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 13 AUGUST 2004
Refer to: P/N #2003-1G-066-C-**REVISED**

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

BHR ACQUISITION COMPANY, LLC & WINDING RIVER, BTS, LLC
C/O MR. KEN HANCE
NEWKIRK ENVIRONMENTAL, INC.
POST OFFICE BOX 746
MOUNT PLEASANT, SOUTH CAROLINA 29464

to modify Department of the Army Permit #2003-1G-066. The permit and certifications authorize the discharge of fill material in freshwater wetlands adjacent to a tributary of

ROSE DHU CREEK

at a location, the Buckwalter southwest tract, a 1,967-acre tract of land located south of U. S. Highway 278, east of State Road 170, west of the Buckwalter Parkway and north of S.C. Highway 46, in the Town of Bluffton, Beaufort County, South Carolina (Latitude 36°02'20"– Longitude 87°00'14").

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, MONDAY, AUGUST 30, 2004

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

The proposed modification consists of constructing a regional retention lake within the boundaries of the Buckwalter SW tract by excavating uplands to create an approximate 200-acre lake. All excavated material will be disposed of within the Buckwalter SW Tract. There are no direct impacts to waters of the United States, including wetlands from lake construction. A cooperative effort between the Town of Bluffton, Beaufort County, and the permittee will allow for a pilot regional retention facility on the Buckwalter SW Tract. In order to construct the regional retention lake, certain features of the originally approved/permitted project must be repositioned to provide cohesion between the water quality enhancement features and functions of the regional retention lake and the water-oriented recreational functions and features associated with lake

construction and use. The proposed impacts occur in the same general areas as the permitted impacts and the quality and quantity of the freshwater wetlands affected by the proposed work are the same. The purpose of the requested modification is to provide a regional retention facility to improve water quality in the May River watershed and to provide amenities to the permitted development.

A Summary Sheet is attached that provides a comparison of the permitted impacts with the impacts proposed in the requested modification.

Also, a large-scale drawing is available for review, by request to the agent, Mr. Ken Hance, at 843-388-6585, or at the address listed above.

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 direct discharges into waters of the United States or their adjacent wetlands 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 (Section 401 of the Clean Water Act). 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. 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 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 24.78 acres of jurisdictional freshwater wetlands and 24.60 acres of non-jurisdictional wetlands (total 49.38 acres) upstream and 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. The U.S. Fish and Wildlife Service concurred with this determination in USFWS Log # 4-6-99-364.

REGULATORY DIVISION 13 AUGUST 2004
Refer to: P/N #2003-1G-066-C-**REVISED**

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

Supporting Information

For

Modification of Federal & State Authorizations

Issued to BHR Acquisition Company, LLC & Winding River BTS 1, LC

(Permit #2003-1G-066) – REVISED
(Buckwalter SW Tract)

Prepared by

Newkirk Environmental, Inc.

Dated August 2004

I. Background Information: The Buckwalter SW permit application was submitted in Feb 2003. The project's purpose and intent were clearly defined, based on market analysis information generated just prior to permit submittal, as the construction of a viable, long term, master planned residential community on the project site, including, single family residential uses, two golf courses, golf course clubhouse, golf practice and teaching facility, amenities center, pedestrian/bicycle trails, canoe trails, community park/open space areas and neighborhood commercial. After fourteen (14) months, the Federal and State approvals were obtained. However, during the fourteen-month period the market analysis previously completed was revisited. The findings of the revisited market analysis indicated a change for residential home buyers/investors. The market for residential buyers desiring golf as an amenity was somewhat less and the desire for water-oriented recreational amenities appeared far attractive in the current market. It was also recognized that the nearby areas were saturated with golf courses, which are available to the public and within easy commuting distance to the Buckwalter Development. Based thereon, the permittee/developer of the Buckwalter Tract immediately began to reassess the current plan in an effort to bring it more in line with current market trends. Concurrently, other actions were occurring regionally and statewide to bring a focus on water quality improvements through a watershed planning effort for retention/detention facilities and their locations in the landscape. Regional stormwater retention surfaced as a method for local and regional governments to better control water quality impacts associated with stormwater management activities. The watershed approach dovetailed with other initiatives and studies and positions taken by AHOC committees, such as the Coastal Futures Committee and others. The belief is that regional retention is far better from a management and control standpoint and certainly has the potential to lessen impacts to aquatic resources and ultimately provides improved water quality to the watershed. The Town of Bluffton has indicated a desire to move towards regional retention and has indicated an intent to pursue development and construction of a regional retention facility. However, funding such an undertaking is currently an insurmountable impediment to moving forward with such a project in the near future. The permittee/developers at Buckwalter SW recognize the need for improved water quality and believe that regional retention is a positive step towards attaining the goal of improved water

quality. The permittee/developers of Buckwalter SW also recognize that the potential exists for a "win-win" by providing a regional retention facility on its' property. A cooperative effort between the Town of Bluffton, Beaufort County, and the permittee/developer will allow for a pilot regional retention facility to be constructed in a timely manner. This cooperative effort is unparalleled and it will provide public interest values by collecting stormwater discharges from the May River watershed, thereby improving water quality, enhancing the local and regional governments ability to manage and control the stormwater facility and provide the permittee/developer with a water feature for recreation purposes that are more consistent with the current market trends. The permittee/developer of Buckwalter SW are therefore requesting that the permit issued for the Buckwalter SW development be modified to allow construction of the regional retention facility.

II. Site Location and Description: The Buckwalter Southwest Tract Development site is an approximately 1,967-acre tract located south of U.S. Highway 278, east of State Road 170, west of the Buckwalter Parkway and north of SC Highway 46, in the Town of Bluffton, Beaufort County, SC. The site can be accessed off of U.S. Hwy 278 via the newly constructed Buckwalter Parkway. The proposed Buckwalter Southwest Tract Development is entirely consistent with both the Landscape Scale Master Plan provided to the various state and federal agencies as part of the county's Buckwalter Parkway permit and with the Town of Bluffton PUD.

The project site includes of 579.93-acres of wetlands and 1,387.45-acres of uplands. Wetlands contained within the site include 31.89-acres of isolated non-jurisdictional depressional wetlands and 548.04-acres of 404 jurisdictional hardwood forests. The site has been intensively managed for silviculture in recent history and the majority of the upland has been converted to pine plantation and the hydrology of the site has been severely impacted by silviculture activities.

A description of the habitat systems located within the project boundaries is contained within the supporting information provided with the original application.

III. Project Description and Need: The proposed project's description and need have **not** significantly changed from the original concept of providing a viable, long term, master planned residential community on the project site, including, single family residential uses, two golf courses, golf course clubhouse, golf practice and teaching facility, amenities center, pedestrian/bicycle trails, canoe trails, community park/open space areas and neighborhood commercial. The changes to the project for which a modification is sought consists of eliminating one (1) of the two 18-hole golf courses and adding a regional retention facility (Lake) to the overall project. It should be noted that, by adding the regional retention lake, a "public use" use component is adding to the overall project purpose. The added public use(s) involves a neighborhood commercial area and educational opportunities for the community. The description of the work/impacts is contained in the following section.

IV. Description of Impacts: The work associated with the requested modification are as follows:

Regional Retention Facility – A regional retention lake will be constructed within the boundaries of the Buckwalter SW tract by excavating uplands to create an approximate 200-acre lake. All excavated material will be disposed of within the Buckwalter SW Tract. There are no direct impacts to waters of the United States, including wetlands from lake construction other than those permitted by the original permit.

Repositioning Permitted Impacts - Certain features of the originally approved/permitted project must be repositioned to provide cohesion between the water quality enhancement features and functions of the regional retention lake and the desired and needed water-oriented recreational functions and features necessary to create the type facility that attracts the targeted market. The repositioning of the permitted impact areas are essentially the same in quality and quantity. The modified plans provided with this request for modification clearly defines the areas where modifications to the permitted plans occur, the size of the area affected, and the purpose of the repositioning. Attached hereto, is a "Summary Sheet" that compares the permitted impacts with the proposed impacts. As indicated, impacts to non-jurisdictional wetlands proposed as a part of the

requested modification remain at 23.27-acres. Impacts to jurisdictional wetlands proposed as a part of the requested modification have decreased to 26.00-acres a reduction of 0.85-acres (Road Crossings –0.03, Wetlands to be filled –0.47, Hand Clearing –0.15, Lagoon Excavation –0.20). Mitigation acreages increased as a result of the relocating of project features and +5.79-acres were added to the overall mitigation plan (Freshwater Wetland Preservation & Enhancement by Buffering +3.27-acres, Freshwater Wetland Enhancement of Hydrology –2.63-acres, Pine Plantation Restoration –0.50-acres, Road Restoration –0.55-acres, Upland Wetland Buffer +6.20). The proposed impacts occur in the same general areas as the permitted impacts and the quality and quantity of the freshwater wetlands affected by the proposed work are the same.

V. Alternative Analysis:

a. Site selection criteria: A discussion on alternative sites does not appear warranted since this evaluation occurred during the decision-making process for the original project.

b. On-Site Alternatives: Typical on-site alternative analyses focus on avoiding the impact to aquatic resources or, at a minimum, minimizing the impact to on-site aquatic resources. Following is a presentation of impacts for the specific activities associated with this request for modification and a discussion of alternatives and justification considering cost, technology and logistics for each activity.

Regional Retention Facility (Lake)

The construction of a regional retention facility, hereafter referred to as the "lake", is one of the added features to the originally permitted project. The lake will be part of the amenities package that will add a large open water feature to the permitted project. It will add to the desire and attractiveness of the properties to be offered for sale and will be more in keeping with current market demands. The planning for the lake involved numerous iterations of plans involving excavating large areas of jurisdictional acreages. The final plan is the one being submitted as a part of the

request for permit modification. The lake, as proposed, will be excavated from uplands with no additional impacts to jurisdictional or non-jurisdictional wetlands.

The construction of the regional retention lake, watercourses, and trails accessible to community residents is a key element of the amenities package that is critical to creating an attractive, desirable community and value in the properties to be offered for sale as well as a regional asset to the Town of Bluffton and Beaufort County. The integrated and connected lake and watercourses will create an opportunity for outdoor recreational activities, including, boating, canoeing, fishing and wildlife observation; create habitat diversity on the site, including wading bird and fisheries habitat; and create stormwater detention/retention areas and emergent shelves to improve water quality and sheet flow through the wetland system. The lake and watercourses will function as part of the aquatic ecosystem allowing excess water during storm events to sheet flow into the wetland system.

Lot Development

In order to create the regional retention lake, some reconfiguring of lots in the areas to be excavated (highland) was necessary. The reconfiguring did not cause any increase in the non-jurisdictional or jurisdiction wetlands acreage, in fact the jurisdictional acreage decreased by 0.47-acres.

Golf Course Construction

The construction of golf course facilities was and continues to be a key element of the amenities package that is necessary to creating an attractive, desirable community and value in the properties to be offered for sale. The modified plan eliminates one (1) 18-hole golf course in order to provide sufficient uplands to construct the regional retention facility. The attendant facilities, including the clubhouse, maintenance facilities, and cart path system, will still be required and constructed.

VI. Mitigation: As a part of the original development plan and as permitted by Corps of Engineers (COE) and the SC Department of Health and Environmental Control, Environmental Quality Control (SCDHEC-EQC) compensatory mitigation for project impacts included preservation/ enhancement/restoration of 631.14-acres of wetland resources onsite including the establishment of 83.25-acres of adjacent upland buffers, restoration of natural, historic hydrology and vegetation, and removal of existing causeway fills. Buffers will be an average of ± 38 feet in width. Also, 15.88-acres of emergent freshwater wetlands will be created adjacent to contiguous 404 jurisdictional wetlands contained within the site or within lagoons to be constructed as part of the master development plan. Specific mitigation activities associated with the originally permitted project include 423.99-acres of wetland preservation and enhancement by buffering 99.53-acres of hydrology enhancement, 7.00-acres of vegetative restoration, 1.49-acres of road restoration, 15.88-acres of wetland creation and 83.25-acres of buffers. Total on-site mitigation acreage for the permitted project is 631.14-acres. All mitigation areas were to be preserved in perpetuity by deed restrictive covenant and deeded to a Property Owners Association (POA). A more detailed description of compensatory mitigation activities permitted by the COE and the SCDHEC-EQC, including monitoring and success criteria, is presented in the Buckwalter Southwest Tract Development Compensatory Mitigation Plan.

As mentioned above, the overall mitigation acreages associated with the proposed modification increased by +5.79-acres as a result of relocating project features (Freshwater Wetland Preservation & Enhancement by Buffering +3.27-acres, Freshwater Wetland Enhancement of Hydrology –2.63-acres, Pine Plantation Restoration –0.50-acres, Road Restoration –0.55-acres, Upland Wetland Buffer +6.20-acres). The proposed impacts occur in the same general areas as the permitted impacts and the quality and quantity of the freshwater wetlands affected by the proposed work are the same. It is, therefore, believed that sufficient mitigation credits exist within the project boundaries and no additional mitigation credits will be necessary. However, to insure that this belief is accurate, the compensation mitigation requirements will be recalculated in accordance with the current Mitigation SOP and revised worksheets will be provided to show the mitigation requirements for the modified project's impacts.

VII. Cumulative Impacts: Consideration of cumulative impacts is as follows:

Land Development Activities/Projects: The construction of the proposed residential development is not likely to cause other construction or development activities in the surrounding area. Given population growth in the Beaufort/Jasper County areas and the fact that the property is zoned for the intended purposes, it is likely that other similar developments will occur regardless of the construction of this development. It is also noted that should the planned development not proceed, the land is likely to be developed in a piece-meal manner and the on-site and off-site mitigation will not occur and wetland resources will be impacted to some unknown degree.

Public Infrastructure Projects: Construction of the proposed residential development is not expected to cause the construction of public infrastructure projects, including roadways, power lines, sewer lines, water lines, and stormwater facilities, since the developer has accounted for these actions in its proposal. Growth in this region has dictated the upgrading of the existing infrastructure and this development will not, in and of itself, create a need for additional offsite improvements. Additionally, the construction of a retention lake will lessen the need and/or requirement for new stormwater facilities to be constructed on new project development sites.

VIII. Summary: Master planning and permitting large, long term development projects are dependent upon having the flexibility to implement sound land planning and engineering design principles to create master plans which are often conceptual at the time of permitting, but which must include adequate land for development to economically justify the project, reasonable access, construction of utilities and regional stormwater retention facilities and appropriate location of the various land uses. The alternative to wetland master planning is the piecemeal development of the property making wetland avoidance more problematic and evaluation of cumulative impacts difficult.

It is believed that the proposed wetland master plan, including the addition of a regional retention facility, represents the most practicable alternative for accomplishing the project purpose when

considering the cumulative effects, both adverse and beneficial, of the overall project, including compensatory mitigation. The master plan and accompanying documentation demonstrates that minimization and avoidance of impacts to significant wetland resources has occurred to the maximum extent practicable so that important wetland functions are maintained while providing for reasonable and necessary access, utilities services, regional stormwater management and necessary flexibility for constructing an economically viable residential development and associated amenities.

Environmental Benefits of Lake

The applicant is proposing to construct a large lake in the southwest Buckwalter Tract which will not only be an amenity for the development, but also provide environmental benefits to southern Beaufort County. These benefits include water quality protection for the headwaters area of the May River, environmental opportunities for area schools and universities and providing stormwater best management practices for public road projects. The public need for these functions and potential benefits have been detailed in several reports and studies. These documents were prepared by state and local government agencies with participation from citizens and advocacy groups. Following is a listing of the most pertinent studies along with an explanation of how the proposed Lake is concurrent with their recommendations:

1. **Concurrence with the May River Baseline Assessment of Environmental and Biological Conditions**

   The study, which was completed in the Spring of 2004 by SCDNR, USGS and NOAA, was the first detailed assessment of water quality in the May River. The report detailed several recommendations to assist the Town of Bluffton in managing the watersheds which drained into the May River. The construction and management of the large lake in the Buckwalter Tract will meet several of the recommendations from the assessment. The following recommendations were taken from assessment:

   - **The Town of Bluffton should delineate the sub-watersheds of May River for all areas to enable a clear understanding of where upland runoff is flowing.**

     The upper headwaters May River watershed exhibit is included with this presentation. The exhibit delineates the May River headwaters watershed from its confluence with Stoney Creek. The watershed was delineated using a digital elevation model developed from LiDar topographic data collected in March 2002.
     The LiDar delineated watershed approximates the watershed boundaries from the Baseline Assessment. That delineation was generated using USGS quadrangle topographic information. The LiDar delineated watershed is a more accurate approximation since a significantly larger and more current topographic database was used to establish the watershed boundaries. The watershed size is approximately 6018 acres.

   - **The high annual runoff or watershed yield at the Pritchardville gauge site, which indicated that more rainfall runs off the upper May River watershed by either surface flow or shallow groundwater, is an important finding. This indicates that water flowing from on-site wastewater treatment facilities (e.g., septic systems) and stormwater ponds may reach the May River system quicker than other areas.**
     Therefore, on-site wastewater treatment facilities and stormwater ponds should be appropriately engineered to limit this effect, particularly in the Stony and Rose Dhu creek areas. Strict best management practices (BMPs) should be used including minimizing the use of septic systems, maximizing naturally vegetated buffers, and the latest technologies available for stormwater ponds and septic tanks.

The Buckwalter Tract lake is proposed to be constructed in a location which will allow the lake to intercept a significant portion of the upper headwaters runoff. The large volume of the lake's permanent pool will increase the detention time of runoff headed to Stoney Creek and ultimately the May River. In addition to being a visual and recreational amenity, the lake will be designed to function as a large wet pond BMP. The lake will be the final BMP in a series of BMPs proposed to be constructed on the Buckwalter Tract. Supplemental BMPs such as infiltration will be utilized in series with the proposed lake in the development areas east and west of the lake. The BMPs will meet the requirements of the latest version of the Beaufort County Stormwater Best Management Practices Manual which requires new development to treat stormwater to a standard that is equivalent to five percent impervious land cover. At over 100 acres, the lake has the ability to treat a large amount of runoff in a centralized location. Increased pollutant residence time in a proven best management device will allow for greater treatment of the pollutants. The central location will facilitate better management of important lake functions necessary for stormwater pollutant removal.

Currently 2519 acres of the upper headwaters watershed flows through the Buckwalter Tract. The development of the Buckwalter Tract will provide an opportunity to increase the size of the watershed thereby increasing the amount of runoff which will flow into the proposed lake. By removing existing impediments to offsite runoff such as crushed and ineffective culverts and wetland fills, the portion of the watershed which will drain through the lake can be increased from approximately 2519 to 3131 acres. The construction of the lake along with the development of the Buckwalter Tract will facilitate the treatment of approximately 50 percent of the upper headwaters runoff to the May River.

- **Large developments should be required or encouraged to monitor their stormwater pond efficiencies and the receiving tidal creeks for a variety of parameters such a nitrogen, phosphorus, fecal coliforms, dissolved oxygen, and salinity. New technologies and sensors are available for measuring some of these parameters (e.g., optical probes to measure chlorophyll and nitrate) as well as SCDHEC approved measures.**

  Water quarterly monitoring will be conducted for stormwater points of entry into the lake and the lake outfall to Stoney Creek to determine the stormwater pollutant loading to the lake and its treatment efficiency. Parameters to be monitored will include nitrate, nitrite, total phosphorous, fecal coliform, dissolved oxygen, fecal coliform and salinity.

2. **Concurrence with the Beaufort County Special Area Management Plan (SAMP)**
   The goal of the SAMP, the final version was published in December 2002, was to provide a "guide for the restoration and protection of the waterways of Beaufort County". The SAMP recommended five major actions to protect Beaufort County water resources. One of these actions was the improvement of water quality monitoring. The goal was to establish a central clearinghouse and coordinate all existing monitoring activities that were taking place in the county by state, federal and local agencies. The SAMP has consolidated much of the water quality monitoring from the various agencies into one database. The recently established

Beaufort County Stormwater Utility has begun to utilize that data in developing watershed management plans for the entire County. The Utility has recommended that the University of South Carolina Beaufort's (USCB) New River Campus serve as a central clearing house and permanent repository for stormwater data. The Utility has also recommended that a water quality laboratory be established at USCB, a location roughly 4 miles from the proposed lake. In addition, the Utility recognizes the need for the University to spearhead an effort to establish consistent standards for the collection of future data. The monitoring of the lake at Buckwalter will be coordinated with the USCB laboratory to ensure that it is consistent with the standards currently being established. Concurrence with USCB will be sought for the proposed monitoring plan as well as analytical assistance to approximate the pollutant removal efficiency of the lake.

