

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 OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N #SAC 2006-1134-11W

2 JUNE 2006

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

HILTON HEAD LAKES, LLC
c/o NEWKIRK ENVIRONMENTAL, INC.
POST OFFICE BOX 309
BLUFFTON, SOUTH CAROLINA 29910

for a permit to place fill material in and perform excavation in wetlands adjacent to and in waters adjacent to a tributary of

NEW RIVER

at locations on a 2,739.19 acre tract on the south side of U.S. Highway 278 east of its intersection with I-95 in the Town of Hardeeville, Jasper County, South Carolina (Latitude 32.3033°, Longitude 80.0376°)

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, 3 JULY 2006

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

The proposed work consists of placing fill material in 15.81 acres of jurisdictional wetlands and in 0.95 acres of non-jurisdictional wetlands, performing excavation in 1.78 acres of jurisdictional wetlands and in 0.63 acres of non-jurisdictional wetlands for a total wetland impact of 19.19 acres. The purpose of the project is to construct roads, lots, infrastructure and amenities

associated with a master planned mixed community that will be constructed in phases. In addition, the permit applicant has also submitted a mitigation plan, an endangered species survey and a Phase I cultural resources survey. The applicant is requesting a 25 year permit.

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 the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

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 19.19 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

REGULATORY DIVISION

Refer to: P/N #SAC 2006-1134-1IW

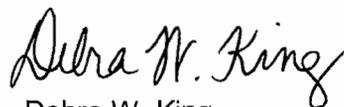
2 JUNE 2006

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.

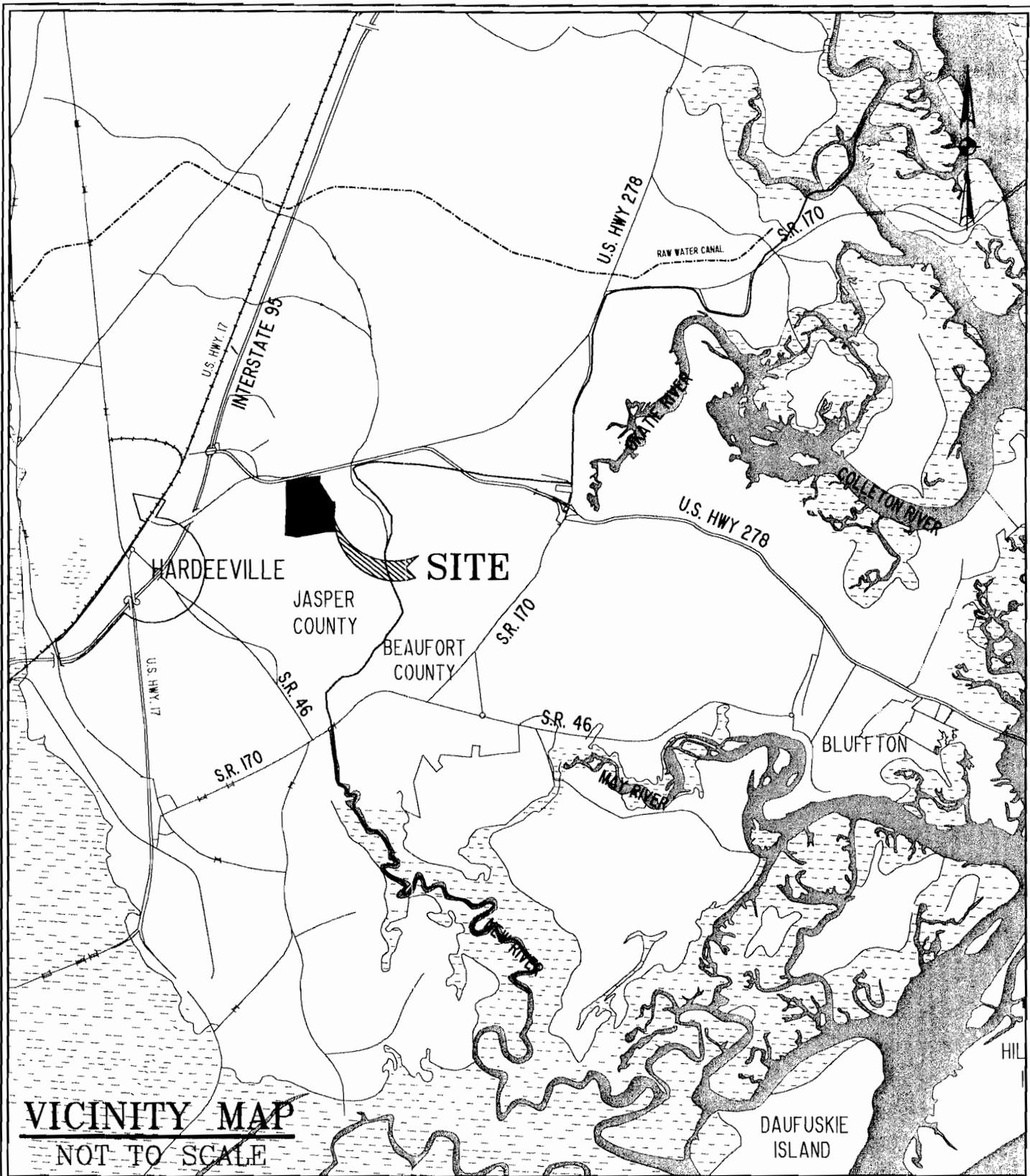
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section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



Debra W. King
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 1 OF 40

SCALE: N.T.S.



