

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
S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 MCMILLAN AVENUE, SUITE 400
CHARLESTON, SOUTH CAROLINA 20405

REGULATORY DIVISION
Refer to: P/N #2005-1R-105

8 April 2005

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Section 401 of the Clean Water Act (33 U.S.C. 1344), the South Carolina Coastal Zone Management Act (48-39-10 et.seq.), and the S.C. Construction in Navigable Waters Permit Program (R. 19-450, et. seq., 1976 S.C. Code of Laws, as amended), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

PALMETTO BLUFF UPLANDS, LLC
C/O NEWKIRK ENVIRONMENTAL, INC.
POST OFFICE BOX 746
MT. PLEASANT, SOUTH CAROLINA 29465

for a permit to construct a community marina facility in the

NEW RIVER

at Big House Dock, Palmetto Bluff on SC Hwy 46, Town of Bluffton, Beaufort County, South Carolina. (Latitude: 32.13885; Longitude: 80.93209)

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,

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

The proposed work consists of construction of fixed and floating docks to provide 186 slips, 10 boat lifts, 8 jet docks, 122 dedicated wet slips and 64 side tie slips for transient vessels. Attendant facilities include a 3' x 3' x 8' dock box and shared utility pedestal for each wet slip and boat lift, a dock masters office, restrooms, ferry landing, staging dock for sewage pump out services, kayak/rowing dock, enclosure for kayak/rowing shell storage, potable water and electricity. Fueling facilities are not proposed. Construction of the facility will be phased in over time to meet the boating needs of the Palmetto Bluff community. See the plans for detailed dimensions. The project purpose as stated by the applicant is to provide controlled access to the New River and area waterways and moorage facilities and services for residents and guests of the Phase I and Phase II

developments at Palmetto Bluff, while accommodating transient boaters and the general public by including day dock moorage and kayak access within the facility.

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 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 District Engineer has consulted the most recently available information and has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

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, prehistoric, 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.

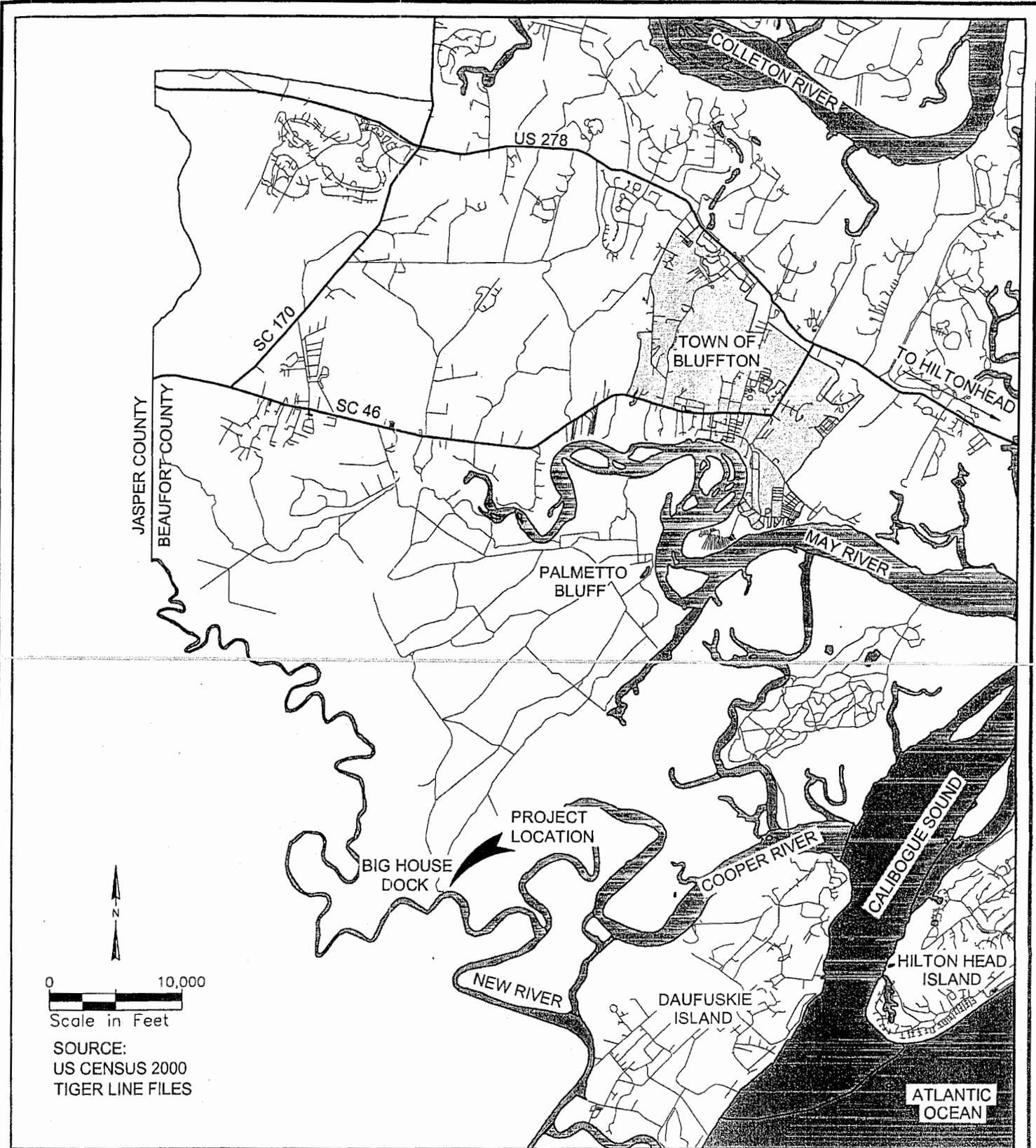
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may 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.

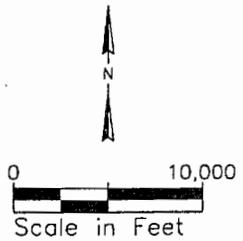
If there are any questions concerning this public notice, please contact me at 843-329-8167 or toll free at 1-866-329-8187.



Robin Coller-Socha
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



05:1002CHB01.DWG 3/16/05



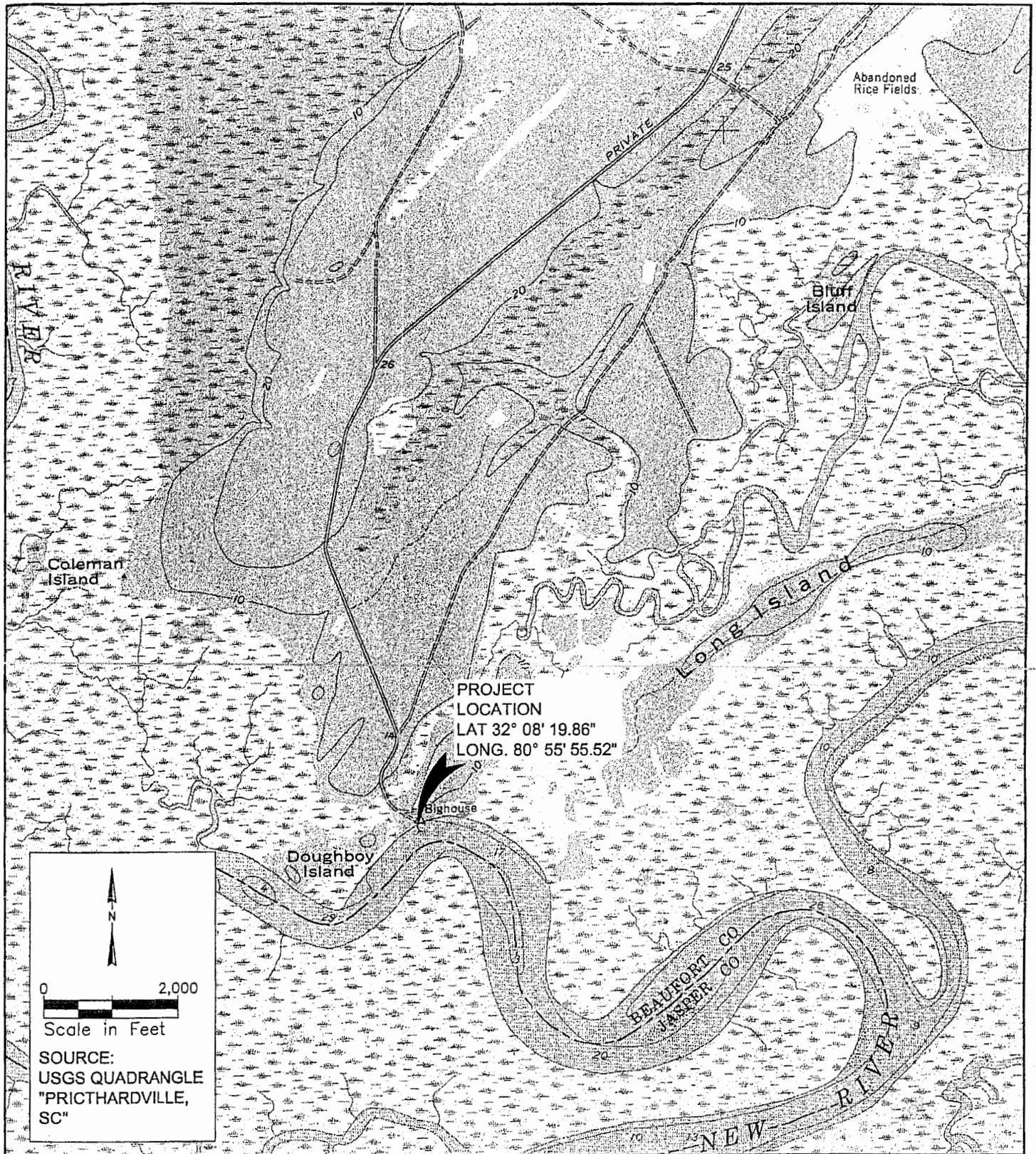
SOURCE:
US CENSUS 2000
TIGER LINE FILES

PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

LOCATION MAP

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



051D02CHE01.DWG 3/16/05

PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS: WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

VICINITY MAP
 USGS 7.5' QUADRANGLE
 PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



PROJECT
LOCATION

NEW RIVER



0 2,000
Scale in Feet

SOURCE:
1999 AERIAL DOQQ
OBTAINED FROM
SCDNR WEBSITE,
"PRITCHARDVILLE,
SC"

PURPOSE: COMMUNITY MARINA
DATUM: MLW
APPLICATION BY: PALMETTO BLUFF
UPLANDS, LLC

USACE #
ADJACENT PROPERTY OWNERS:
WAL-CAM LAND GROUP, LLC
DATE: 3/21/05

VICINITY MAP
DOQQ AERIAL PHOTO

PALMETTO BLUFF UPLANDS, LLC
11 VILLAGE PARK SQUARE
BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
IN: NEW RIVER
AT: BIG HOUSE DOCK/PALMETTO BLUFF
TOWN OF BLUFFTON
COUNTY OF: BEAUFORT
STATE: SOUTH CAROLINA

SHEET 3

NOTES:

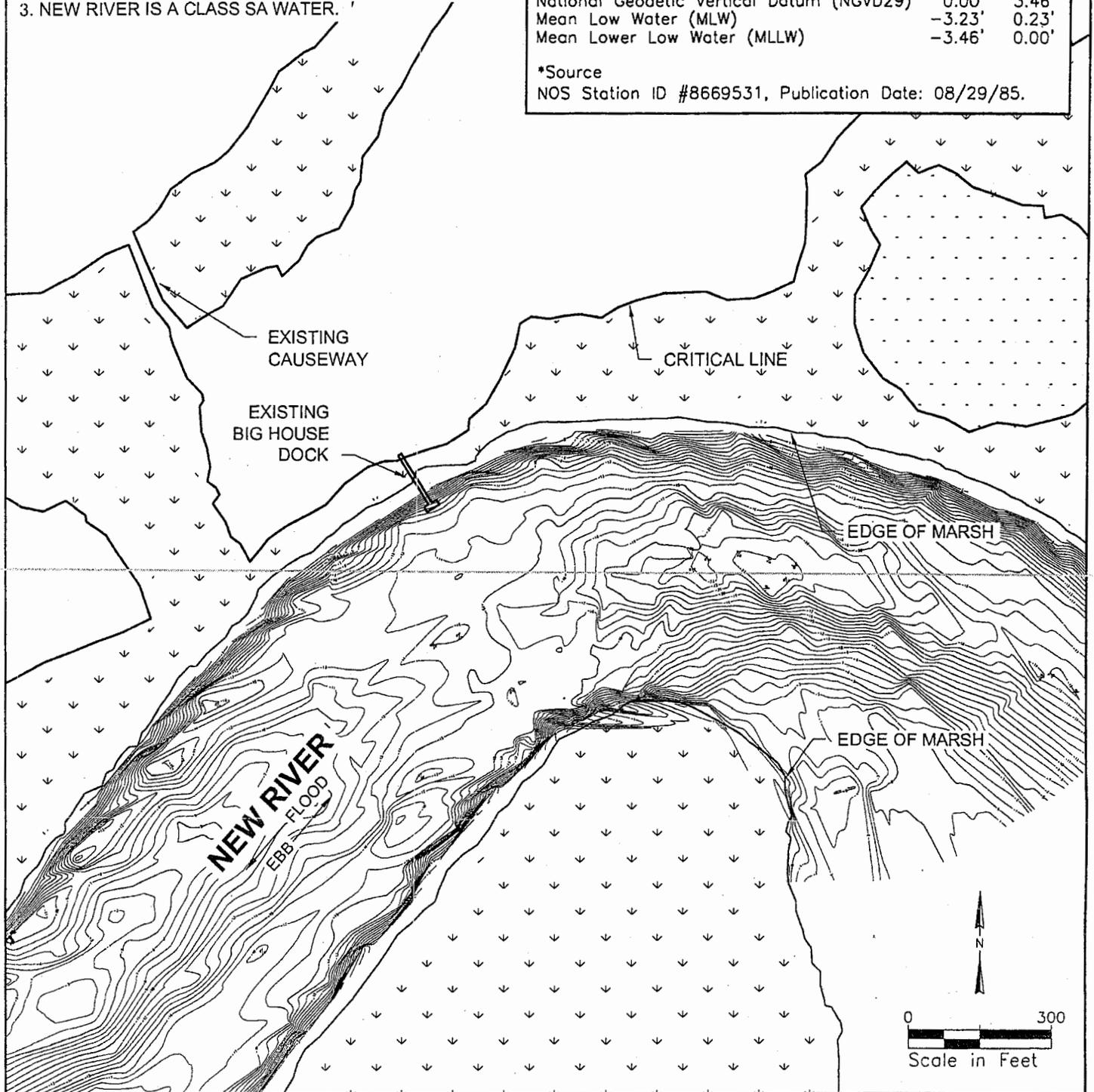
1. SITE INFORMATION FROM SURVEY PERFORMED BY THOMAS & HUTTON ENGINEERING CO. ON 05/23/02.
2. CONTOURS SHOWN ARE EXISTING, MEASURED IN FEET, AND REFERENCED TO MEAN LOW WATER (MLW).
3. NEW RIVER IS A CLASS SA WATER.

**LOCAL TIDAL DATA DOUGHBOY ISLAND, NEW RIVER
(32°08.3'N 80°55.9'W)**

Mean Higher High Water (MHHW)	4.13'	7.53'
Mean High Water (MHW)	3.73'	7.19'
National Geodetic Vertical Datum (NGVD29)	0.00'	3.46'
Mean Low Water (MLW)	-3.23'	0.23'
Mean Lower Low Water (MLLW)	-3.46'	0.00'

*Source

NOS Station ID #8669531, Publication Date: 08/29/85.



051002 BHL PERMIT DWG 3/16/05

PURPOSE: COMMUNITY MARINA
 DATUM: MLW
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 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

EXISTING CONDITIONS

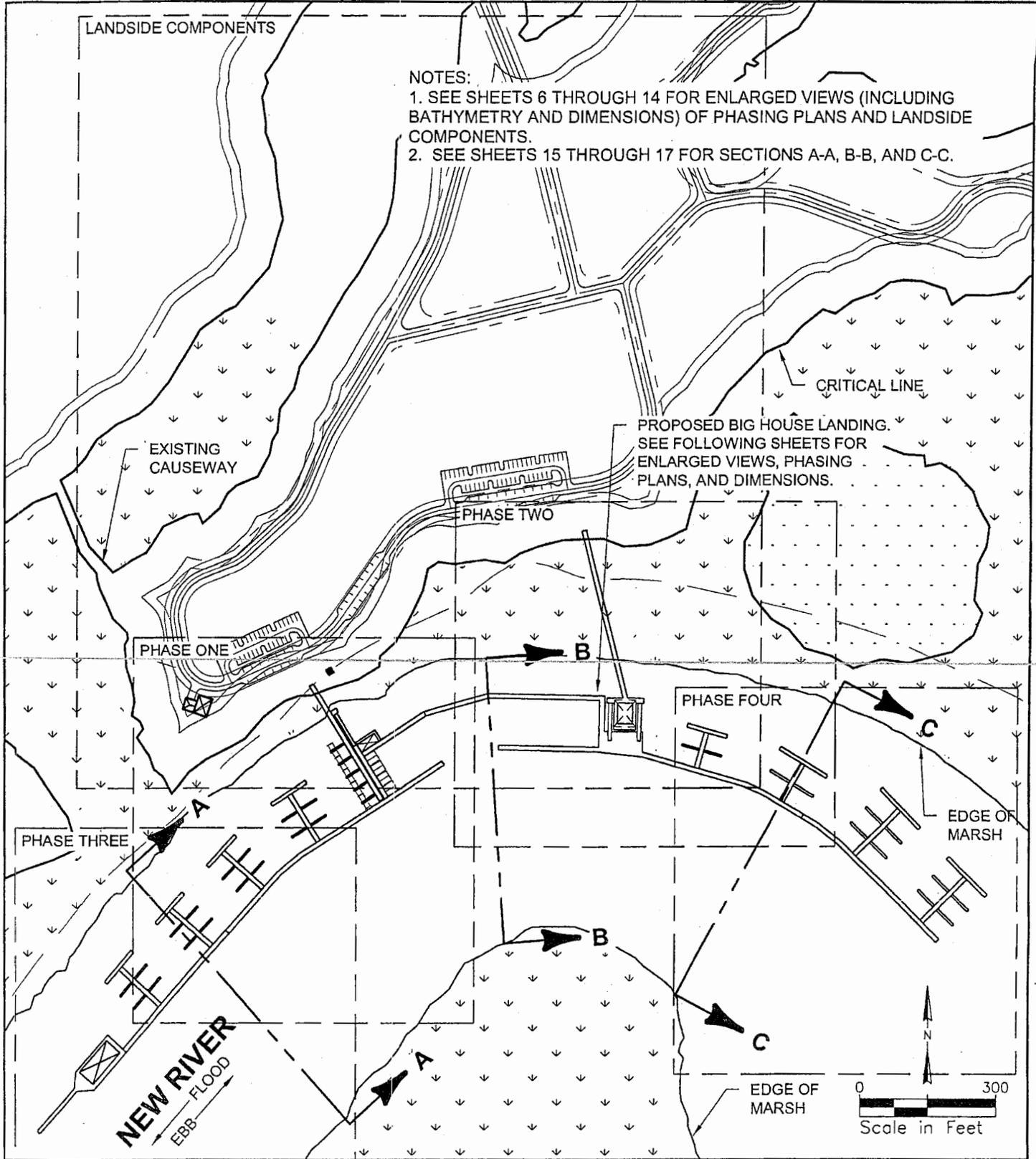
PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

LANDSIDE COMPONENTS

NOTES:

- 1. SEE SHEETS 6 THROUGH 14 FOR ENLARGED VIEWS (INCLUDING BATHYMETRY AND DIMENSIONS) OF PHASING PLANS AND LANDSIDE COMPONENTS.
- 2. SEE SHEETS 15 THROUGH 17 FOR SECTIONS A-A, B-B, AND C-C.



051002 BHL PERMIT.DWG 3/16/05

PURPOSE: COMMUNITY MARINA
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 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

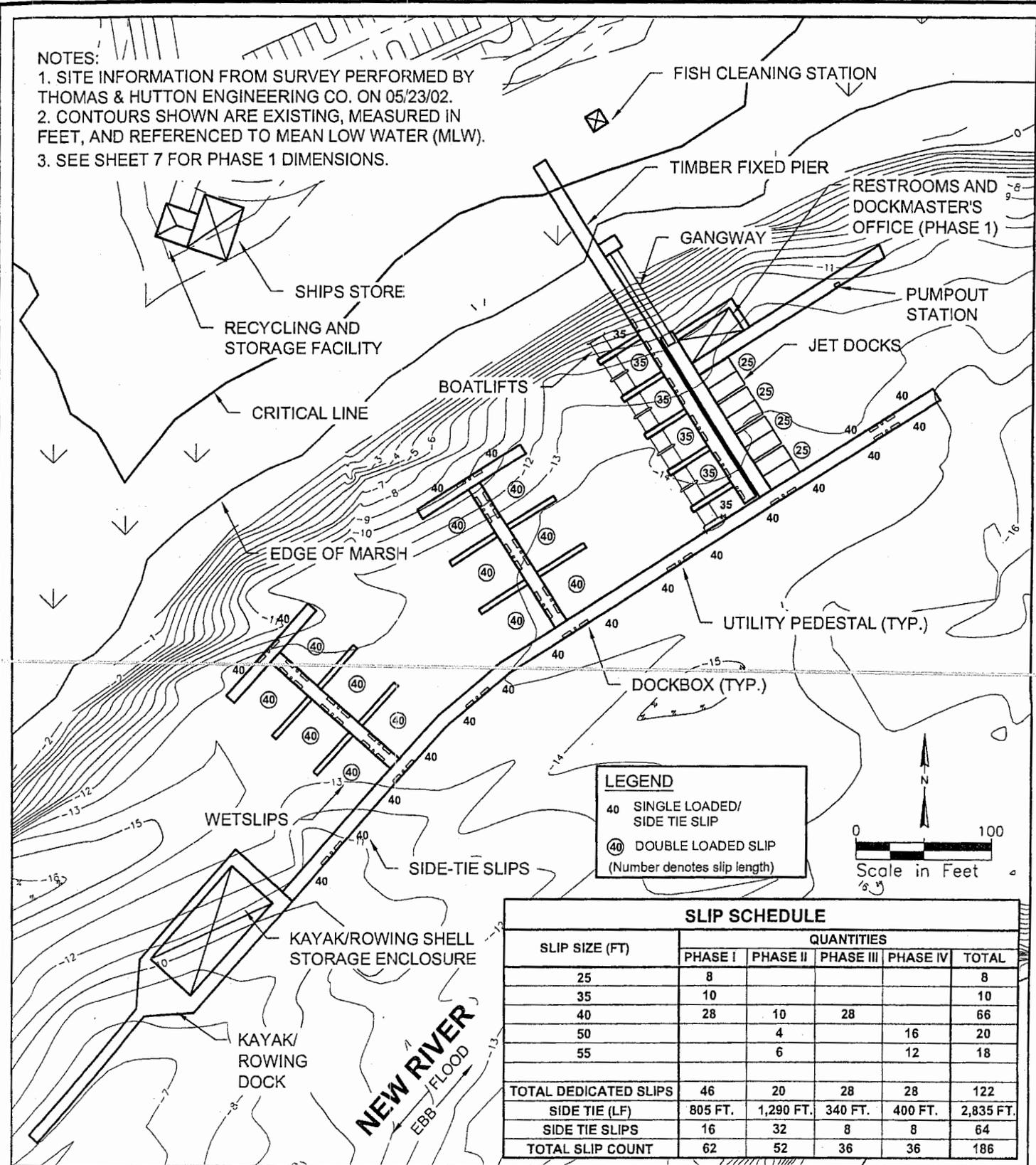
**PROPOSED IMPROVEMENTS
 OVERALL SITE PLAN**

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

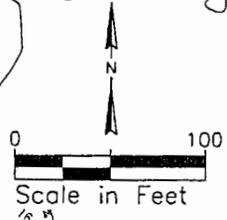
NOTES:

1. SITE INFORMATION FROM SURVEY PERFORMED BY THOMAS & HUTTON ENGINEERING CO. ON 05/23/02.
2. CONTOURS SHOWN ARE EXISTING, MEASURED IN FEET, AND REFERENCED TO MEAN LOW WATER (MLW).
3. SEE SHEET 7 FOR PHASE 1 DIMENSIONS.