3. **Access for Educational Opportunities**
The developers of the Buckwalter Southwest Tract propose making the lake available as an educational resource for the community. A plan to provide access for Beaufort County elementary, middle and high schools in addition to USCB students to study the environmental benefits of the lake will be established. Students will have the ability to study multiple aspects of the lake such as stormwater pollutant removal and biological function.

4. **Concurrence with the Final Report of the Council on Coastal Futures**
The purpose of the report was "to recommend ways to preserve what is valued on the coast through recommending improvements to the state agency charged". The report was the result of eighteen months of in-depth discussion and dialogue among the 19 members of the council and many coastal citizens and leaders. The recommendations of the report ranged from dock permitting and beachfront management to administration and policy changes related to permitting. Three of the recommendations are directly supported by the plan for the lake at Buckwalter. They are:

Recommendation 8: Improve water quality by managing stormwater on a watershed basis.

Recommendation 17: Develop a strategy and guidance that include monitoring, enforcement and education for maintaining and inspecting stormwater BMPs.

Recommendation 18: In order to develop new and innovative solutions, DHEC-OCRM should establish formal partnerships with state research institutions that focus on solutions and prioritization of research efforts.

The watershed based approach, monitoring plan and educational opportunities are all aspects of the lake plan which support these recommendations.

5. **BMP Protection for Phase IV of the Bluffton Parkway**
Due to land and budgetary constraints, major public roadways are not typically afforded major stormwater best management practice protection. Runoff from the urban sections of paved roadway is usually collected in inlets and discharged to an offsite conveyance point such as a ditch, canal of wetland. Through the development of the southwest Buckwalter Tract, runoff from 93 percent of Phase IV Bluffton Parkway will be routed to the Buckwalter lake. This will be accomplished by extending and over sizing drainage conveyance in the

northern portion of the southwest Buckwalter Tract development. Additional construction cost required to achieve this goal will be borne by the developers of the southwest Buckwalter Tract.

SUMMARY

ACREAGE SUMMARY

TOTAL TRACT ACREAGE PERMITTED: 1967.44 AC PROPOSED: 1967.44

TOTAL NON-JURISDICTIONAL WETLAND ACREAGE PERMITTED: 28.56 AC PROPOSED: 28.56 AC
TOTAL 404 JURISDICTIONAL WETLAND ACREAGE PERMITTED: 551.37 AC PROPOSED: 551.37

WETLAND IMPACTS

NON-JURISDICTIONAL WETLANDS TO BE FILLED

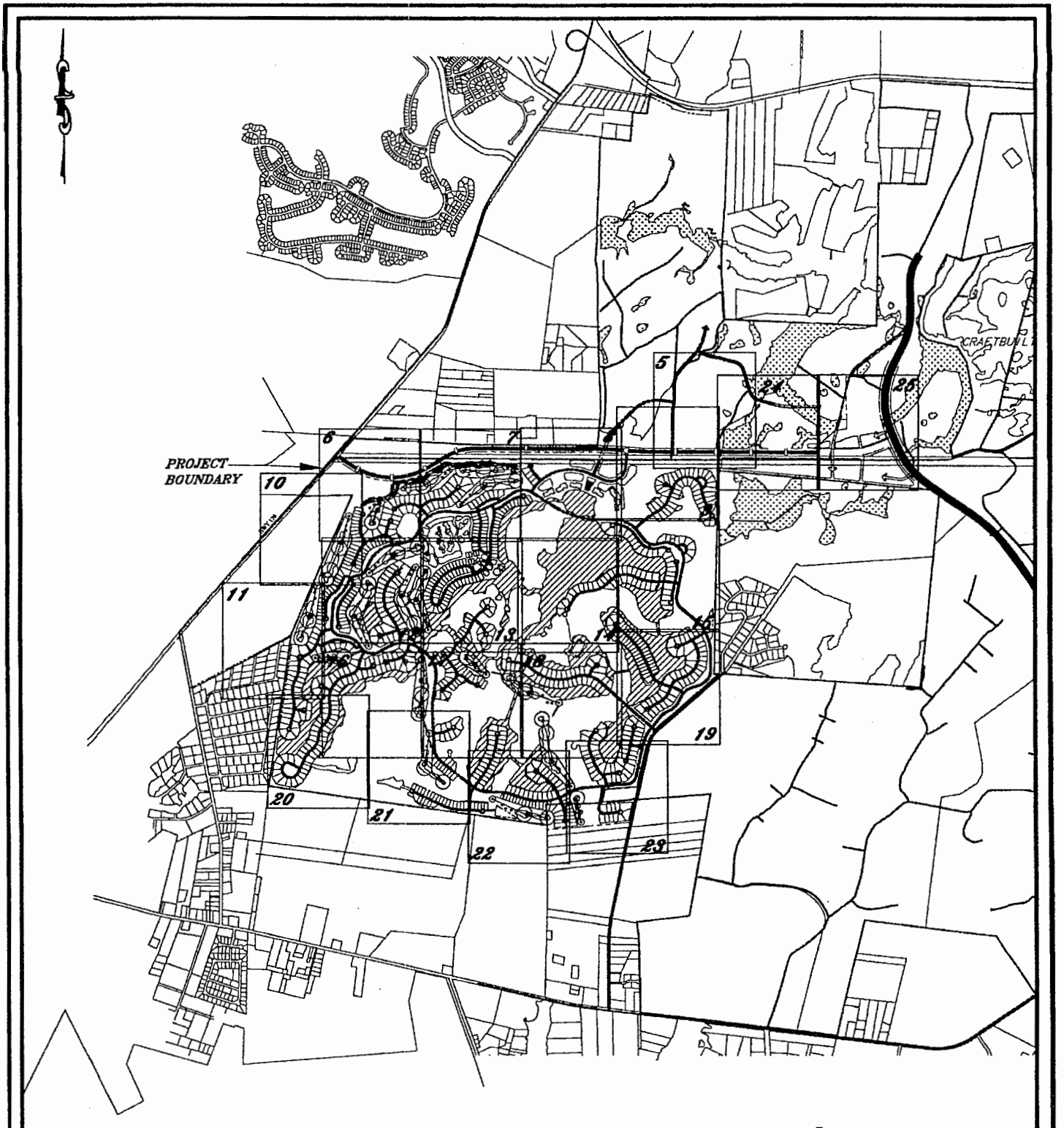
	WETLANDS TO BE FILLED	PERMITTED: 22.56 AC	PROPOSED: 23.27 AC
	TOTAL NON-JURISDICTIONAL WETLAND IMPACTS	PERMITTED: 22.56 AC	PROPOSED: 23.27 AC

404 JURISDICTIONAL WETLANDS TO BE IMPACTED

	WETLAND ROAD CROSSING	PERMITTED: 6.78 AC	PROPOSED: 7.24 AC
	12 PERCENT ROAD CROSSING CONTINGENCY	PERMITTED: 1.36 AC	PROPOSED: 0.87 AC
	TOTAL ROAD CROSSING + 12% CONTINGENCY	PERMITTED: 8.14 AC	PROPOSED: 8.11 AC
	WETLANDS TO BE FILLED FOR VARIOUS LAND DEVELOPMENT ACTIVITIES	PERMITTED: 4.53 AC	PROPOSED: 4.06 AC
	WETLANDS TO BE HAND CLEARED	PERMITTED: 5.61 AC	PROPOSED: 5.46 AC
	STORMWATER MANAGEMENT	PERMITTED: 0.71 AC	PROPOSED: 0.71 AC
	LAGOON EXCAVATION	PERMITTED: 6.32 AC	PROPOSED: 6.12 AC
	EMERGENT WETLAND CONVERSION	PERMITTED: 1.54 AC	PROPOSED: 1.54 AC
	GOLF CART BRIDGE(10' WIDE) (LINEAR FOOTAGE CART BRIDGE IN WETLAND)	PERMITTED: 3711 LF	PROPOSED: 636 LF
	TOTAL 404 JURISDICTIONAL WETLAND IMPACTS	PERMITTED: 26.85 AC	PROPOSED: 26.00 AC

WETLAND MITIGATION

	FRESHWATER WETLAND PRESERVATION & ENHANCEMENT BY BUFFERING	PERMITTED: 423.99 AC	PROPOSED: 427.26 AC
	FRESHWATER WETLAND ENHANCEMENT OF HYDROLOGY	PERMITTED: 99.53 AC	PROPOSED: 96.90 AC
	PINE PLANTATION RESTORATION	PERMITTED: 7.00 AC	PROPOSED: 6.50 AC
	ROAD RESTORATION	PERMITTED: 1.49 AC	PROPOSED: 0.94 AC
	UPLAND WETLAND BUFFER	PERMITTED: 83.25 AC	PROPOSED: 89.45 AC
	CREATION WETLAND TERRACE	PERMITTED: 4.74 AC	PROPOSED: 4.74 AC
	CREATION LITTORAL ZONES	PERMITTED: 11.14 AC	PROPOSED: 11.14 AC
	TOTAL MITIGATION ACRES	PERMITTED: 631.14 AC	PROPOSED: 636.93 AC



2003-1G-066 - REVISED

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 1 OF 39
SCALE: NO SCALE
SOURCE: THOMAS & HUTTON ENGINEERING CO.

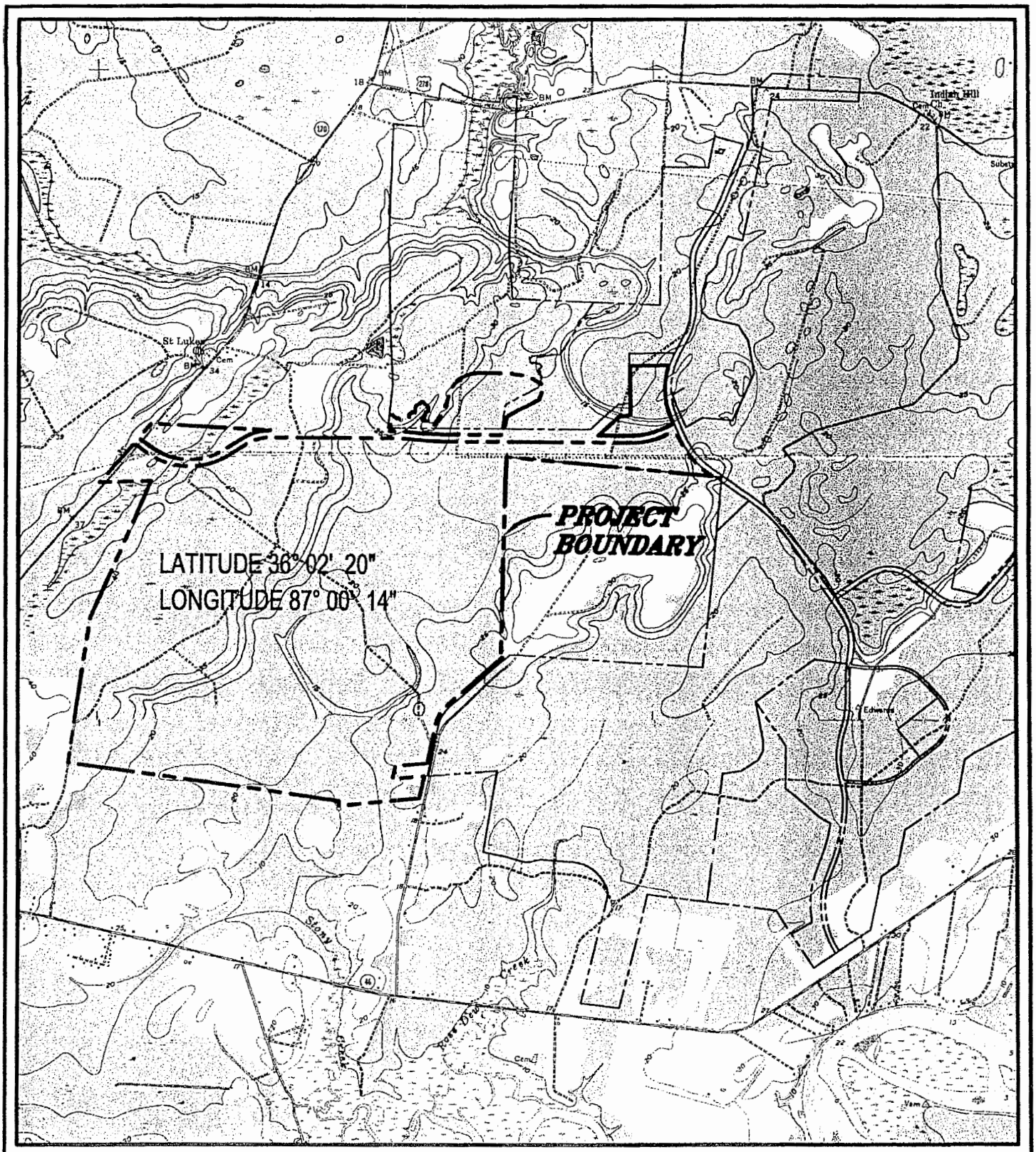
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
USGS QUADRANGLE- JASPER

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 2 OF 39
NO SCALE
SOURCE: THOMAS & HUTTON ENGINEERING CO.

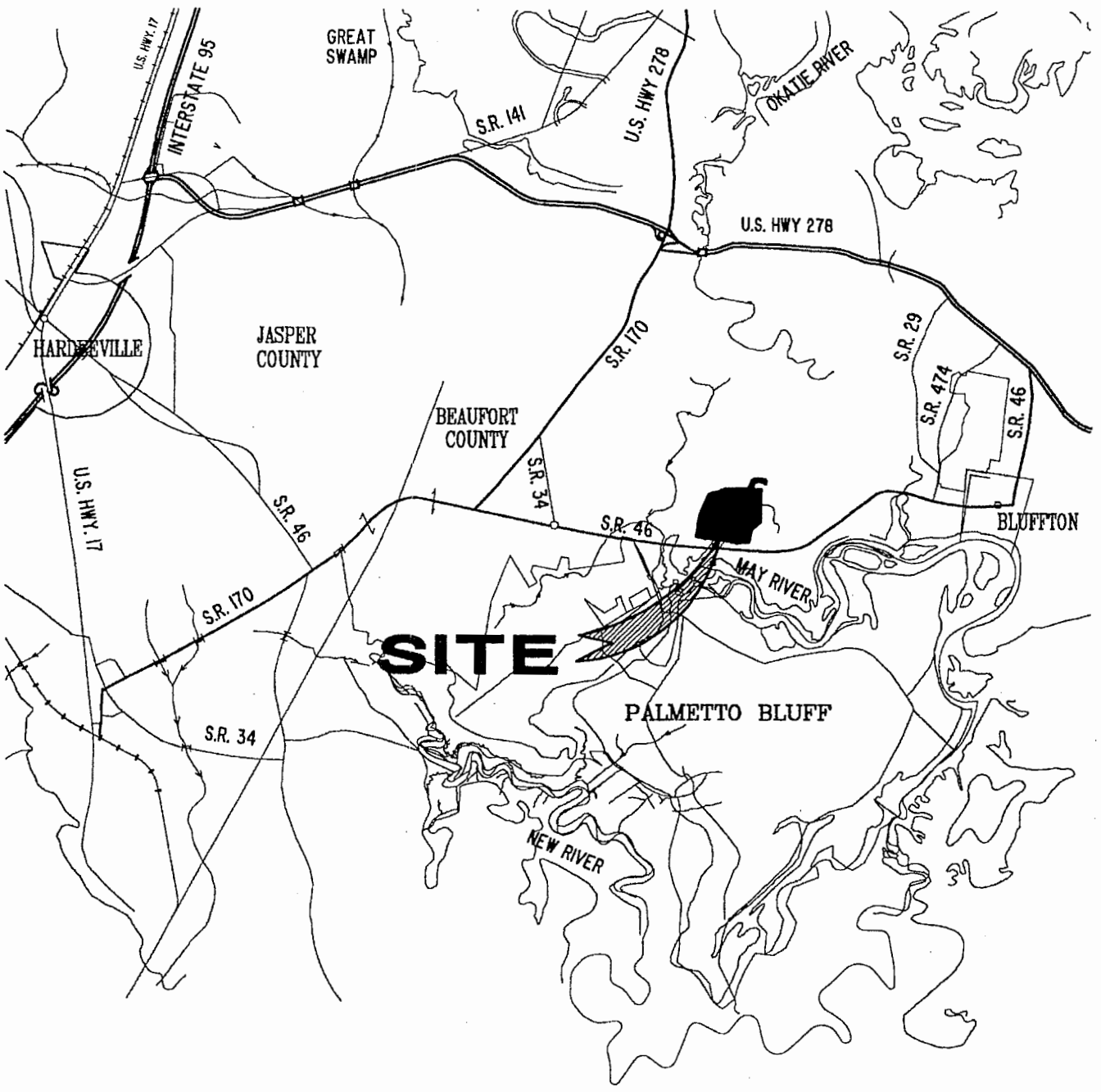
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN (LOCATION MAP)

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 3 OF 39
SCALE: NO SCALE
SOURCE: THOMAS & HUTTON ENGINEERING CO.

DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.