SAC-2006-1134-1IW

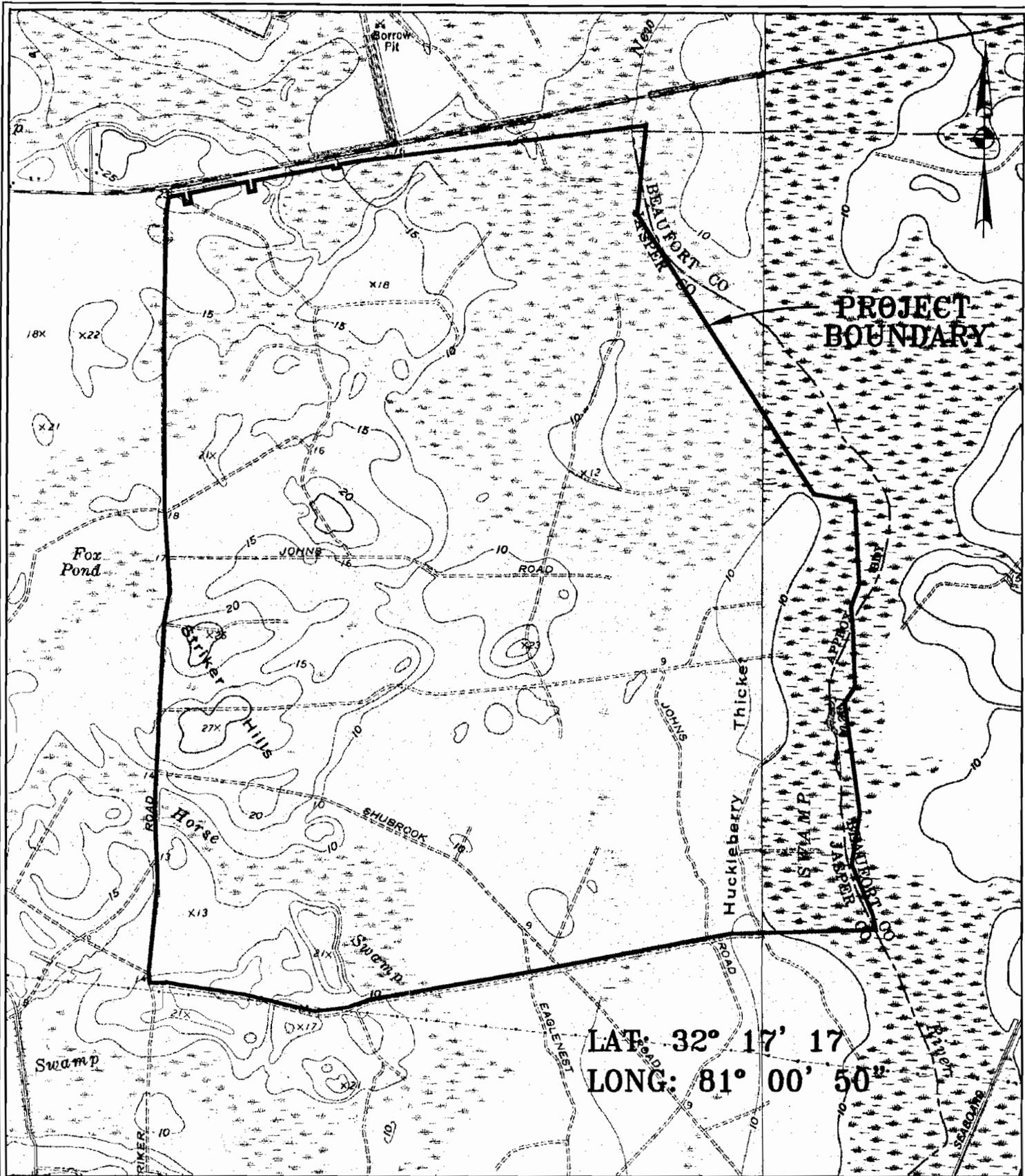
THOMAS & HUTTON ENGINEERING CO.

