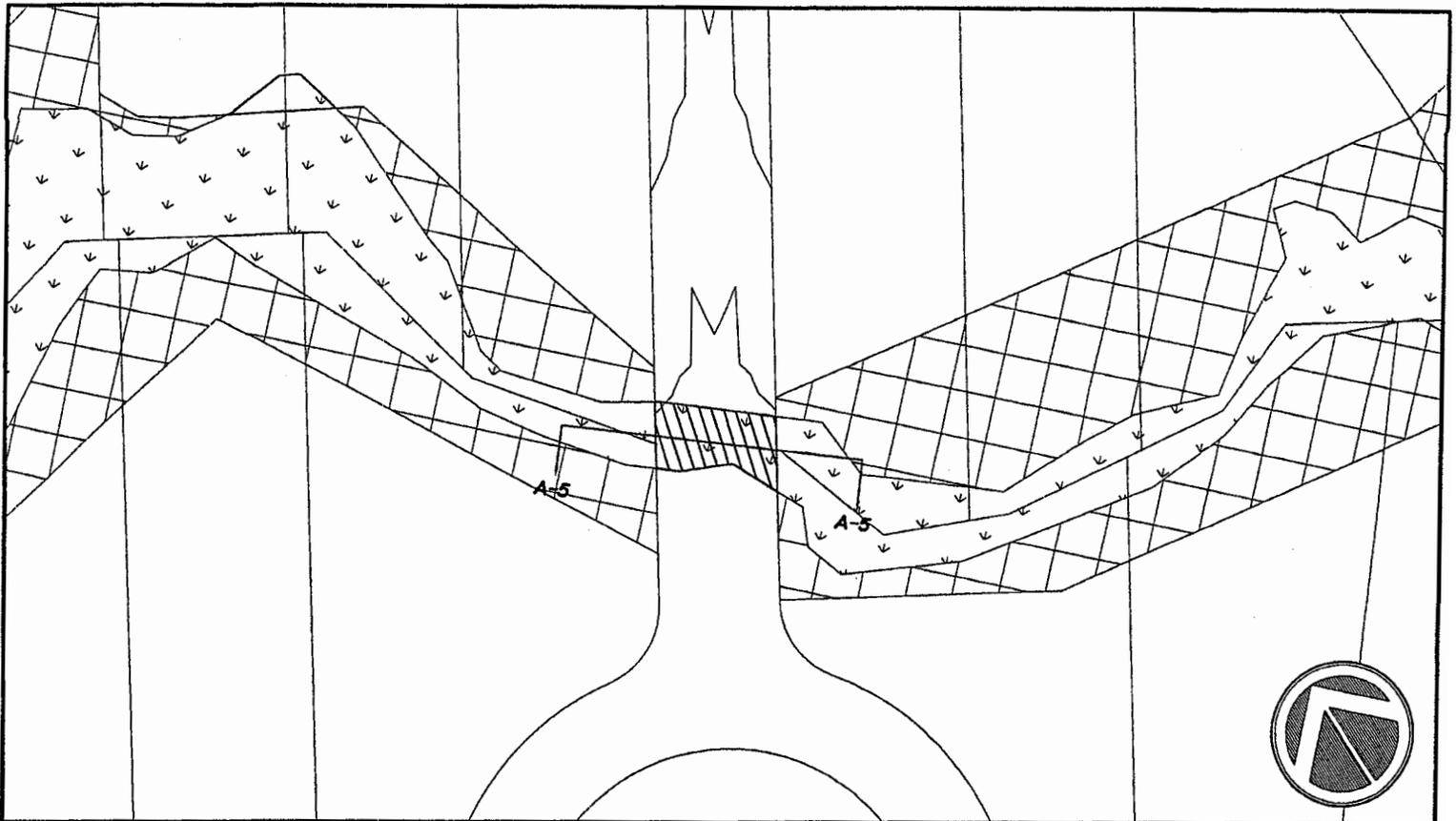
PROJECT#: 03.03396 SCALE: AS SHOWN

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DDC Engineers, Inc.
ENGINEERS, PLANNERS, + SURVEYORS
1298 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA
PHONE: (843) 692-3200
FAX: (843) 692-3210

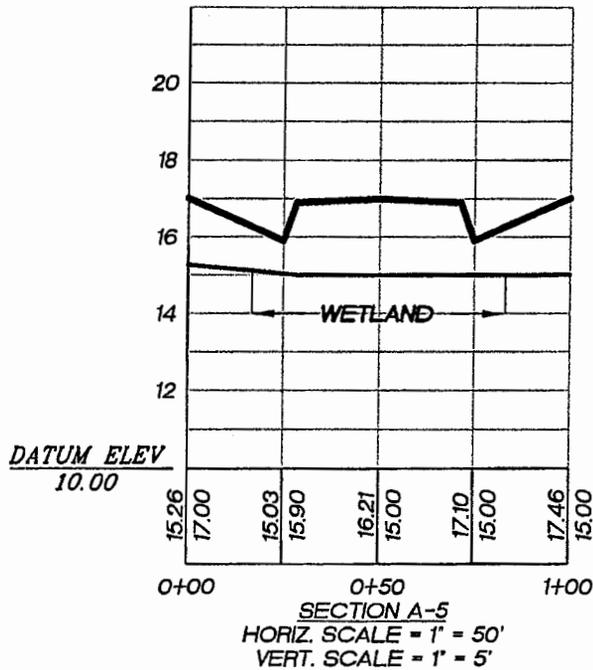
DATE: FEBRUARY 16, 2004
SHEET 08 OF 36

EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC



PLAN
SCALE: 1" = 100'



USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

**ROAD CROSSING AND
UTILITY IMPACTS
SITE A-5**

PROPOSED WETLAND FILL FOR:
RESIDENTIAL ROADS AND UTILITIES

COUNTY: HORRY
STATE: SOUTH CAROLINA

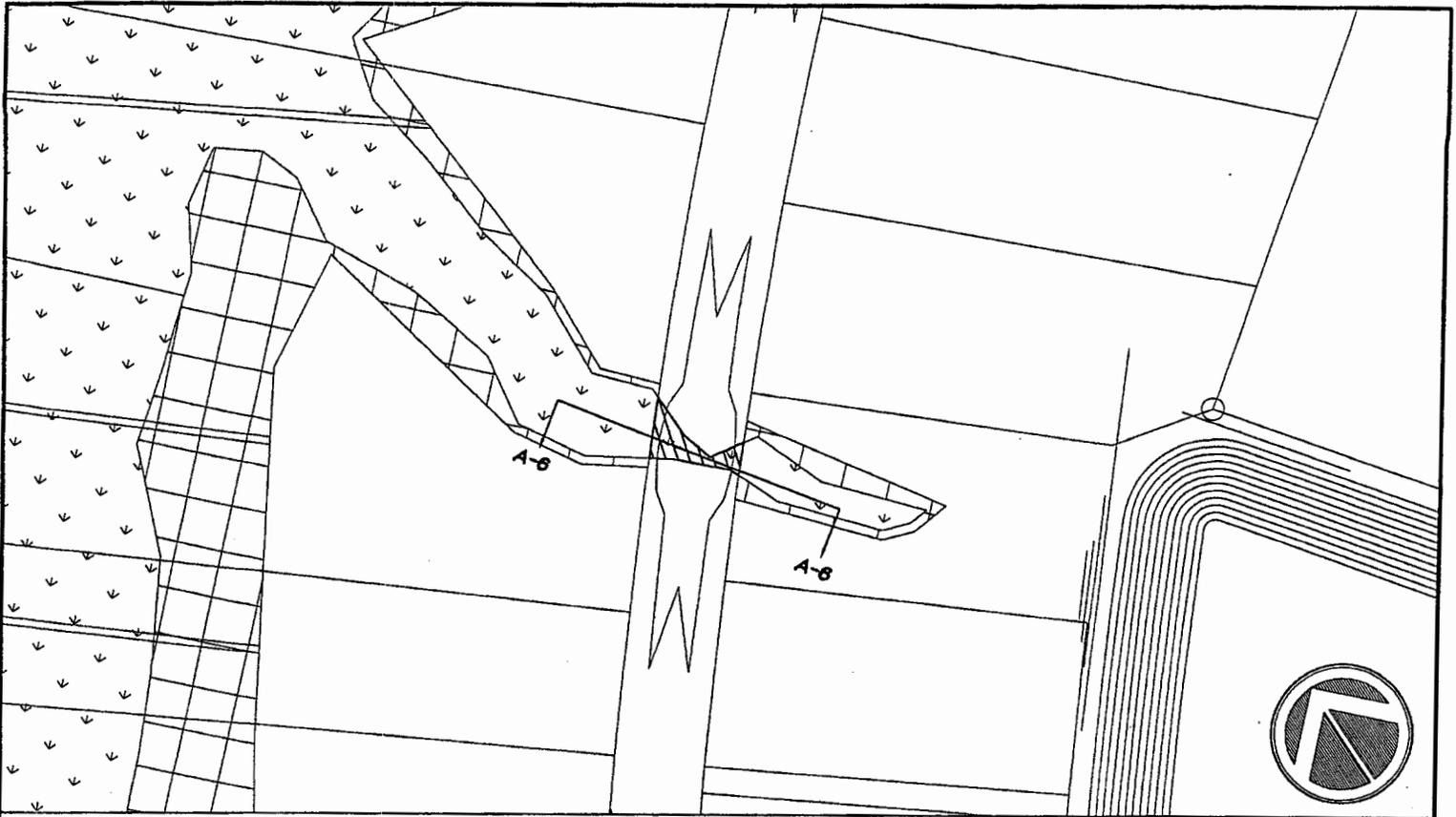
PROJECT#: 03.03396 SCALE: AS SHOWN

DDC
DDC Engineers, Inc.
ENGINEERS, PLANNERS, & SURVEYORS
1258 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA
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FAX: (843) 692-3210

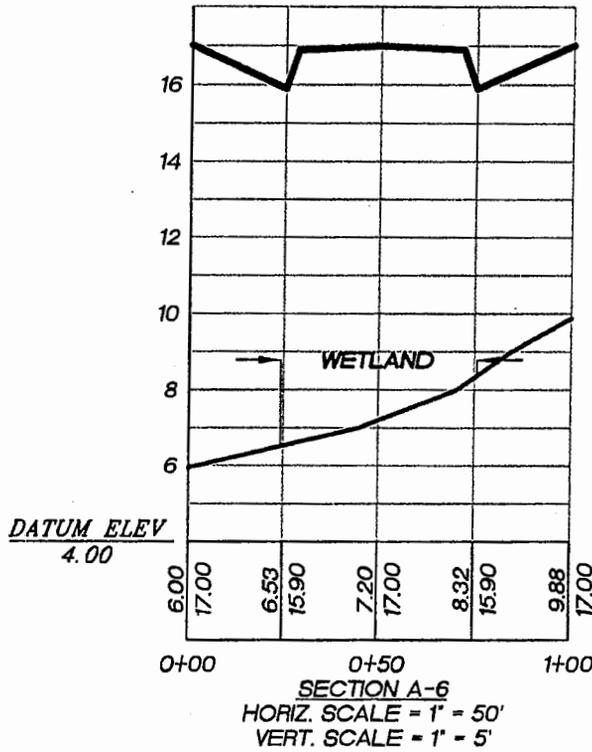
DATE: FEBRUARY 16, 2004
SHEET 09 OF 28 ~~30~~ 36

EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC



PLAN
SCALE: 1" = 100'



USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

ROAD CROSSING AND
UTILITY IMPACTS
SITE A-6

PROPOSED WETLAND FILL FOR:
RESIDENTIAL ROADS AND UTILITIES

COUNTY: HORRY
STATE: SOUTH CAROLINA

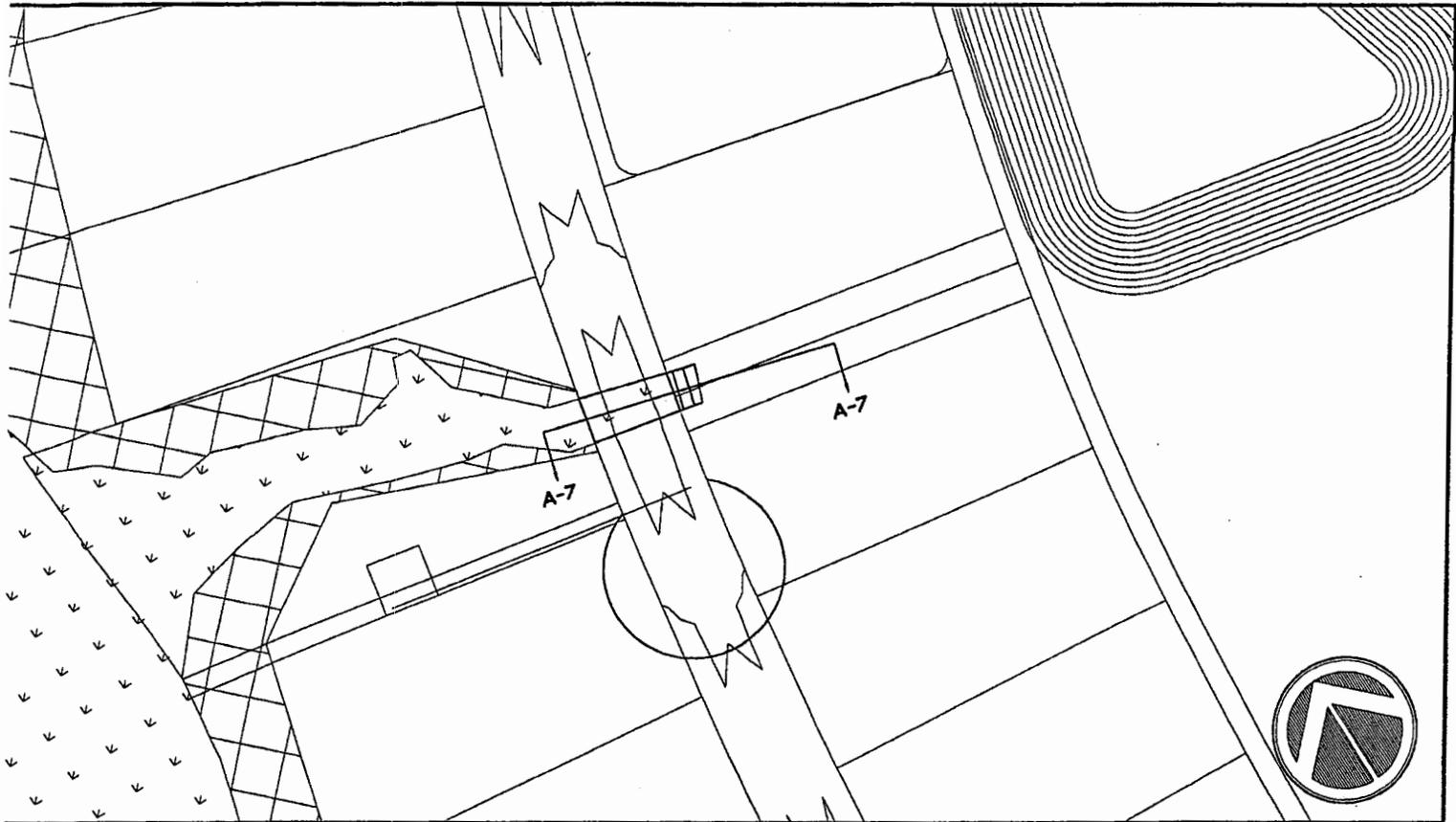
PROJECT#: 03.03396 SCALE: AS SHOWN

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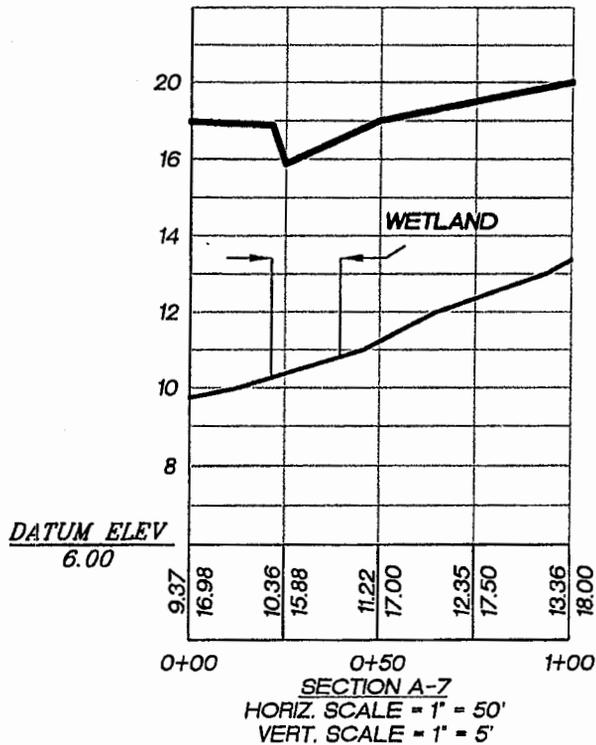
DATE: FEBRUARY 16, 2004
SHEET 10 OF ~~26~~ 36

EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC



PLAN
SCALE: 1" = 100'



USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

**ROAD CROSSING AND
UTILITY IMPACTS
SITE A-7**

PROPOSED WETLAND FILL FOR:
RESIDENTIAL ROADS AND UTILITIES

COUNTY: HORRY
STATE: SOUTH CAROLINA

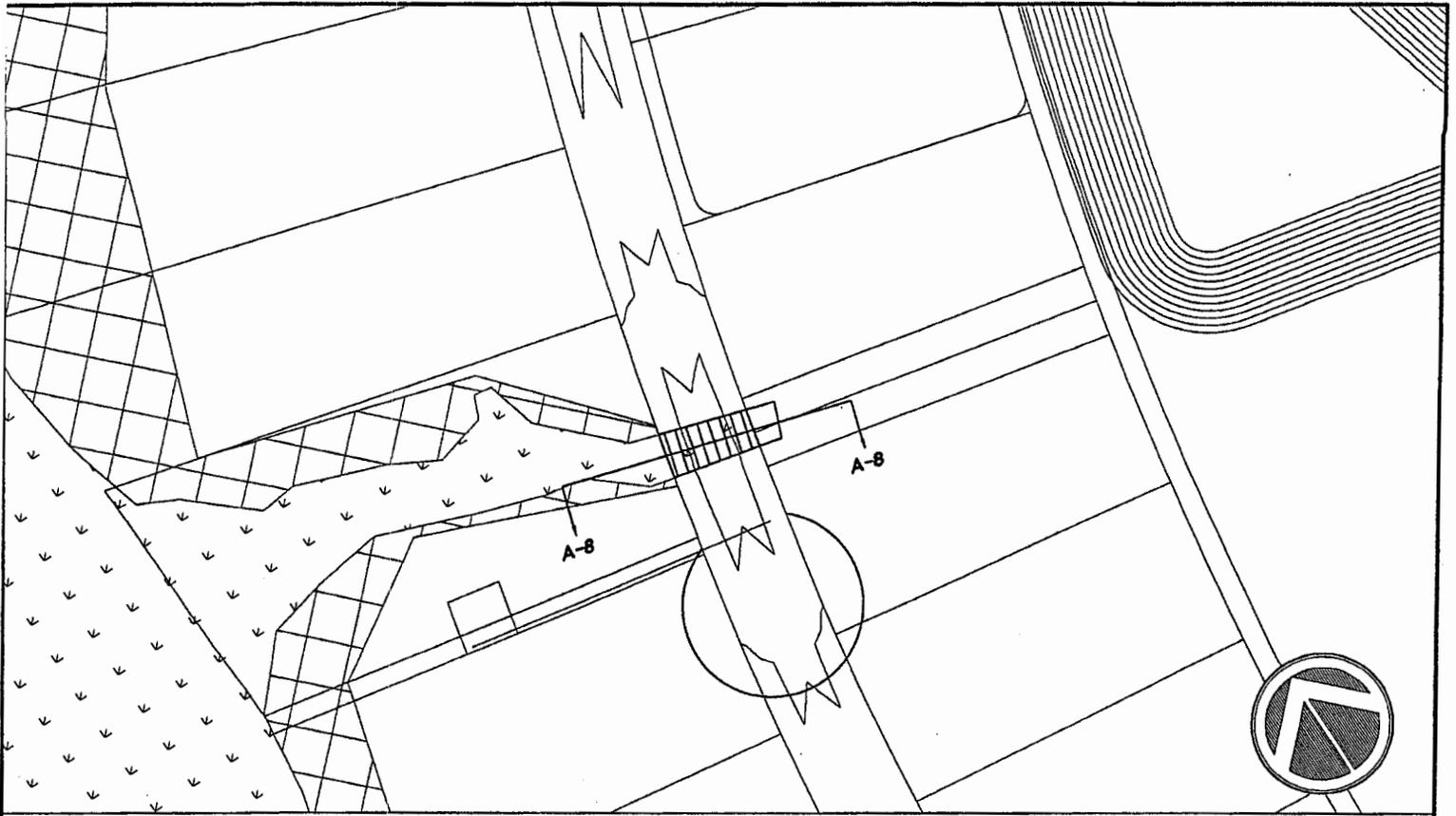
PROJECT#: 03.03396 SCALE: AS SHOWN

DATE: FEBRUARY 16, 2004
SHEET 11 OF 36

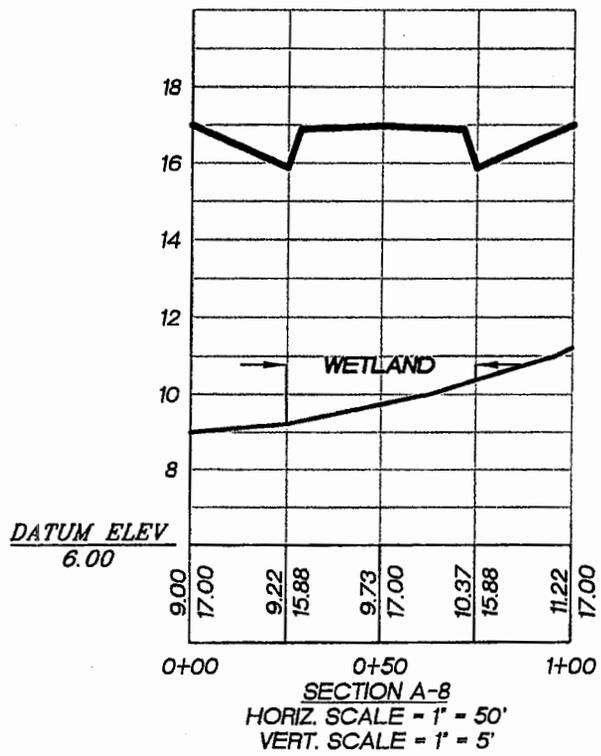
EXHIBITS

APPLICANT:
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PLAN
SCALE: 1" = 100'



USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

**ROAD CROSSING AND
UTILITY IMPACTS
SITE A-8**

PROPOSED WETLAND FILL FOR:
RESIDENTIAL ROADS AND UTILITIES
COUNTY: HORRY
STATE: SOUTH CAROLINA

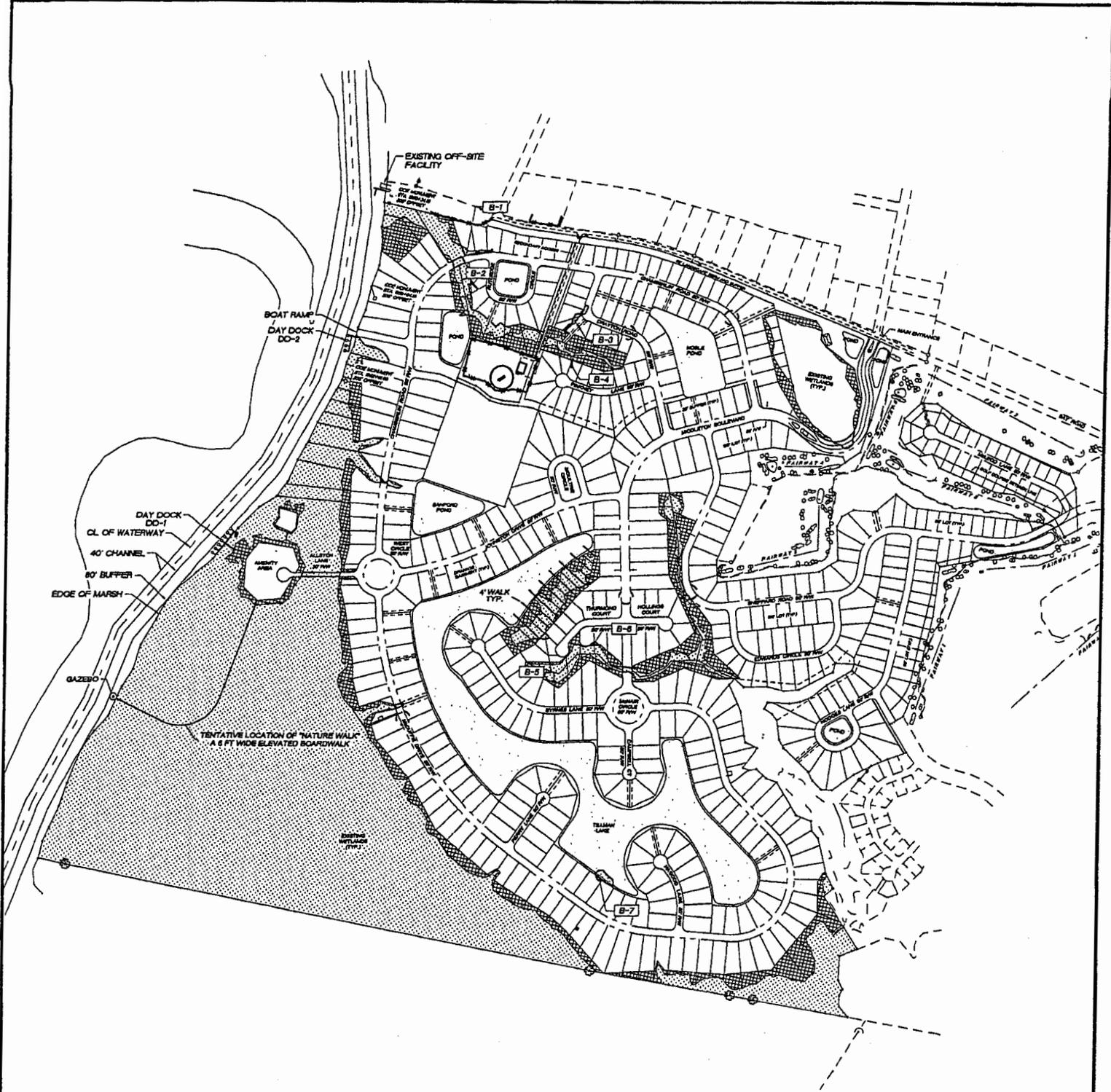
PROJECT#: 03.03396 SCALE: AS SHOWN

DATE: FEBRUARY 16, 2004
SHEET 12 OF 36

EXHIBITS

APPLICANT:
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FAX: (843) 692-3210



TYPE OF IMPACT	AREA	ACREAGE
SITE GRADING IMPACTS	B-1	0.10
	B-2	0.01
	B-3	0.08
	B-4	0.01
	B-5	0.04
	B-6	0.02
	B-7	0.05
SUBTOTAL		0.31

USACOE PN: 2004-1G-0/18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

SITE GRADING IMPACTS

PROPOSED WETLAND FILL FOR:
SITE GRADING

COUNTY: HORRY
STATE: SOUTH CAROLINA

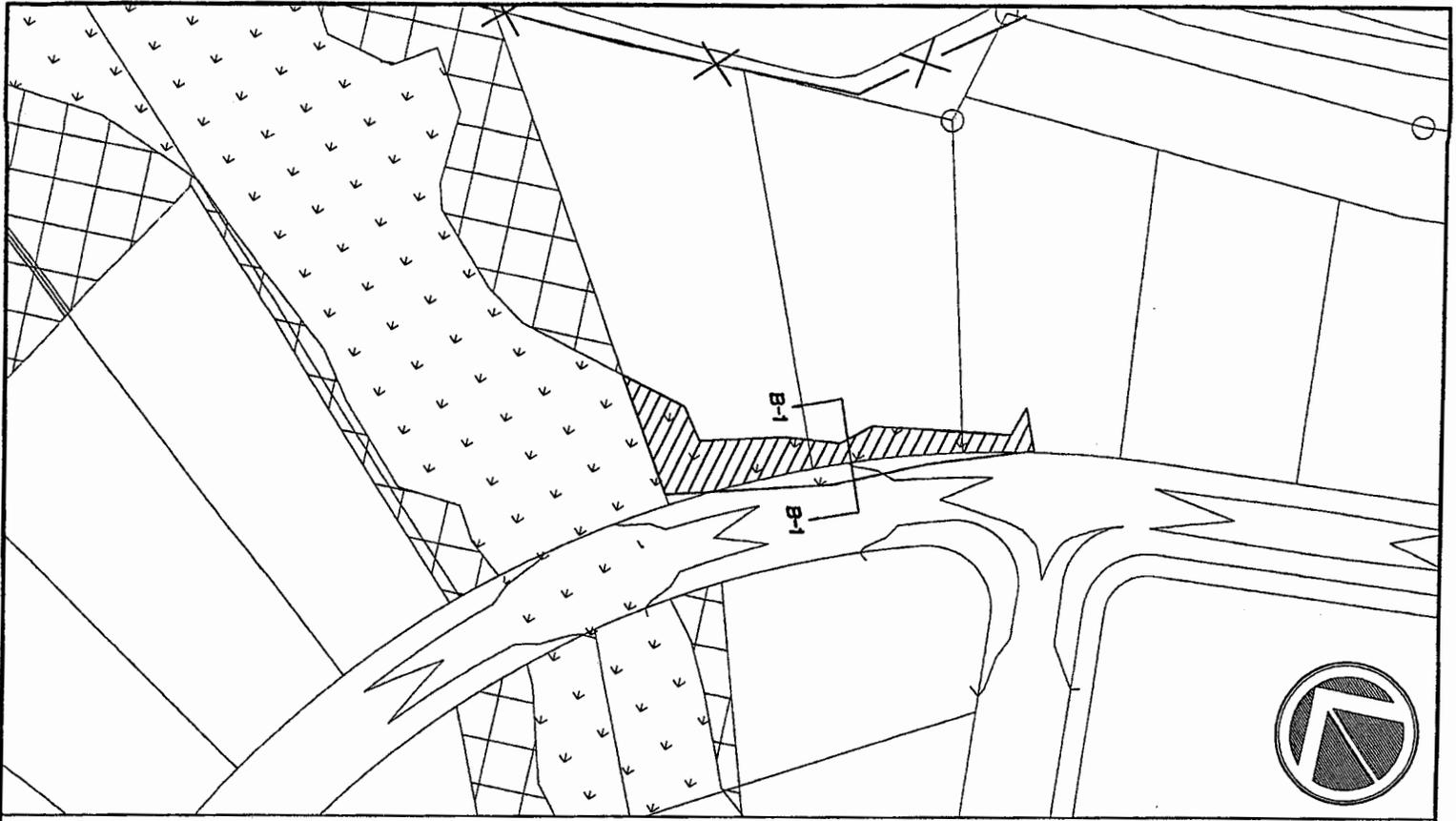
PROJECT#: 03.03396 SCALE: 1" = 100'

DATE: FEBRUARY 16, 2004
SHEET 14 OF ~~28~~ 36

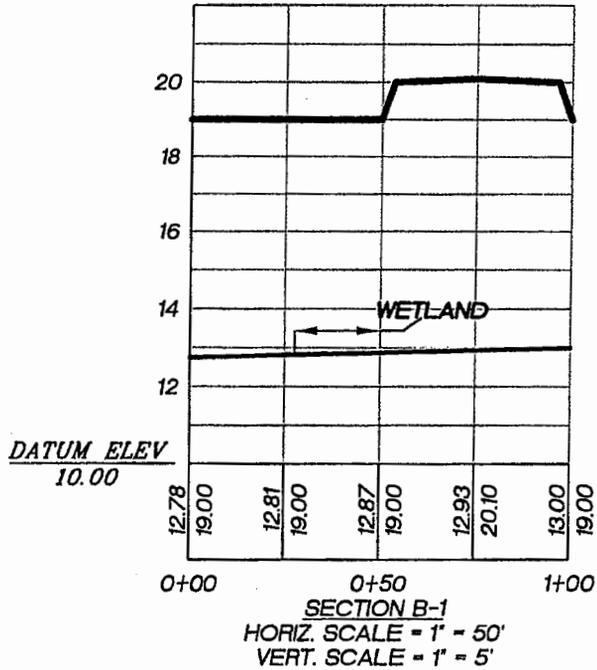
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PLAN
SCALE: 1" = 100'