LEGEND

ACREAGE SUMMARY

TOTAL TRACT ACREAGE	1967.44 AC
TOTAL NON-JURISDICTIONAL WETLAND ACREAGE	28.56 AC
TOTAL 404 JURISDICTIONAL WETLAND ACREAGE	551.37 AC

WETLAND IMPACTS

NON-JURISDICTIONAL WETLANDS TO BE FILLED

WETLANDS TO BE FILLED	23.27 AC
TOTAL NON-JURISDICTIONAL WETLAND IMPACTS	23.27 AC

404 JURISDICTIONAL WETLANDS TO BE IMPACTED

WETLAND ROAD CROSSING	7.24 AC
12 PERCENT ROAD CROSSING CONTINGENCY	0.87 AC
TOTAL ROAD CROSSING + 20% CONTINGENCY	8.11 AC
WETLANDS TO BE FILLED FOR VARIOUS LAND DEVELOPMENT ACTIVITIES	4.06 AC
WETLANDS TO BE HAND CLEARED	5.46 AC
STORMWATER MANAGEMENT	0.71 AC
LAGOON EXCAVATION	6.12 AC
EMERGENT WETLAND CONVERSION	1.54 AC
GOLF CART BRIDGE(10' WIDE)	636 LF
(LINEAR FOOTAGE CART BRIDGE IN WETLAND)	
TOTAL 404 JURISDICTIONAL WETLAND IMPACTS	26.00 AC

WETLAND MITIGATION

FRESHWATER WETLAND PRESERVATION & ENHANCEMENT BY BUFFERING	427.26 AC
FRESHWATER WETLAND ENHANCEMENT OF HYDROLOGY	96.90 AC
PINE PLANTATION RESTORATION	6.50 AC
ROAD RESTORATION	0.94 AC
UPLAND WETLAND BUFFER	89.45 AC
CREATION WETLAND TERRACE	4.74 AC
CREATION LITTORAL ZONES	11.14 AC
TOTAL MITIGATION ACRES	636.93 AC

SINGLE FAMILY BUFFER	47.06 AC
AVERAGE WIDTH	40.67 LF
MINIMUM WIDTH	10 LF
COMMERCIAL/GOLF BUFFER	36.19 AC
AVERAGE WIDTH	46.66 LF
MINIMUM WIDTH	15 LF
COMMERCIAL/GOLF/SINGLE FAMILY BUFFER	
TOTAL BUFFER ACRES	89.45 AC
TOTAL AVERAGE WIDTH	46.28 LF

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN (LEGEND)

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004

DATUM: MEAN SEA LEVEL

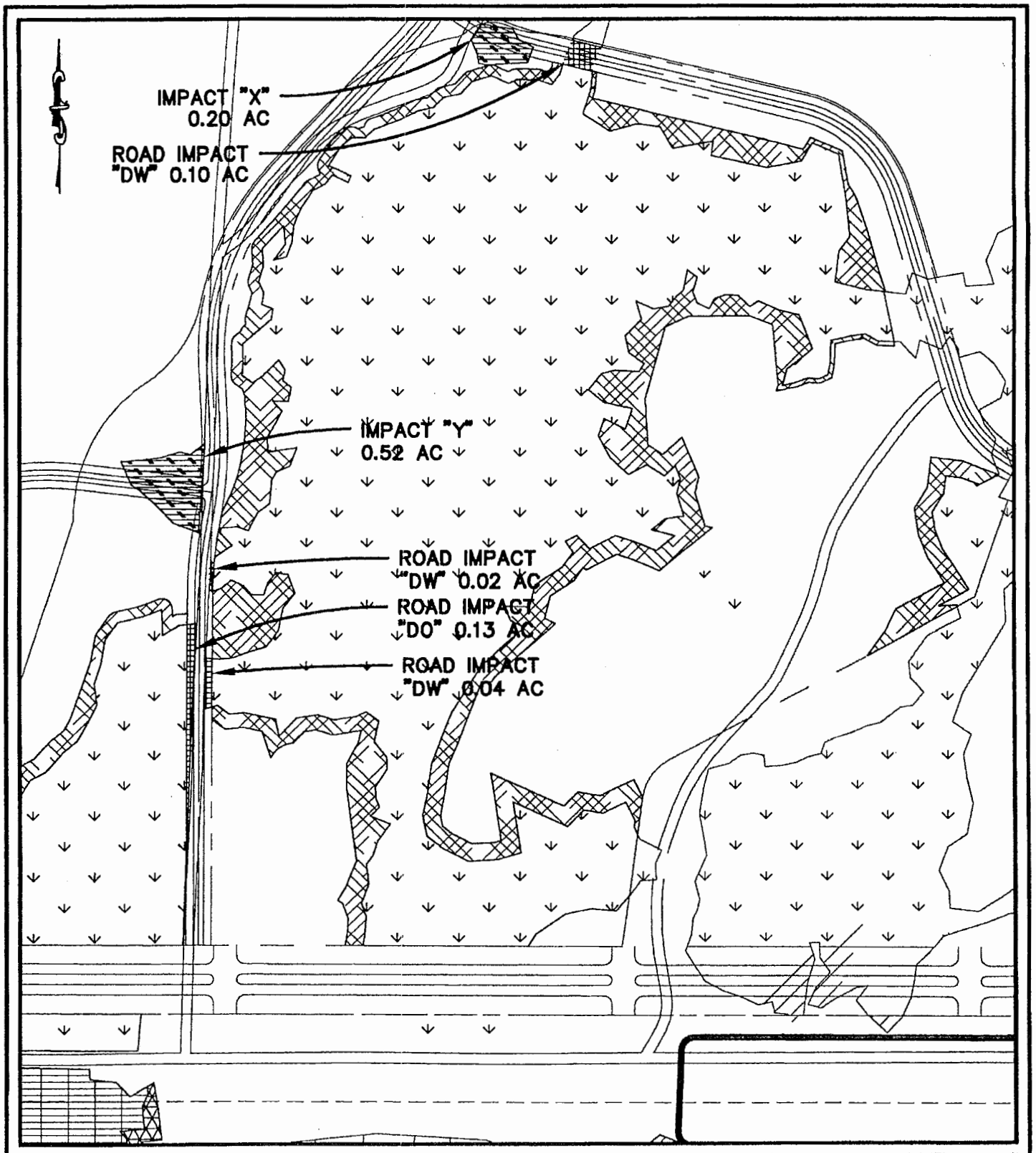
SHEET 4 OF 39
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004

SHEET 5 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

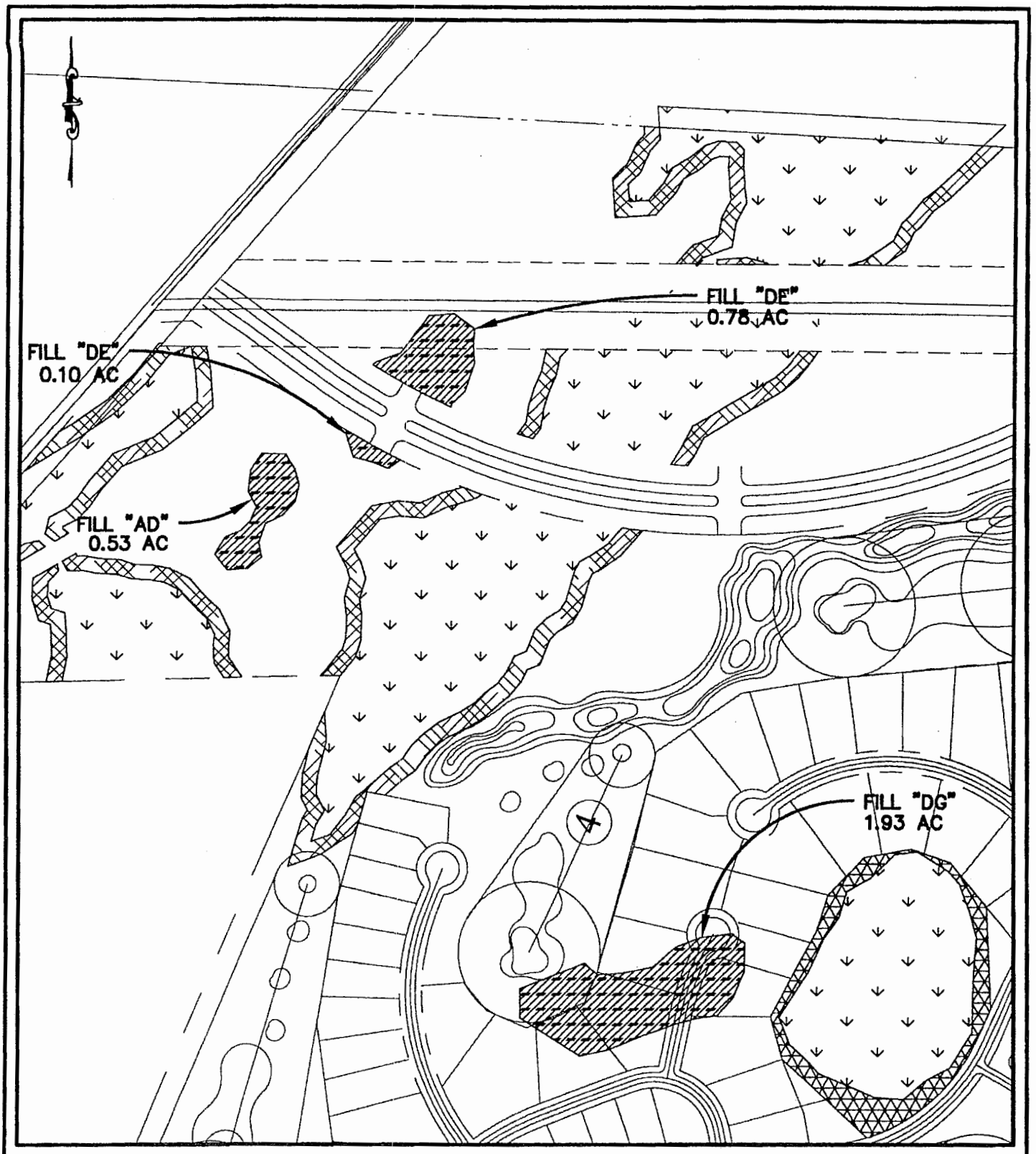
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 6 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

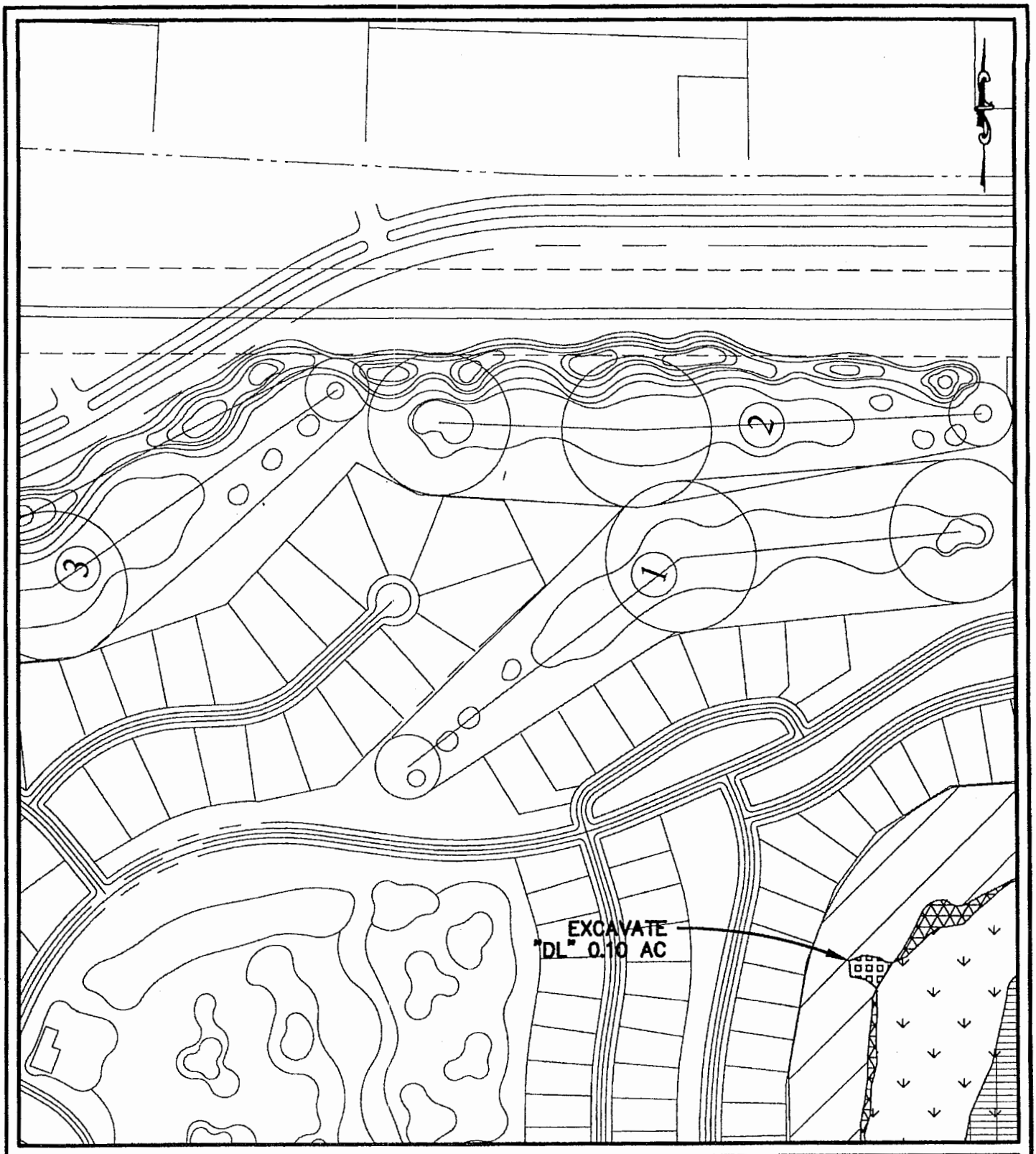
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 7 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

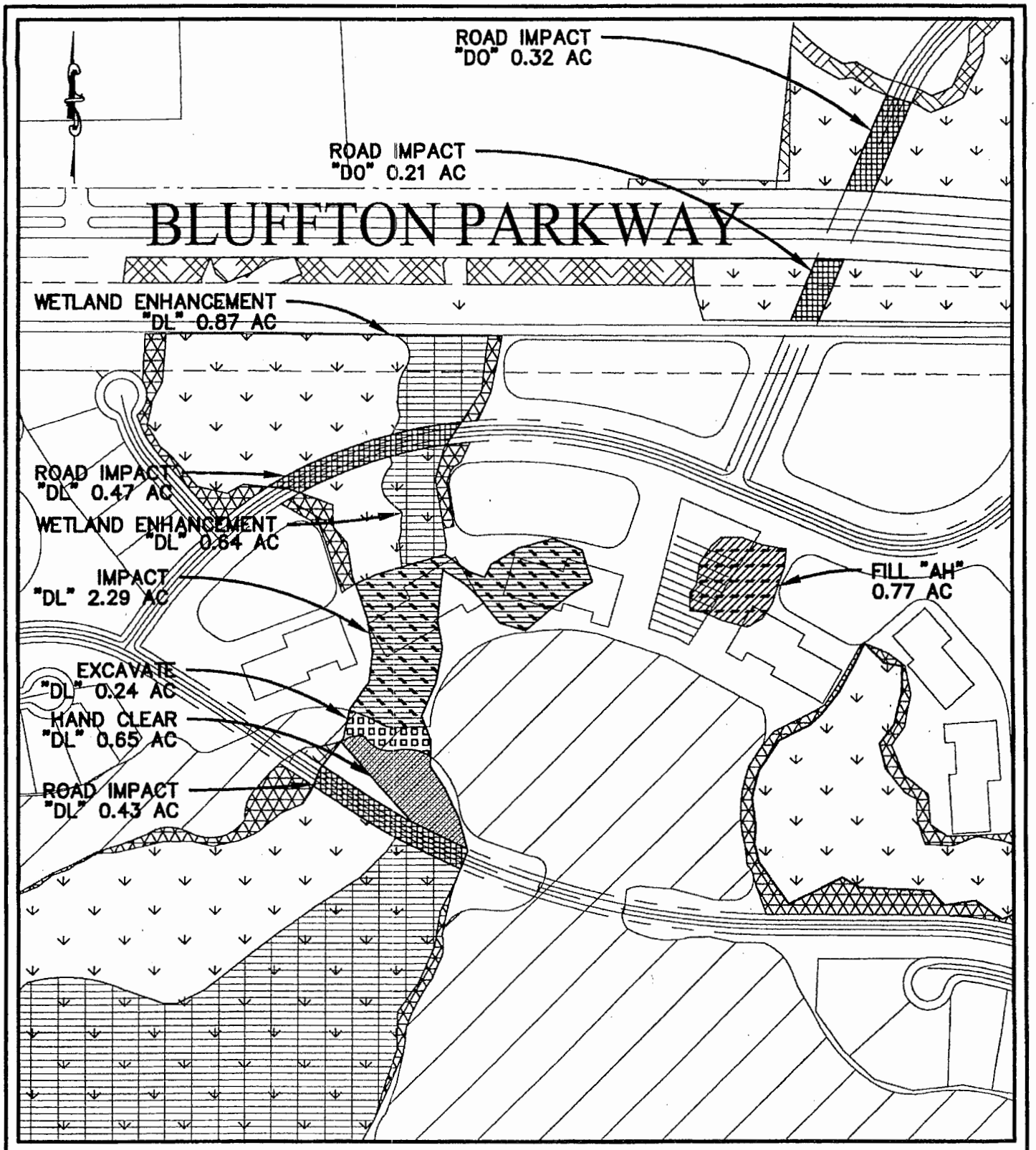
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 8 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

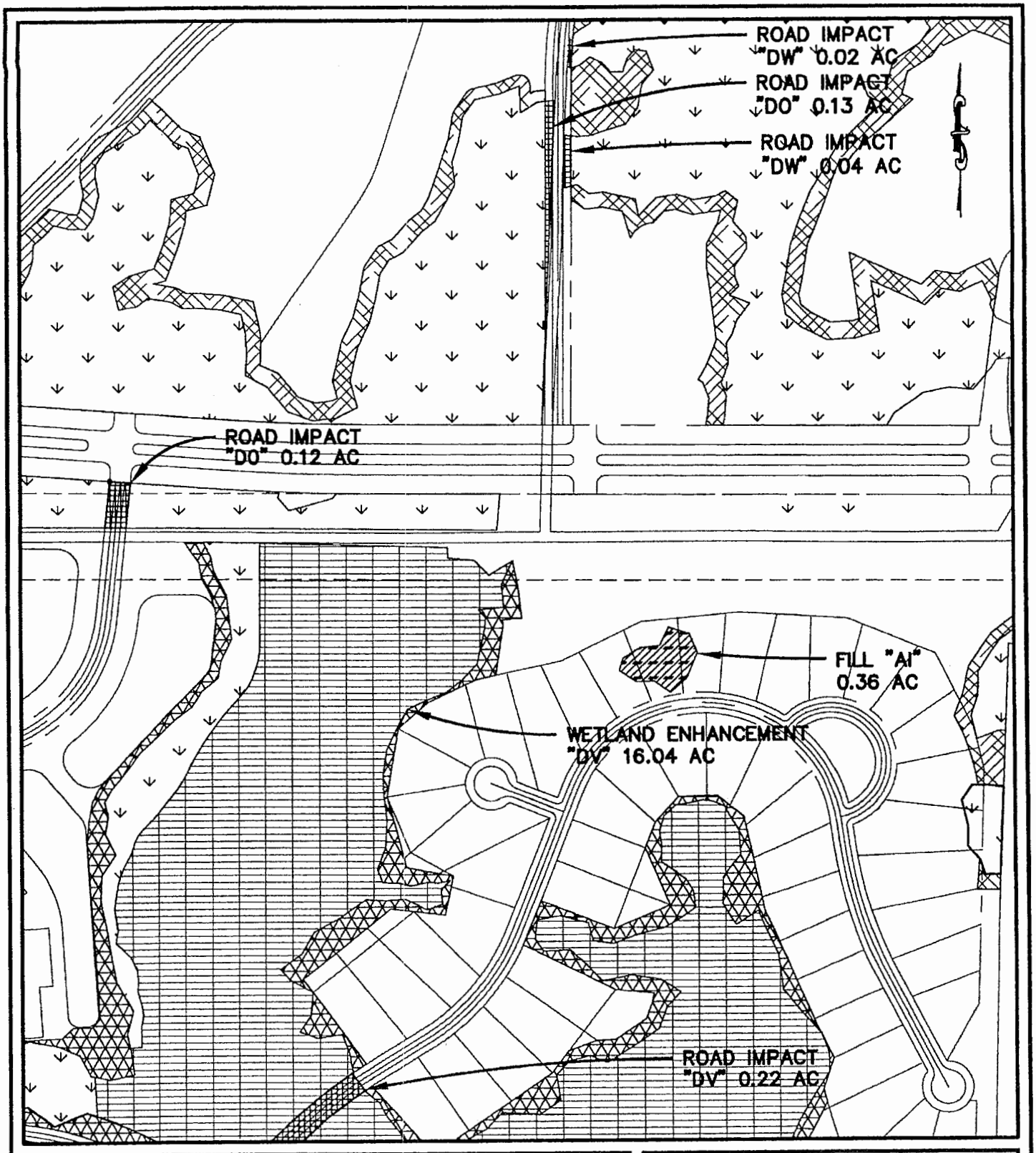
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004