50 PARK OF COMMERCE WAY

POST OFFICE BOX 2727

SAVANNAH, GA. 31402-2727 (912)234-5300

CHARLESTON, SC • MYRTLE BEACH, SC



ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 2 OF 40

SCALE: 1"=2000'



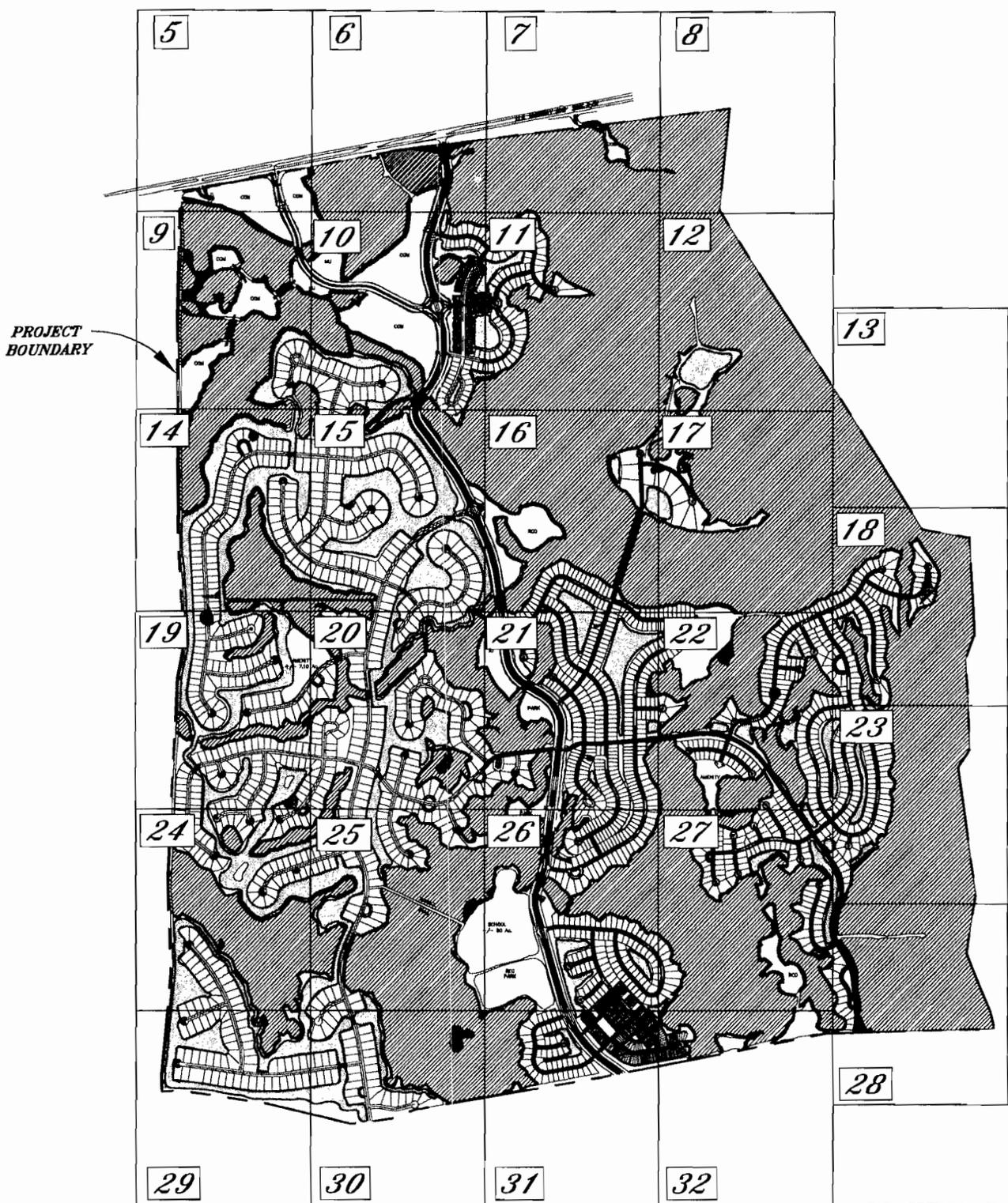
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THOMAS & HUTTON ENGINEERING CO.

50 PARK OF COMMERCE WAY

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PROJECT BOUNDARY

SHEET LAYOUT

ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 3 OF 40

SCALE: 1"=2000'



SAC-2006-1134-1IW

THOMAS & HUTTON ENGINEERING CO.