USACOE PN: 2004-1G-0418

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

SITE GRADING IMPACTS B-1

PROPOSED WETLAND FILL FOR:
SITE GRADING

COUNTY: HORRY
STATE: SOUTH CAROLINA

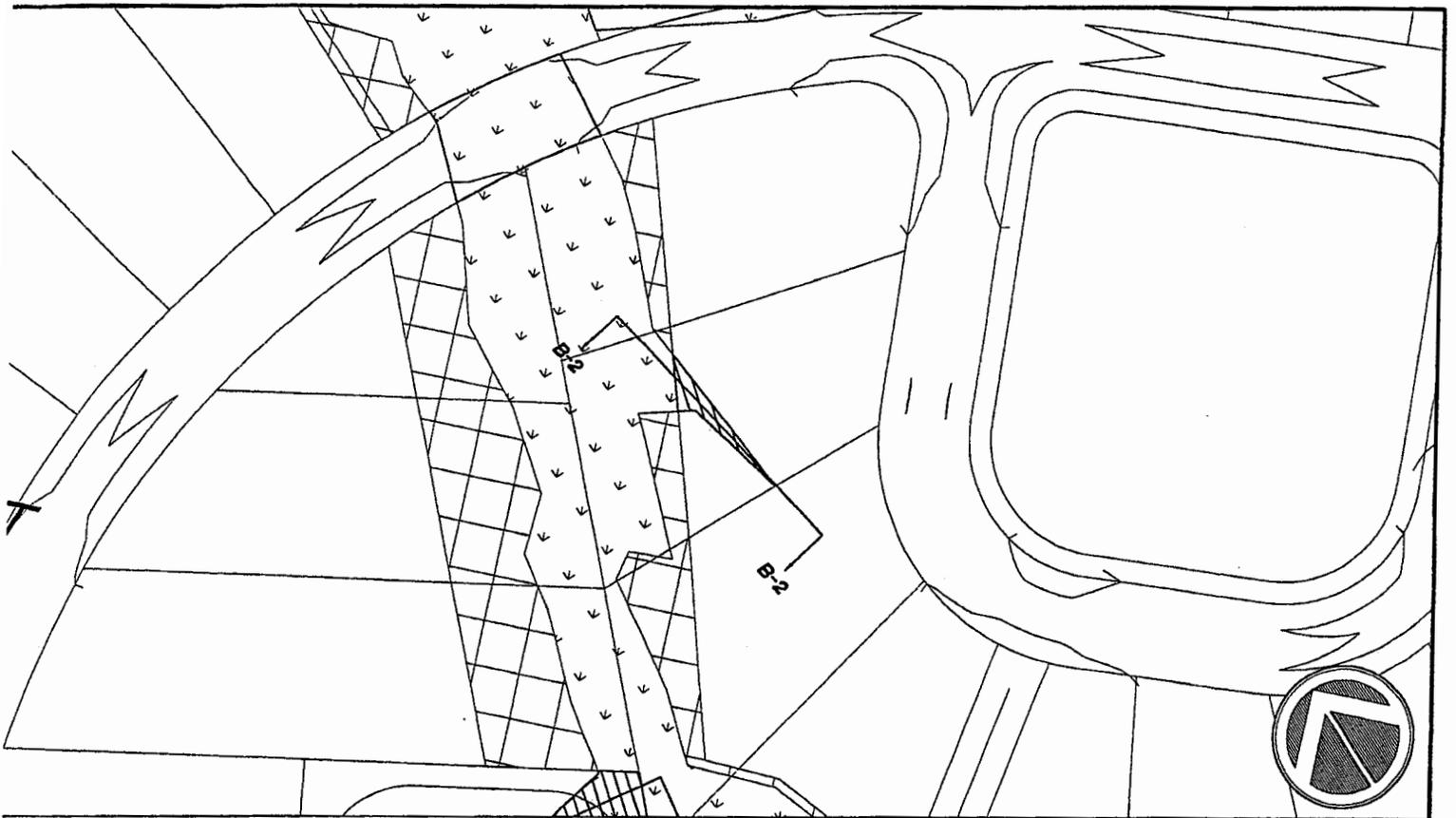
PROJECT#: 03.03396 SCALE: AS SHOWN

DATE: FEBRUARY 16, 2004
SHEET 15 OF 36

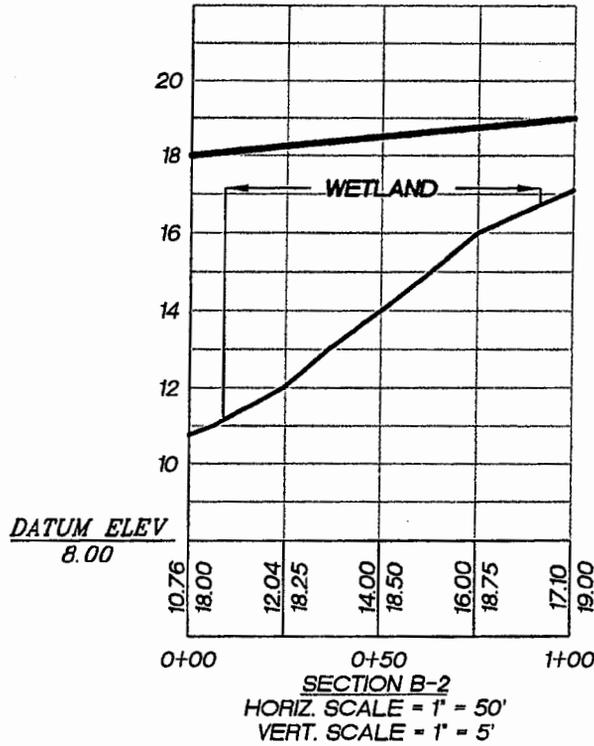
EXHIBITS

APPLICANT:
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PLAN
SCALE: 1" = 100'



USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

SITE GRADING IMPACTS B-2

PROPOSED WETLAND FILL FOR:
SITE GRADING

COUNTY: HORRY
STATE: SOUTH CAROLINA

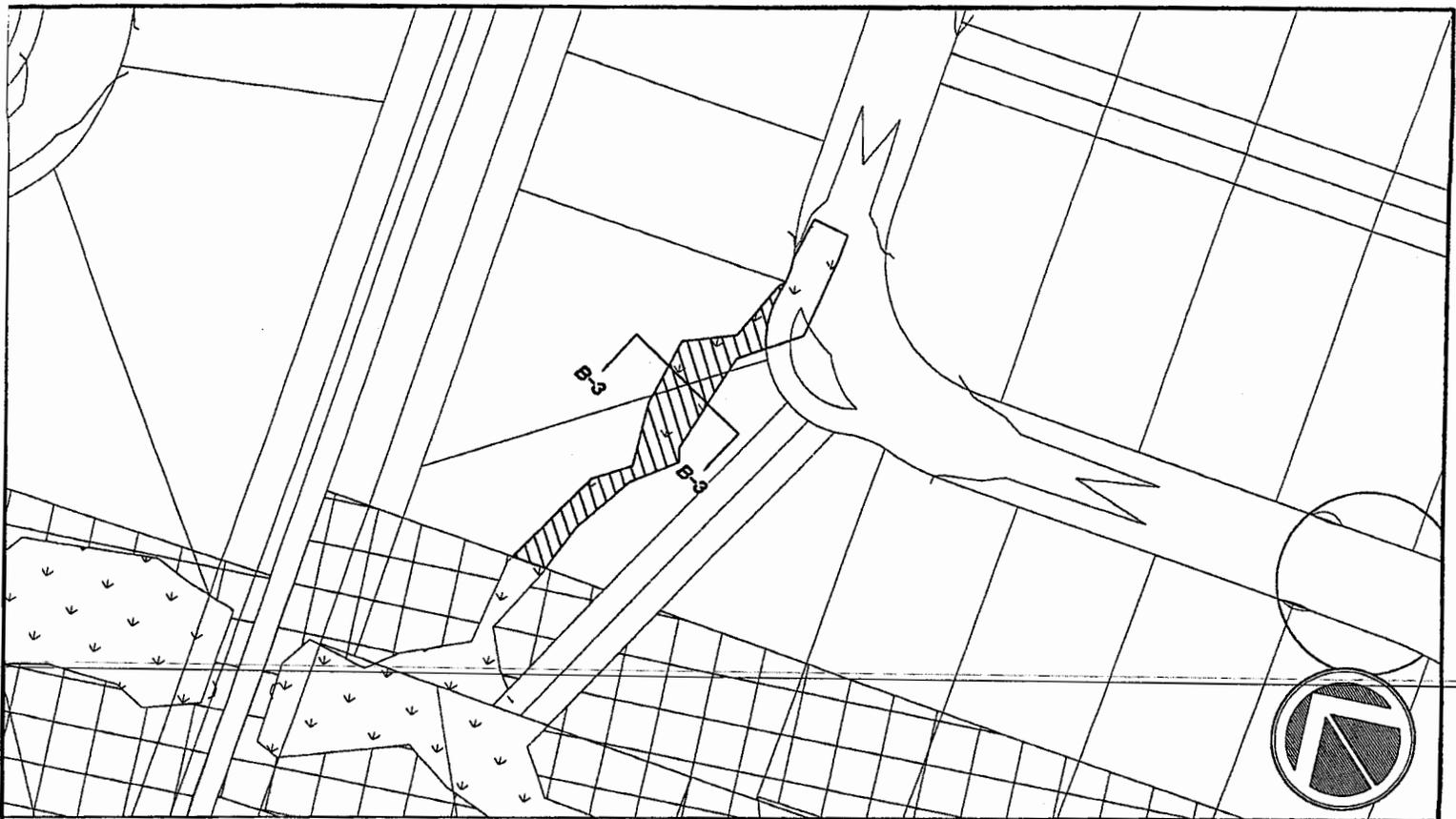
PROJECT#: 03.03396 SCALE: AS SHOWN

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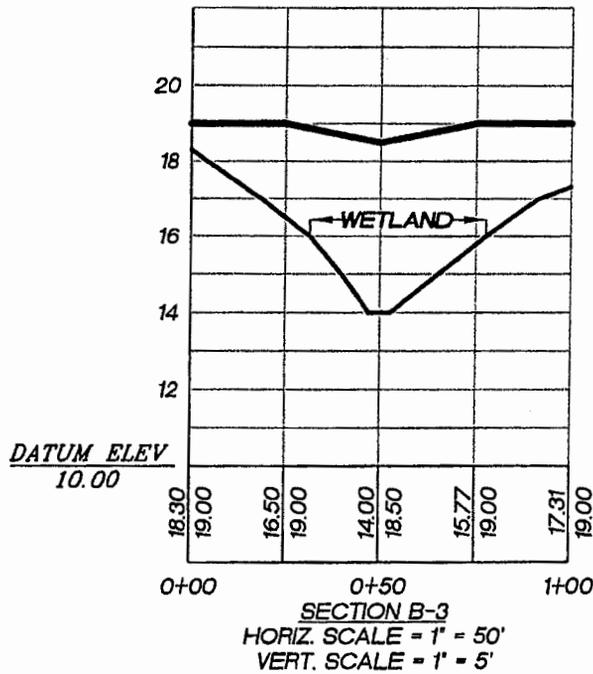
DATE: FEBRUARY 16, 2004
SHEET 16 OF ~~20~~ 36

EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC



PLAN
SCALE: 1" = 100'



USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

SITE GRADING IMPACTS B-3

PROPOSED WETLAND FILL FOR:
SITE GRADING

COUNTY: HORRY
STATE: SOUTH CAROLINA

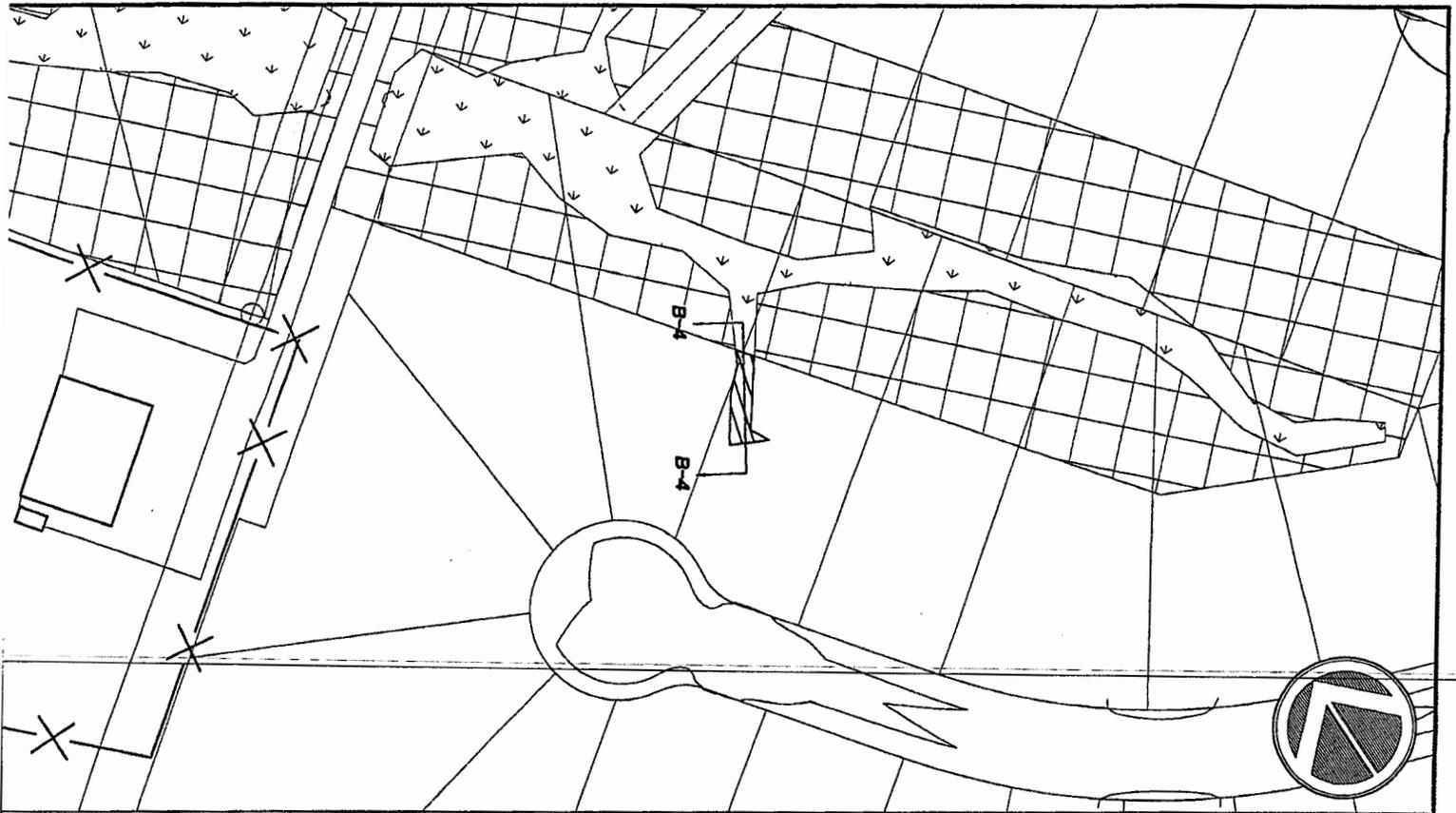
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PHONE: (843) 692-3200
FAX: (843) 692-3210

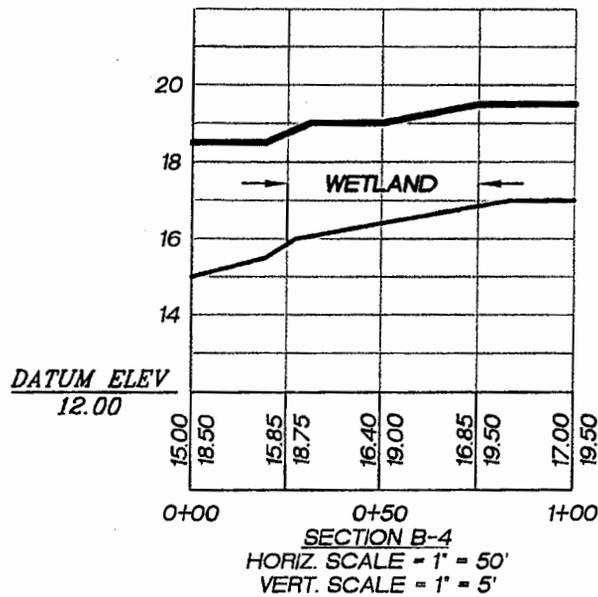
DATE: FEBRUARY 16, 2004
SHEET 17 OF 36

EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC



PLAN
SCALE: 1" = 100'



USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

SITE GRADING IMPACTS B-4

PROPOSED WETLAND FILL FOR:
SITE GRADING

COUNTY: Horry
STATE: SOUTH CAROLINA

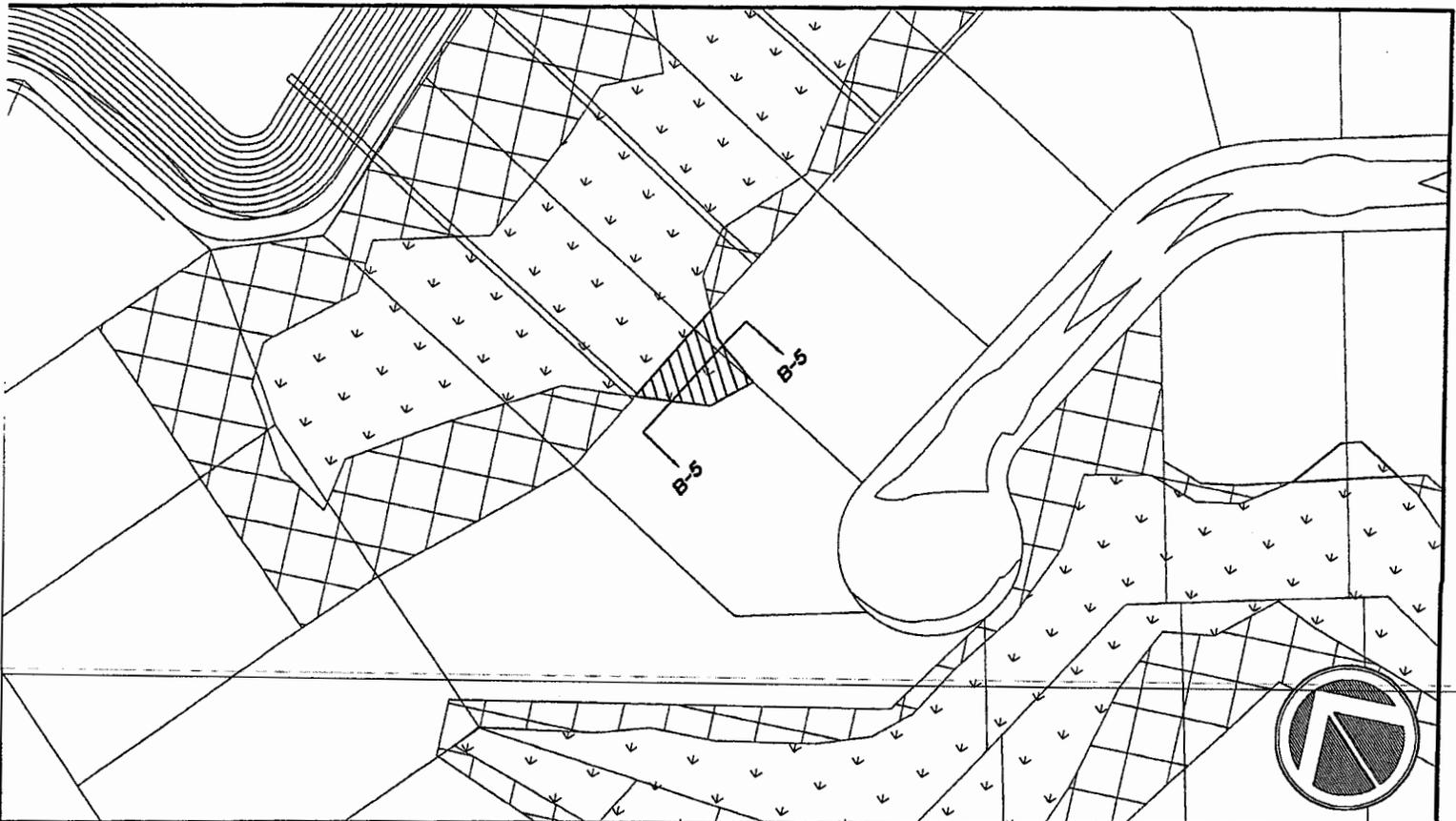
PROJECT#: 03.03396 SCALE: AS SHOWN

DATE: FEBRUARY 16, 2004
SHEET 18 OF 36

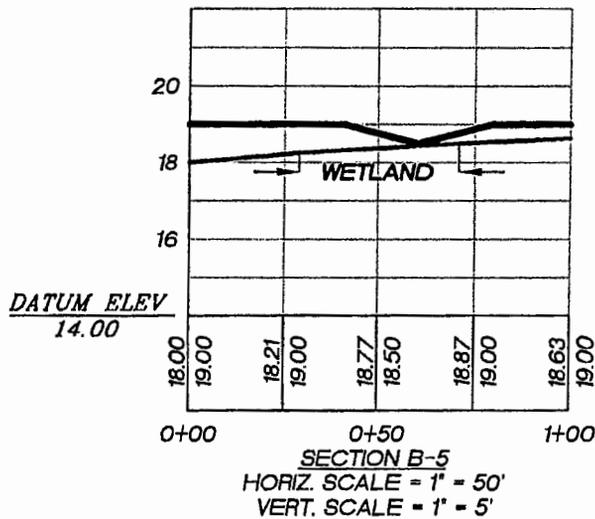
EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC

DDC
DDC Engineers, Inc.
ENGINEERS, PLANNERS, + SURVEYORS
1298 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA
PHONE: (843) 692-3200
FAX: (843) 692-3210



PLAN
SCALE: 1" = 100'



USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

SITE GRADING IMPACTS B-5

PROPOSED WETLAND FILL FOR:
SITE GRADING

COUNTY: Horry
STATE: SOUTH CAROLINA

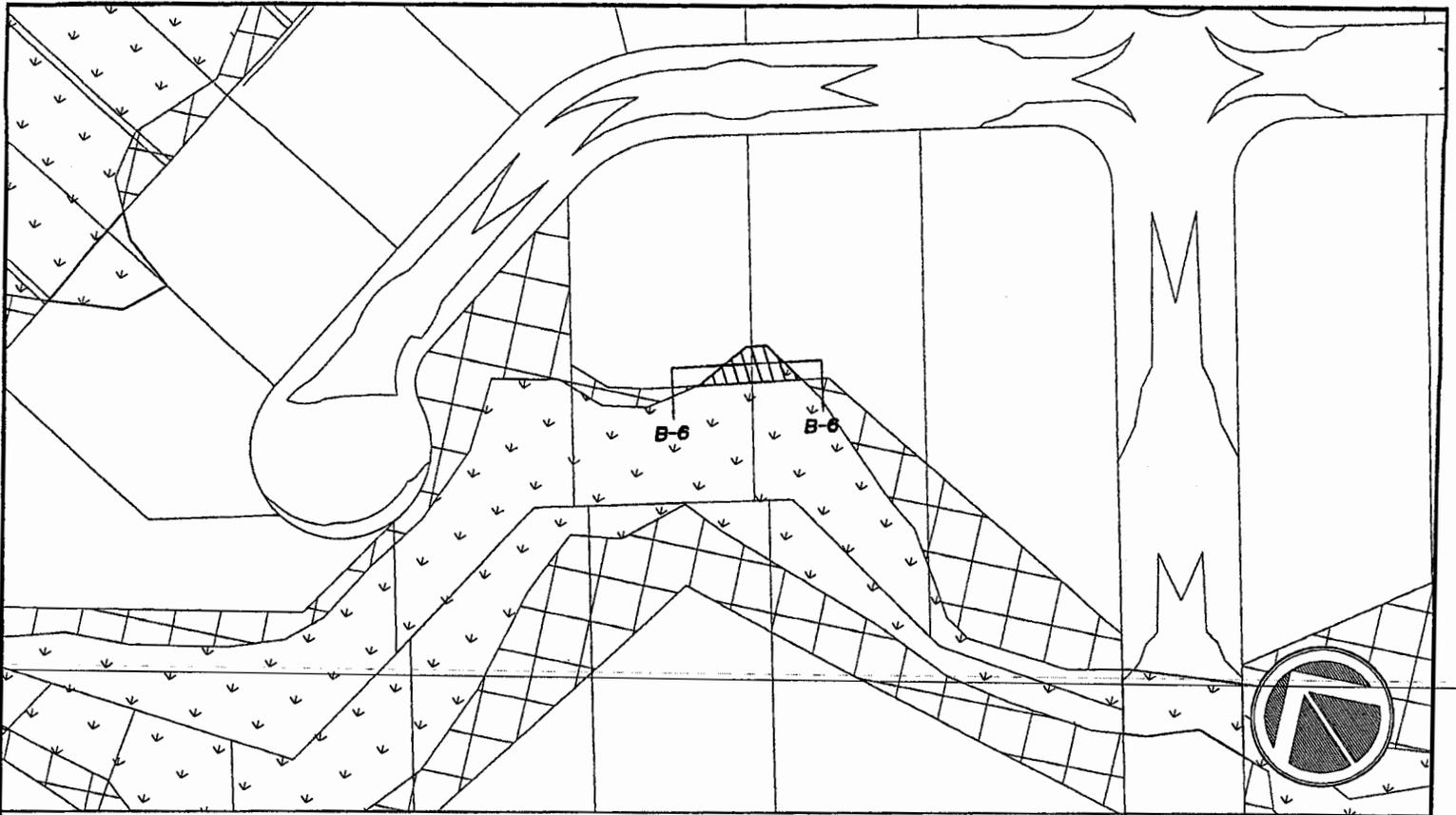
PROJECT#: 03.03396 SCALE: AS SHOWN

DATE: DECEMBER 24, 2003
SHEET 19 OF 36

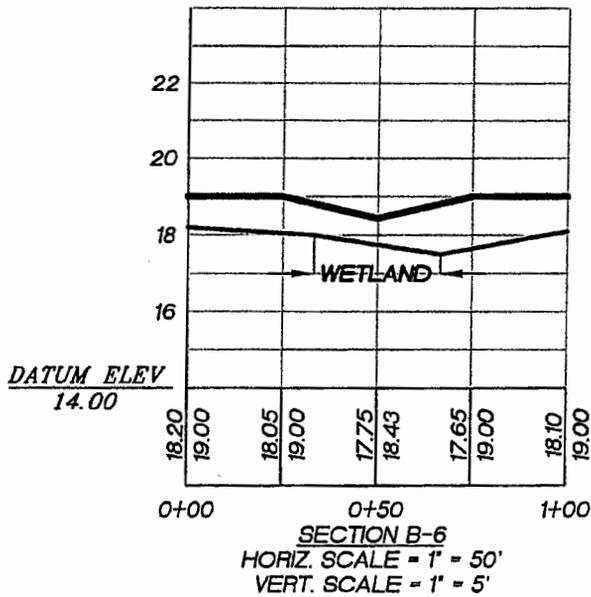
EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC

DDC
DDC Engineers, Inc.
ENGINEERS, PLANNERS, + SURVEYORS
1298 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA
PHONE: (843) 692-3200
FAX: (843) 692-3210



PLAN
SCALE: 1" = 100'



USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

SITE GRADING IMPACTS B-6

PROPOSED WETLAND FILL FOR:
SITE GRADING

COUNTY: HORRY
STATE: SOUTH CAROLINA

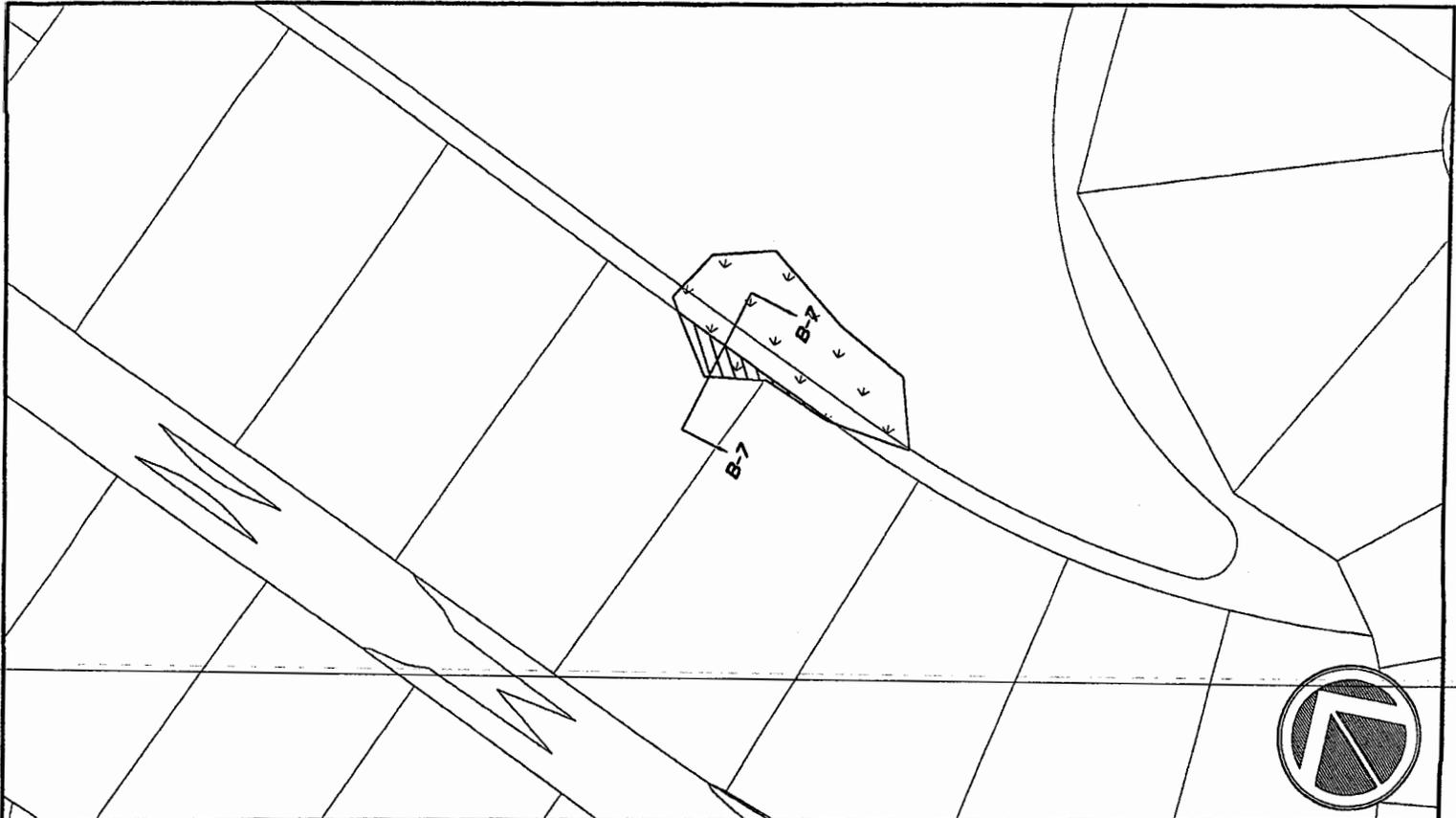
PROJECT#: 03.03396 SCALE: AS SHOWN

DATE: DECEMBER 24, 2003
SHEET 20 OF 36

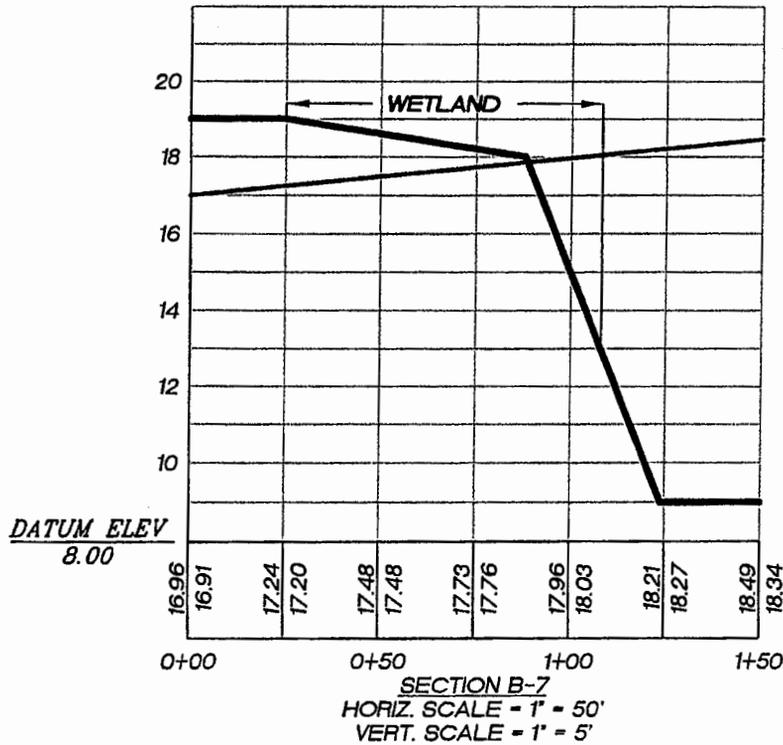
EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC

DDC
DDC Engineers, Inc.
ENGINEERS, PLANNERS, + SURVEYORS
1298 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA
PHONE: (843) 692-3200
FAX: (843) 692-3210



PLAN
SCALE: 1" = 100'