SHEET 9 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

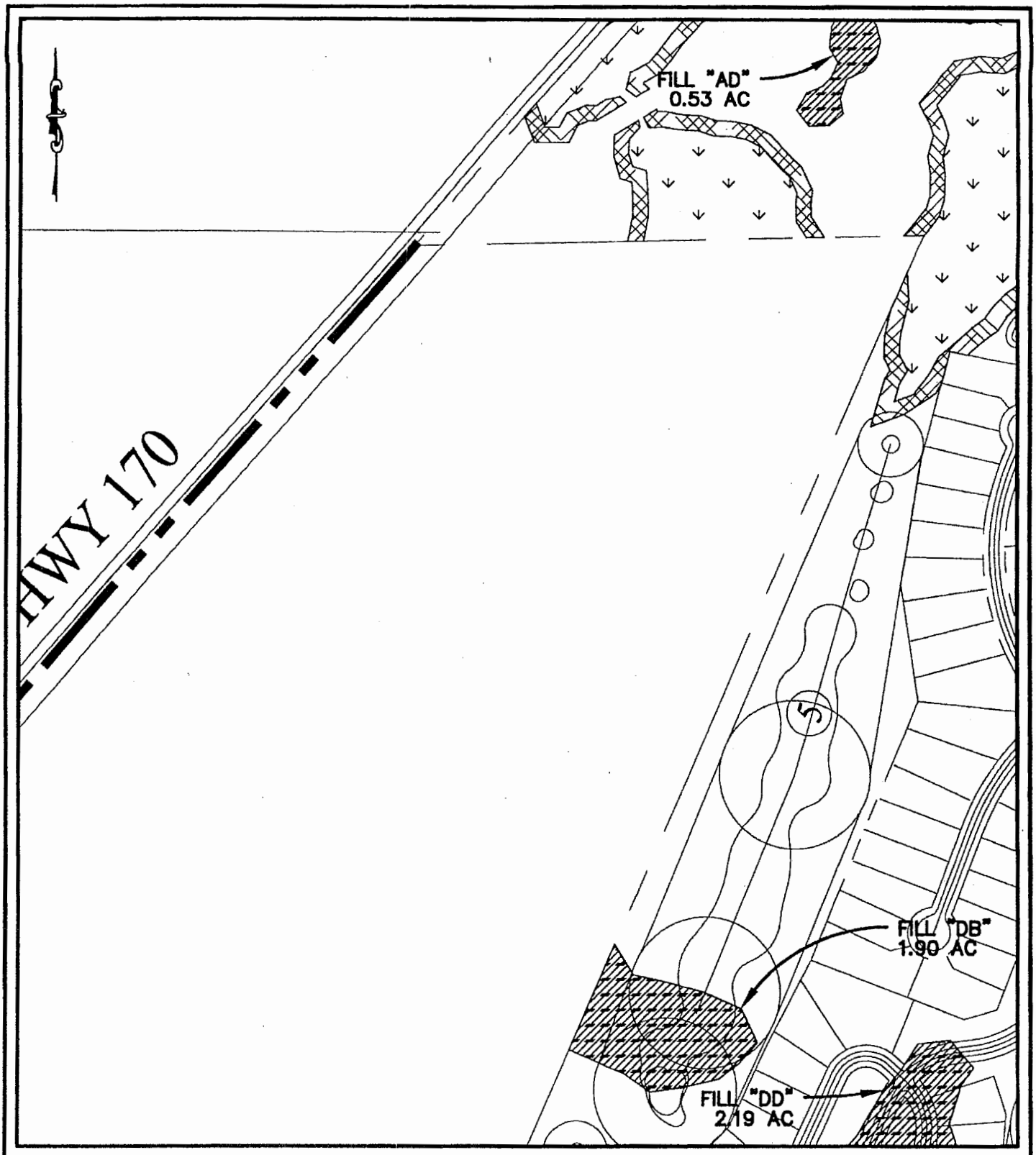
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 10 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

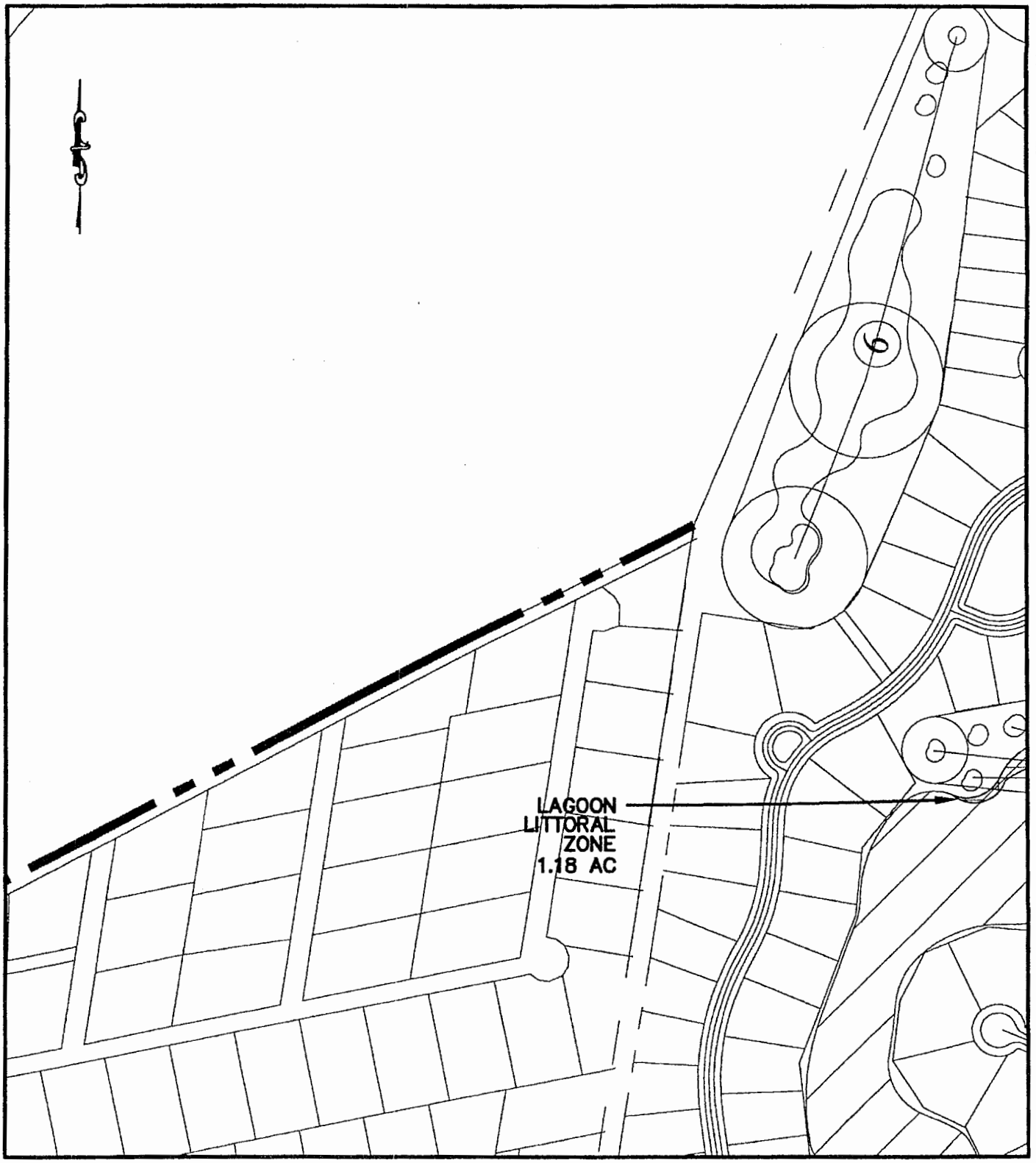
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 11 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

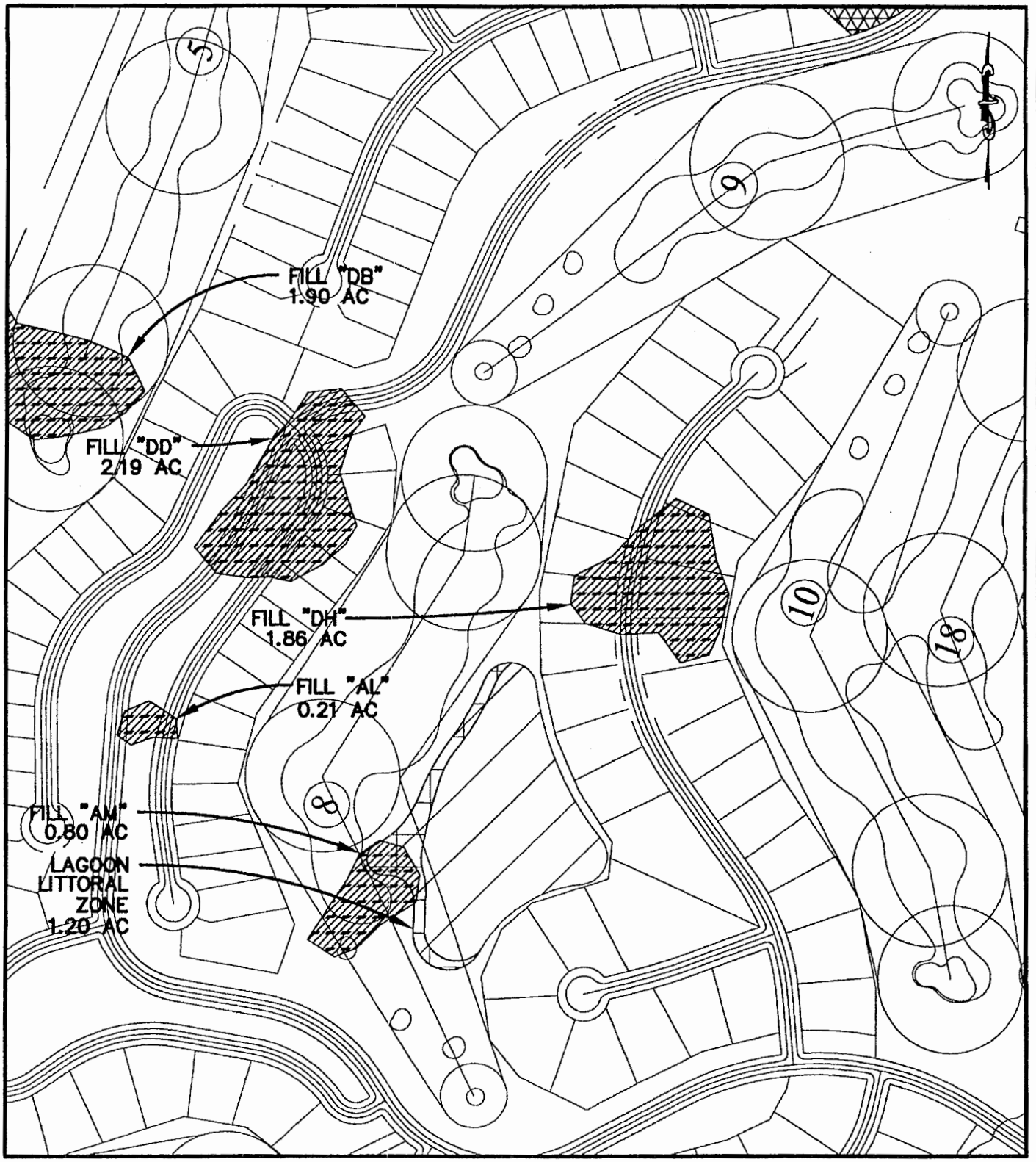
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 12 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

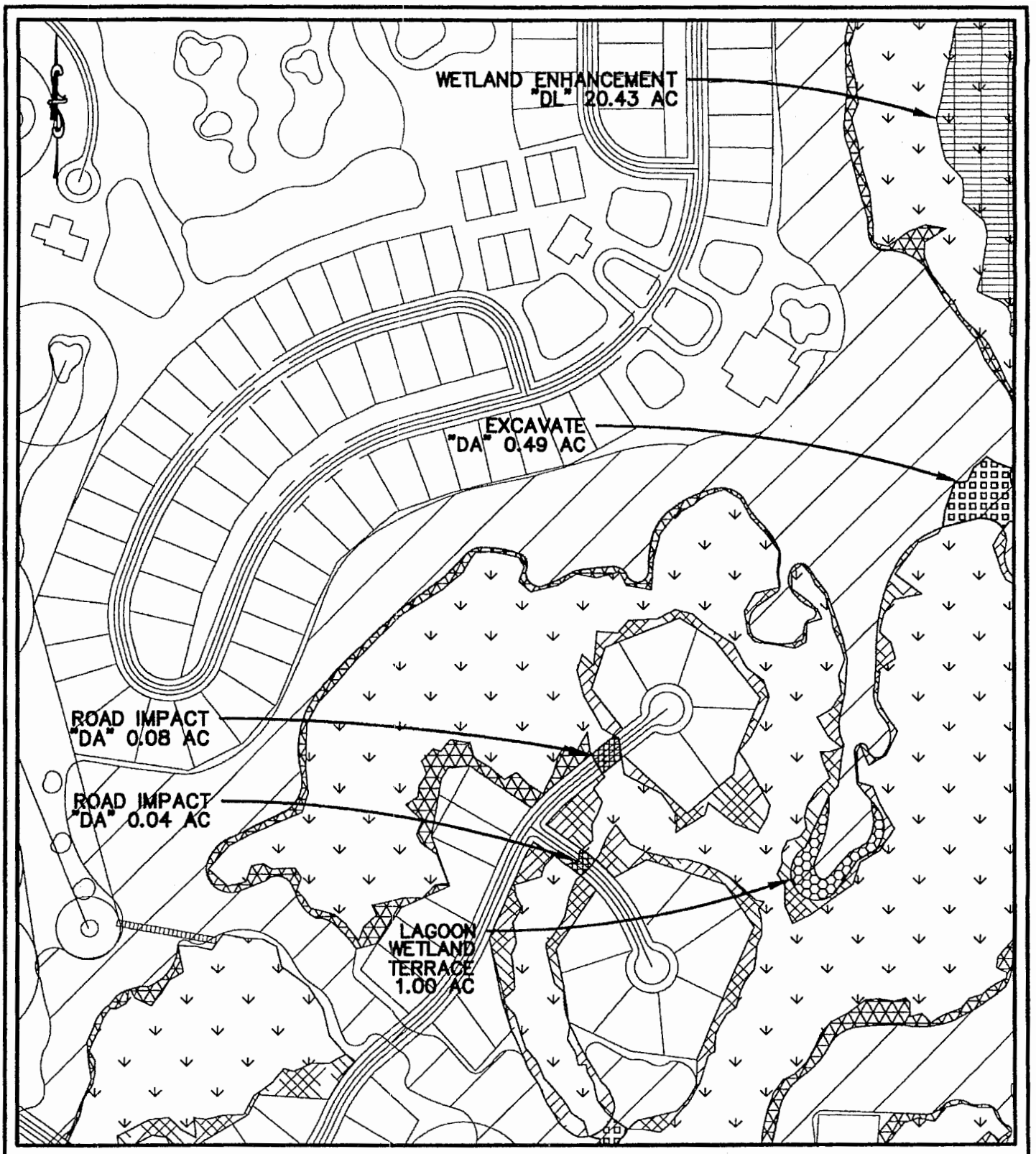
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 13 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

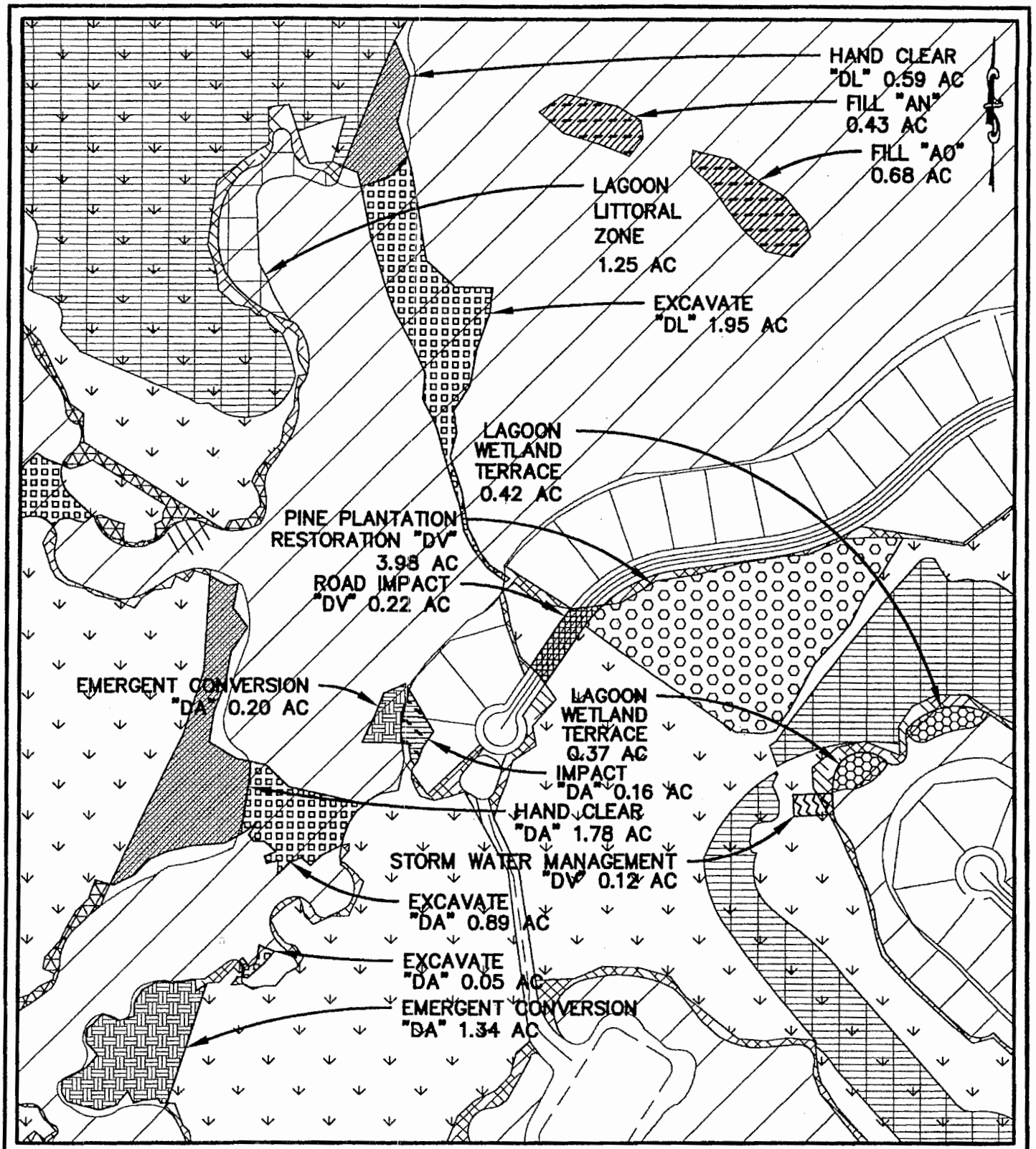
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 14 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

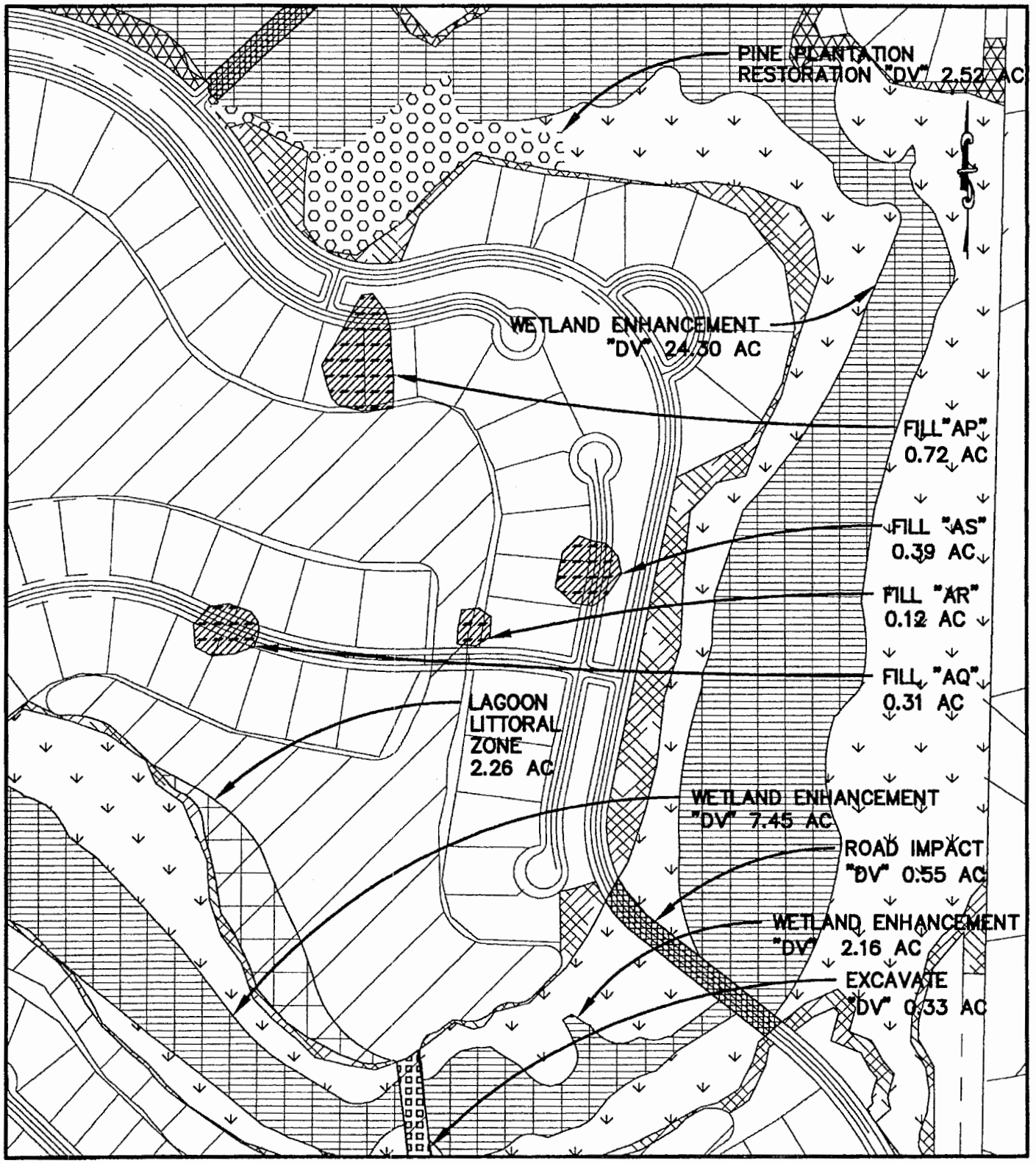
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 15 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