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LEGEND

ACREAGE SUMMARY

TOTAL TRACT ACREAGE	2,739.19 AC
TOTAL NON-JURISDICTIONAL WETLAND ACREAGE	14.25 AC
TOTAL JURISDICTIONAL WETLAND ACREAGE	1,284.81 AC
TOTAL FRESHWATER WETLAND ACREAGE	1,299.06 AC

WETLAND IMPACTS

NON-JURISDICTIONAL WETLANDS TO BE IMPACTED		JURISDICTIONAL WETLANDS TO BE IMPACTED	
WETLAND ROAD CROSSING	0.02 AC	WETLAND ROAD CROSSING	9.85 AC
		+ 20% CONTINGENCY	1.97 AC
		TOTAL ROAD CROSSING	11.82 AC
WETLANDS TO BE IMPACTED FOR VARIOUS LAND DEVELOPMENT ACTIVITIES	0.95 AC	WETLANDS TO BE IMPACTED FOR VARIOUS LAND DEVELOPMENT ACTIVITIES	3.99 AC
WETLANDS TO BE IMPACTED FOR LAGOON EXCAVATION ACTIVITIES	0.63 AC	WETLANDS TO BE IMPACTED FOR LAGOON EXCAVATION ACTIVITIES	1.78 AC
TOTAL NON-JURISDICTIONAL WETLAND IMPACTS	1.60 AC	TOTAL JURISDICTIONAL WETLAND IMPACTS	17.59 AC
		TOTAL FRESHWATER WETLANDS PRESERVED	1,281.84 AC
		-20% ROAD CROSSING CONTINGENCY	1.97 AC
		TOTAL FRESHWATER WETLANDS PRESERVED	1,279.87 AC

WETLAND NOTES:

	PRESERVED WETLANDS	1,279.87 AC
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WETLAND MITIGATION

	FRESHWATER WETLAND RESTORATION/ENHANCEMENT & BY HYDROLOGY	4.30 AC
	JURISDICTIONAL WETLAND BUFFER	118.61 AC
	ISOLATED WETLAND BUFFER	6.40 AC

BUFFER NOTES:

TOTAL WETLAND BUFFER ACRES	125.01 AC
TOTAL AVERAGE WIDTH	32.30 LF

ANDERSON TRACT

WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

SHEET: 4 OF 40

LOCATION: JASPER COUNTY, S.C.

SCALE: N.T.S.



SAC-2006-1134-1IW

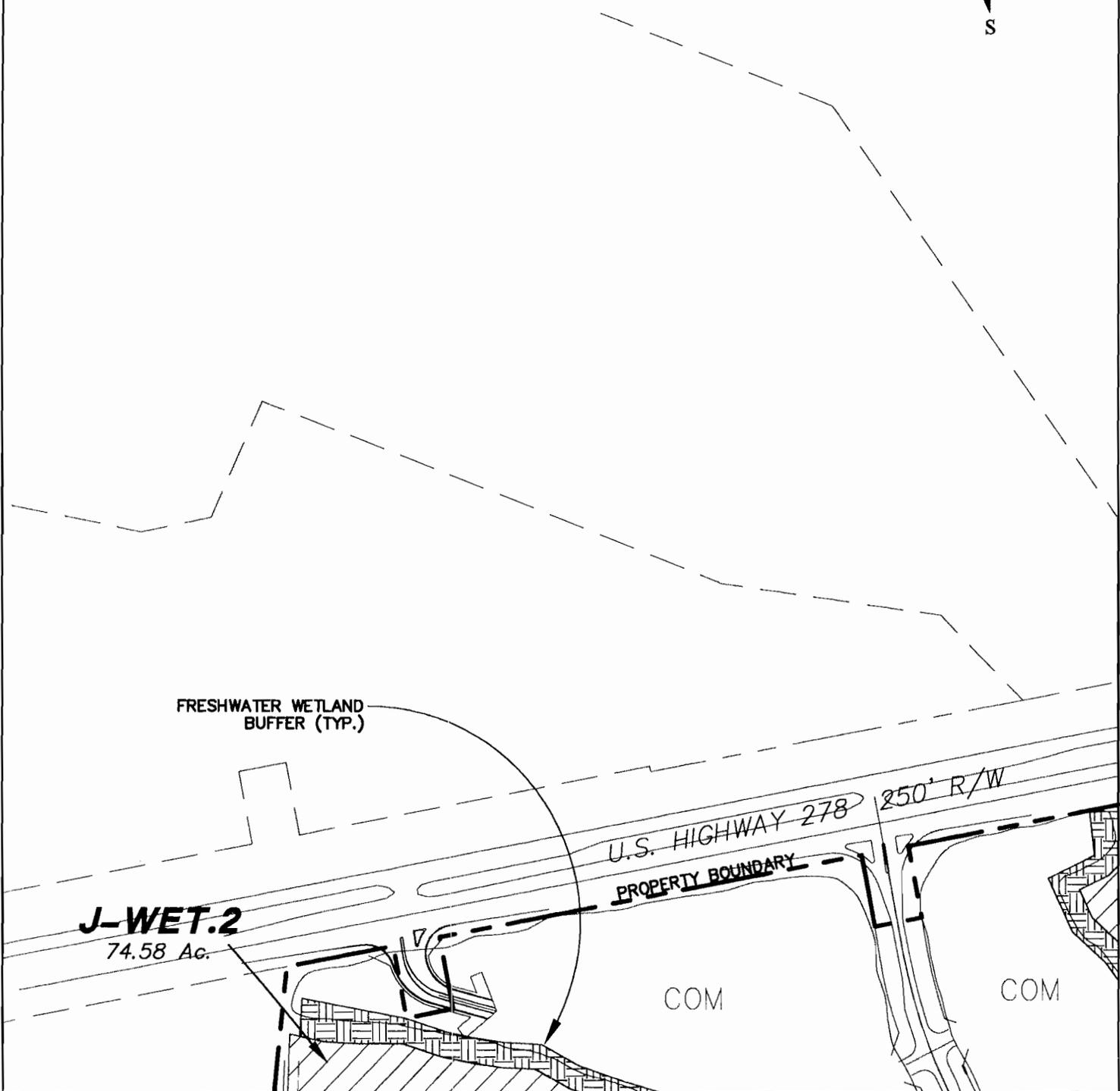
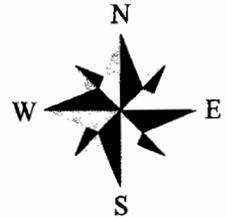
THOMAS & HUTTON ENGINEERING CO.