USACOE PN: 2004-IG-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

SITE GRADING IMPACTS B-7

PROPOSED WETLAND FILL FOR:
SITE GRADING

COUNTY: Horry
STATE: SOUTH CAROLINA

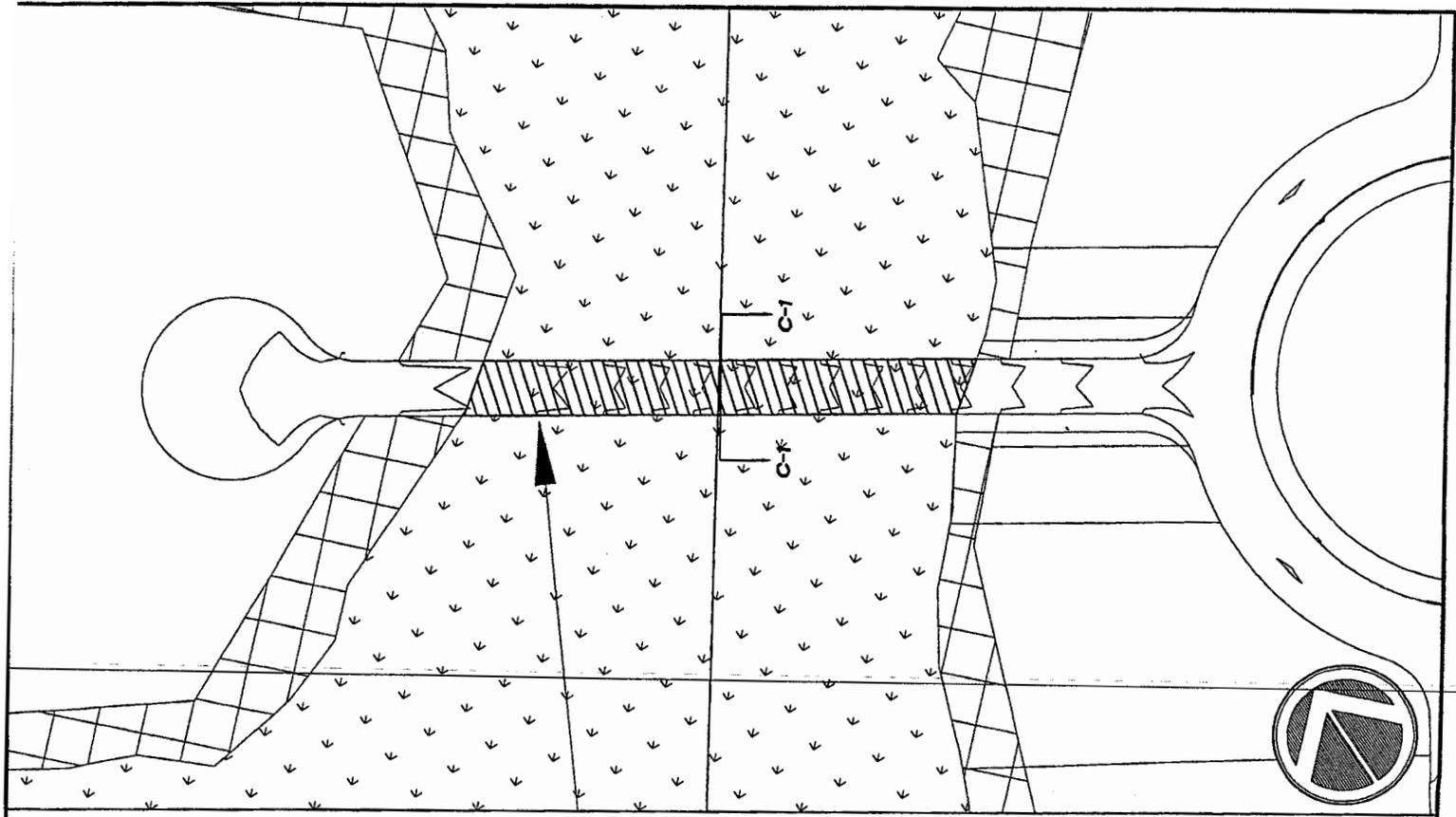
PROJECT#: 03.03396 SCALE: AS SHOWN



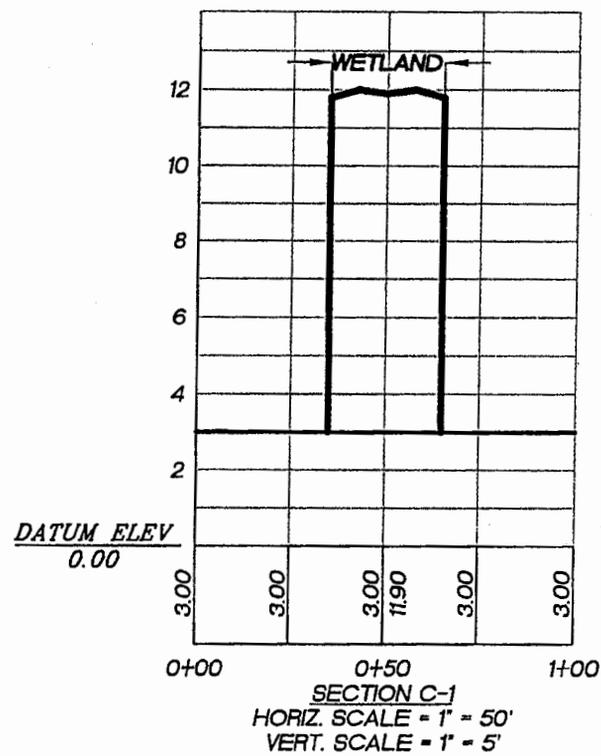
DATE: FEBRUARY 16, 2004
SHEET 21 OF 36

EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC



PLAN
SCALE: 1" = 100'



USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

**CAUSEWAY TO ISLAND
IMPACTS C-1**

PROJECT#: 03.03396 SCALE: AS SHOWN

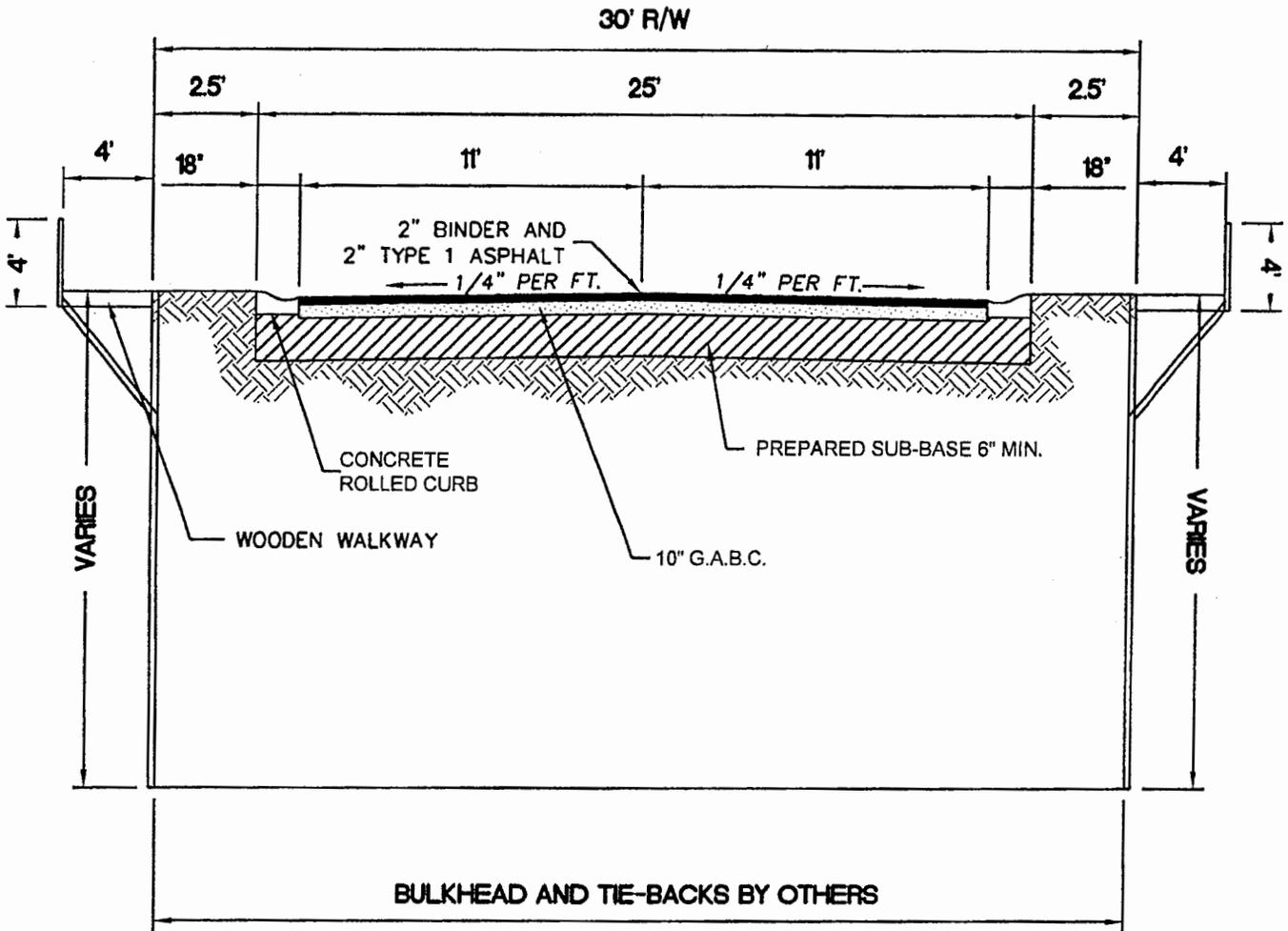
PROPOSED WETLAND FILL FOR:
CAUSEWAY

COUNTY: HORRY
STATE: SOUTH CAROLINA

DATE: FEBRUARY 16, 2004
SHEET 23 OF ~~29~~ 36 EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC





USACOE PN: 2004-IG-0-18

CYPRESS RIVER PLANTATION
 REVISED REGULATORY
 PERMIT APPLICATION
 SEGMENT ONE

**SECTION VIEW
 PROPOSED CAUSEWAY**

PROPOSED: WETLAND FILL FOR
 CAUSEWAY

COUNTY: HORRY
 STATE: SOUTH CAROLINA

PROJECT# 03.03396

SCALE: N.T.S.

DATE: FEBRUARY 16, 2004

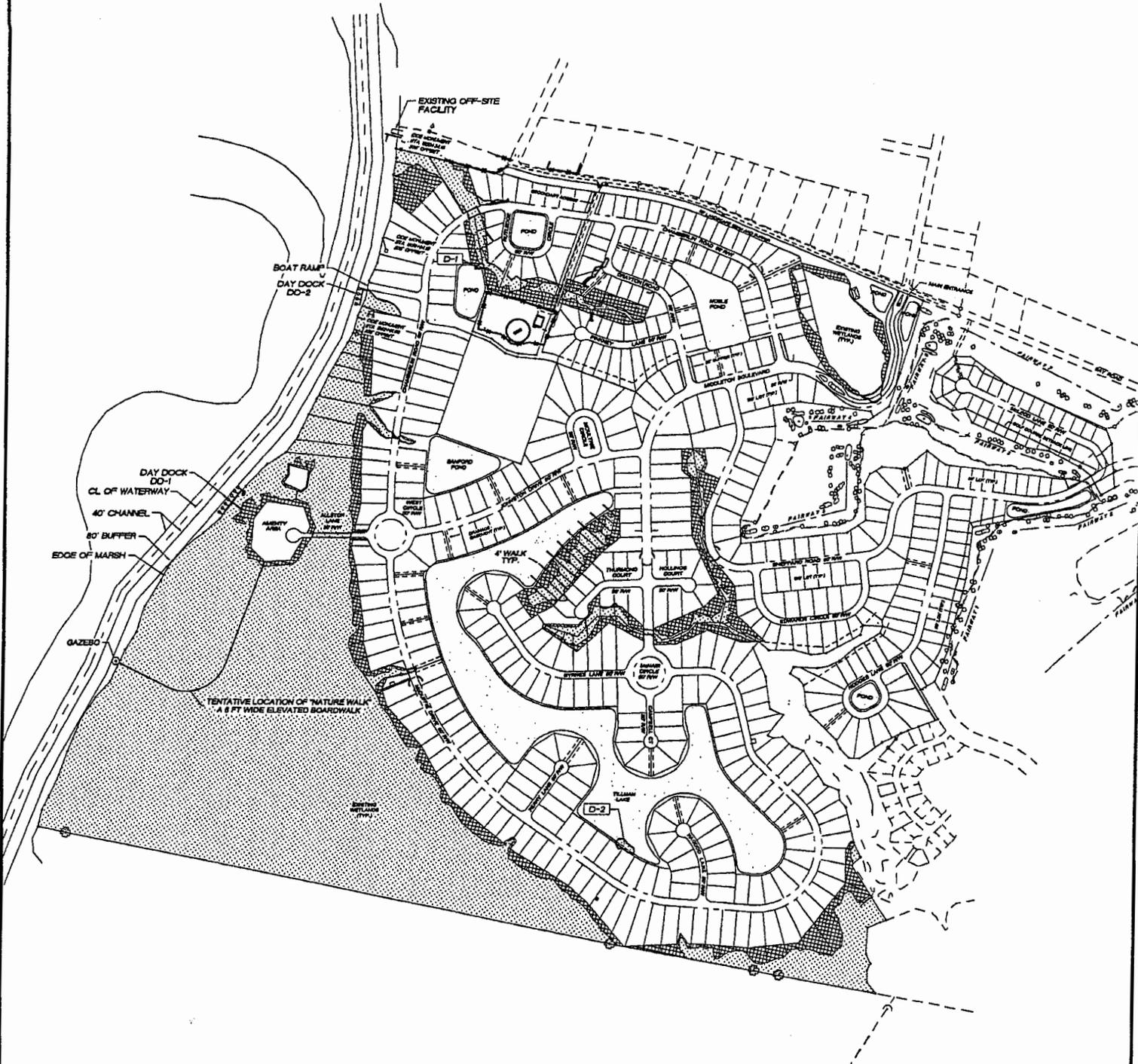
SHEET 25 OF 36

EXHIBITS

APPLICANT:

ENTERPRISE ROAD DEVELOPMENT, LLC.

DDC
DDC Engineers, Inc.
 ENGINEERS, PLANNERS, + SURVEYORS
 2208 HIGHWAY 17 SOUTH
 NORTH MYRTLE BEACH, SOUTH CAROLINA
 PHONE: (843) 272-3903
 FAX: (843) 272-2373



TYPE OF IMPACT	AREA	ACREAGE
STORMWATER MANAGEMENT	D-1	0.03
LAKE AND POND IMPACTS	D-2	0.11
SUBTOTAL		0.14



USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
 REVISED REGULATORY
 PERMIT APPLICATION
 SEGMENT ONE

**STORMWATER MANAGEMENT
 LAKE AND POND IMPACTS**

PROPOSED WETLAND FILL FOR:
 LAKES AND PONDS

COUNTY: HORRY
 STATE: SOUTH CAROLINA

PROJECT#: 03.03396 SCALE: 1" = 1000'

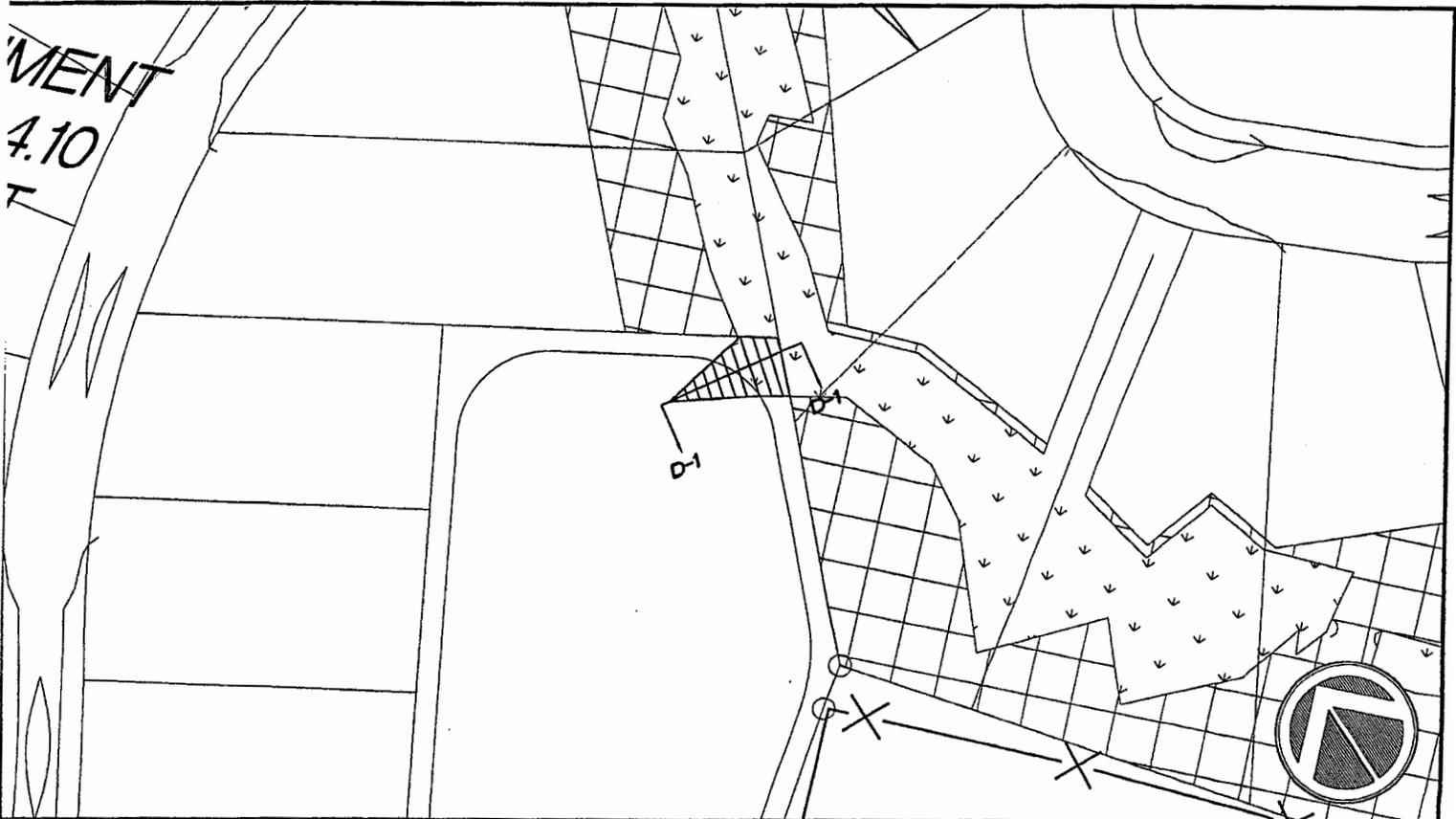
DATE: FEBRUARY 16, 2004
 SHEET 26 OF 36

EXHIBITS

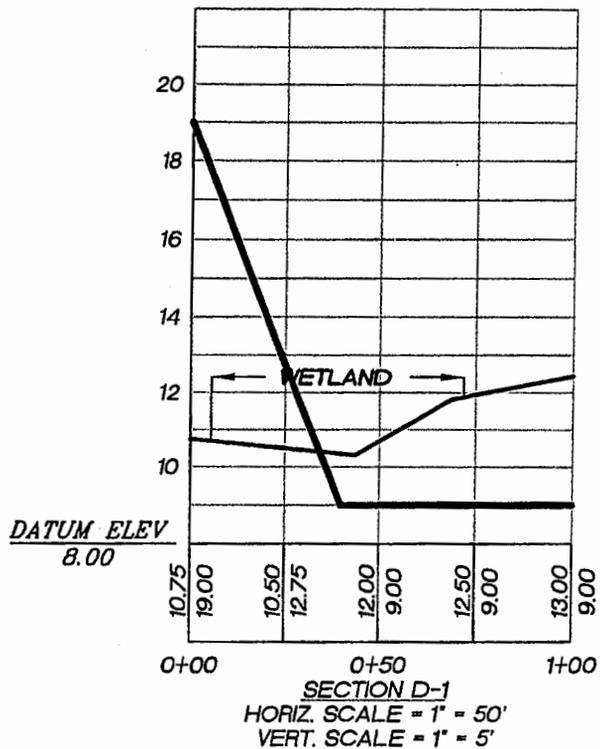
APPLICANT:
 ENTERPRISE ROAD DEVELOPMENT, LLC