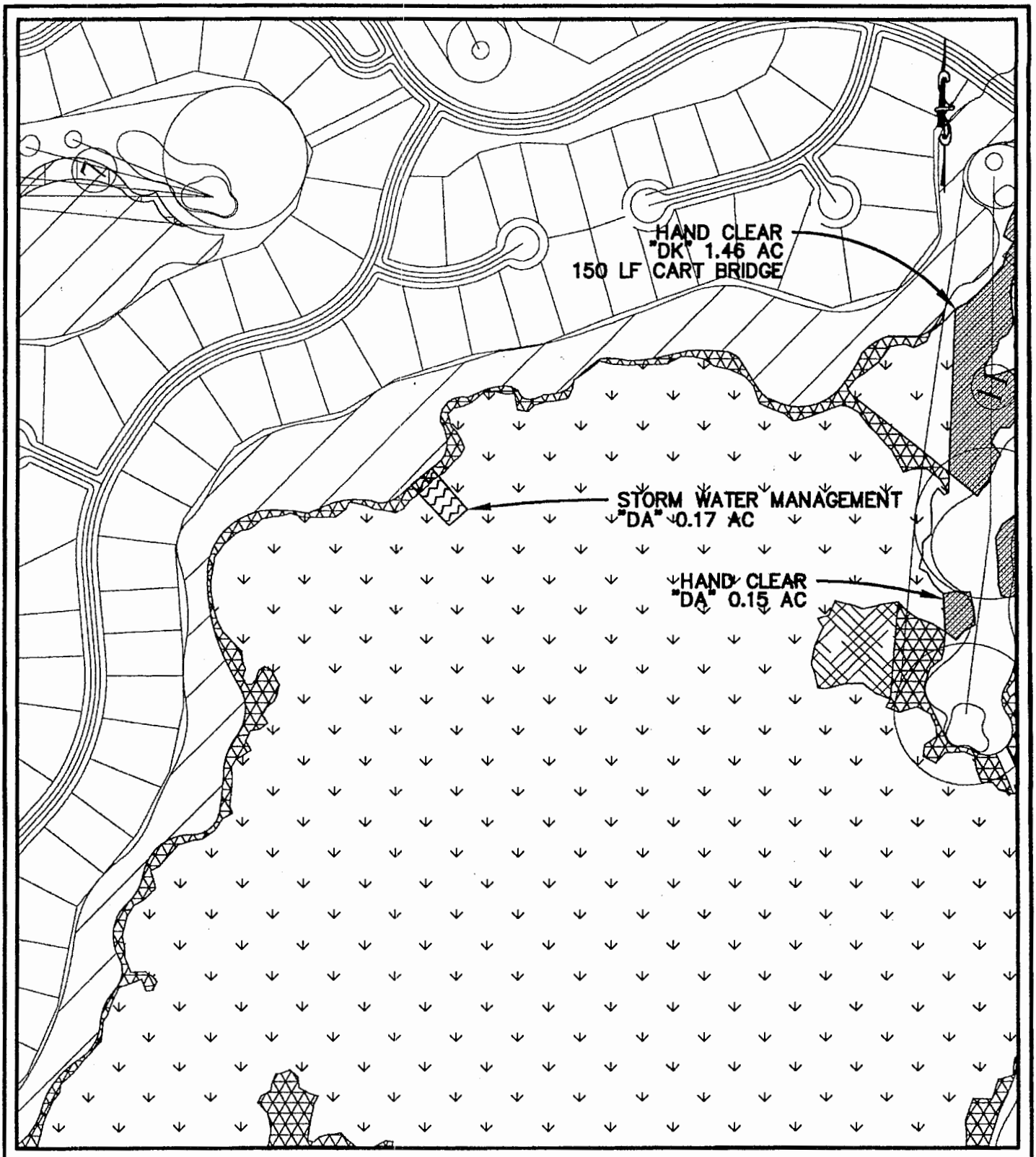
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 16 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

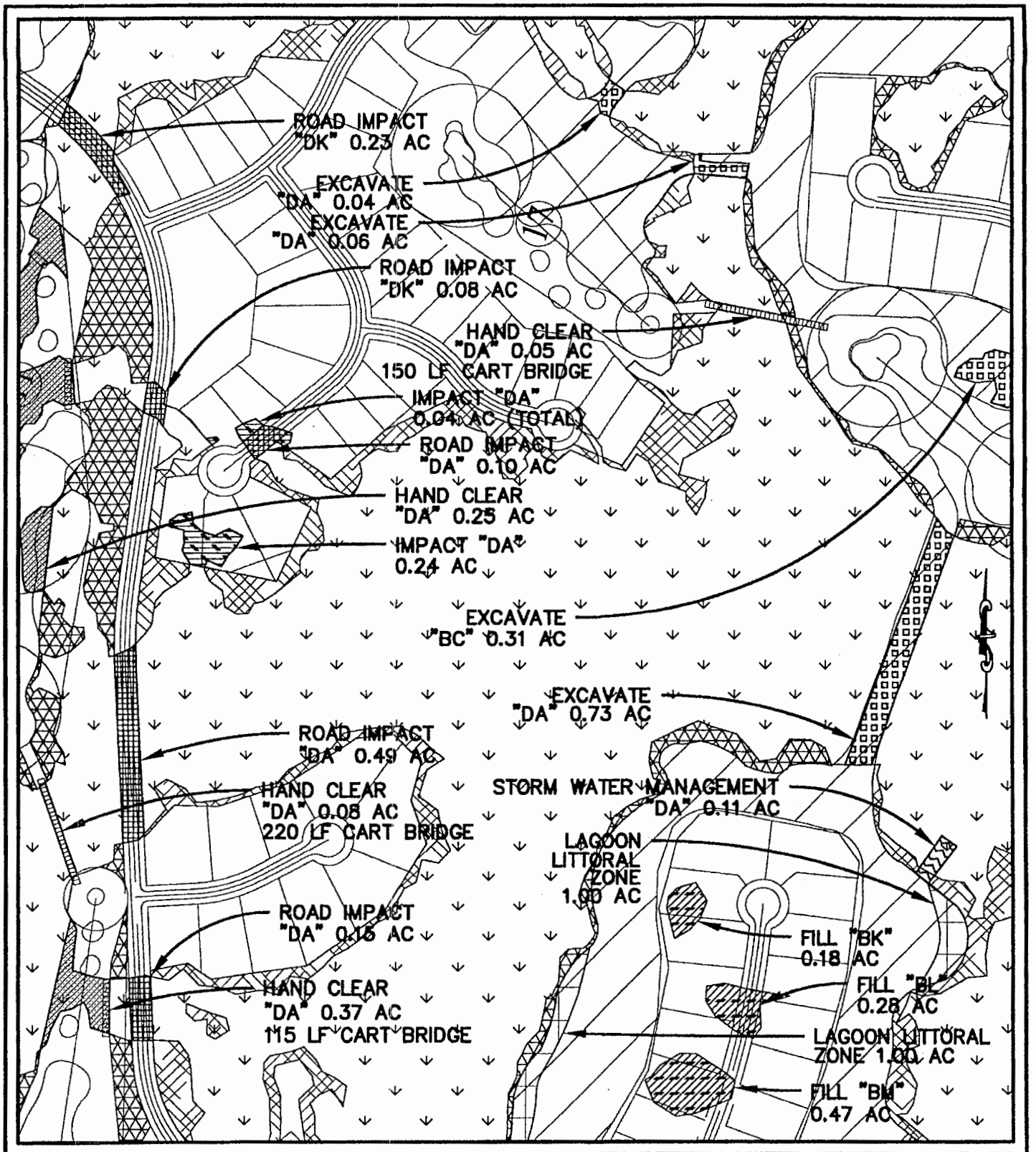
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004

SHEET 17 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

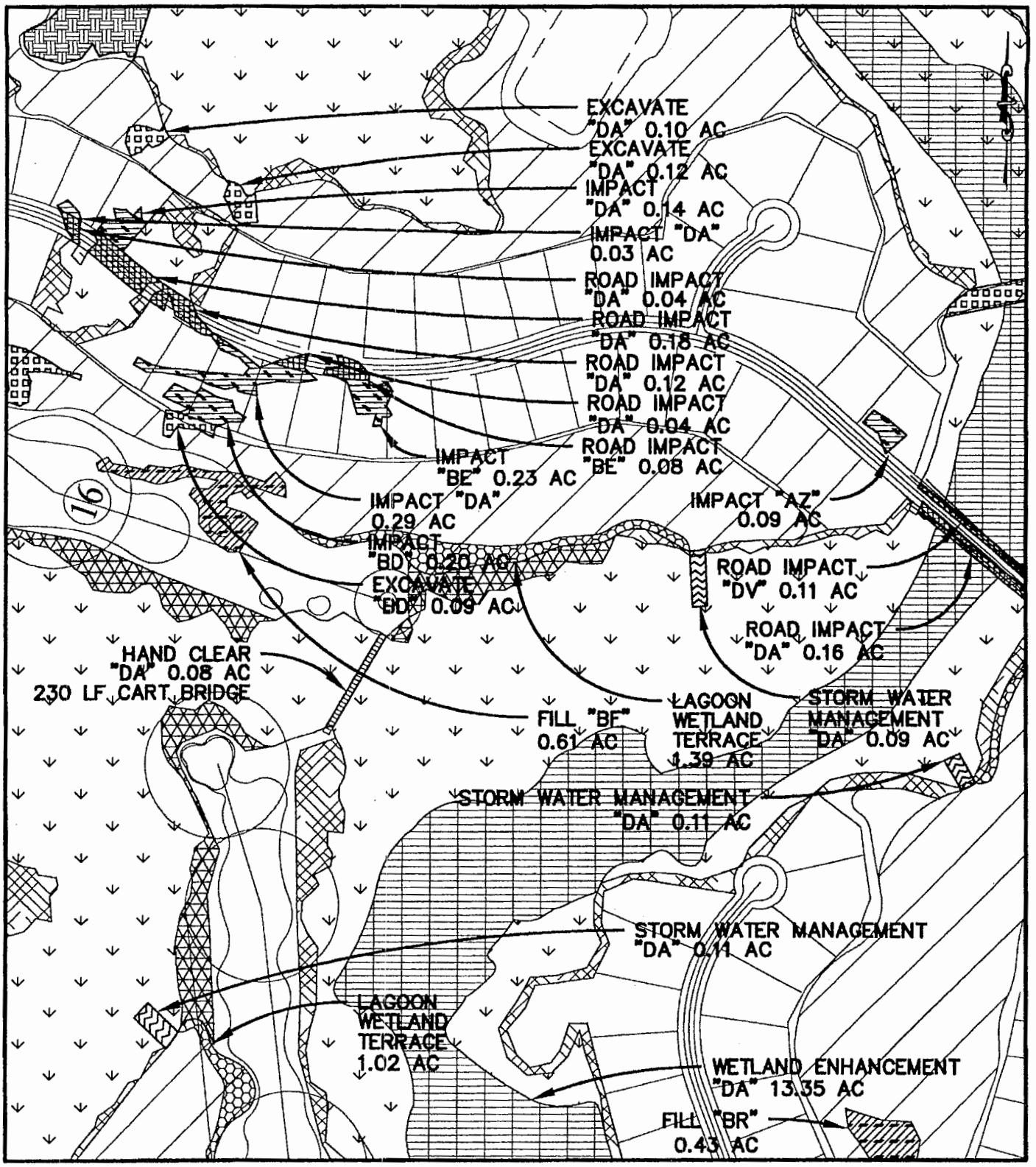
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004

SHEET 18 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

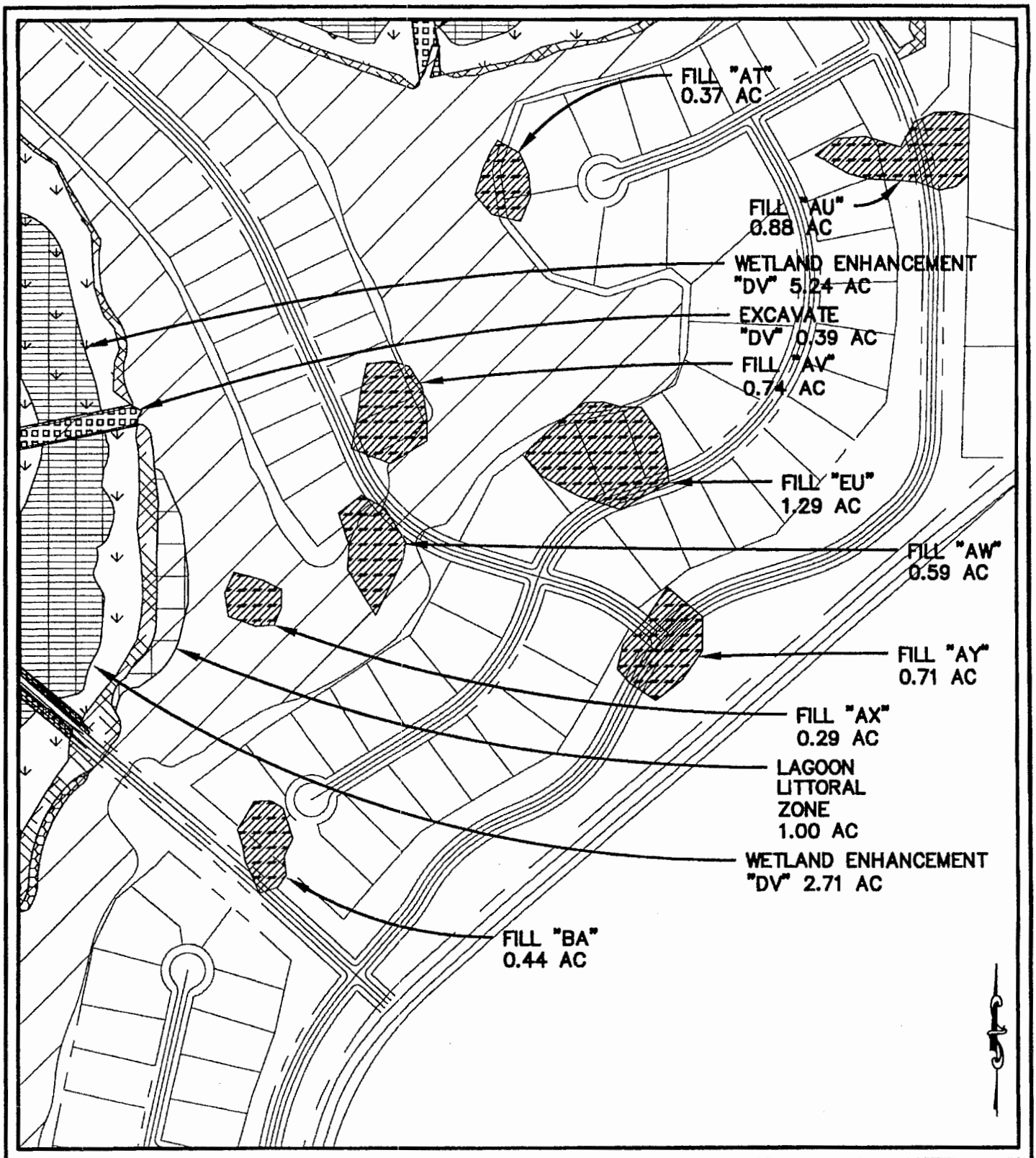
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 19 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

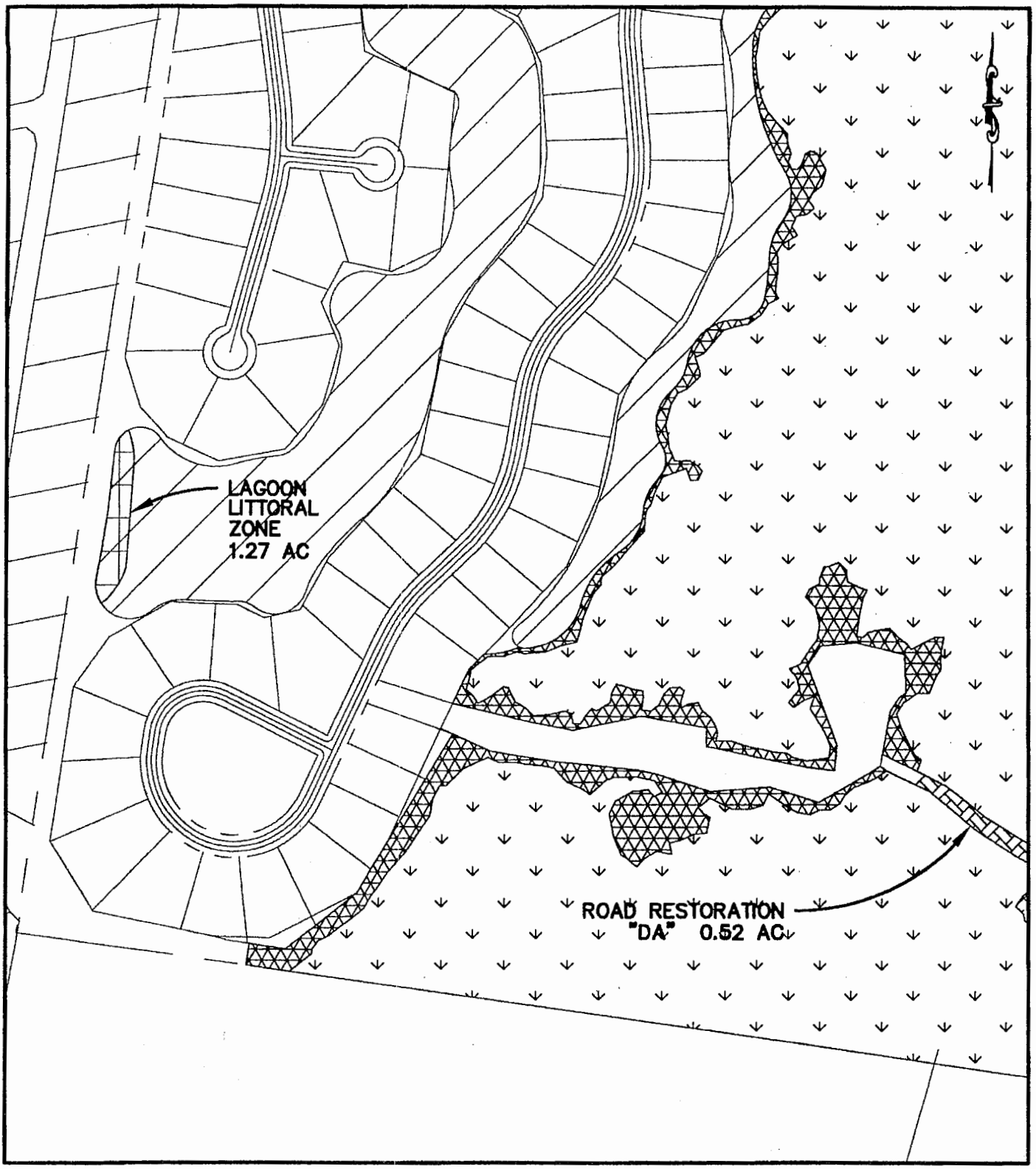
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 20 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