LEGEND

- 40 SINGLE LOADED/
SIDE TIE SLIP
- (40) DOUBLE LOADED SLIP
(Number denotes slip length)



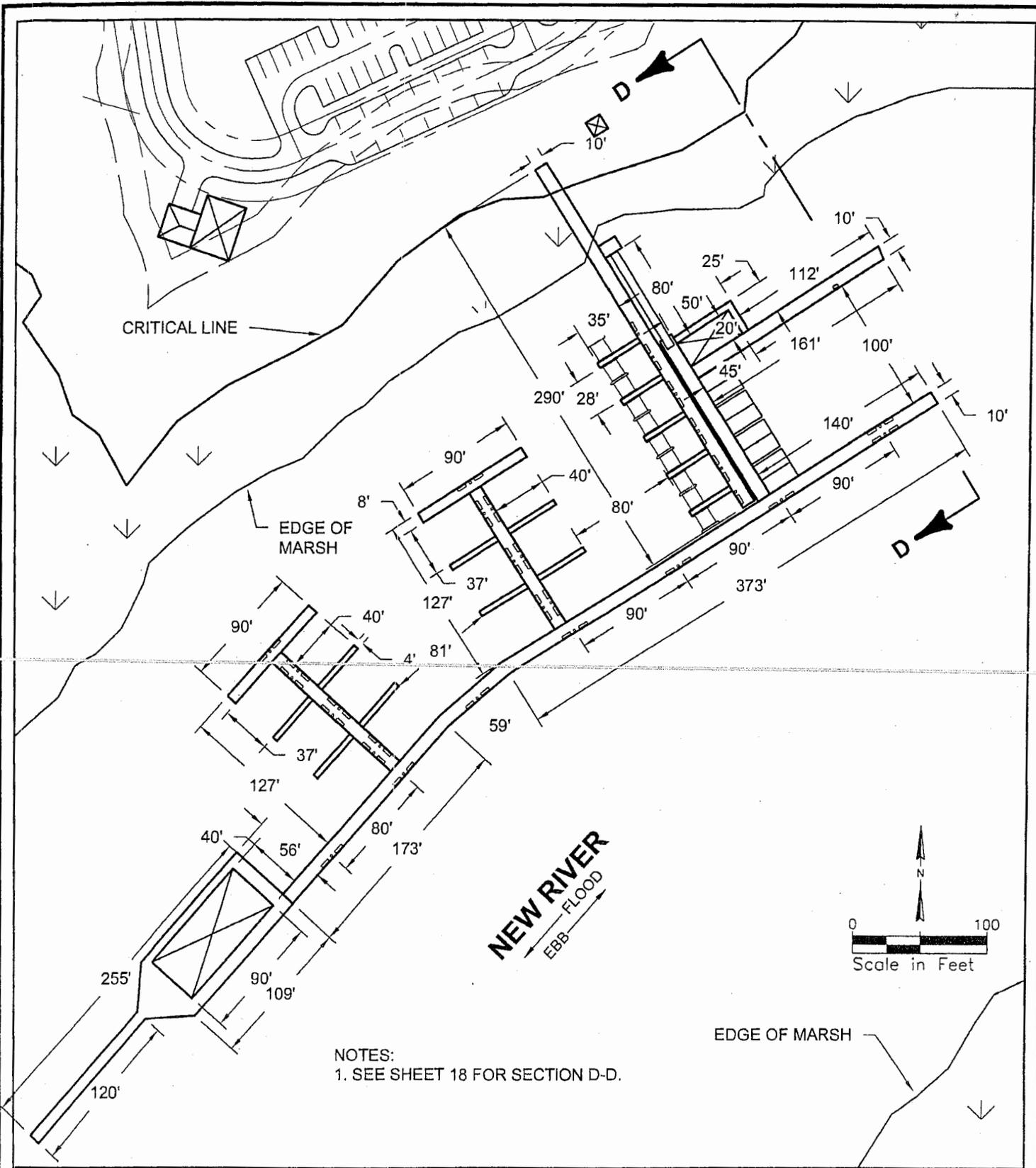
SLIP SCHEDULE					
SLIP SIZE (FT)	QUANTITIES				
	PHASE I	PHASE II	PHASE III	PHASE IV	TOTAL
25	8				8
35	10				10
40	28	10	28		66
50		4		16	20
55		6		12	18
TOTAL DEDICATED SLIPS	46	20	28	28	122
SIDE TIE (LF)	805 FT.	1,290 FT.	340 FT.	400 FT.	2,835 FT.
SIDE TIE SLIPS	16	32	8	8	64
TOTAL SLIP COUNT	62	52	36	36	186

05:1002 BHL PERMIT.DWG 3/16/05

PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

**PROPOSED IMPROVEMENTS
 PHASE 1 W/ BATHYMETRY**
 PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA
 SHEET 6



NOTES:
 1. SEE SHEET 18 FOR SECTION D-D.

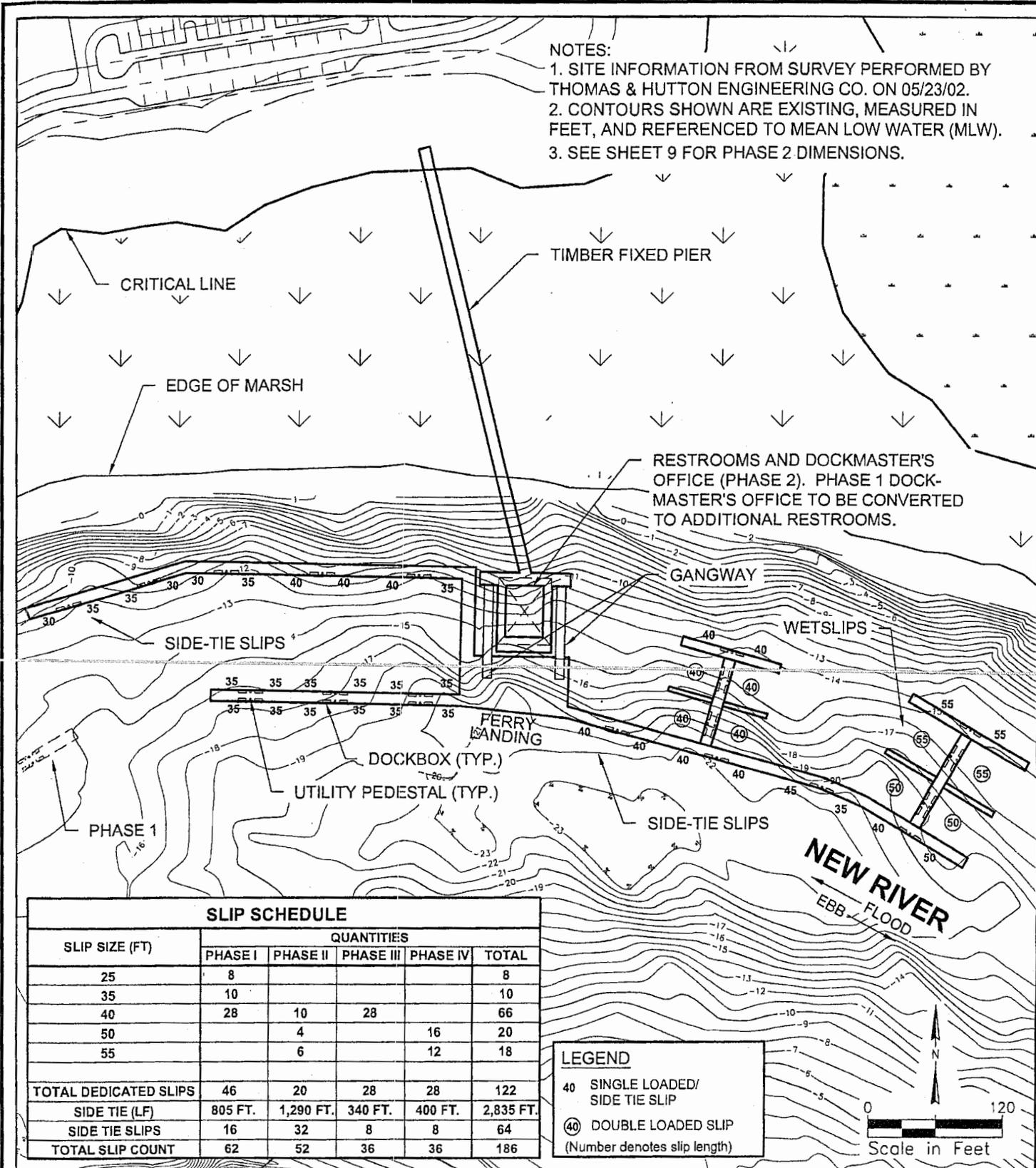
051002 BHL PERMIT.DWG 3/16/05

PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

**PROPOSED IMPROVEMENTS
 PHASE 1 W/ DIMENSIONS**
 PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA
 SHEET 7

- NOTES:
 1. SITE INFORMATION FROM SURVEY PERFORMED BY THOMAS & HUTTON ENGINEERING CO. ON 05/23/02.
 2. CONTOURS SHOWN ARE EXISTING, MEASURED IN FEET, AND REFERENCED TO MEAN LOW WATER (MLW).
 3. SEE SHEET 9 FOR PHASE 2 DIMENSIONS.



SLIP SCHEDULE

SLIP SIZE (FT)	QUANTITIES				TOTAL
	PHASE I	PHASE II	PHASE III	PHASE IV	
25	8				8
35	10				10
40	28	10	28		66
50		4		16	20
55		6		12	18
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LEGEND

- 40 SINGLE LOADED/ SIDE TIE SLIP
- (40) DOUBLE LOADED SLIP (Number denotes slip length)

051002 BHL PERMIT.DWG 3/16/05

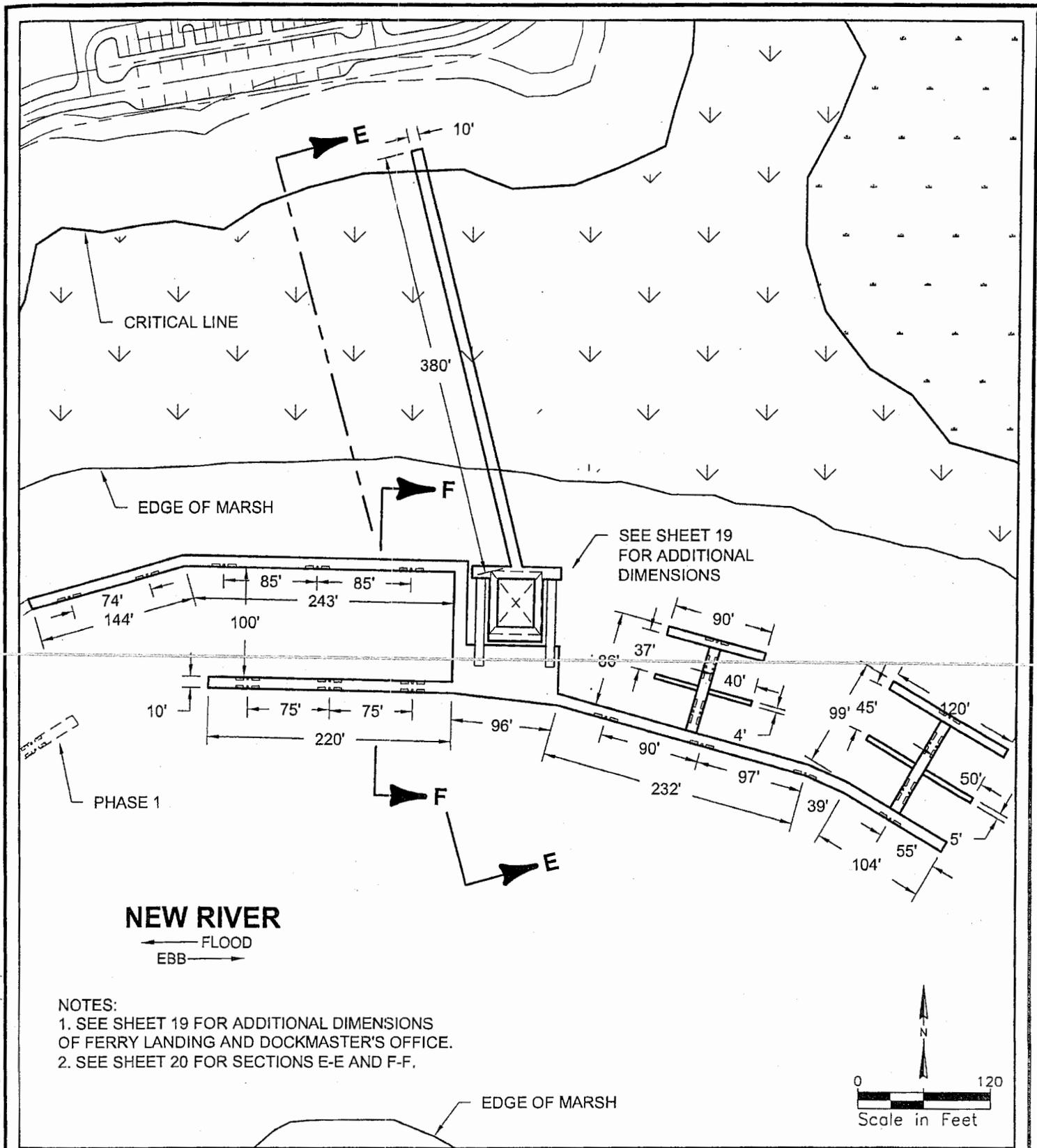
PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

**PROPOSED IMPROVEMENTS
 PHASE 2 W/ BATHYMETRY**

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

051002 BHL PERMIT.DWG 3/16/05



NOTES:
 1. SEE SHEET 19 FOR ADDITIONAL DIMENSIONS OF FERRY LANDING AND DOCKMASTER'S OFFICE.
 2. SEE SHEET 20 FOR SECTIONS E-E AND F-F.