MENT
4.10
T



PLAN
SCALE: 1" = 100'



USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

STORMWATER MANAGEMENT
LAKE AND POND IMPACTS
D-1

PROPOSED WETLAND FILL FOR:
LAKES AND PONDS

COUNTY: HORRY
STATE: SOUTH CAROLINA

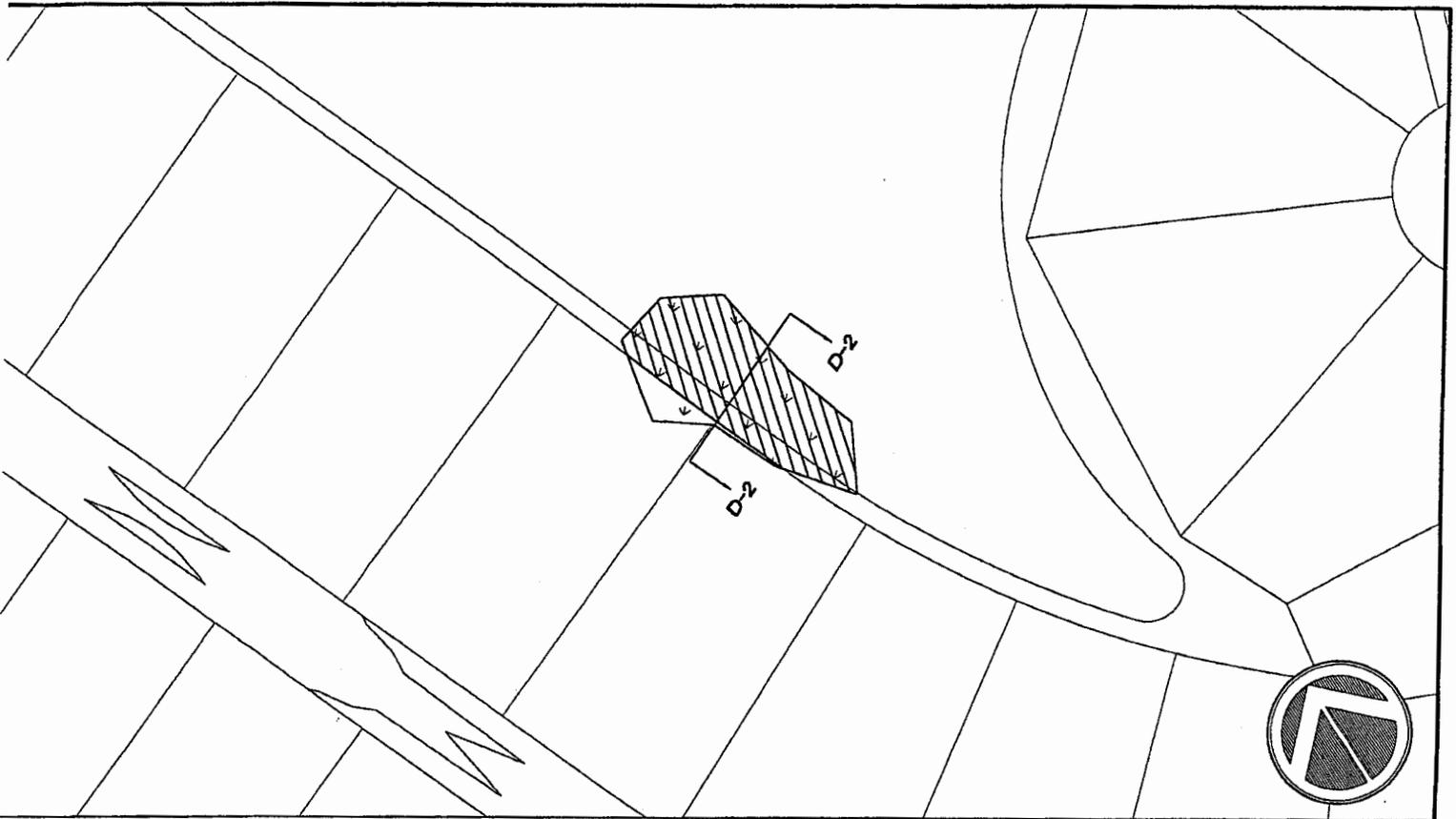
PROJECT#: 03.03396 SCALE: AS SHOWN

DATE: FEBRUARY 16, 2004
SHEET 27 OF 36

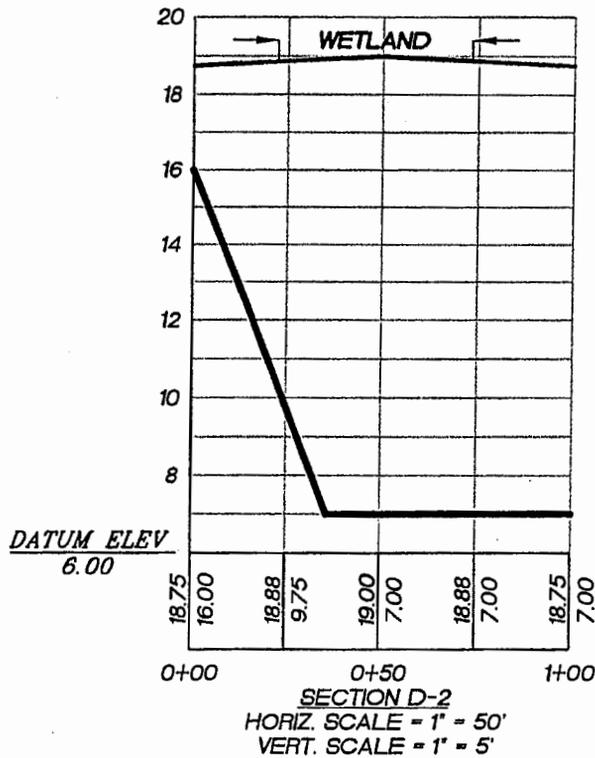
EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC

DDC
DDC Engineers, Inc.
ENGINEERS, PLANNERS, + SURVEYORS
1298 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA
PHONE: (843) 692-3200
FAX: (843) 692-3210



PLAN
SCALE: 1" = 100'



USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT ONE

STORMWATER MANAGEMENT
LAKE AND POND IMPACTS
D-2

PROPOSED WETLAND FILL FOR:
LAKES AND PONDS

COUNTY: HORRY
STATE: SOUTH CAROLINA

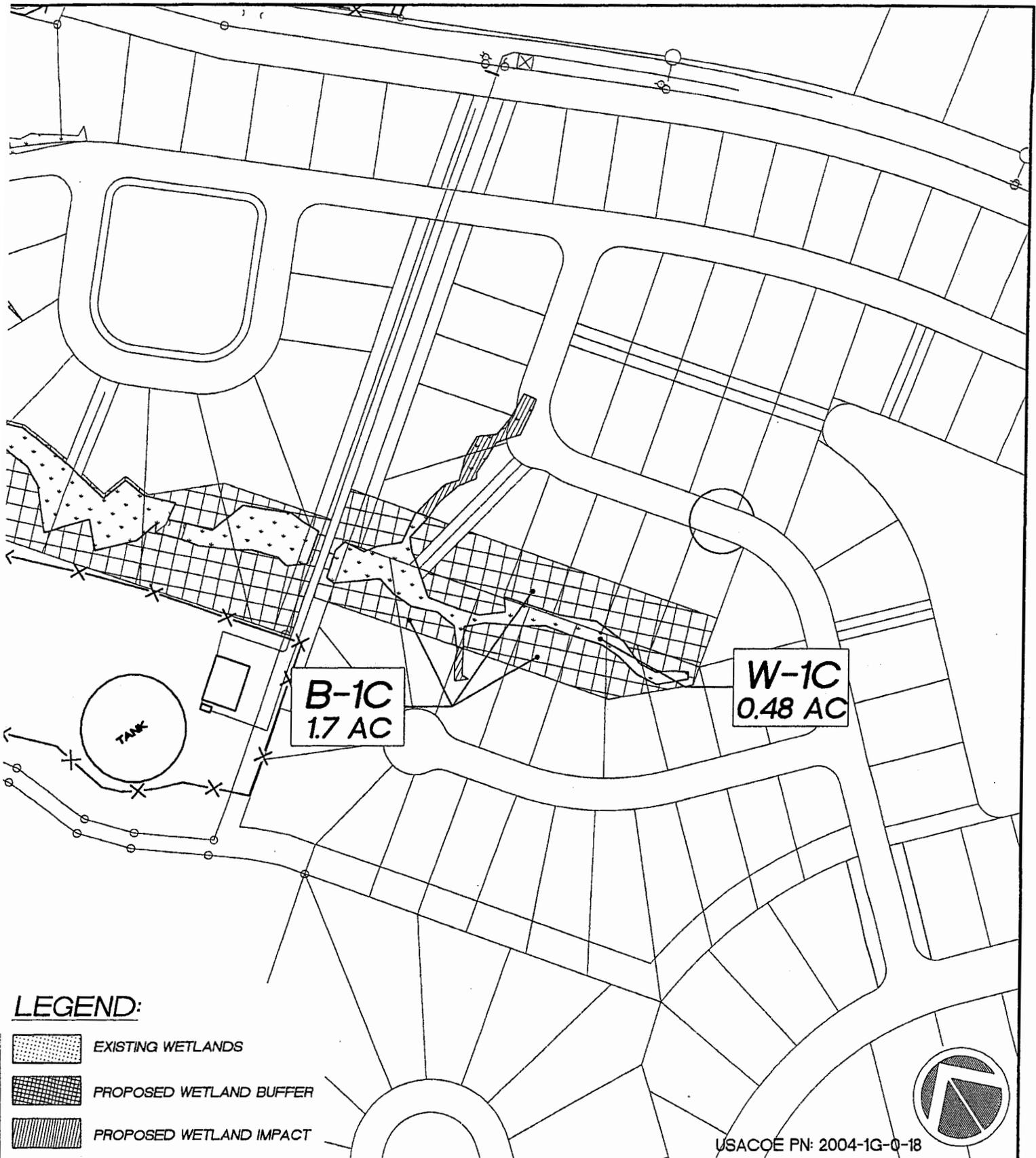
PROJECT#: 03.03396 SCALE: AS SHOWN

DATE: FEBRUARY 16, 2004
SHEET 28 OF 36

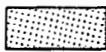
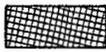
EXHIBITS

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC

DDC
DDC Engineers, Inc.
ENGINEERS, PLANNERS, + SURVEYORS
1298 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA
PHONE: (843) 692-3200
FAX: (843) 692-3210



LEGEND:

-  EXISTING WETLANDS
-  PROPOSED WETLAND BUFFER
-  PROPOSED WETLAND IMPACT

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT TWO

**WETLAND MITIGATION
WETLAND W-1C**

COUNTY: HORRY
STATE: SOUTH CAROLINA

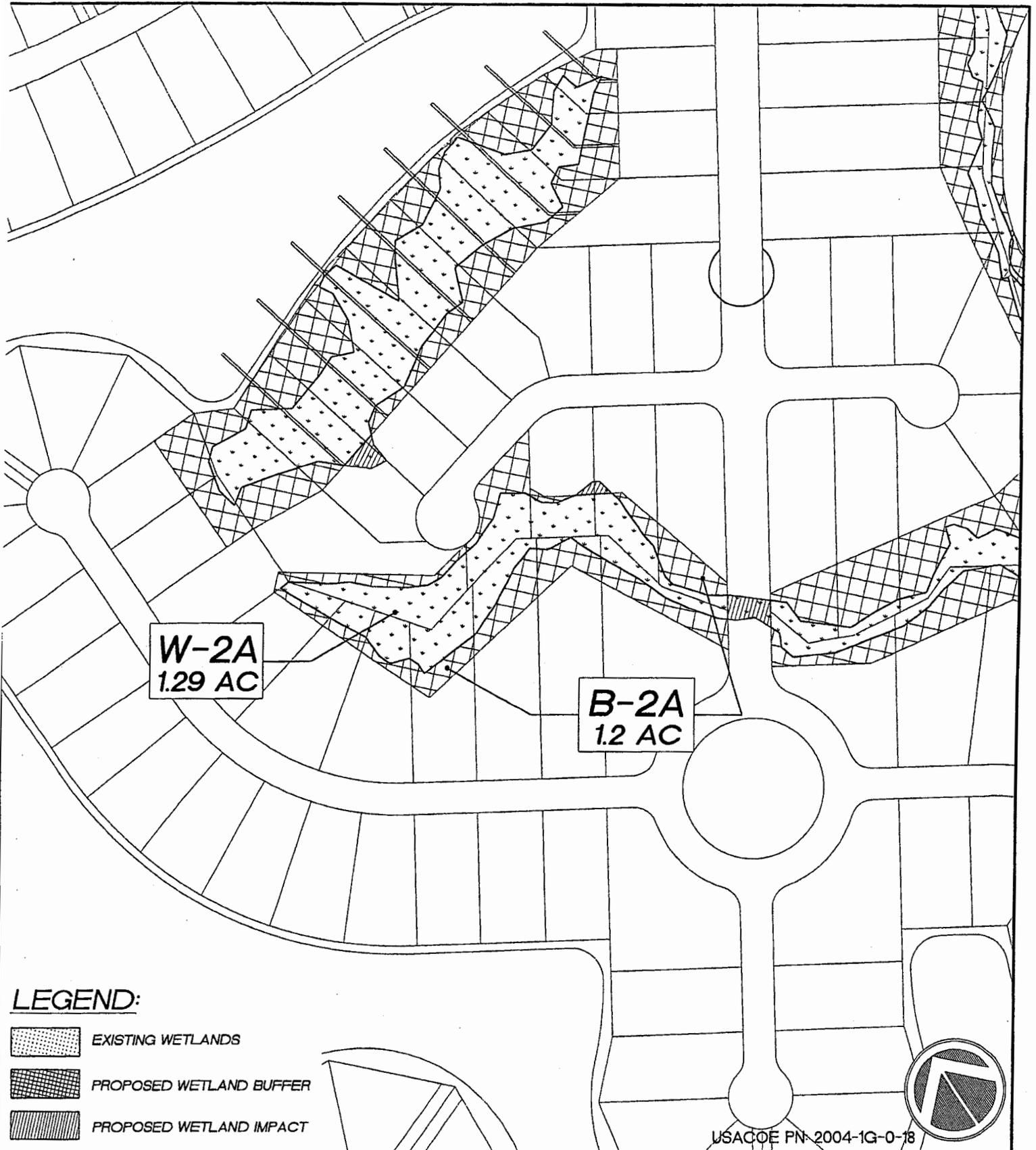
PROJECT#: 03.03396 SCALE: 1" = 200'

DATE: FEBRUARY 16, 2004
SHEET 22 OF 36 MITIGATION

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC

DDC
DDC Engineers, Inc.
ENGINEERS, PLANNERS, & SURVEYORS
1798 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA
PHONE: (843) 692-3200
FAX: (843) 692-3210