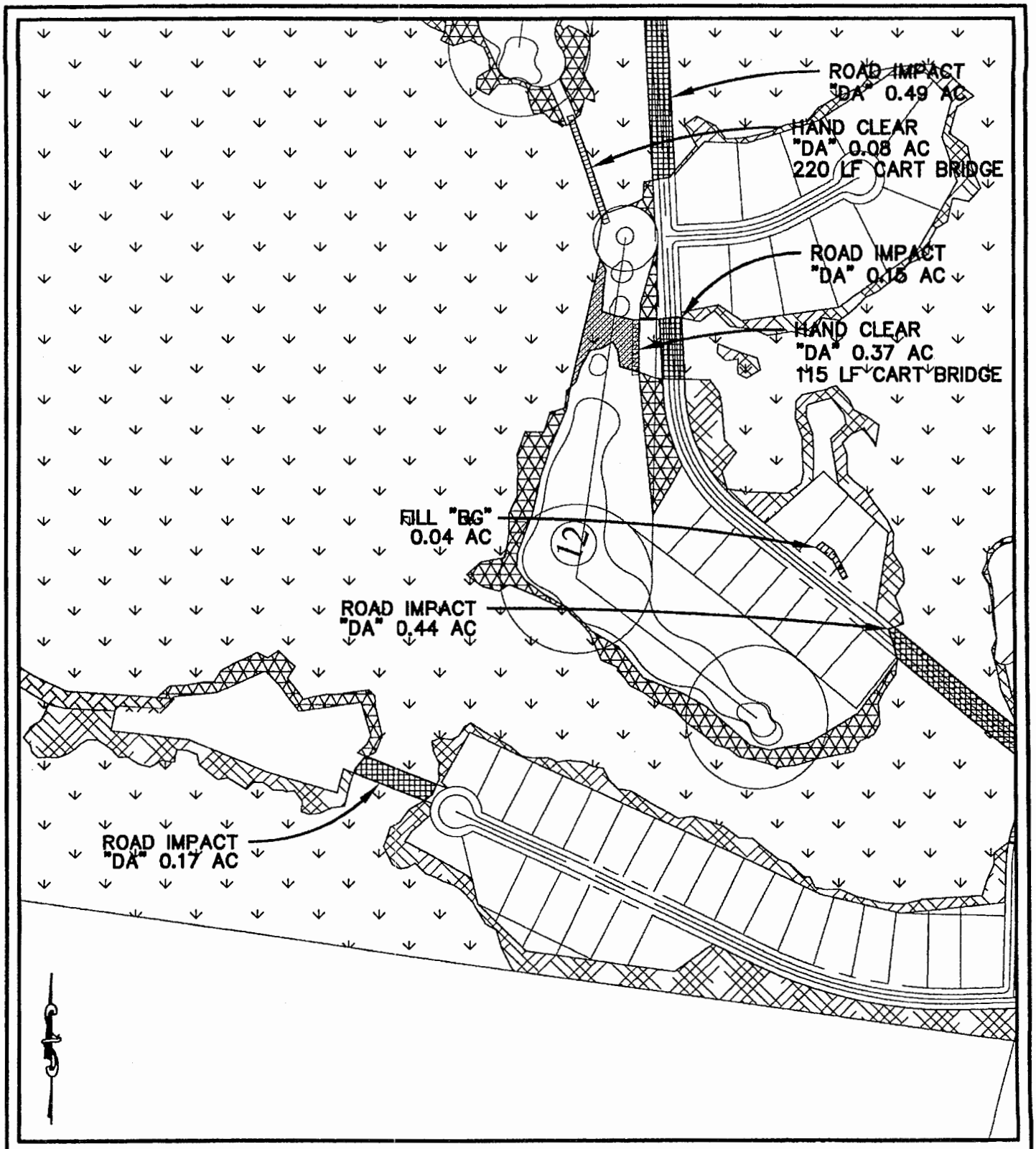
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 21 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

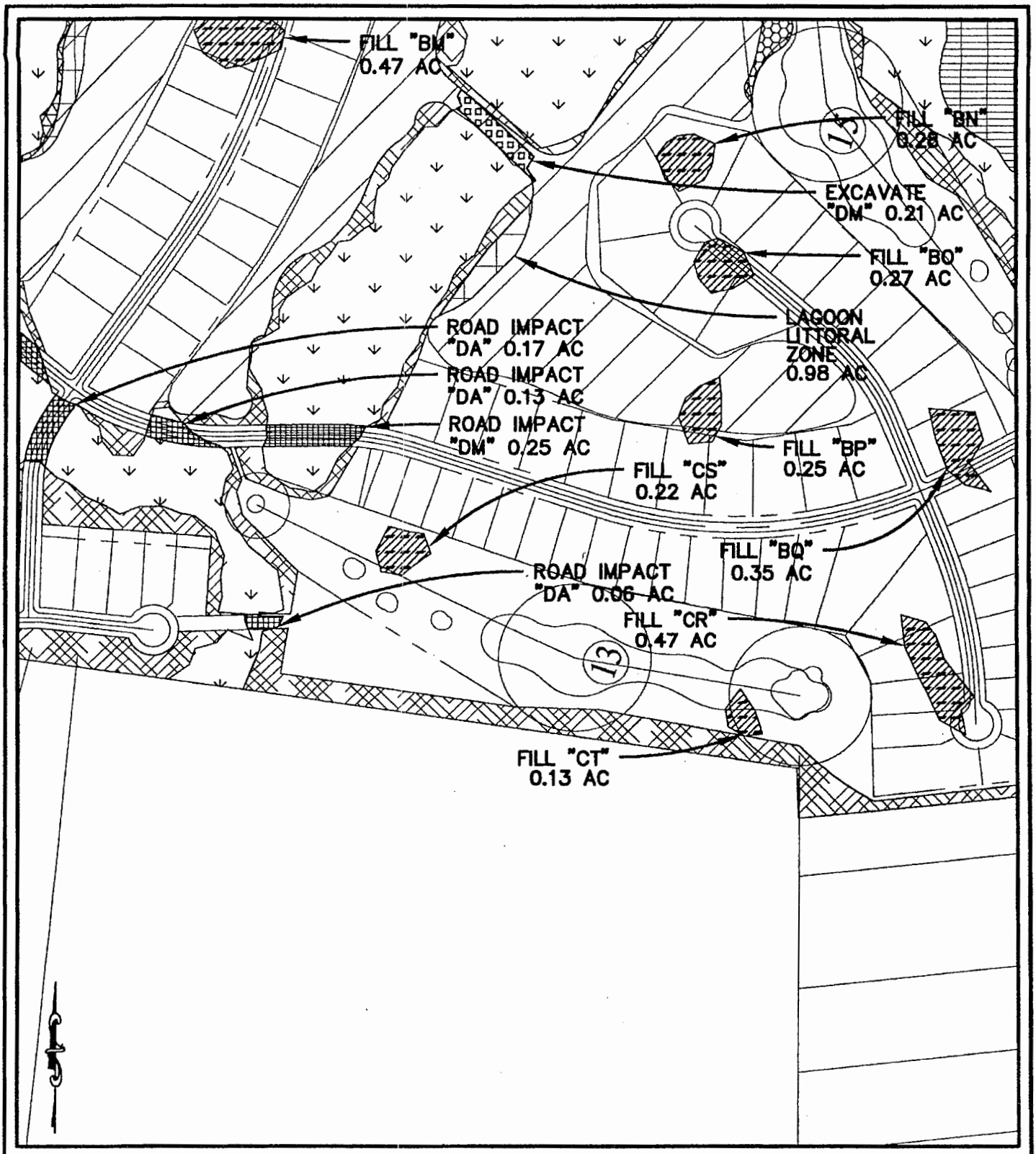
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 22 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

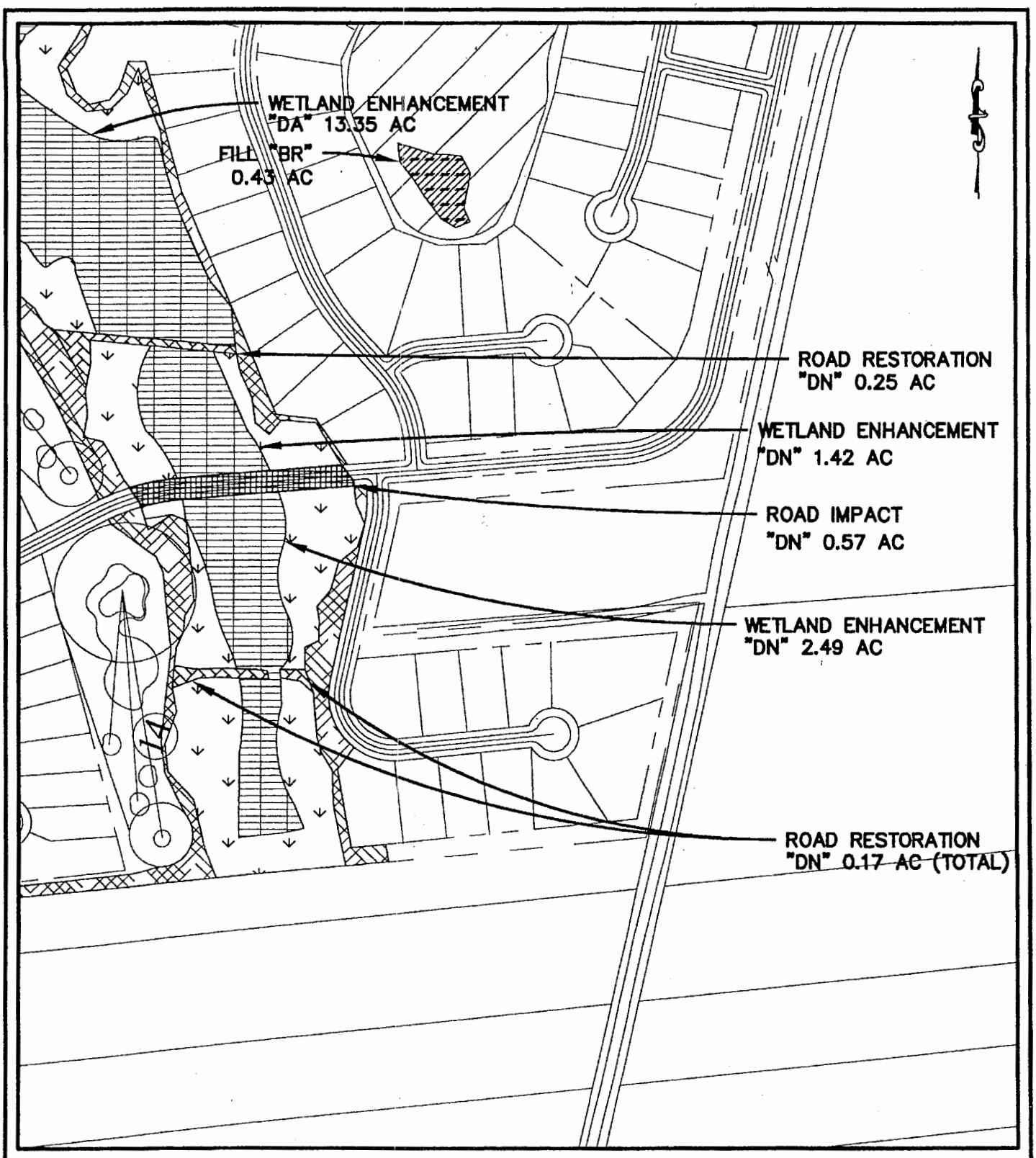
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 23 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

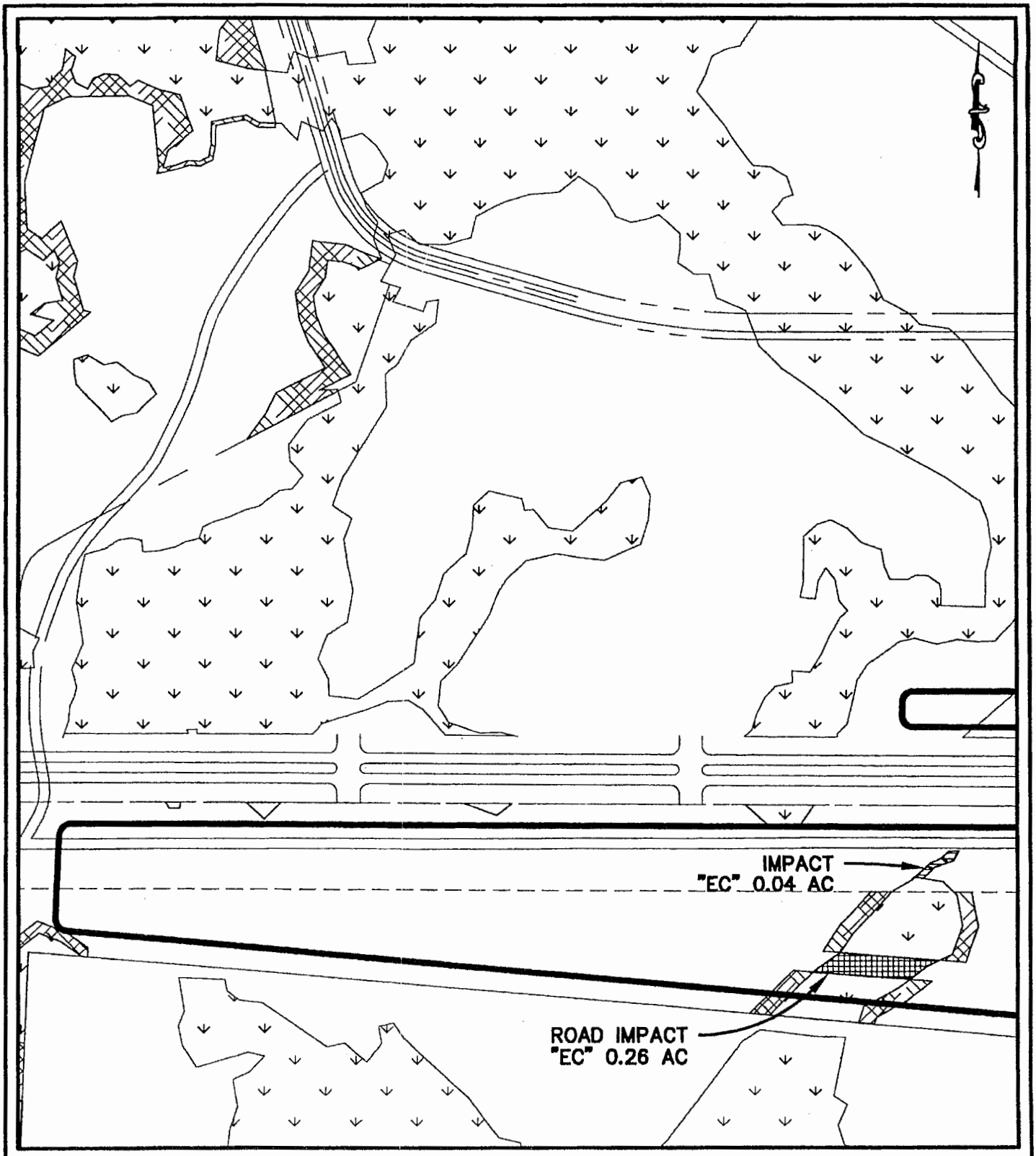
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004

SHEET 24 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

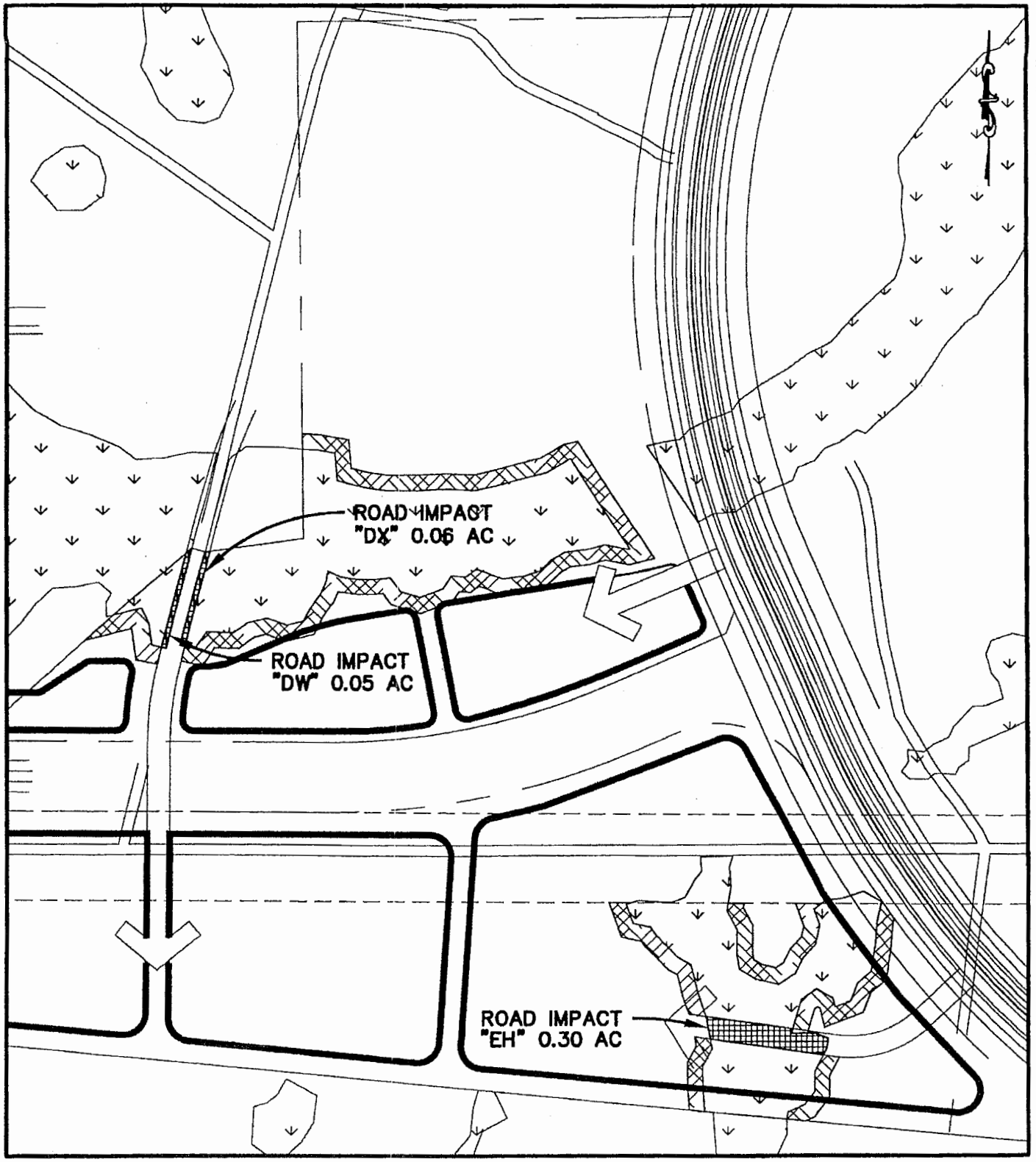
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004

SHEET 25 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

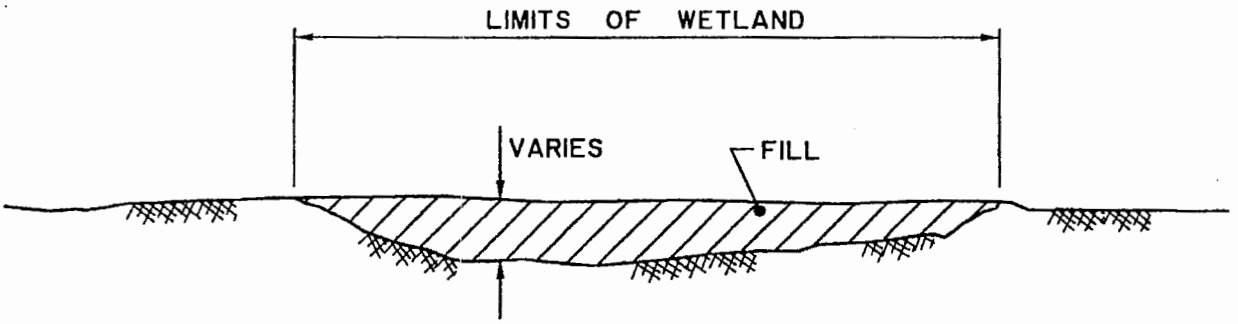
WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.