50 PARK OF COMMERCE WAY

POST OFFICE BOX 2727

SAVANNAH, GA. 31402-2727 (912)234-5300

CHARLESTON, SC • MYRTLE BEACH, SC



ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 5 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

THOMAS & HUTTON ENGINEERING CO.

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SAVANNAH, GA. 31402-2727 (912)234-5300

CHARLESTON, SC • MYRTLE BEACH, SC



N/F
INTERNATIONAL PAPER COMPANY
(JASPER COUNTY)
A PORTION TAX PARCEL 043 00 00 001

ROAD IMPACT
"J-WET.9" 1.74 AC

FRESHWATER WETLAND
BUFFER (TYP.)

U.S. HIGHWAY 278 250' R/W

PROPERTY BOUNDARY

J-WET.3
30.75 Ac.

6 PIPES

PIPE

ROAD IMPACT
"J-WET.9" 0.32 AC

ROAD IMPACT
"J-WET.9" 0.09 AC

J-WET.9
744.53 Ac.

ANDERSON TRACT

WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 6 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

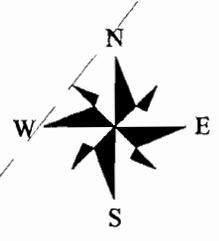
THOMAS & HUTTON ENGINEERING CO.

50 PARK OF COMMERCE WAY

POST OFFICE BOX 2727

SAVANNAH, GA. 31402-2727 (912)234-5300

CHARLESTON, SC • MYRTLE BEACH, SC



N/F
INTERNATIONAL PAPER COMPANY
(JASPER COUNTY)
A PORTION TAX PARCEL 043 00 00 001

U.S. HIGHWAY 278 250' R/W

PROPERTY BOUNDARY

FRESHWATER WETLAND
BUFFER (TYP.)

COM
UP.4
3.09 Ac.

J-WET.9
744.53 Ac.

RESTORATION/ENHANCEMENT
0.37 AC

ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

SHEET: 7 OF 40

LOCATION: JASPER COUNTY, S.C.

SCALE: 1"=300'



SAC-2006-1134-1IW

THOMAS & HUTTON ENGINEERING CO.

50 PARK OF COMMERCE WAY

POST OFFICE BOX 2727

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CHARLESTON, SC • MYRTLE BEACH, SC

N/F
INTERNATIONAL PAPER COMPANY
(JASPER COUNTY)
A PORTION TAX PARCEL 043 00 00 001

U.S. HIGHWAY 278 250' R/W

(JASPER COUNTY)
A PORTION TAX PARCEL
043 00 00 001

JASPER COUNTY
BEAUFORT COUNTY

COUNTY LINE SCALED
FROM REF. 1

RESTORATION/ENHANCEMENT
0.37 AC

J-WET.9
744.53 Ac.

(BEAUFORT COUNTY)
TAX PARCEL R603 019 000 0002 0000

N/F
INTERNATIONAL PAPER COMPANY

ANDERSON TRACT

WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 8 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