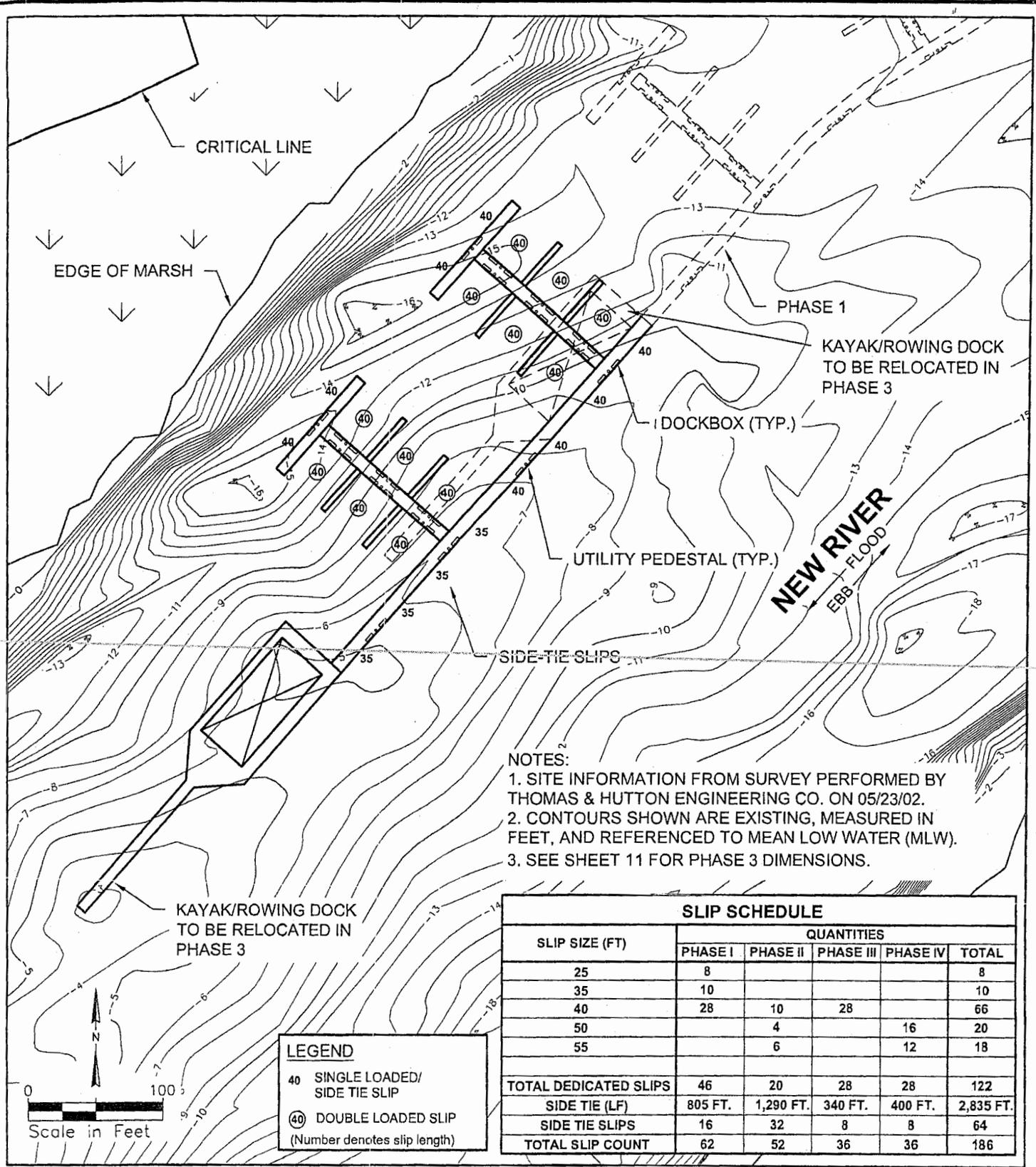
PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS: WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

PROPOSED IMPROVEMENTS PHASE 2 W/ DIMENSIONS

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

051002 BHL PERMIT.DWG 3/16/05



- NOTES:**
1. SITE INFORMATION FROM SURVEY PERFORMED BY THOMAS & HUTTON ENGINEERING CO. ON 05/23/02.
 2. CONTOURS SHOWN ARE EXISTING, MEASURED IN FEET, AND REFERENCED TO MEAN LOW WATER (MLW).
 3. SEE SHEET 11 FOR PHASE 3 DIMENSIONS.

SLIP SCHEDULE					
SLIP SIZE (FT)	QUANTITIES				TOTAL
	PHASE I	PHASE II	PHASE III	PHASE IV	
25	8				8
35	10				10
40	28	10	28		66
50		4		16	20
55		6		12	18
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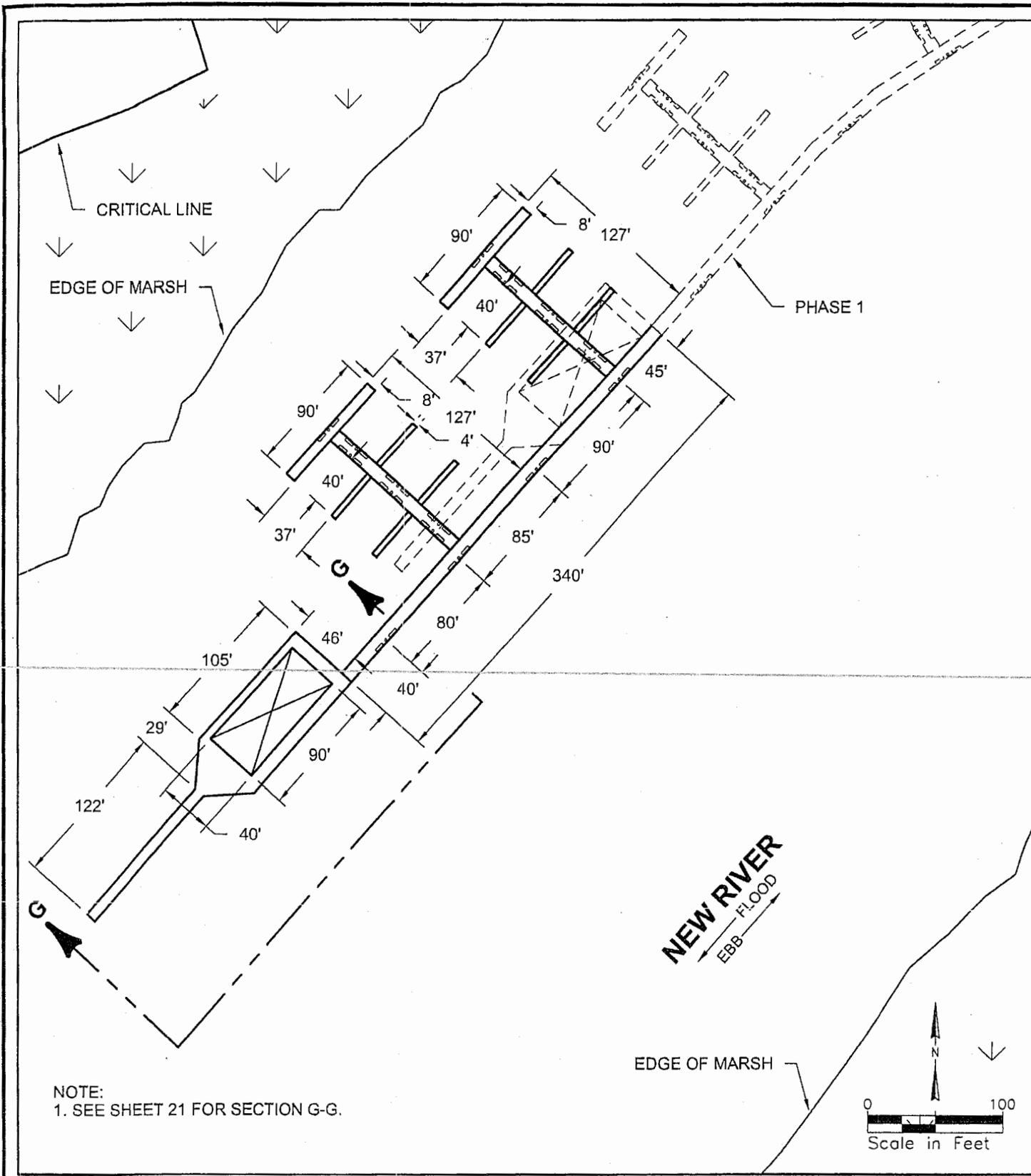
PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

**PROPOSED IMPROVEMENTS
 PHASE 3 W/ BATHYMETRY**

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
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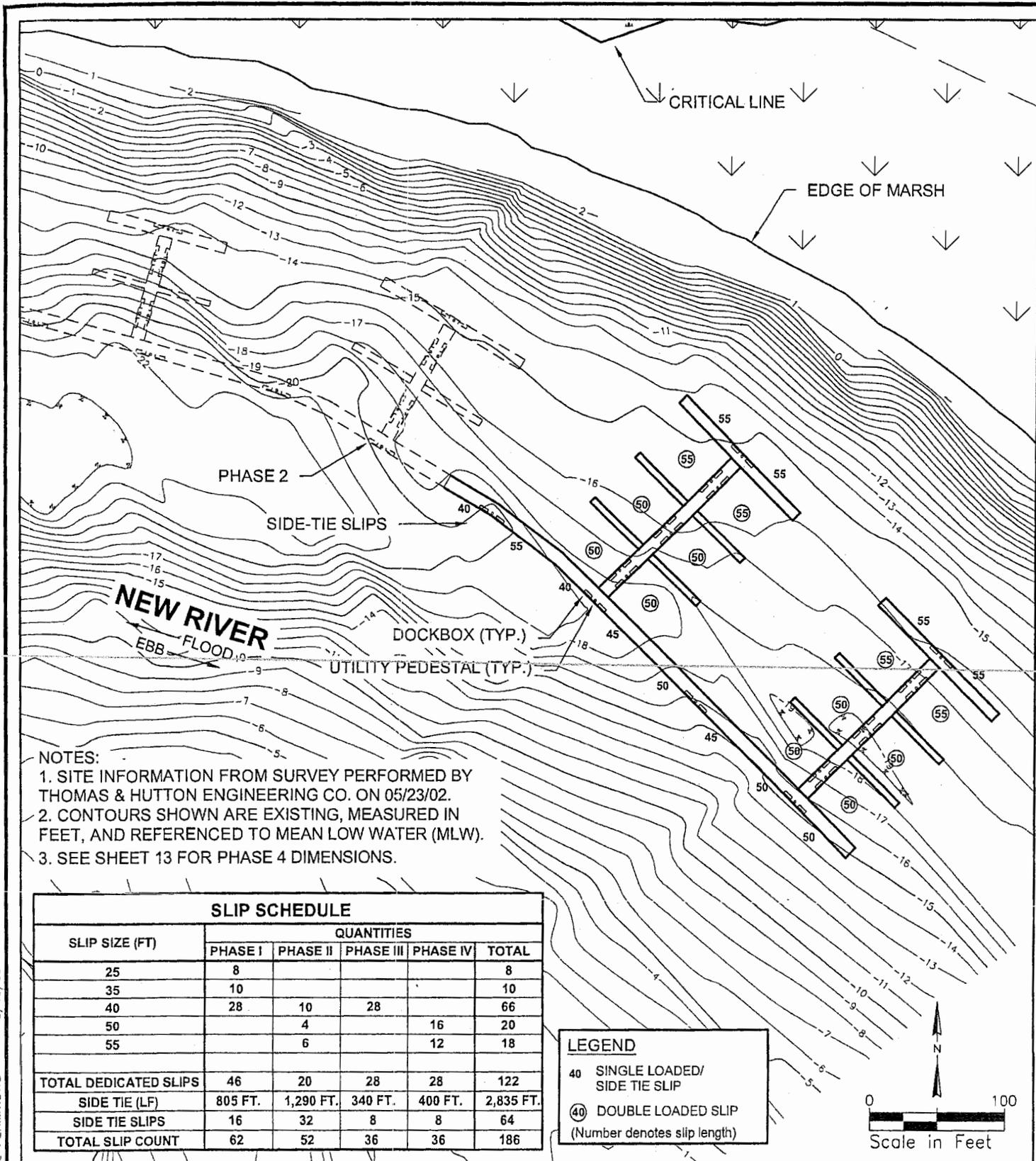


NOTE:
 1. SEE SHEET 21 FOR SECTION G-G.

PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF
 UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

PROPOSED IMPROVEMENTS
 PHASE 3 W/ DIMENSIONS
 PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



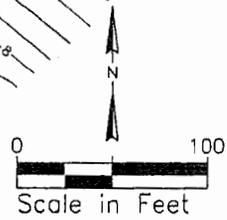
- NOTES:
1. SITE INFORMATION FROM SURVEY PERFORMED BY THOMAS & HUTTON ENGINEERING CO. ON 05/23/02.
 2. CONTOURS SHOWN ARE EXISTING, MEASURED IN FEET, AND REFERENCED TO MEAN LOW WATER (MLW).
 3. SEE SHEET 13 FOR PHASE 4 DIMENSIONS.

SLIP SCHEDULE					
SLIP SIZE (FT)	QUANTITIES				
	PHASE I	PHASE II	PHASE III	PHASE IV	TOTAL
25	8				8
35	10				10
40	28	10	28		66
50		4		16	20
55		6		12	18
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LEGEND

40 SINGLE LOADED/
SIDE TIE SLIP

Ⓞ DOUBLE LOADED SLIP
(Number denotes slip length)



051002 BHL PERMIT.DWG 3/16/05

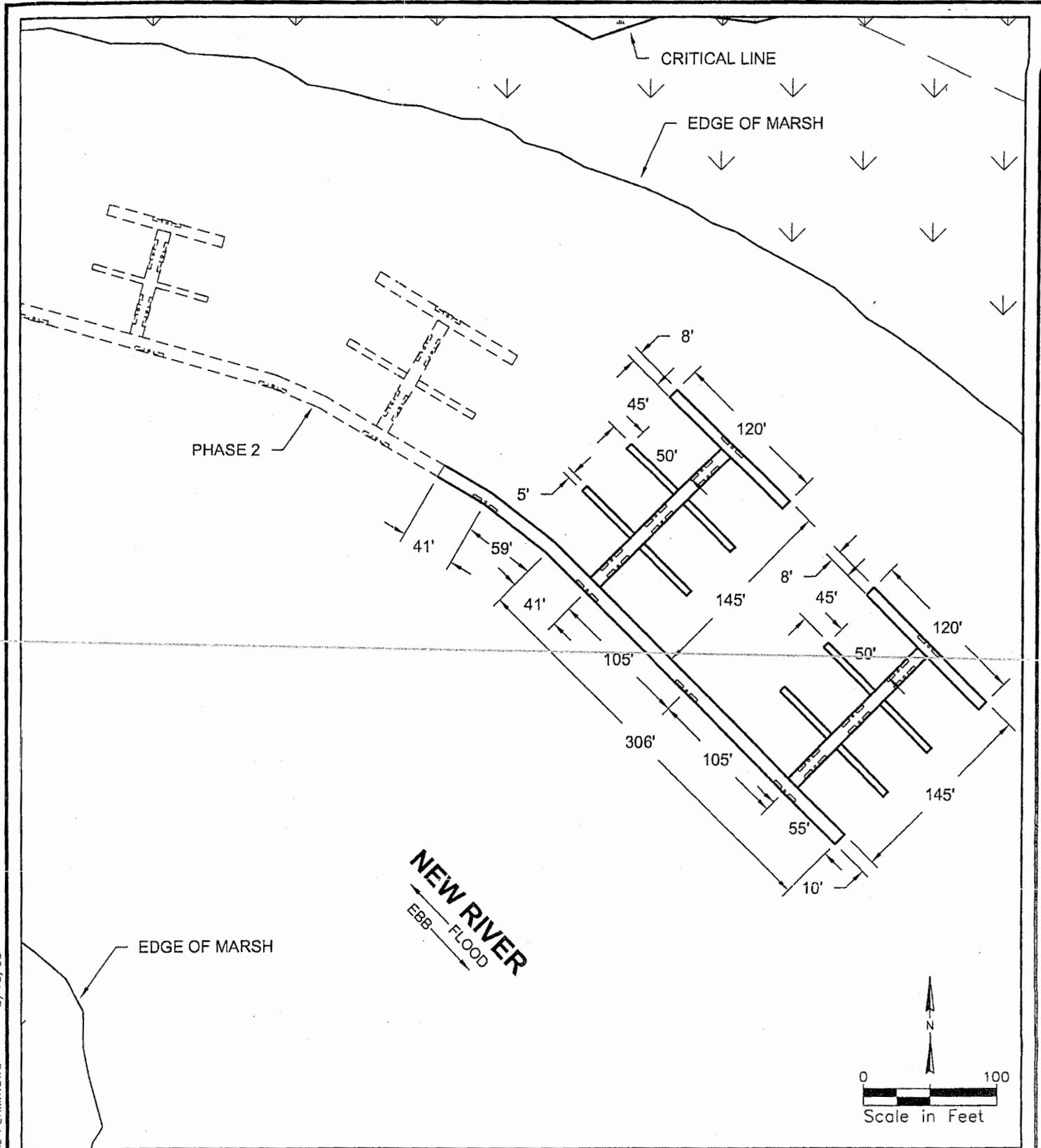
PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

**PROPOSED IMPROVEMENTS
 PHASE 4 W/ BATHYMETRY**

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

SHEET 12



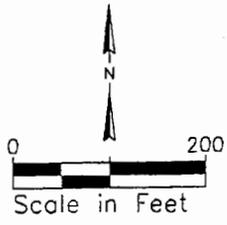
051002 BHL PERMIT.DWG 3/16/05

PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

**PROPOSED IMPROVEMENTS
 PHASE 4 W/ DIMENSIONS**

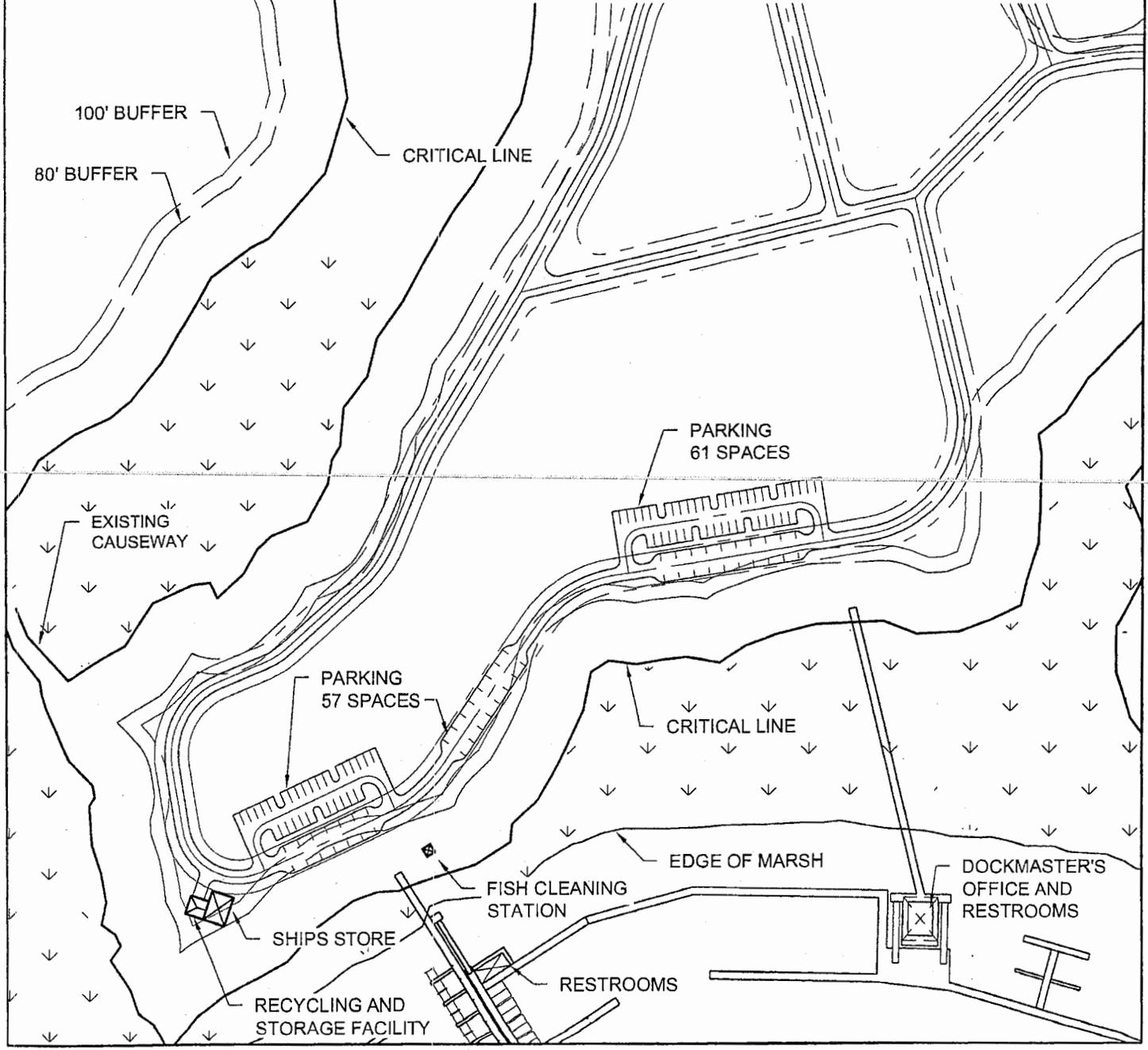
PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



NOTES:

1. THE DEVELOPMENT PLAN FOR BIG HOUSE VILLAGE IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE. EXACT SIZE AND LOCATION OF THE LANDSIDE COMPONENTS MAY DIFFER.
2. PARKING WILL BE PROVIDED AT A MINIMUM SLIP:CAR RATIO OF 2:1.
3. ALL STORMWATER MANAGEMENT APPROVALS WILL BE OBTAINED PRIOR TO CONSTRUCTION.
4. STORMWATER MANAGEMENT WILL BE IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS.



051002 BHL PERMIT DWG 3/16/05

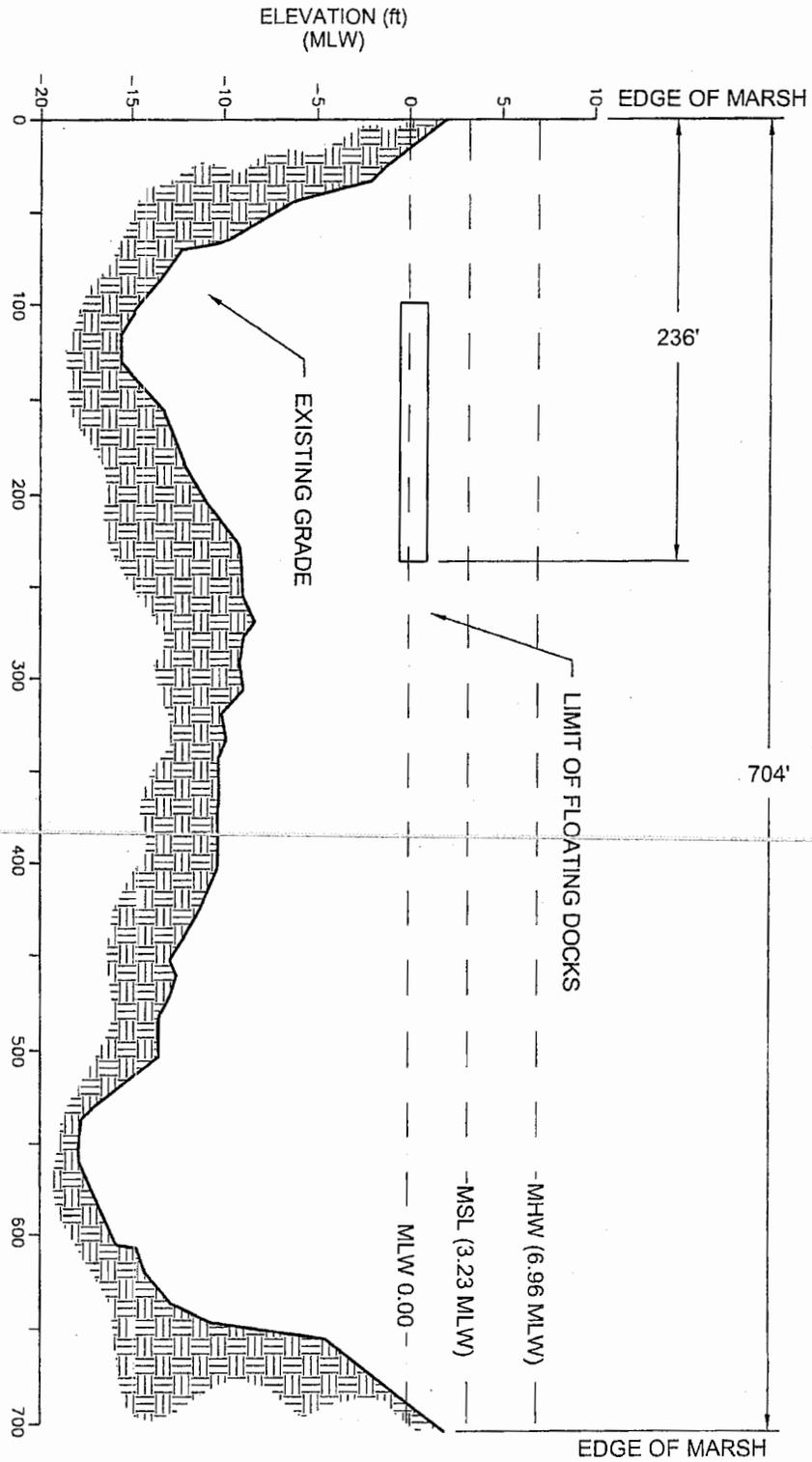
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 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS: WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