TOTAL CU. YDS. OF IMPACT = 27,155 CY.

TOTAL CU. YDS. OF EXCAVATION = 61,178 CY.



WETLAND FILL SECTION

NOT TO SCALE

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 26 OF 39

DATUM: MEAN SEA LEVEL

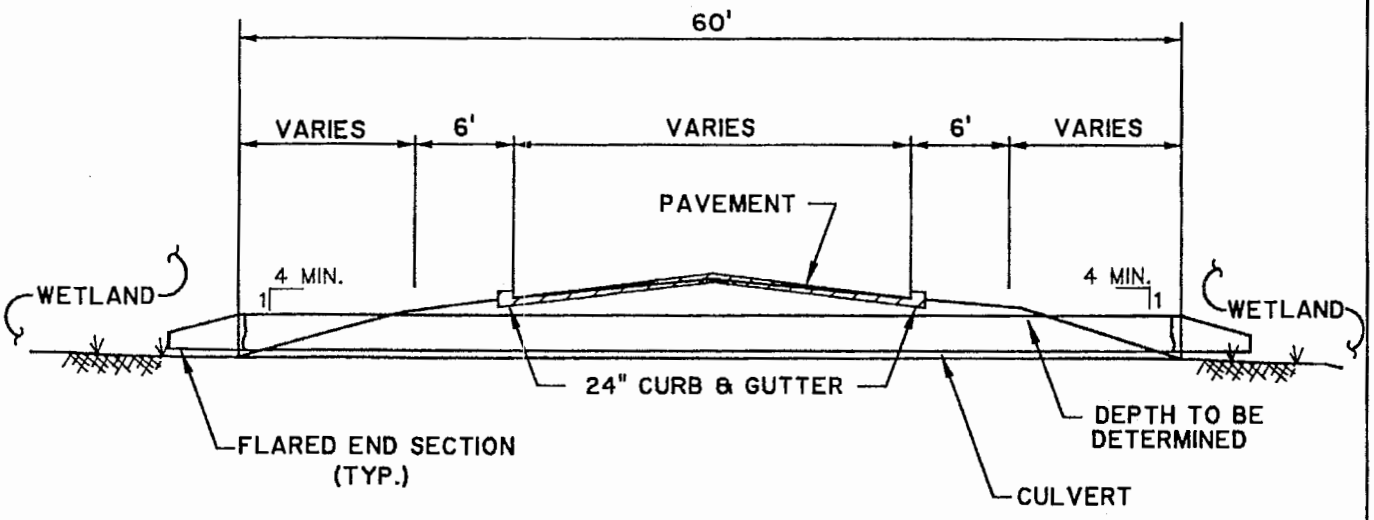
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

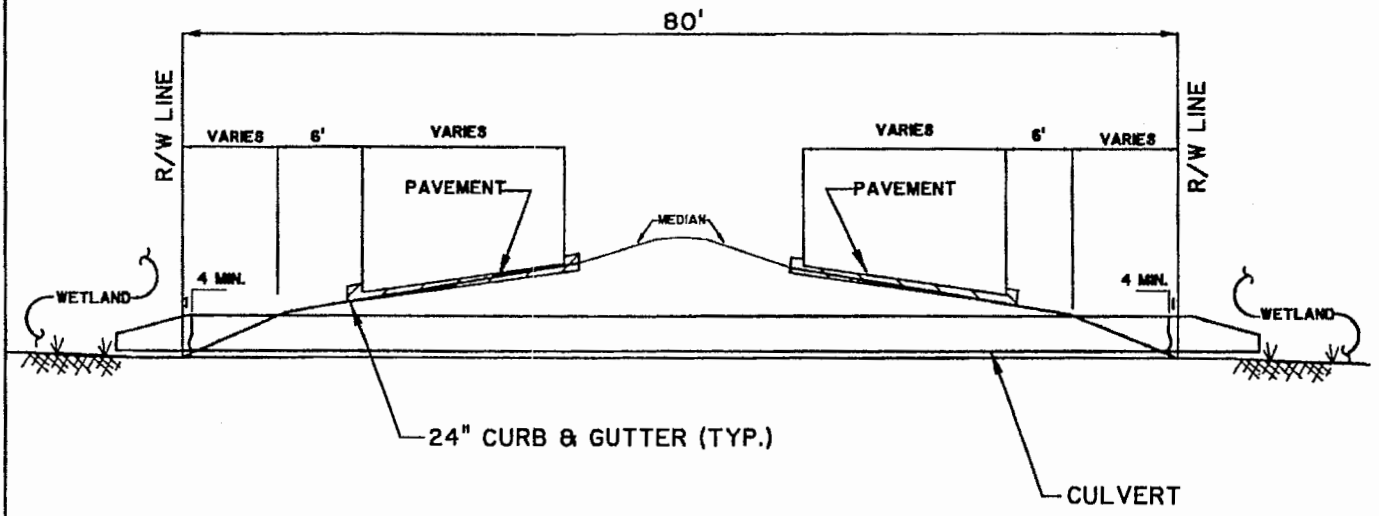
COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.



TYPICAL WETLAND CROSSING W/ PIPE
ROAD SECTION

NOT TO SCALE



TYPICAL WETLAND CROSSING W/ PIPE
BOULEVARD SECTION

NOT TO SCALE

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 27 OF 39

DATUM: MEAN SEA LEVEL

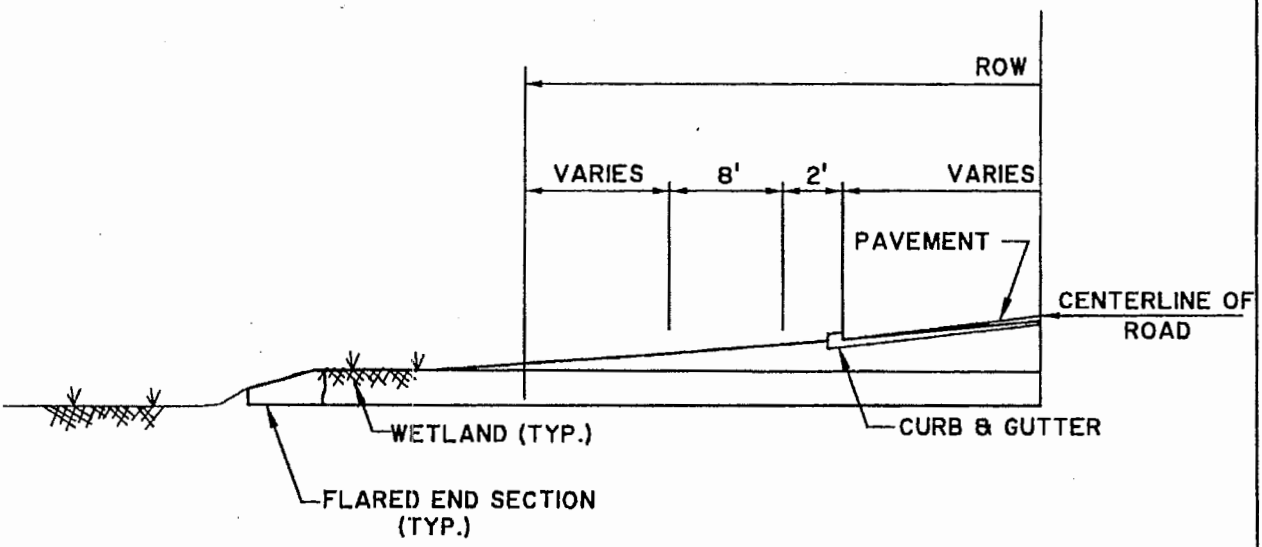
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.



PIPING TO WETLAND

NOT TO SCALE

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 28 OF 39

DATUM: MEAN SEA LEVEL

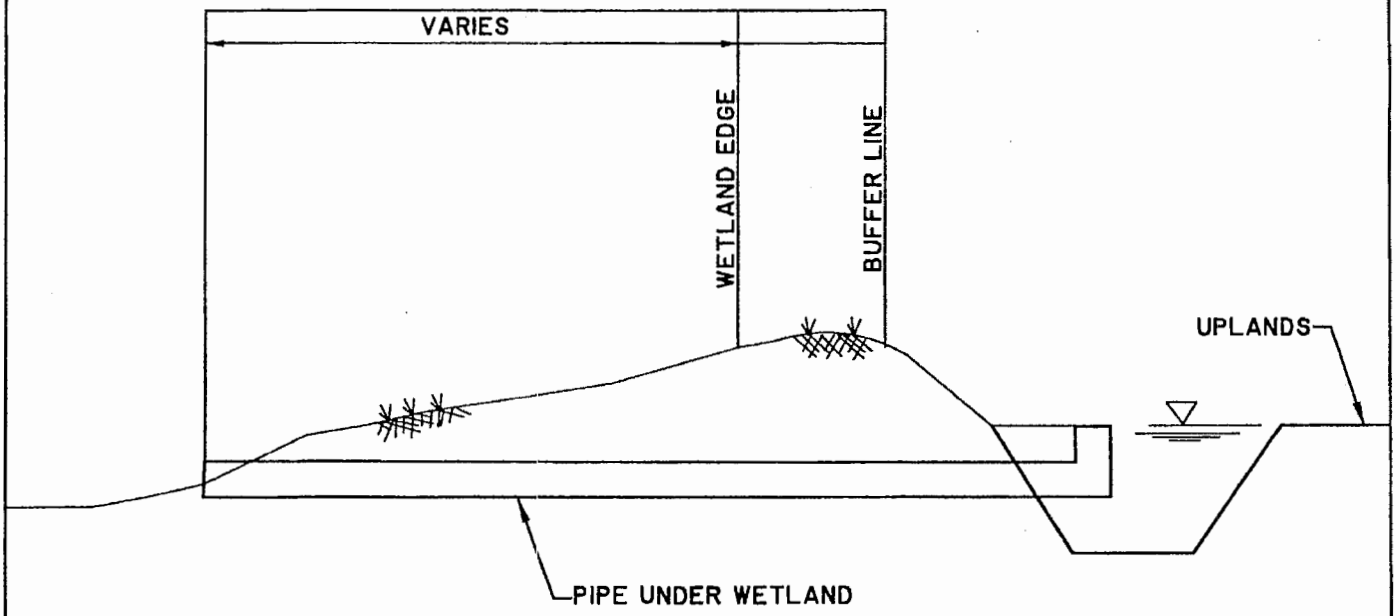
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.



TYPICAL STORMWATER MANAGEMENT IMPACT

NOT TO SCALE

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 29 OF 39

DATUM: MEAN SEA LEVEL

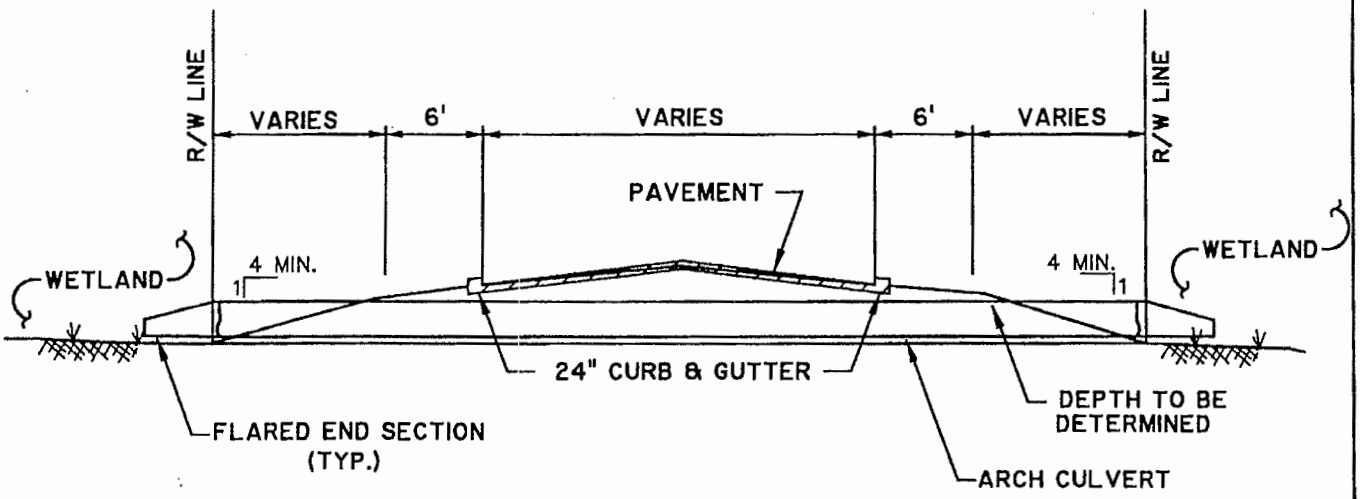
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.



ARCH CULVERT ROAD CROSSING

NOT TO SCALE

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 30 OF 39

DATUM: MEAN SEA LEVEL

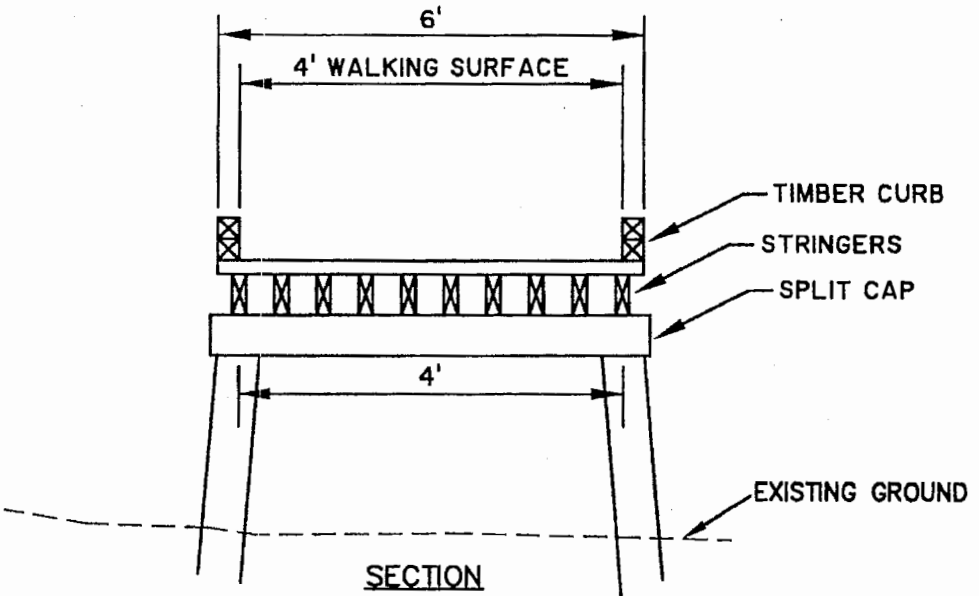
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON

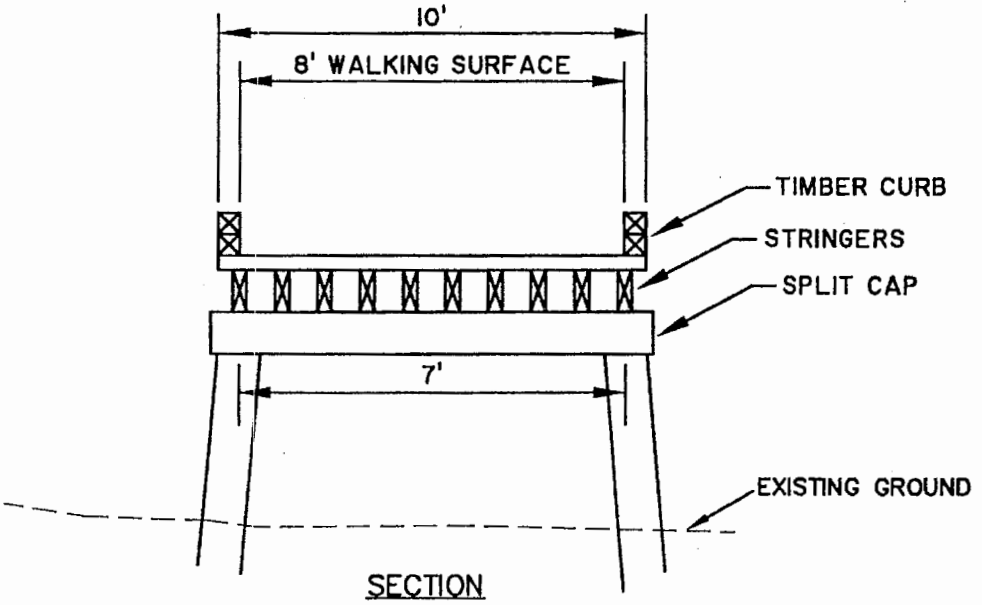
APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.



SECTION

4' BOARDWALK BRIDGE
PERVIOUS NATURE "WILDERNESS TRAIL"

NOT TO SCALE



SECTION

CART BRIDGE

NOT TO SCALE

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 31 OF 39

DATUM: MEAN SEA LEVEL

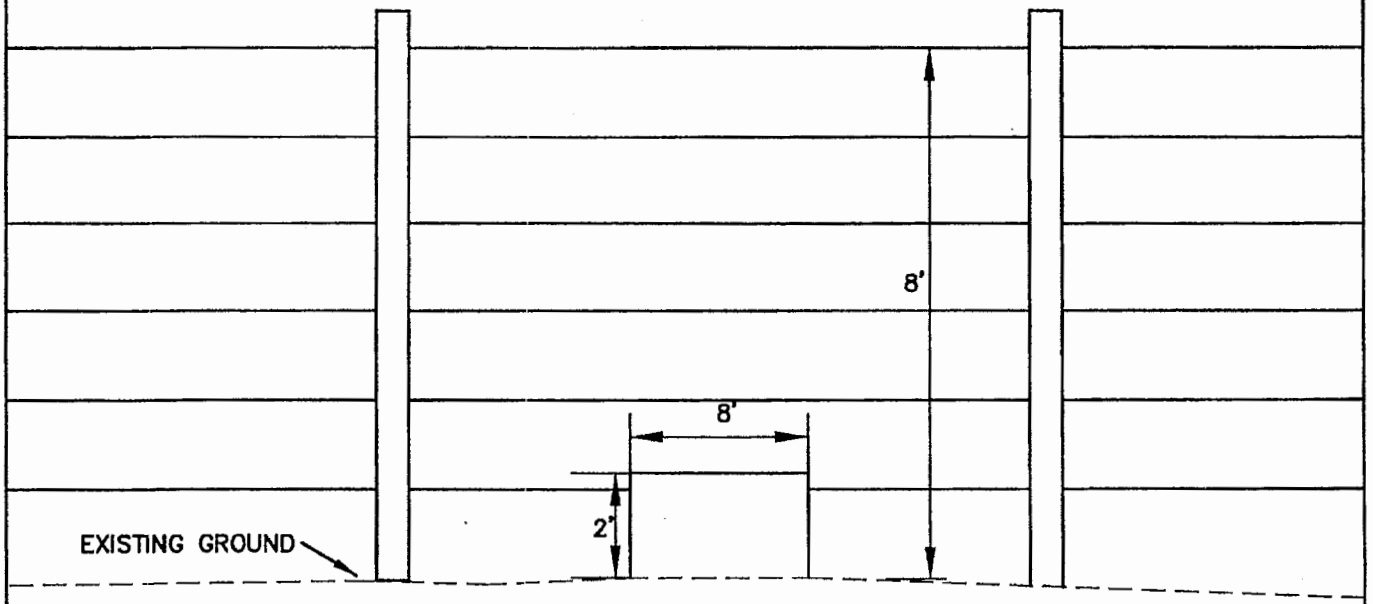
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.