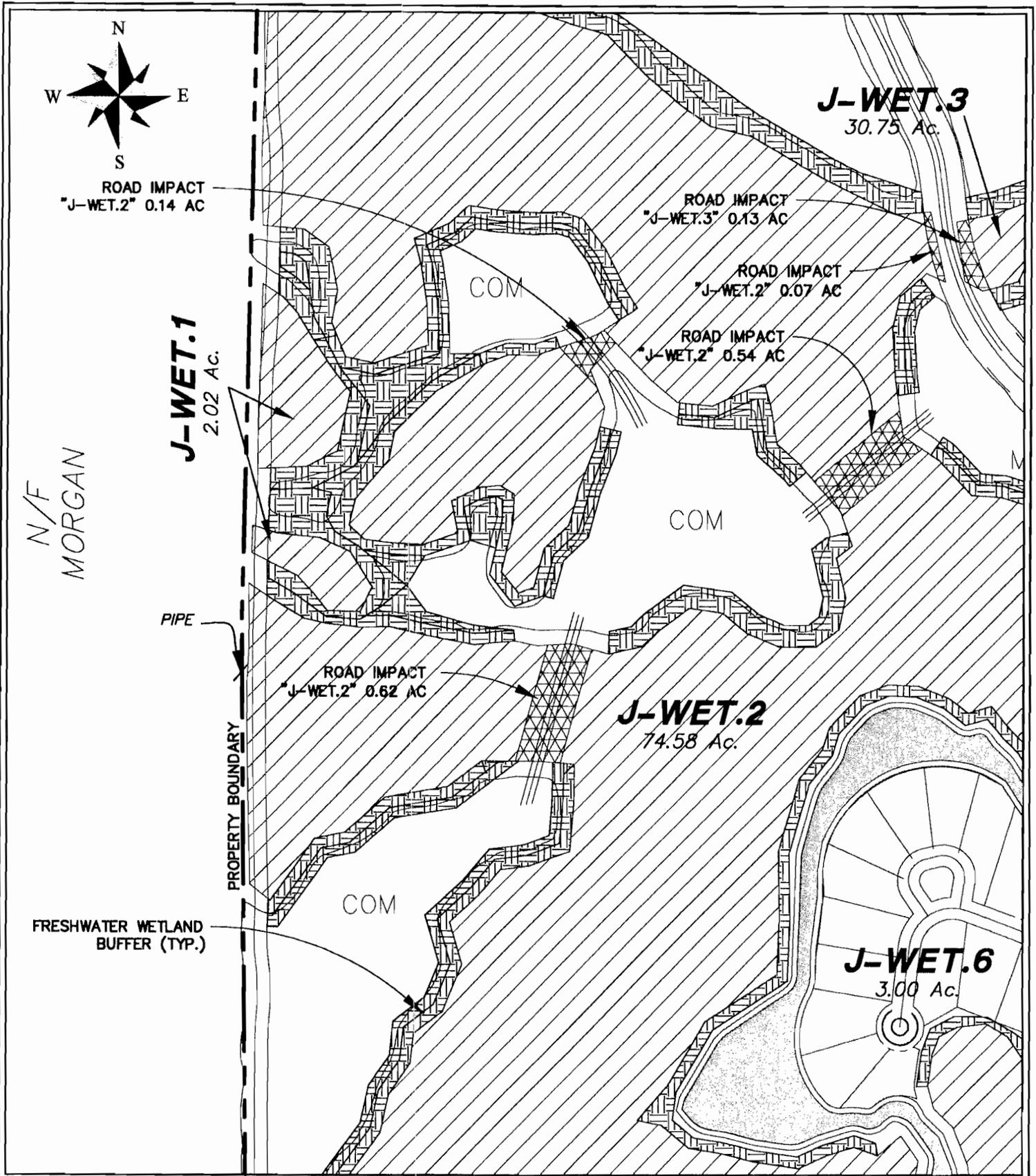
THOMAS & HUTTON ENGINEERING CO.

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CHARLESTON, SC • MYRTLE BEACH, SC



ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 9 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