PROPOSED IMPROVEMENTS LANDSIDE COMPONENTS
 PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA
 SHEET 14

051002 BHL PERMIT.DWG 3/16/05

SECTION A-A

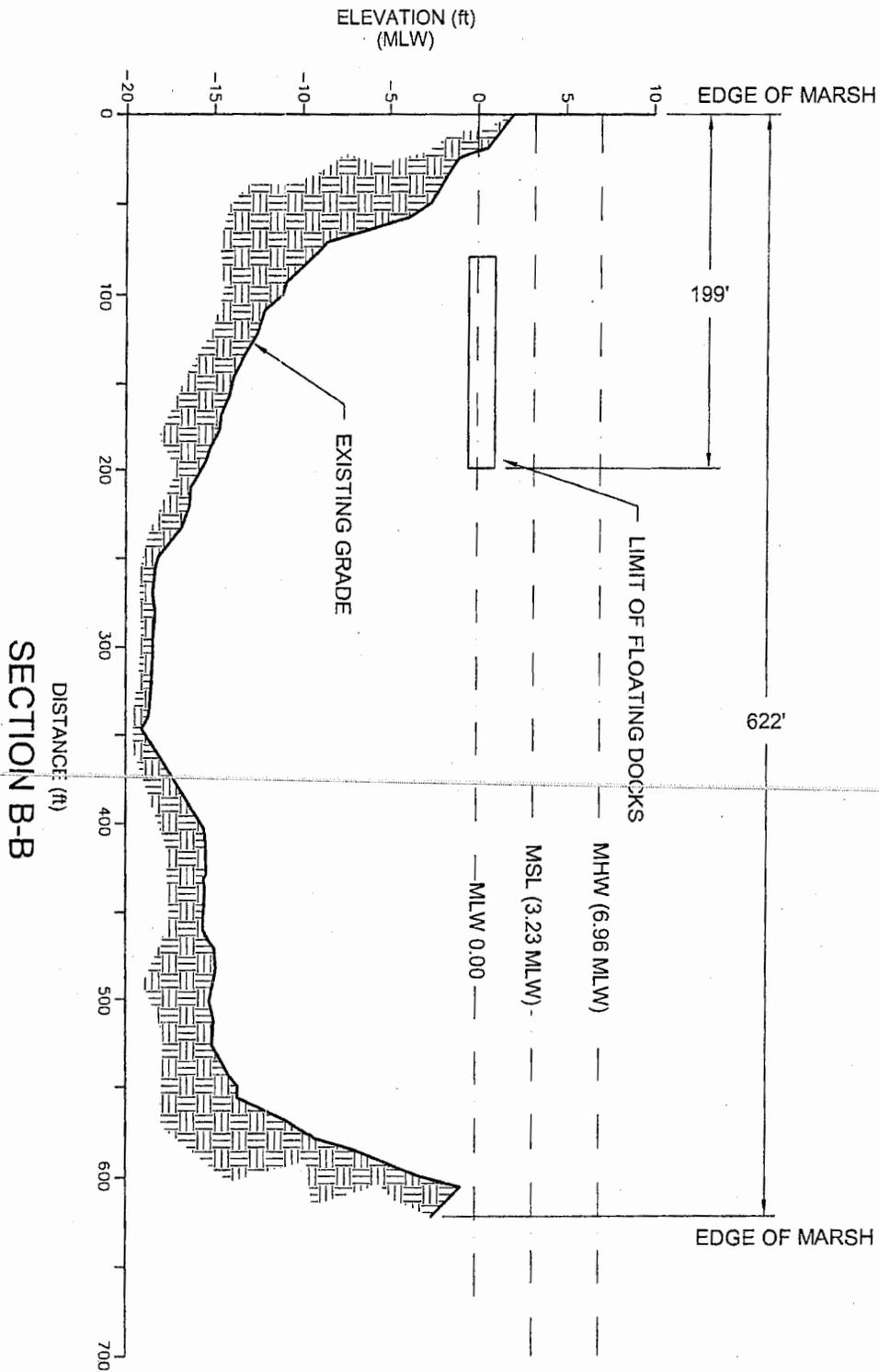


PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

CHANNEL CROSS SECTIONS
 SECTION A-A

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



05.002 PERMIT.DWG 3/19/05

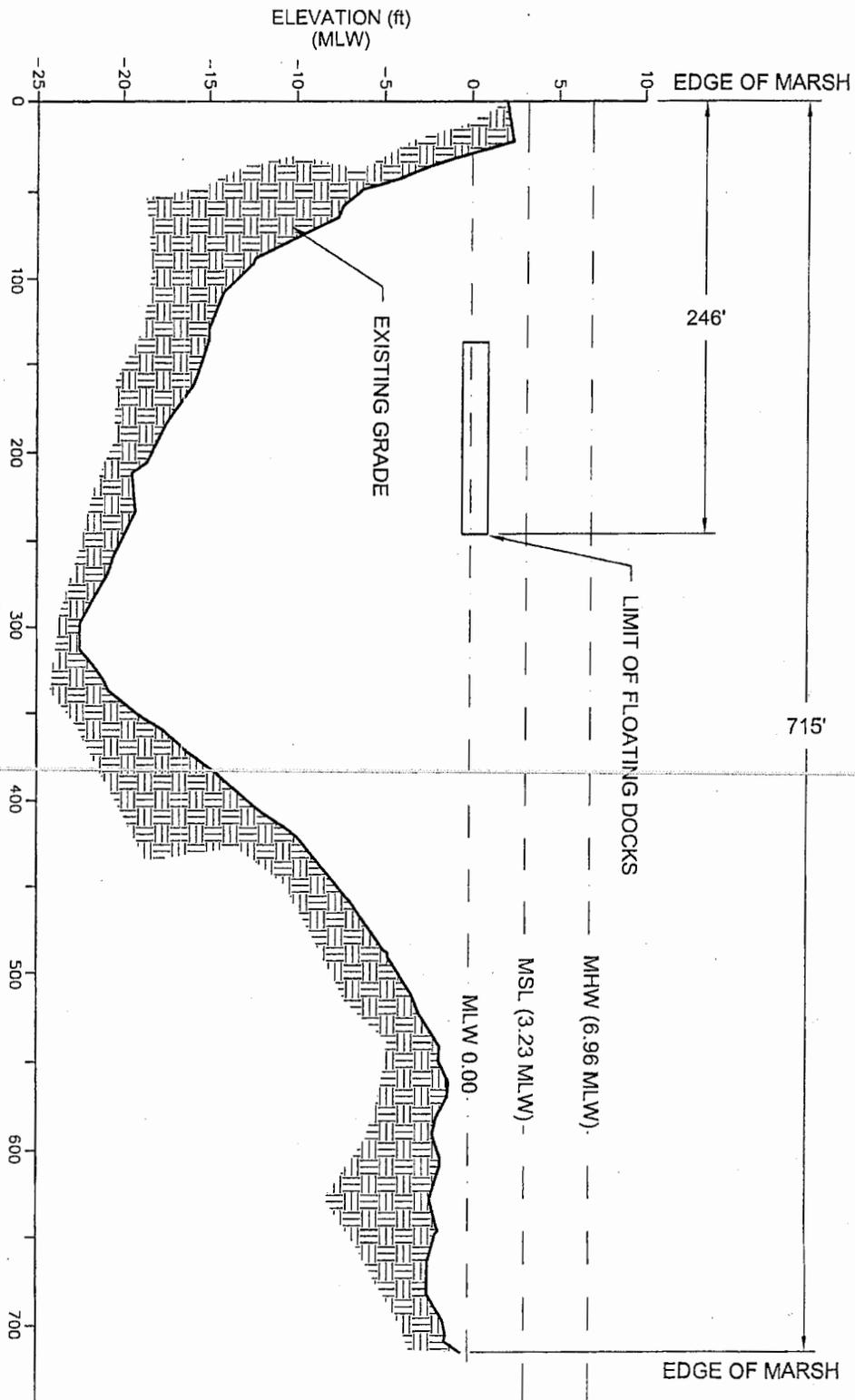
PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

**CHANNEL CROSS SECTIONS
 SECTION B-B**

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

SECTION C-C

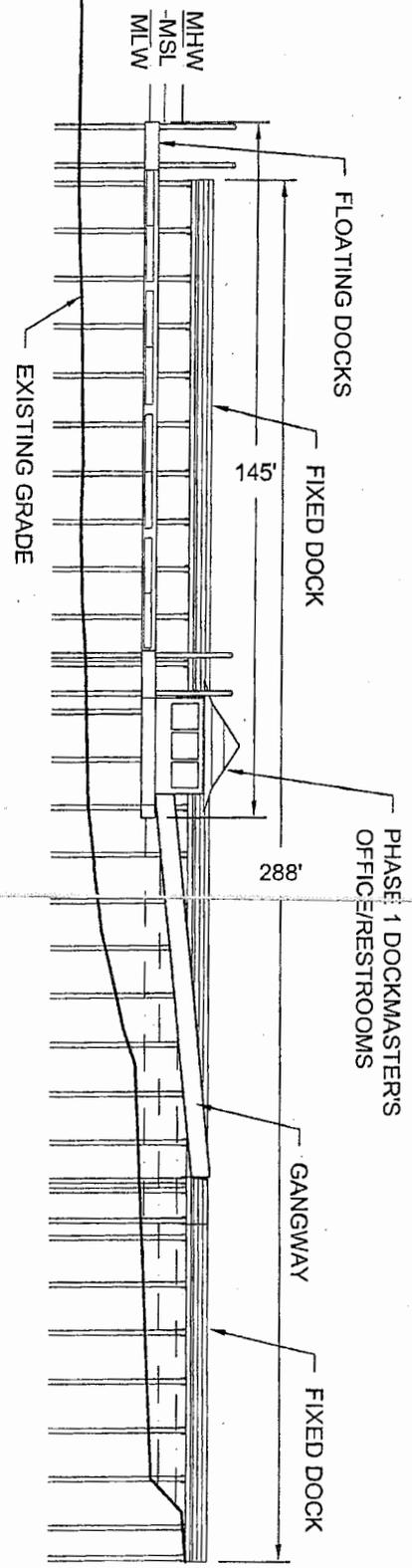


05:1002 BHL PERMIT.DWG 3/16/05

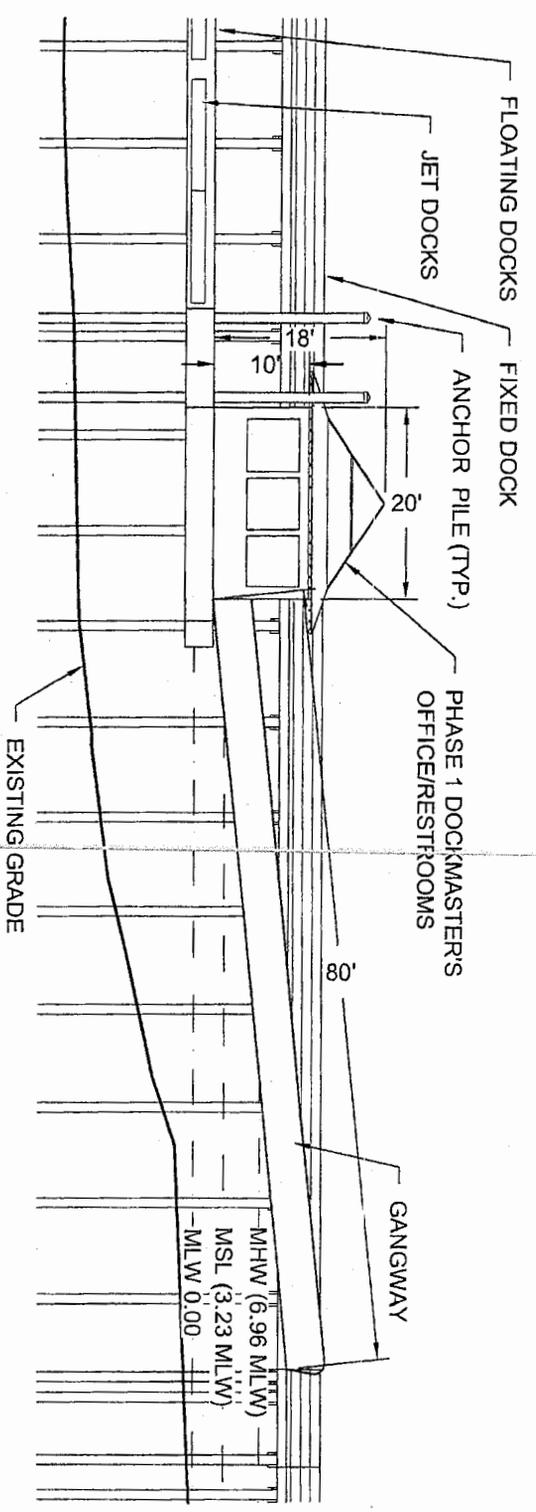
PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS: WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