30



W-2A
1.29 AC

B-2A
1.2 AC

LEGEND:

-  EXISTING WETLANDS
-  PROPOSED WETLAND BUFFER
-  PROPOSED WETLAND IMPACT

USACOE PN-2004-1G-0-18

CYPRESS RIVER PLANTATION
REVISED REGULATORY
PERMIT APPLICATION
SEGMENT TWO

**WETLAND MITIGATION
WETLAND W-2A**

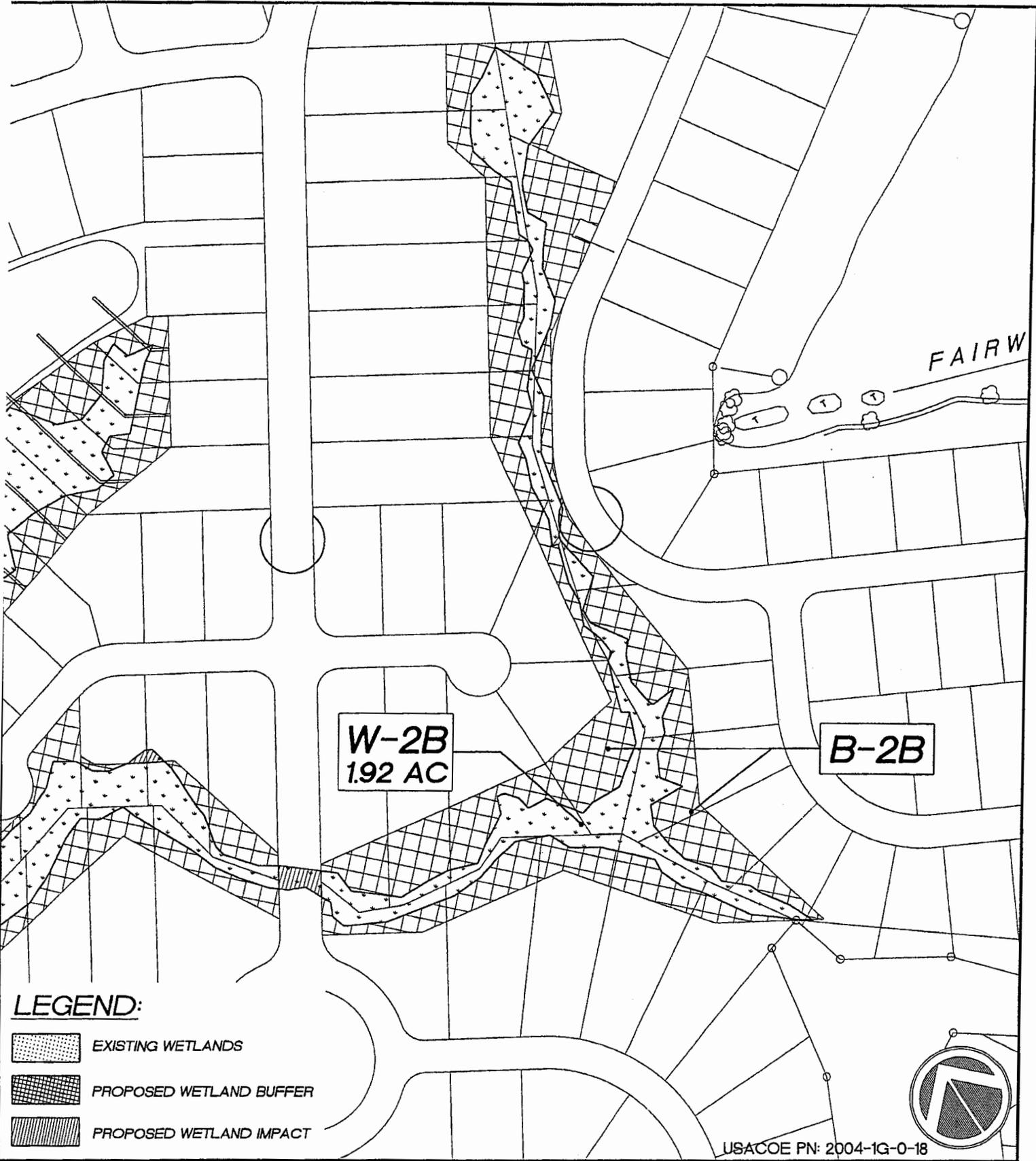
COUNTY: HORRY
STATE: SOUTH CAROLINA

PROJECT#: 03.03396 SCALE: 1" = 200'

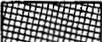
DATE: FEBRUARY 16, 2004
SHEET 31 OF 36 MITIGATION

APPLICANT:
ENTERPRISE ROAD DEVELOPMENT, LLC

DDC
DDC Engineers, Inc.
ENGINEERS, PLANNERS, & SURVEYORS
1208 PROFESSIONAL DRIVE
MYRTLE BEACH, SOUTH CAROLINA
PHONE: (843) 692-3200
FAX: (843) 692-3210



LEGEND:

-  EXISTING WETLANDS
-  PROPOSED WETLAND BUFFER
-  PROPOSED WETLAND IMPACT

USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION
 REVISED REGULATORY
 PERMIT APPLICATION
 SEGMENT TWO

**WETLAND MITIGATION
 WETLAND W-2B**

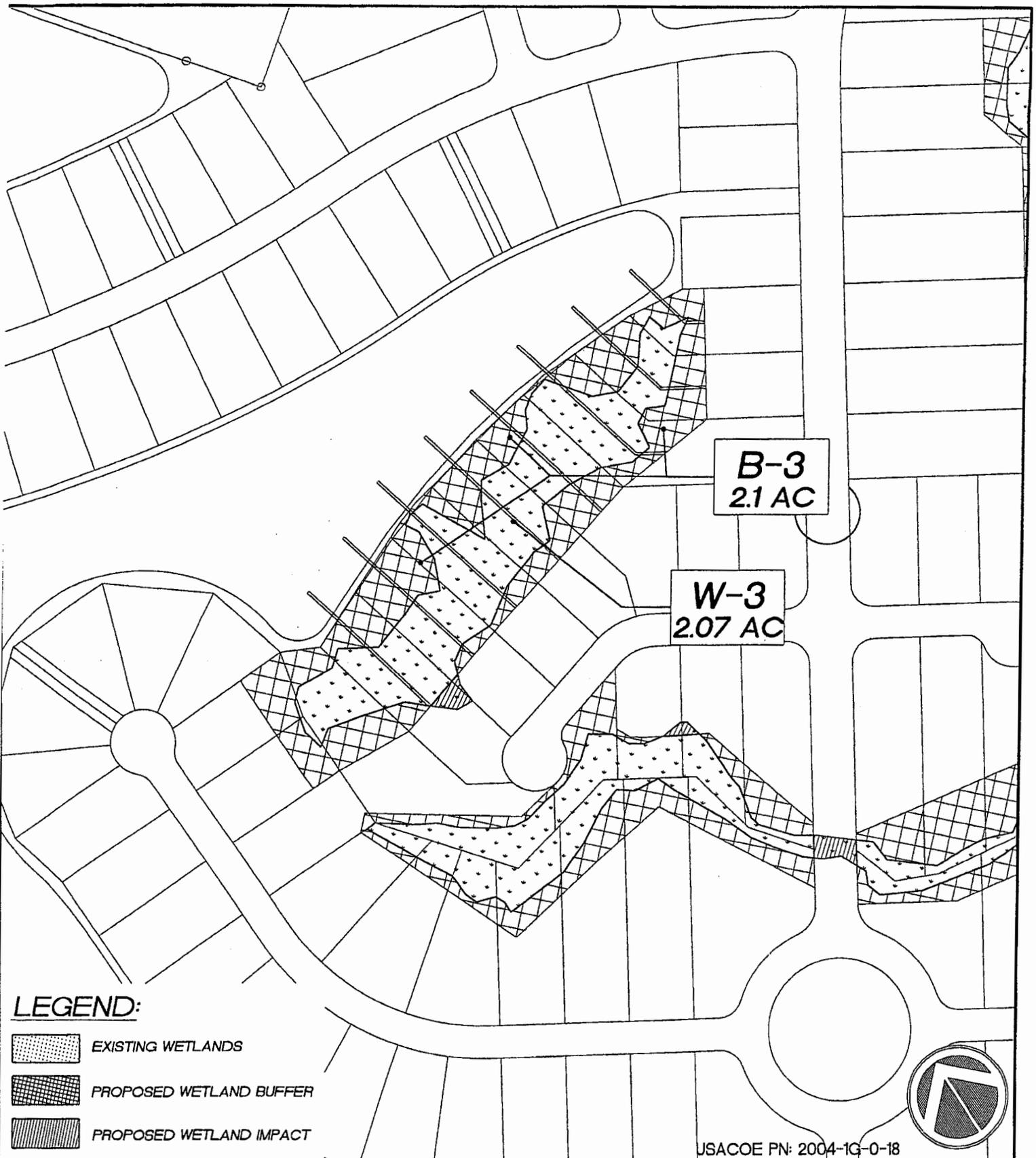
COUNTY: HORRY
 STATE: SOUTH CAROLINA

PROJECT#: 03.03396 SCALE: 1" = 200'

DATE: FEBRUARY 16, 2004
 SHEET ~~20~~ OF ~~30~~ 36 MITIGATION
 32

APPLICANT:
 ENTERPRISE ROAD DEVELOPMENT, LLC

DDC
DDC Engineers, Inc.
 ENGINEERS, PLANNERS, + SURVEYORS
 1298 PROFESSIONAL DRIVE
 MYRTLE BEACH, SOUTH CAROLINA
 PHONE: (843) 692-3200
 FAX: (843) 692-3210

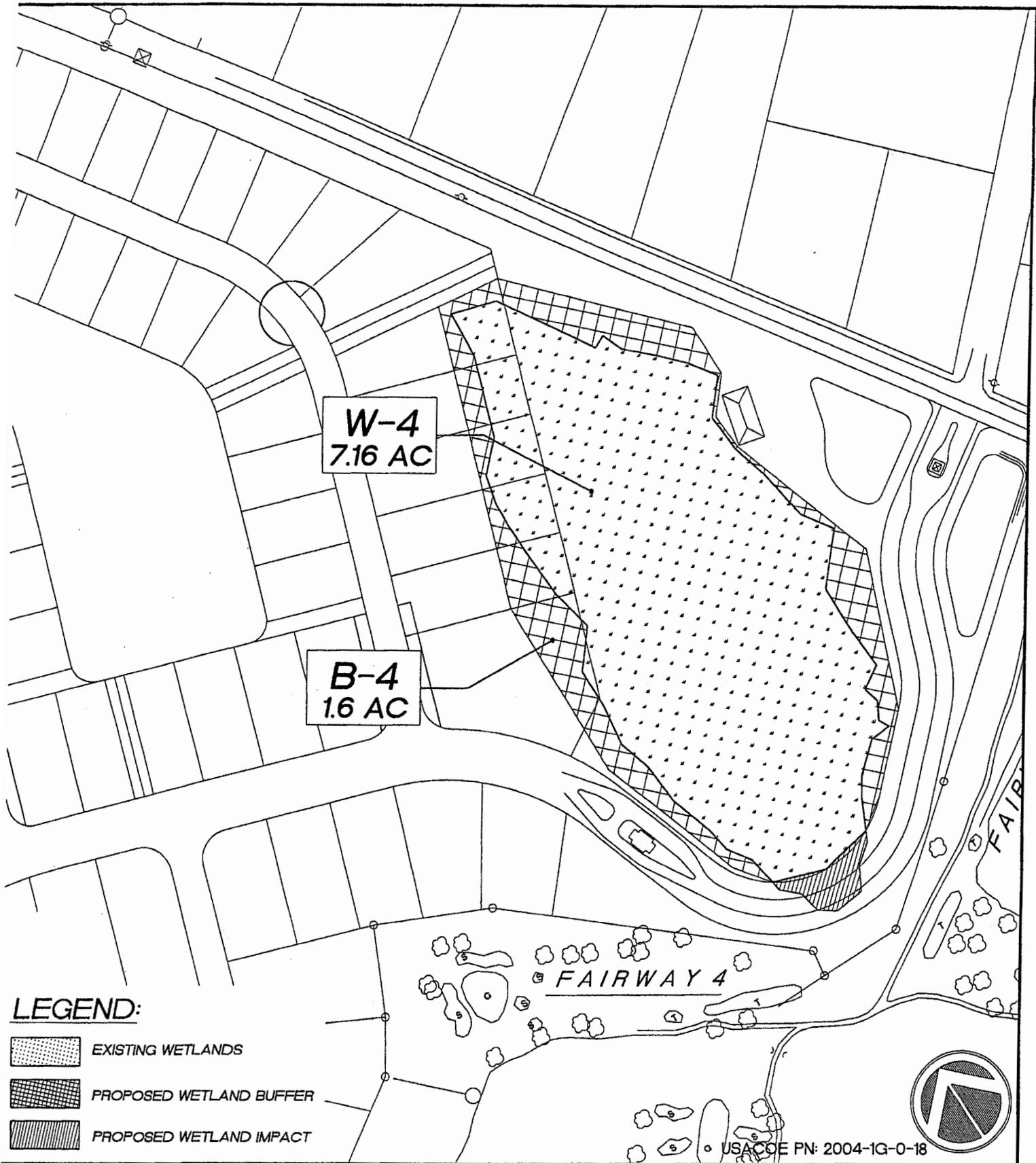


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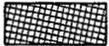
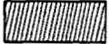
-  EXISTING WETLANDS
-  PROPOSED WETLAND BUFFER
-  PROPOSED WETLAND IMPACT

USACOE PN: 2004-1G-0-18

CYPRESS RIVER PLANTATION REVISED REGULATORY PERMIT APPLICATION SEGMENT TWO	WETLAND MITIGATION WETLAND W-3		COUNTY: HORRY STATE: SOUTH CAROLINA
	PROJECT#: 03.03396	SCALE: 1" = 1000'	 <p>DDC DDC Engineers, Inc. ENGINEERS, PLANNERS, + SURVEYORS 1208 PROFESSIONAL DRIVE MYRTLE BEACH, SOUTH CAROLINA PHONE: (843) 692-3200 FAX: (843) 692-3210</p>
DATE: FEBRUARY 16, 2004 SHEET 23 OF 36 MITIGATION		APPLICANT: ENTERPRISE ROAD DEVELOPMENT, LLC	



LEGEND:

-  EXISTING WETLANDS
-  PROPOSED WETLAND BUFFER
-  PROPOSED WETLAND IMPACT

CYPRESS RIVER PLANTATION
 REVISED REGULATORY
 PERMIT APPLICATION
 SEGMENT TWO

**WETLAND MITIGATION
 WETLAND W-4**

COUNTY: HORRY
 STATE: SOUTH CAROLINA

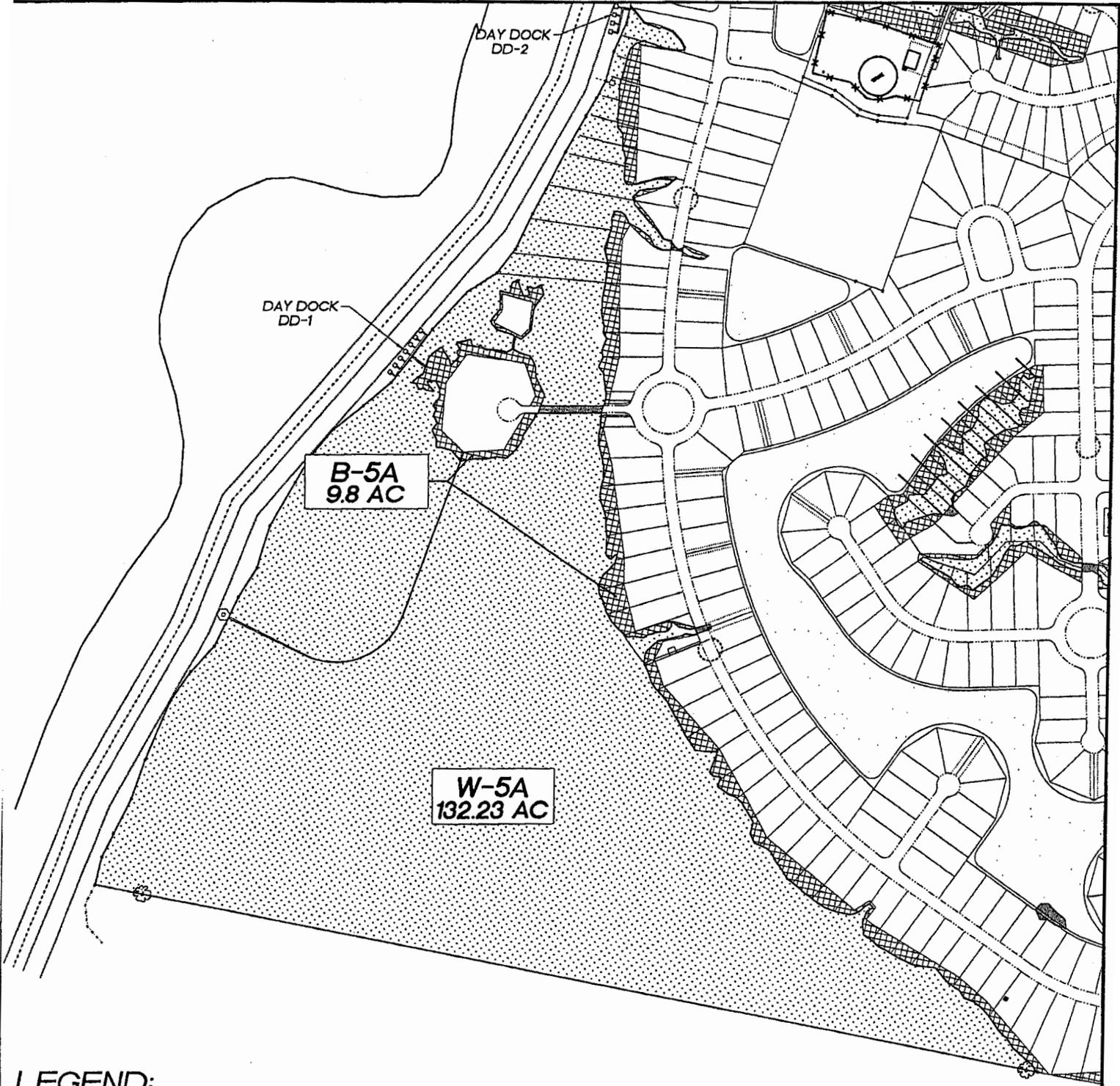
PROJECT#: 03.03396

SCALE: 1" = 200'