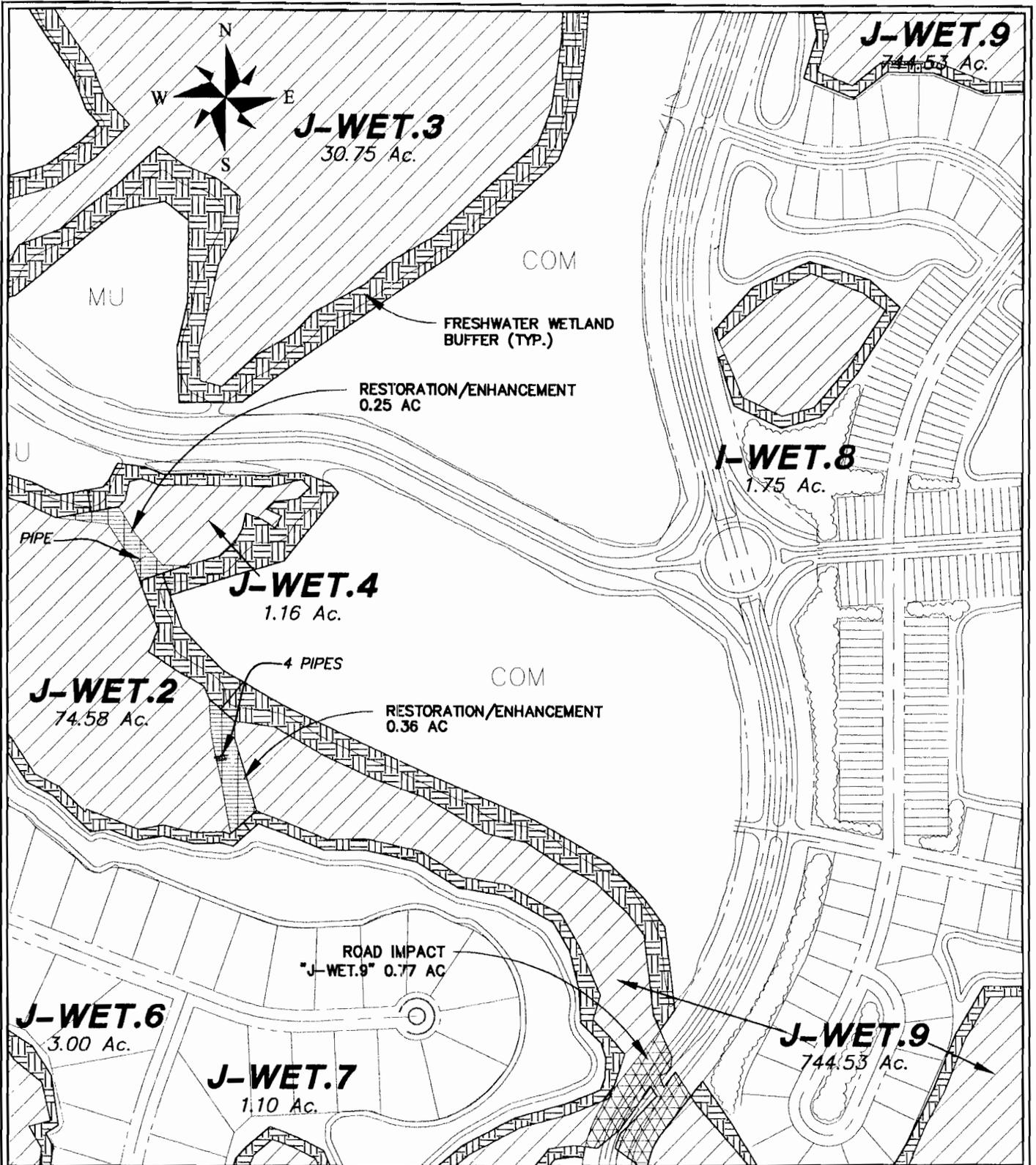
THOMAS & HUTTON ENGINEERING CO.

50 PARK OF COMMERCE WAY

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ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 10 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

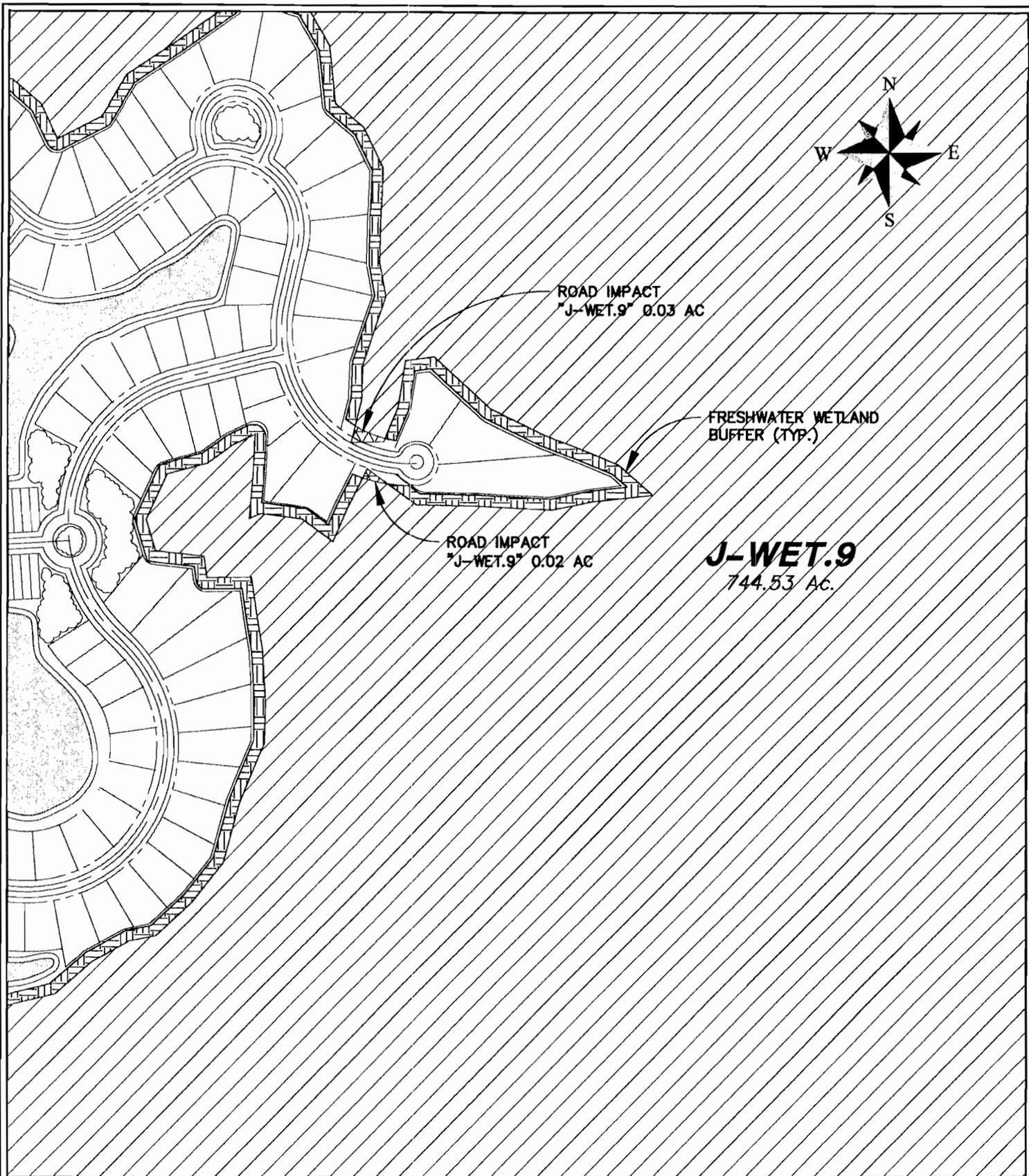
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ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: II OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