CHANNEL CROSS SECTIONS
 SECTION C-C
 PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



SECTION D-D
SCALE: 1" = 40'



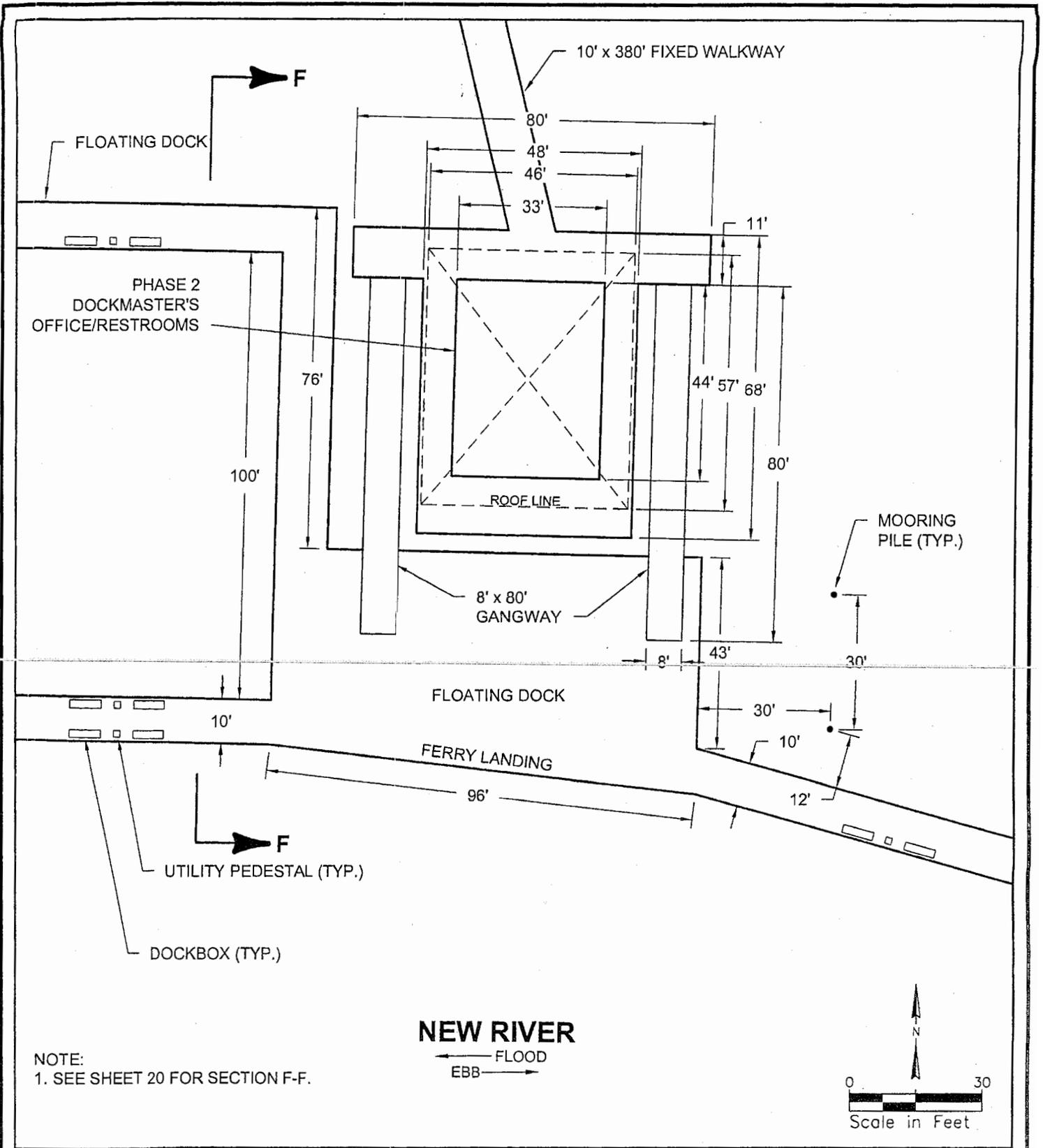
SECTION D-D (Enlarged View of Dockmaster's Office/Restrooms)
SCALE: 1" = 20'

051002 BH PERMIT.DWG 5/91/3

PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

MARINA CROSS SECTIONS
 SECTION D-D
 PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



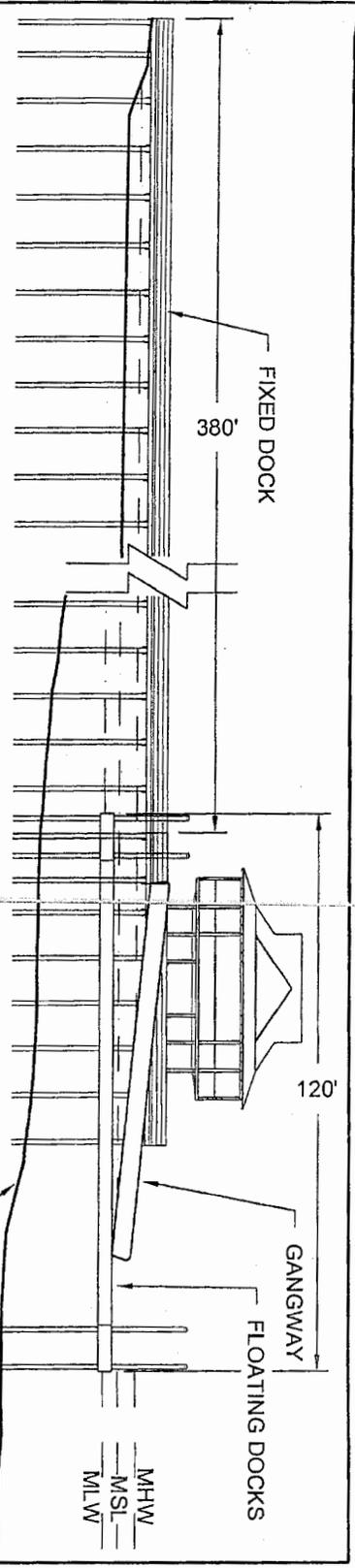
NOTE:
1. SEE SHEET 20 FOR SECTION F-F.

051002 BHL PERMIT.DWG 3/16/05

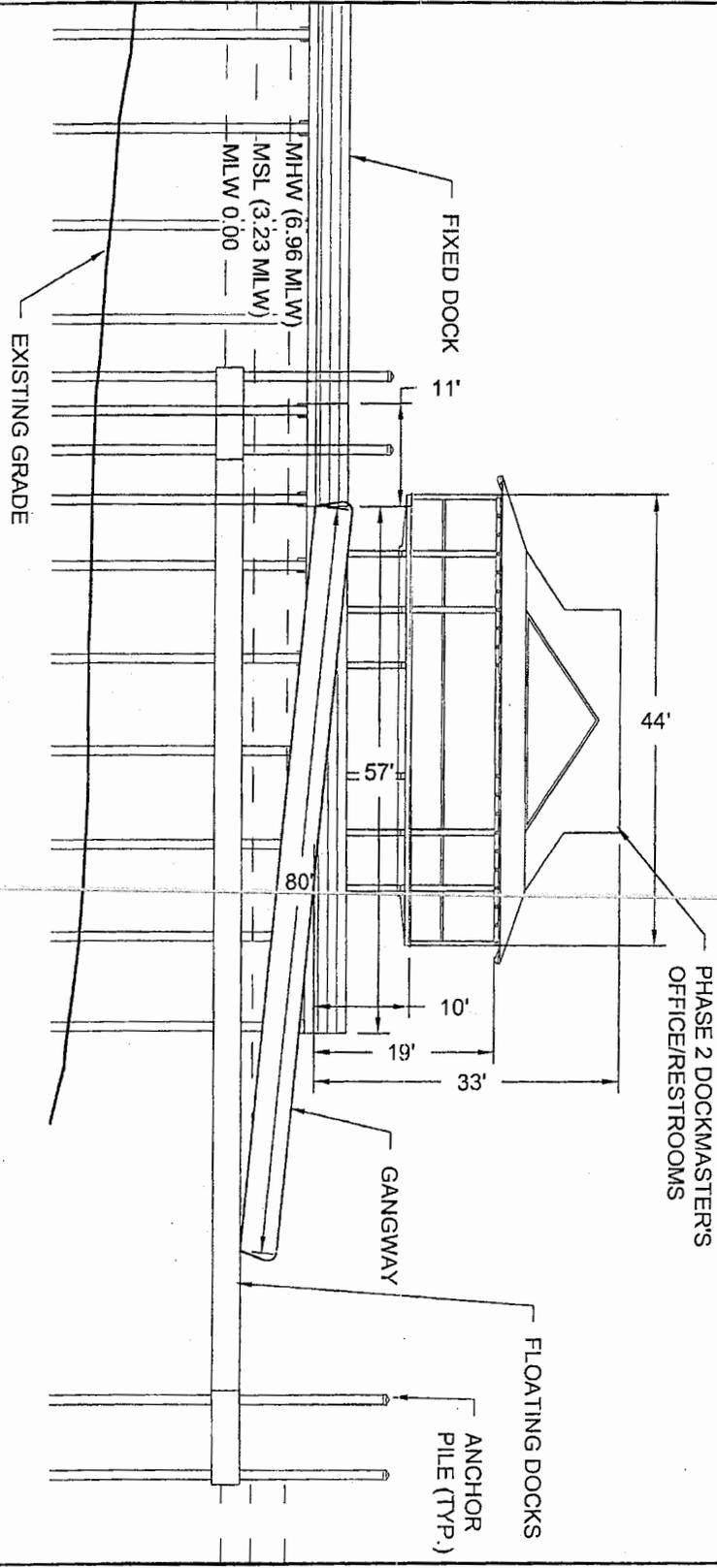
PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

ENLARGED VIEW OF
 FERRY LANDING AND
 DOCKMASTER'S OFFICE
 PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



SECTION E-E
SCALE: 1" = 40'



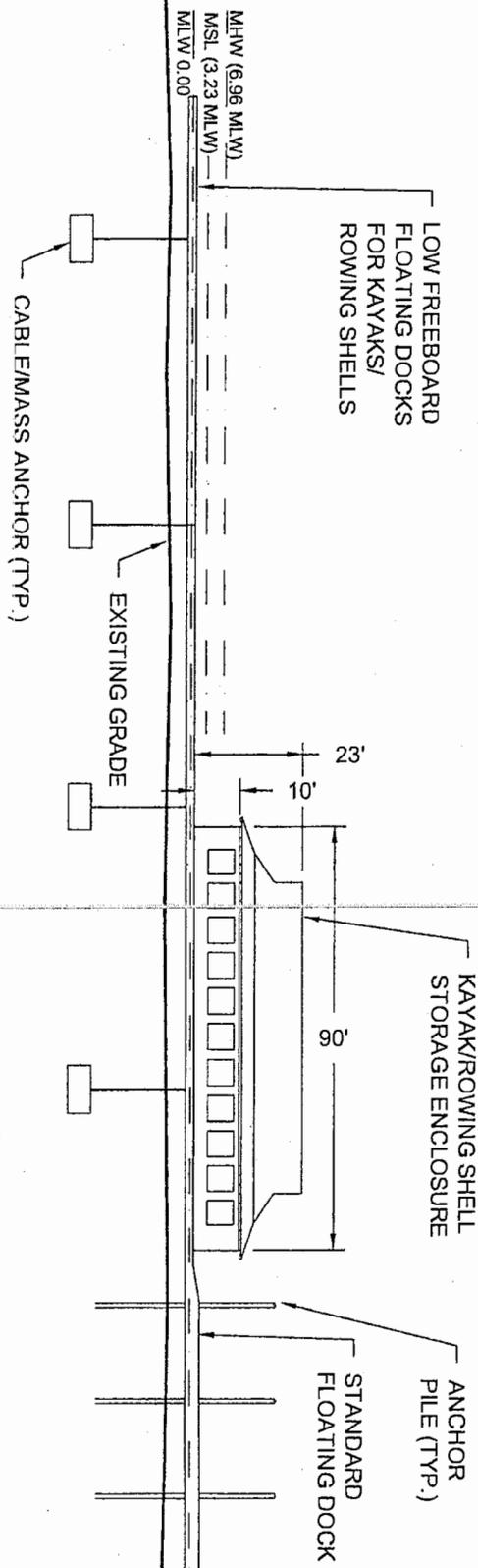
SECTION F-F
SCALE: 1" = 20'

PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USAGE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

MARINA CROSS SECTIONS
 SECTIONS E-E & F-F
 PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

05/1002 BHL PERMIT.DWG 3/21/05



SECTION G-G
SCALE: 1" = 40'

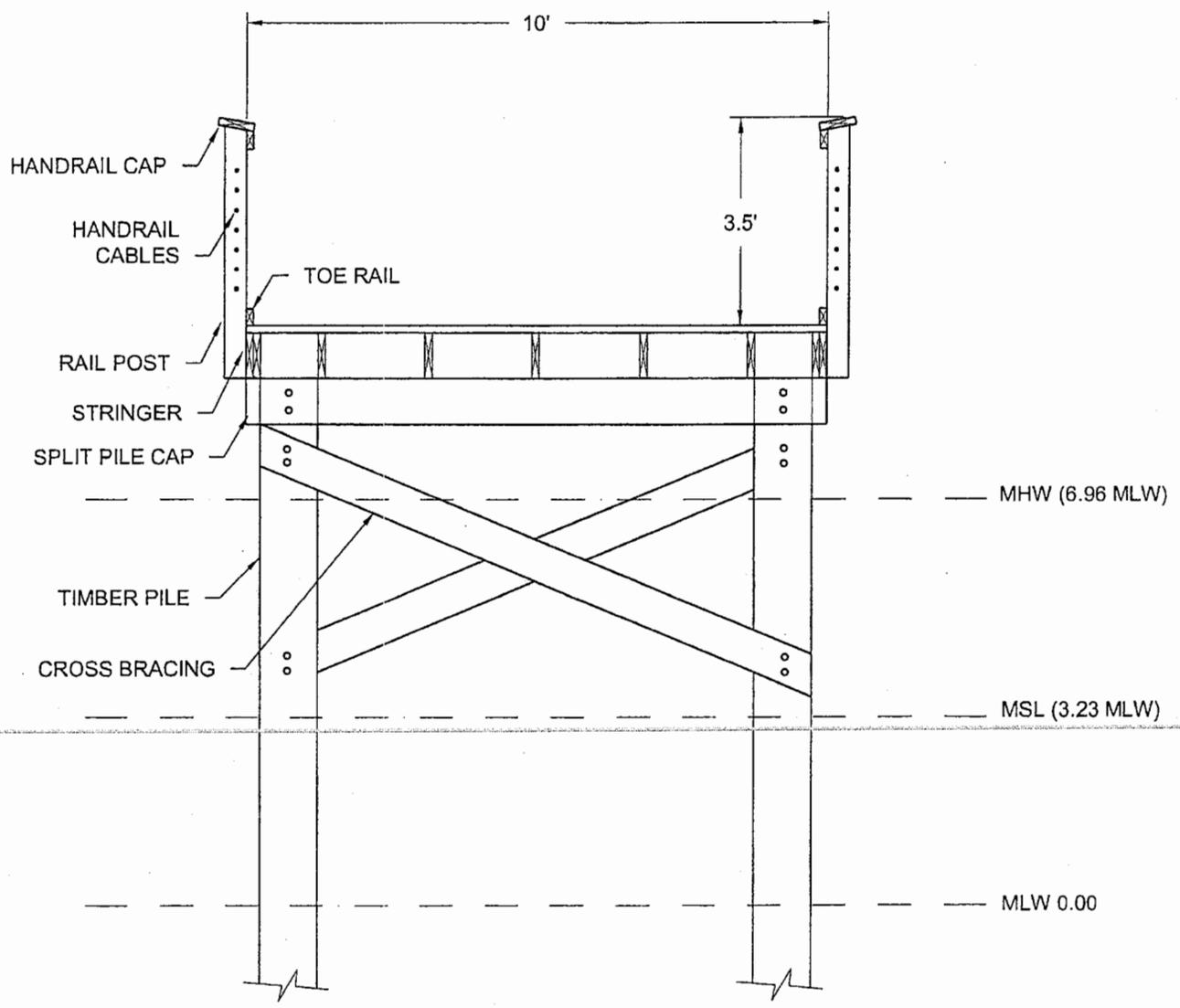
PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

MARINA CROSS SECTIONS
SECTION G-G
 PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

051002 BHL PERMIT.DWG 3/16/05

051002 BHL PERMIT.DWG 3/16/05

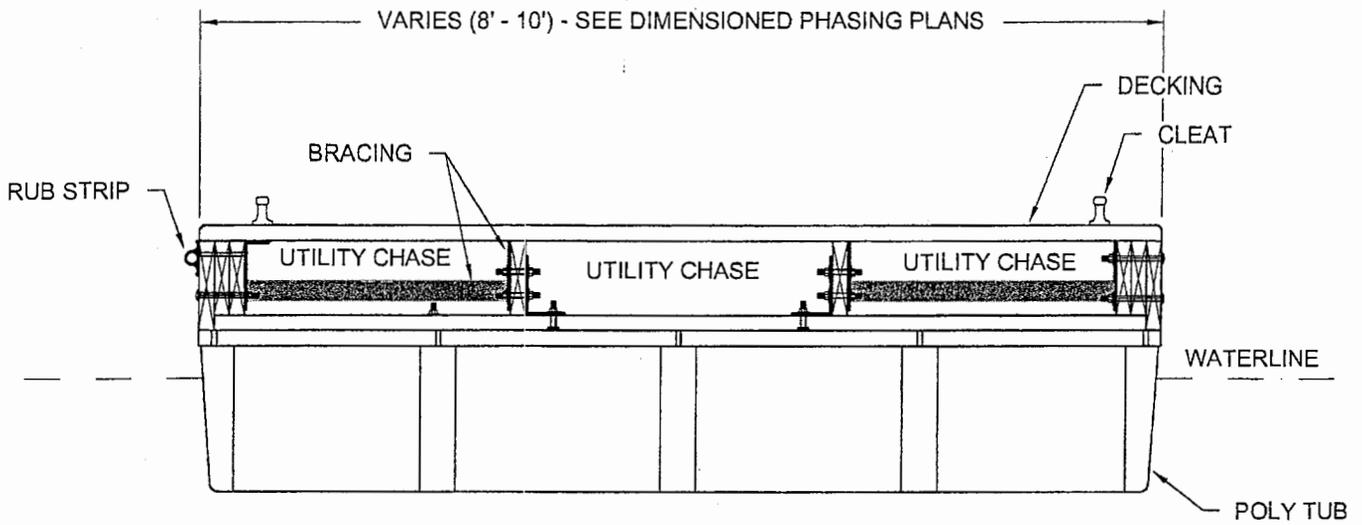


SCALE: 1" = 3'

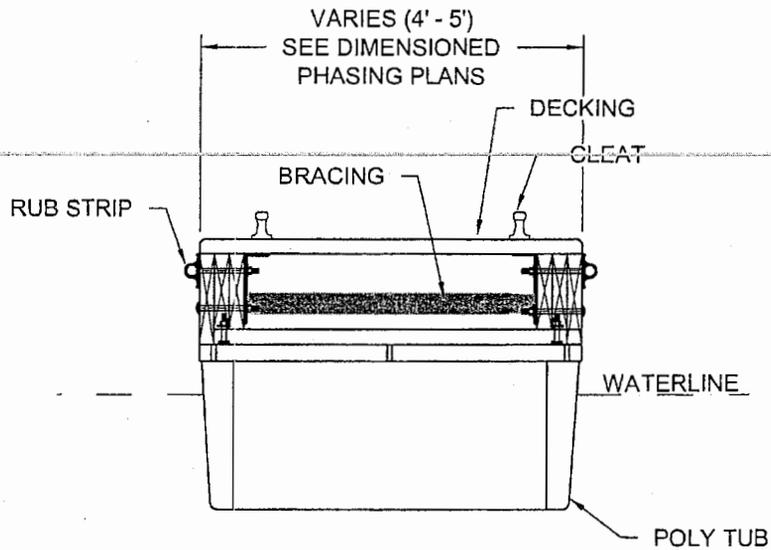
PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

TYPICAL CROSS SECTION
 FIXED DOCK/WALKWAY
 PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA



MAIN WALKWAY AND T-HEADS



FINGER DOCKS

SCALE: 1" = 2'

051002 BHL PERMIT.DWG 3/16/05

PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

TYPICAL CROSS SECTION
 FLOATING DOCKS

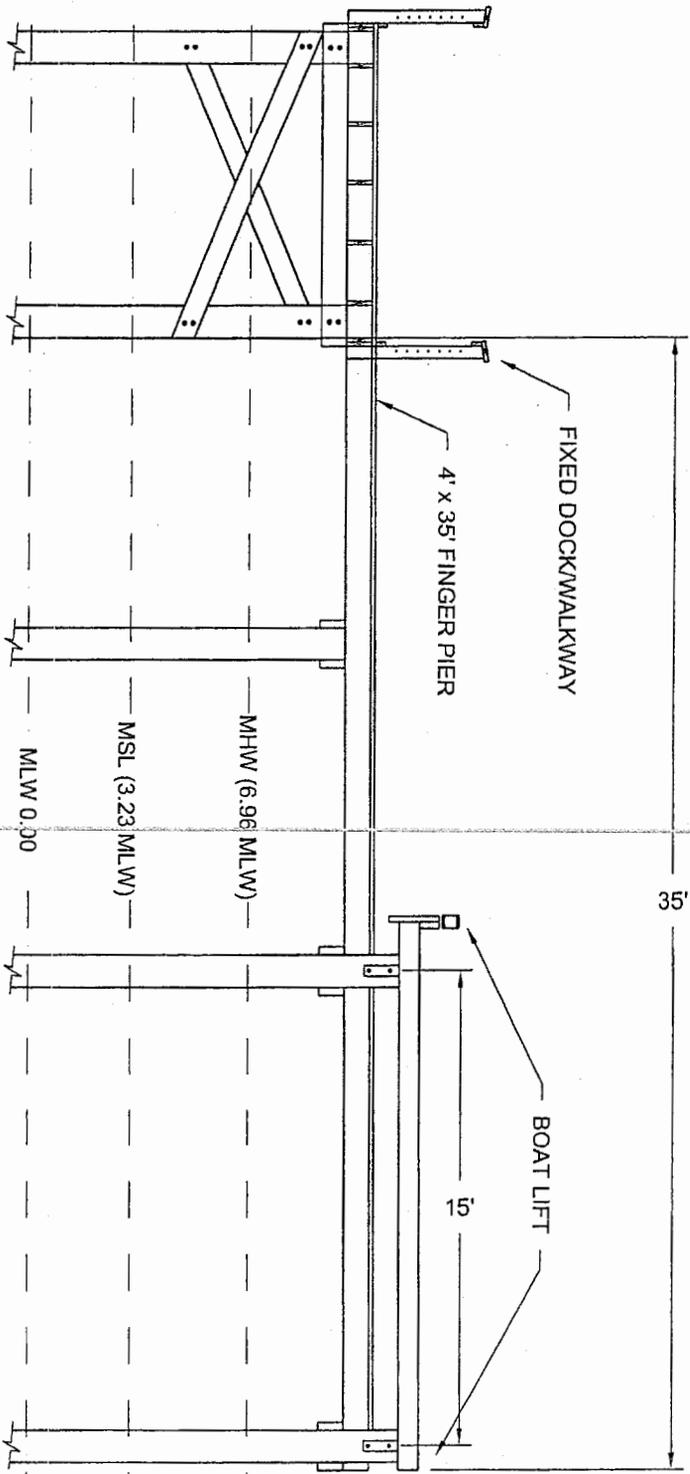
PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA

SHEET 23

051002 BHL PERMIT.DWG 3/16/05

SCALE: 1" = 6'



PURPOSE: COMMUNITY MARINA
 DATUM: MLW
 APPLICATION BY: PALMETTO BLUFF
 UPLANDS, LLC
 USACE #
 ADJACENT PROPERTY OWNERS:
 WAL-CAM LAND GROUP, LLC
 DATE: 3/21/05

TYPICAL CROSS SECTION
 BOAT LIFT

PALMETTO BLUFF UPLANDS, LLC
 11 VILLAGE PARK SQUARE
 BLUFFTON, SC 29910

PROPOSED: NEW COMMUNITY MARINA
 IN: NEW RIVER
 AT: BIG HOUSE DOCK/PALMETTO BLUFF
 TOWN OF BLUFFTON
 COUNTY OF: BEAUFORT
 STATE: SOUTH CAROLINA