SECTION

FENCE DETAIL

NOT TO SCALE

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 32 OF 39

DATUM: MEAN SEA LEVEL

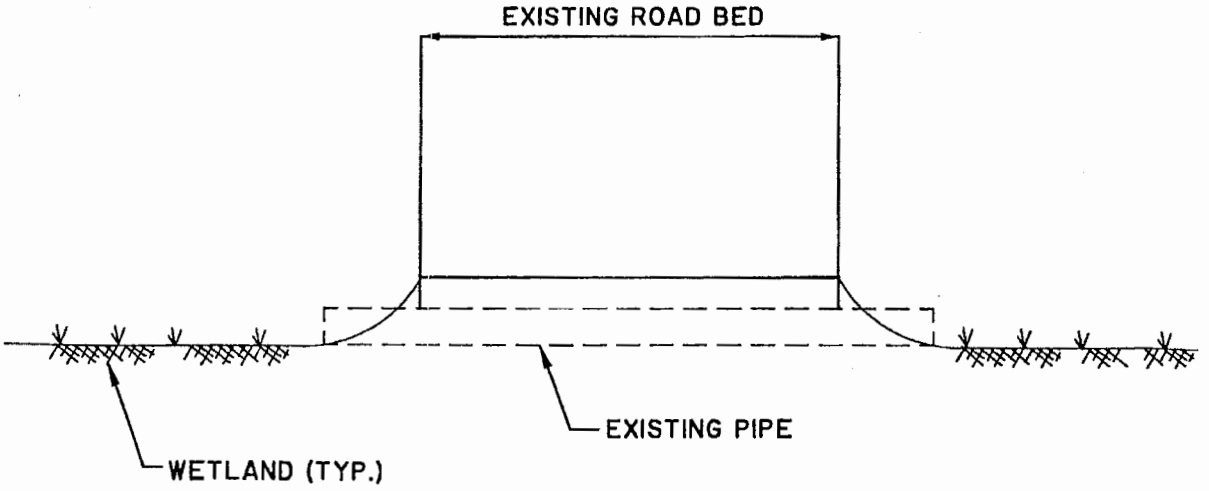
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

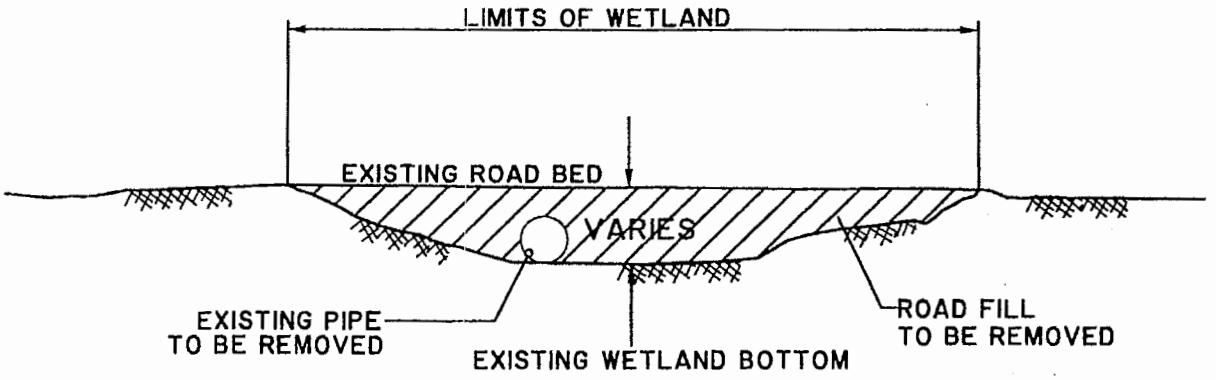
COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.



SECTION

NOT TO SCALE



NOTE: EXISTING PIPE VARIES

ROAD RESTORATION PROFILE

NOT TO SCALE

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 33 OF 39

DATUM: MEAN SEA LEVEL

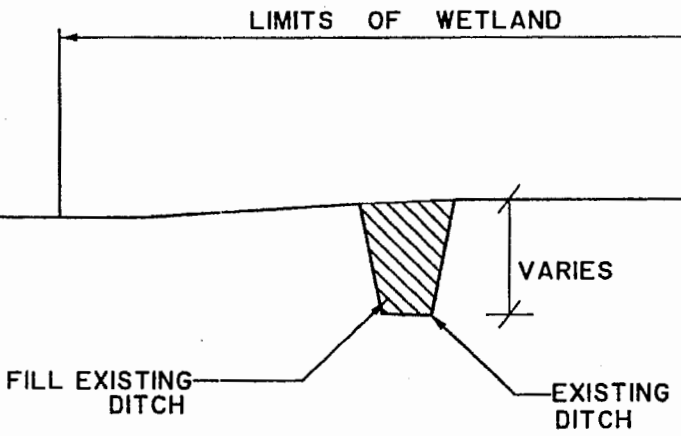
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.



DITCH PLUG SECTION

NOT TO SCALE

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 34 OF 39

DATUM: MEAN SEA LEVEL

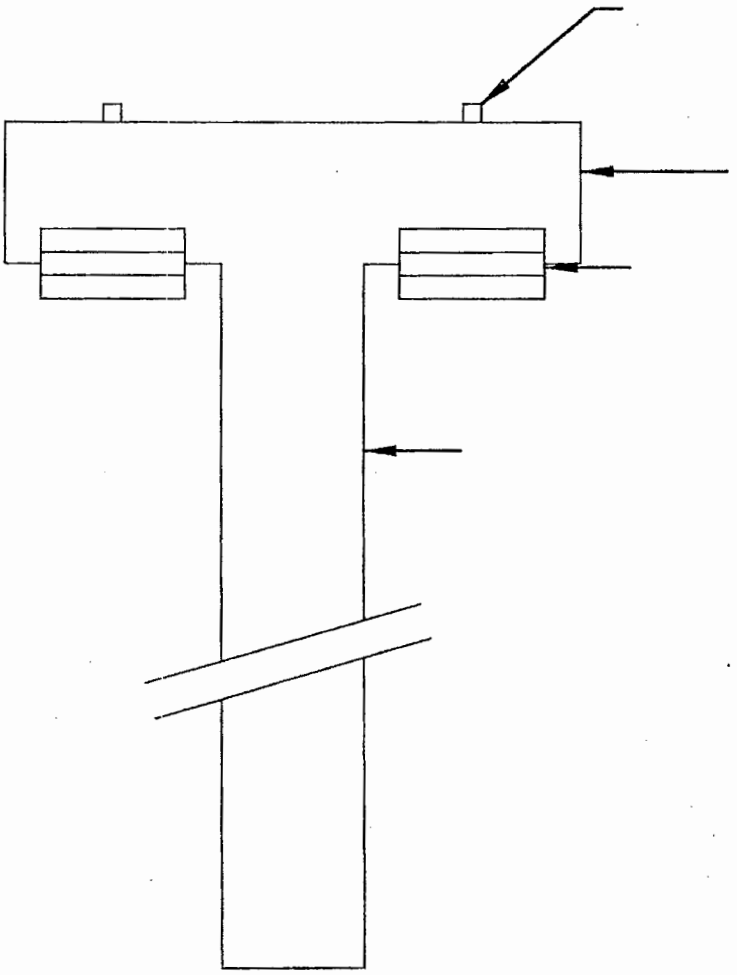
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.



OVERLOOK /OBSERVATION DECK SECTION

NOT TO SCALE

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 35 OF 39

DATUM: MEAN SEA LEVEL

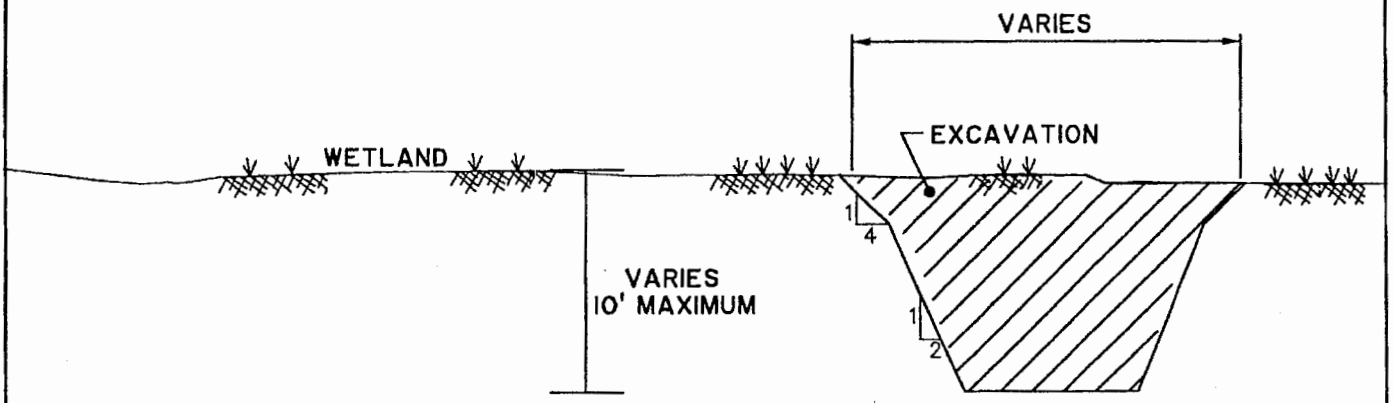
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.



WETLAND EXCAVATION DETAIL

NOT TO SCALE

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 36 OF 39

DATUM: MEAN SEA LEVEL

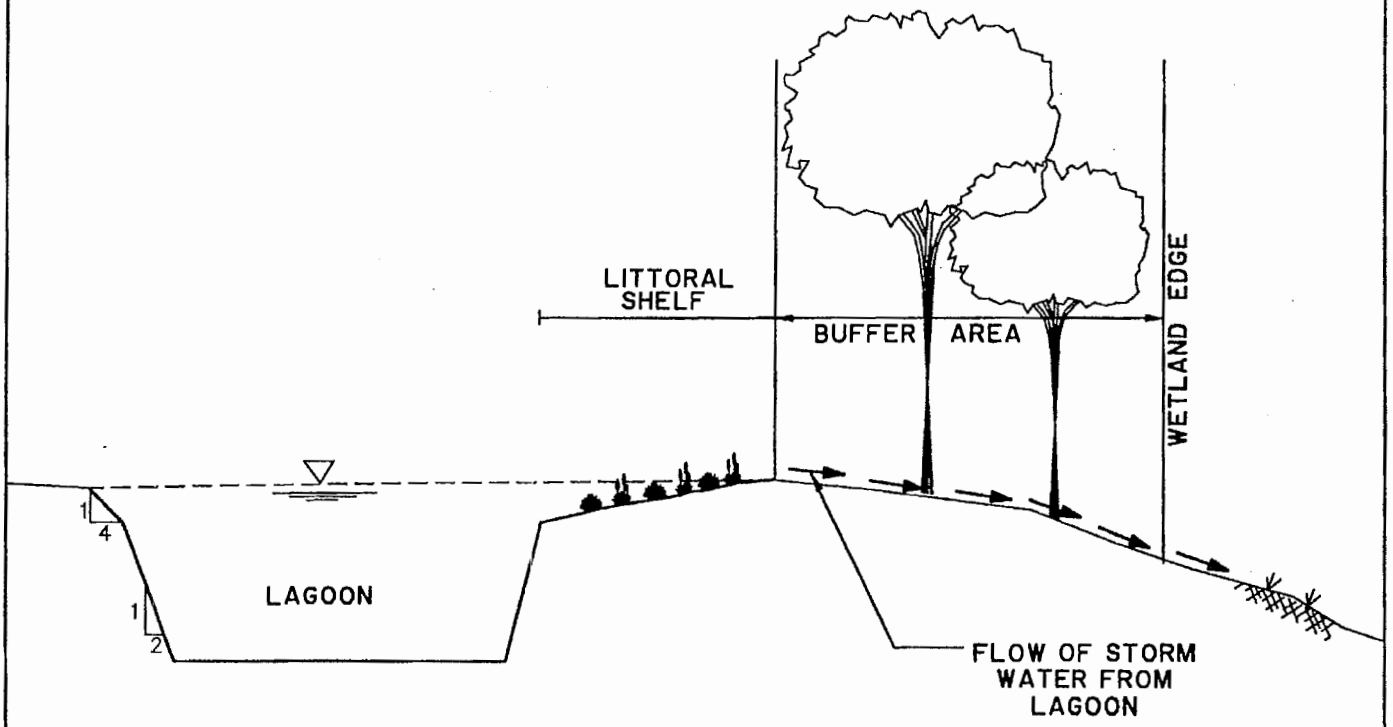
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.



WETLAND TERRACE DETAIL

NOT TO SCALE

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 37 OF 39

DATUM: MEAN SEA LEVEL

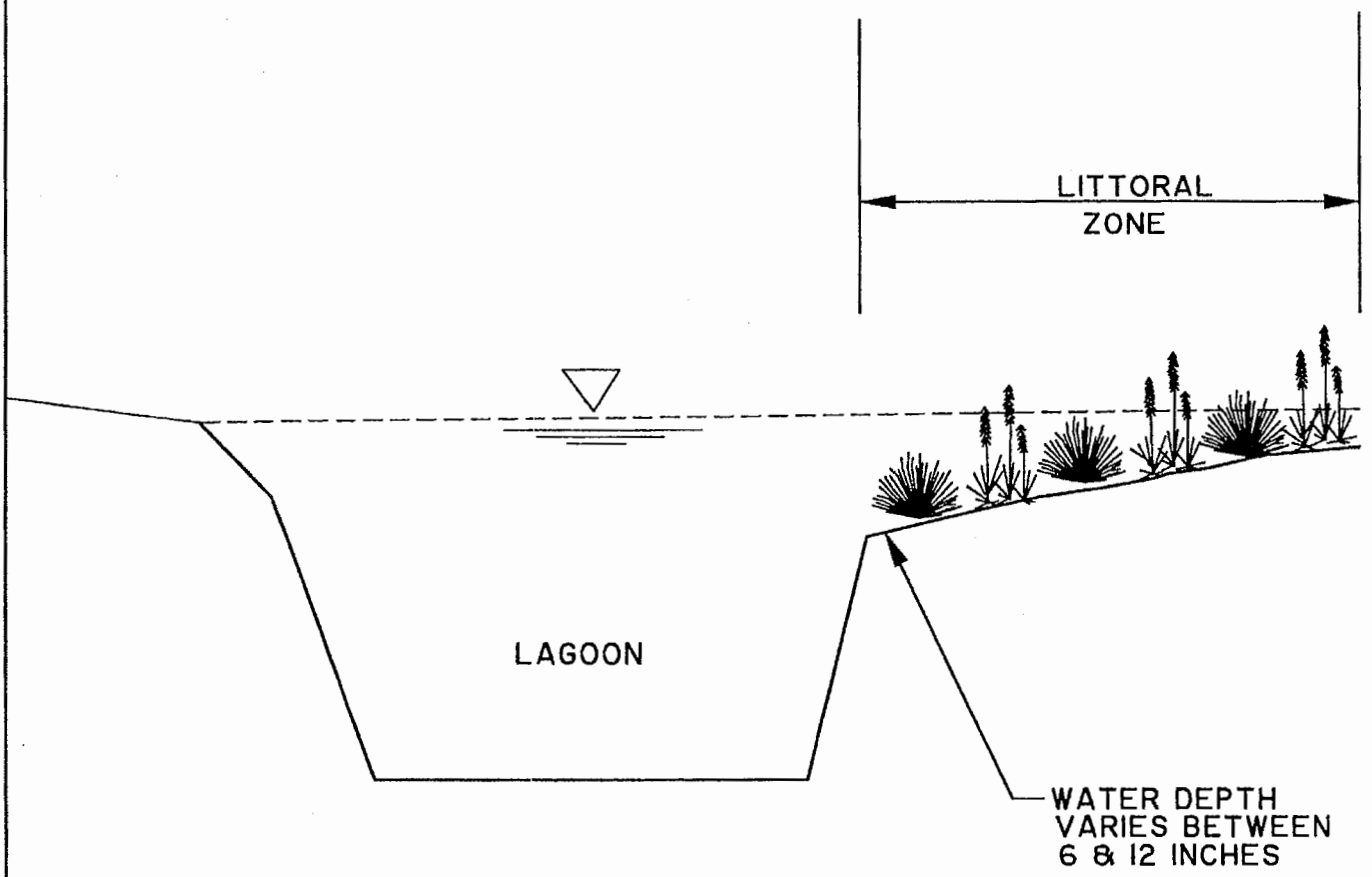
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.



LITTORAL ZONE DETAIL

NOT TO SCALE

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 38 OF 39

DATUM: MEAN SEA LEVEL

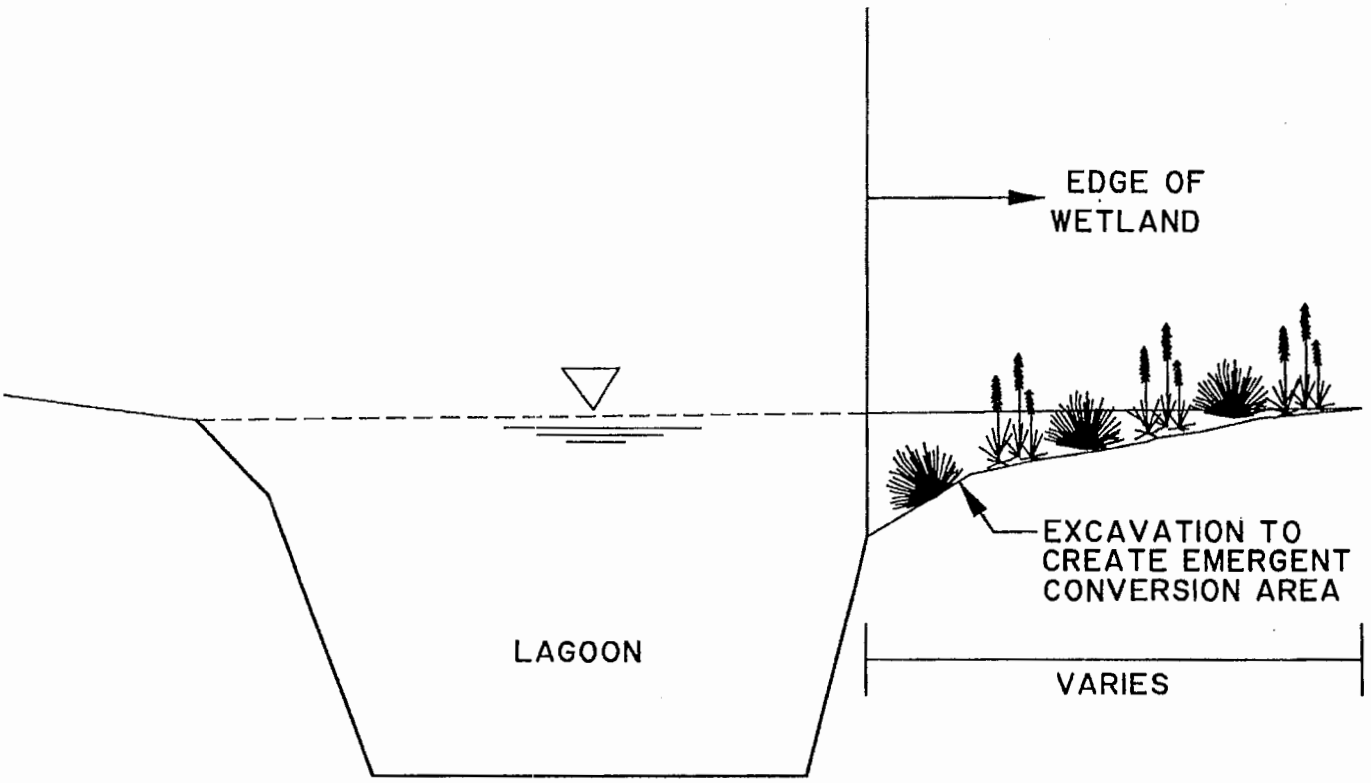
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY,S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.



WETLAND EMERGENT CONVERSION DETAIL

NOT TO SCALE

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003
REVISION DATE: AUGUST 10, 2004
SHEET 39 OF 39

DATUM: MEAN SEA LEVEL

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON

APPLICANT: BHR AQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.