DATE: FEBRUARY 16, 2004
 SHEET ~~99~~ OF ~~36~~ 36 MITIGATION

APPLICANT:
 ENTERPRISE ROAD DEVELOPMENT, LLC

DDC
DDC Engineers, Inc.
 ENGINEERS, PLANNERS, + SURVEYORS
 1298 PROFESSIONAL DRIVE
 MYRTLE BEACH, SOUTH CAROLINA
 PHONE: (843) 692-3200
 FAX: (843) 692-3210



LEGEND:

-  EXISTING WETLANDS
-  PROPOSED WETLAND BUFFER
-  PROPOSED WETLAND IMPACT

USACOE PN: 2004-1G-0-18



CYPRESS RIVER PLANTATION
 REVISED REGULATORY
 PERMIT APPLICATION
 SEGMENT TWO

**WETLAND MITIGATION
 WETLAND W-5A**

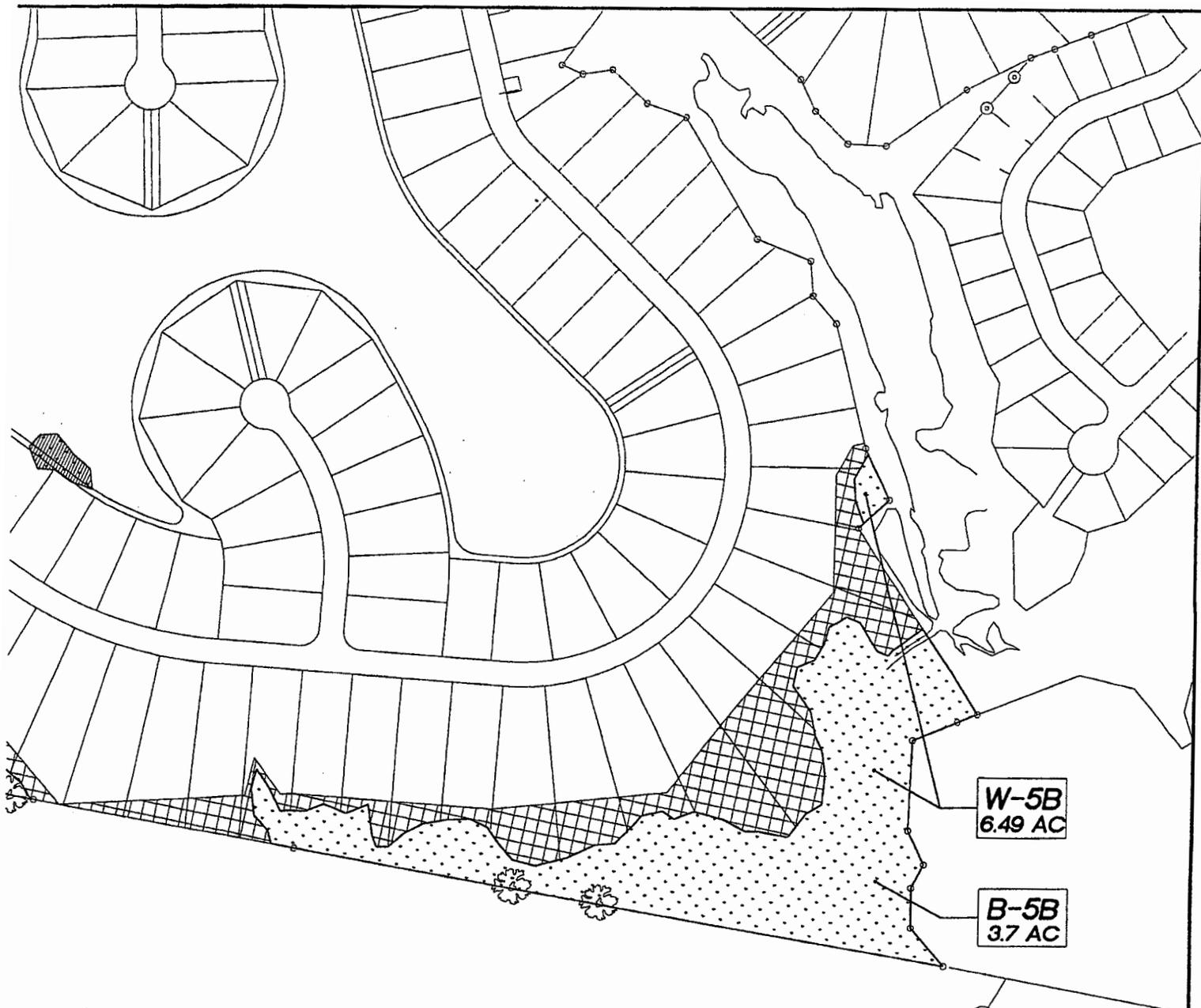
COUNTY: HORRY
 STATE: SOUTH CAROLINA

PROJECT#: 03.03396 SCALE: 1" = 600'

DATE: FEBRUARY 16, 2004
 SHEET 35 OF 36 MITIGATION

APPLICANT:
 ENTERPRISE ROAD DEVELOPMENT, LLC

DDC
 DDC Engineers, Inc.
 ENGINEERS, PLANNERS, + SURVEYORS
 298 PROFESSIONAL DRIVE
 MYRTLE BEACH, SOUTH CAROLINA
 PHONE: (843) 692-3200
 FAX: (843) 692-3210



LEGEND:

-  EXISTING WETLANDS
-  PROPOSED WETLAND BUFFER
-  PROPOSED WETLAND IMPACT

USACOE PN: 2004-1G-0-18



CYPRESS RIVER PLANTATION
 REVISED REGULATORY
 PERMIT APPLICATION
 SEGMENT TWO

**WETLAND MITIGATION
 WETLAND W-5B**

COUNTY: HORRY
 STATE: SOUTH CAROLINA

PROJECT#: 03.03396 SCALE: 1" = 300'

DATE: FEBRUARY 16, 2004
 SHEET 36 OF 36 MITIGATION

APPLICANT:
 ENTERPRISE ROAD DEVELOPMENT, LLC



COMPENSATORY WETLAND MITIGATION PLAN
for
CYPRESS RIVER PLANTATION

ADVERSE IMPACT FACTORS FOR WETLANDS AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS

Factors	Options					
	Lost Type	Type C 0.2		Type B 2.0		Type A 3.0
Priority Category	Tertiary 0.5		Secondary 1.5		Primary 2.0	
Existing Condition	Very Impaired 0.1	Impaired 1.0		Slightly Impaired 2.0	Fully Functional 2.5	
Duration	Seasonal 0.1	0 to 1 0.2	1 to 3 0.5	3 to 5 1.0	5 to 10 1.5	Over 10 2.0
Dominant Impact	Shade 0.2	Clear 1.0	Dredge 1.5	Drain 2.0	Impound 2.5	Fill 3.0
Cumulative Impact	$0.05 \times \sum AA_i$					

Note: For the Cumulative Impact factor, $\sum AA_i$ stands for the sum of the acres of adverse impacts to aquatic areas for the overall project. When computing this factor, round to the nearest tenth decimal place using even number rounding. Thus 0.01 and 0.050 are rounded down to give a value of zero while 0.051 and 0.09 are rounded up to give 0.1 as the value for the cumulative impact factor. The cumulative impact factor for the overall project must be used in each area column on the Required Mitigation Credits Worksheet below.

REQUIRED MITIGATION CREDITS WORKSHEET

Factor	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
Lost Type	3.0	2.0	3.0			
Priority Category	0.5	1.5	0.5			
Existing Condition	2.0	2.0	2.5			
Duration	2.0	2.0	2.0			
Dominant Impact	3.0	3.0	3.0			
Cumulative Impact	0.1	0.1	0.1			
Sum of r Factors	$R_1 = 10.6$	$R_2 = 10.6$	$R_3 = 11.1$	$R_4 =$	$R_5 =$	$R_6 =$
Impacted Area	$AA_1 = 0.50$	$AA_2 = 0.36$	$AA_3 = 0.19$	$AA_4 =$	$AA_5 =$	$AA_6 =$
$R \times AA$	5.30	3.82	2.11			

Total Required Credits = $\Sigma (R \times AA) =$ **11.23**

September 19, 2002

PN 2004-1G-018

COMPENSATORY WETLAND MITIGATION PLAN
for
CYPRESS RIVER PLANTATION

**RESTORATION AND ENHANCEMENT MITIGATION FACTORS FOR WETLANDS AND OTHER
WATERS OF THE U.S. EXCLUDING STREAMS**

Factors	Options				
	Modest Enhancement-----to-----Excellent Restoration				
Net Improvements	0.1	1.0	1.0	2.0	2.0
Control	N.A. 0	Covenant Private 0.1	Covenant POA 0.2	Conservation Easement 0.4	Transfer Fee Title Conservancy 0.6
Temporal Lag	N.A.* 0	Over 20 -0.3	10 to 20 -0.2	5 to 10 -0.1	0 to 5 0
Credit Schedule	Schedule 5* 0	Schedule 4 0.1	Schedule 3 0.2	Schedule 2 0.3	Schedule 1 0.4
Kind	Category 5 -0.1	Category 4 0	Category 3 0.2	Category 2 0.3	Category 1 0.4
Location	Zone 5 -0.1	Zone 4 0	Zone 3 0.2	Zone 2 0.3	Zone 1 0.4

N.A. = Not Applicable

*Use this option to calculate credits for enhancement by buffering

PROPOSED RESTORATION OR ENHANCEMENT MITIGATION WORKSHEET

Factor	Area 1 W-1A	Area 2 W-1B	Area 3 W-1C	Area 4 W-2A	Area 5 W-2B
Net Improvement	0.1	0.1	0.1	0.1	0.1
Control	0.2	0.2	0.2	0.2	0.2
Temporal Lag	0	0	0	0	0
Credit Schedule	0	0	0	0	0
Kind	0	0	0	0	0
Location	0.4	0.4	0.4	0.4	0.4
Sum of m Factors	M ₁ = 0.7	M ₂ = 0.7	M ₃ = 0.7	M ₄ = 0.7	M ₅ = 0.7
Mitigation Area	A ₁ = 0.01	A ₂ = 0.01	A ₃ = 0.01	A ₄ = 0.01	A ₅ = 0.03
M x A	0.01	0.01	0.01	0.01	0.02

Total Restoration/Enhancement Credits = $\Sigma (M \times A) =$

(see SHEET TWO)

SHEET ONE

September 19, 2002

PNA#2002-16-018

COMPENSATORY WETLAND MITIGATION PLAN
for
CYPRESS RIVER PLANTATION

PRESERVATION MITIGATION FACTORS FOR WETLANDS AND OTHER WATERS OF THE U.S.
EXCLUDING STREAMS

Factors	Options				
Priority Category	Tertiary 0.1		Secondary 0.2		Primary 0.4
Existing Condition	Impaired -0.1		Slightly Impaired 0		Fully Functional 0.1
Degree of Threat	Low -0.1		Moderate 0.1		High 0.2
Control	Covenant Private 0	Covenant POA 0.1		Conservation Easement 0.4	Transfer Fee Title Conservancy 0.6
Location	Zone 5 -0.1	Zone 4 0	Zone 3 0.1	Zone 2 0.2	Zone 1 0.3

Note: Preservation credit should generally be limited to those areas that qualify as Fully Functional or Slightly Impaired. Impaired sites should be candidates for enhancement or restoration credit, not preservation credit. In special circumstances when Impaired sites are allowed preservation credit (e.g. within the scope of some OCRM wetland master planned projects), a negative factor will be used to calculate credits as per the matrix table.

PROPOSED PRESERVATION MITIGATION WORKSHEET

Factor	Area 1 W-2A	Area 2 W-4	Area 3 W-5A	Area 4 W-5B	Area 5
Priority Category	0.1	0.2	0.1	0.1	
Existing Condition	0	0	0	0	
Degree of Threat	0.1	0.1	0.1	0.1	
Control	0.1	0.1	0.1	0.1	
Kind	0.4	0.4	0.4	0.4	
Location	0.4	0.4	0.4	0.4	
Sum of m Factors	M ₁ = 1.1	M ₂ = 1.2	M ₃ = 1.1	M ₄ = 1.1	M ₅ =
Mitigation Area	A ₁ = 0.21	A ₂ = 1.60	A ₃ = 122.70	A ₄ = 2.8	A ₅ =
M x A	0.23	1.92	134.97	3.08	

Total Preservation Credits = $\Sigma (M \times A) =$

140.20

September 19, 2002

PN # 2004-161-018

COMPENSATORY WETLAND MITIGATION PLAN
for
CYPRESS RIVER PLANTATION

WETLANDS AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS
Mitigation Summary Worksheet for Permit Application # 2004-1G-~~018~~-018

I. Required Mitigation

A.	Total Required Mitigation Credits = 11.23
----	---

II. Non-Banking Mitigation Credit Summary

		Credits	Acres
B.	Creation	0	0
C.	Restoration and/or Enhancement (Non-Buffer Enhancement)	0	0
D.	Restoration and/or Enhancement (Buffer Enhancement)	1.61	27.00
E.	Total No Net Loss Non-Bank Mitigation = B + C + D	1.61	27.00
F.	Preservation	140.20	127.31
G.	Total Proposed Non-Bank Mitigation = E + F	141.81	154.31

III. Banking Mitigation Credit Summary

		Credits	Acres
H.	Creation	0	0
I.	Restoration and/or Enhancement (Non-Buffer Enhancement)	0	0
J.	Restoration and/or Enhancement (Buffer Enhancement)	0	0
K.	Total No Net Loss Non-Bank Mitigation = H + I + J	0	0
L.	Preservation	0	0
M.	Total Proposed Non-Bank Mitigation = K + L	0	0

IV. Grand Totals

		Credits	Acres
N.	Total Preservation Mitigation = F + L	140.20	127.31
O.	Total Non-Preservation Mitigation = E + K	1.61	27.00
P.	Total Creation = B + H	0	0
Q.	Total Restoration and/or Enhancement (Non-Buffer Enhancement = C + I	0	0
R.	Total Proposed Mitigation = G + M	141.81	154.31

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The Total Mitigation Credits (Row R) should be equal to or greater than the total Required Mitigation Credits (Row A) for the proposed mitigation to be acceptable. The other requirements given in the SOP must also be satisfied, e.g., in the credits column, Row O must equal at least 50% of Row A and the addition of Row P and Row Q must equal at least 25% of Row A. If the answer to any of the questions below is no, then the proposed mix and/or quantity of mitigation is not in compliance with the policy and the plan should be revised or rejected, unless a variance is approved.

	Yes	No
$PMC \geq RMC$ or in words Are the credits in Row R greater than or equal to Row A?	✓	
$PMC_{Non-Preservation} \geq \frac{1}{2} RMC$ or in words Are the credits in Row O greater than or equal to 50% of Row A?		✓
$PMC_{Creation + Restoration/Enhancement (Non-Buffer Enhancement)} \geq \frac{1}{4} RMC$ or in words Are the credits in Row P plus the credits in Row Q greater than or equal to 25% of Row A?		✓

Mitigation for Wetlands

Summary Explanation

The proposed mitigation for this project includes 140.20 preservation credits and 1.61 non-preservation credits for a total of 141.81 credits. The required mitigation was only 11.23 credits. The mitigation credits offered equals 12.6 times the total quantity required. Due to the extensive quantity of acres that are to be preserved and buffered, no additional acreage has been offered for restoration and enhancement mitigation credit.

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