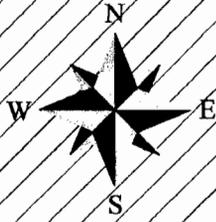
THOMAS & HUTTON ENGINEERING CO.

50 PARK OF COMMERCE WAY

POST OFFICE BOX 2727

SAVANNAH, GA. 31402-2727 (912)234-5300

CHARLESTON, SC • MYRTLE BEACH, SC



PROPERTY BOUNDARY

N/F
INTERNATIONAL PAPER COMPANY

TAX PARCEL R603 019 000 0003 0000
(BEAUFORT COUNTY)

J-WET.9
744.53 Ac.

FRESHWATER WETLAND
BUFFER (TYP.)

J-WET.10
1.41 Ac.

ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 12 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

THOMAS & HUTTON ENGINEERING CO.

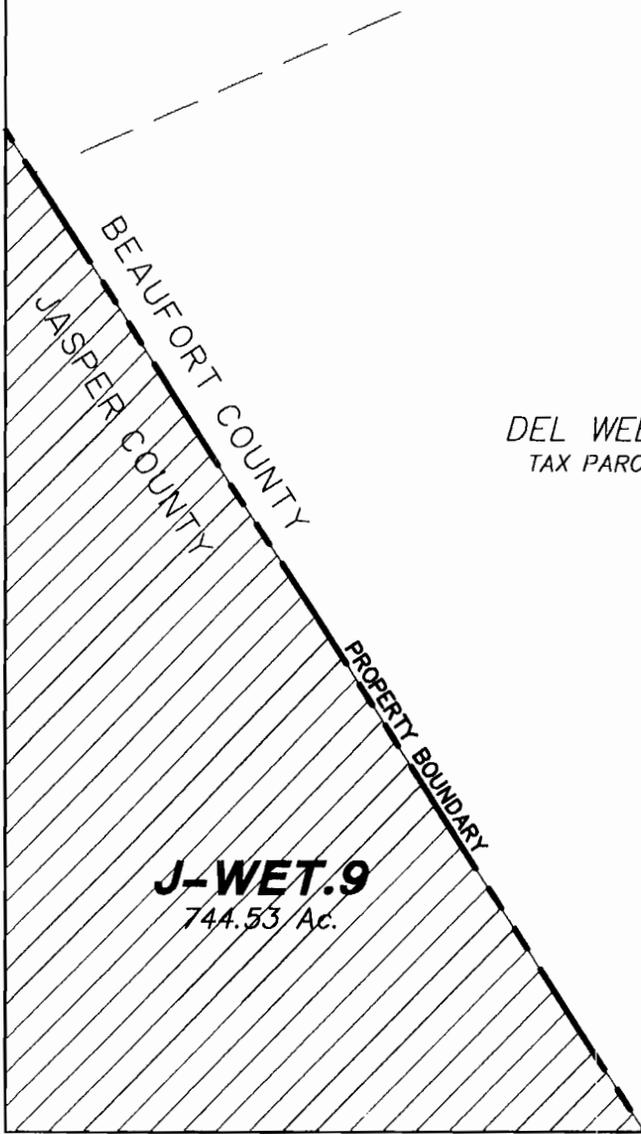
50 PARK OF COMMERCE WAY

POST OFFICE BOX 2727

SAVANNAH, GA. 31402-2727 (912)234-5300

CHARLESTON, SC • MYRTLE BEACH, SC

(BEAUFORT COUNTY)



N/F
DEL WEBB COMMUNITIES, INC.
TAX PARCEL R600 019 000 0001 0000

ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 13 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

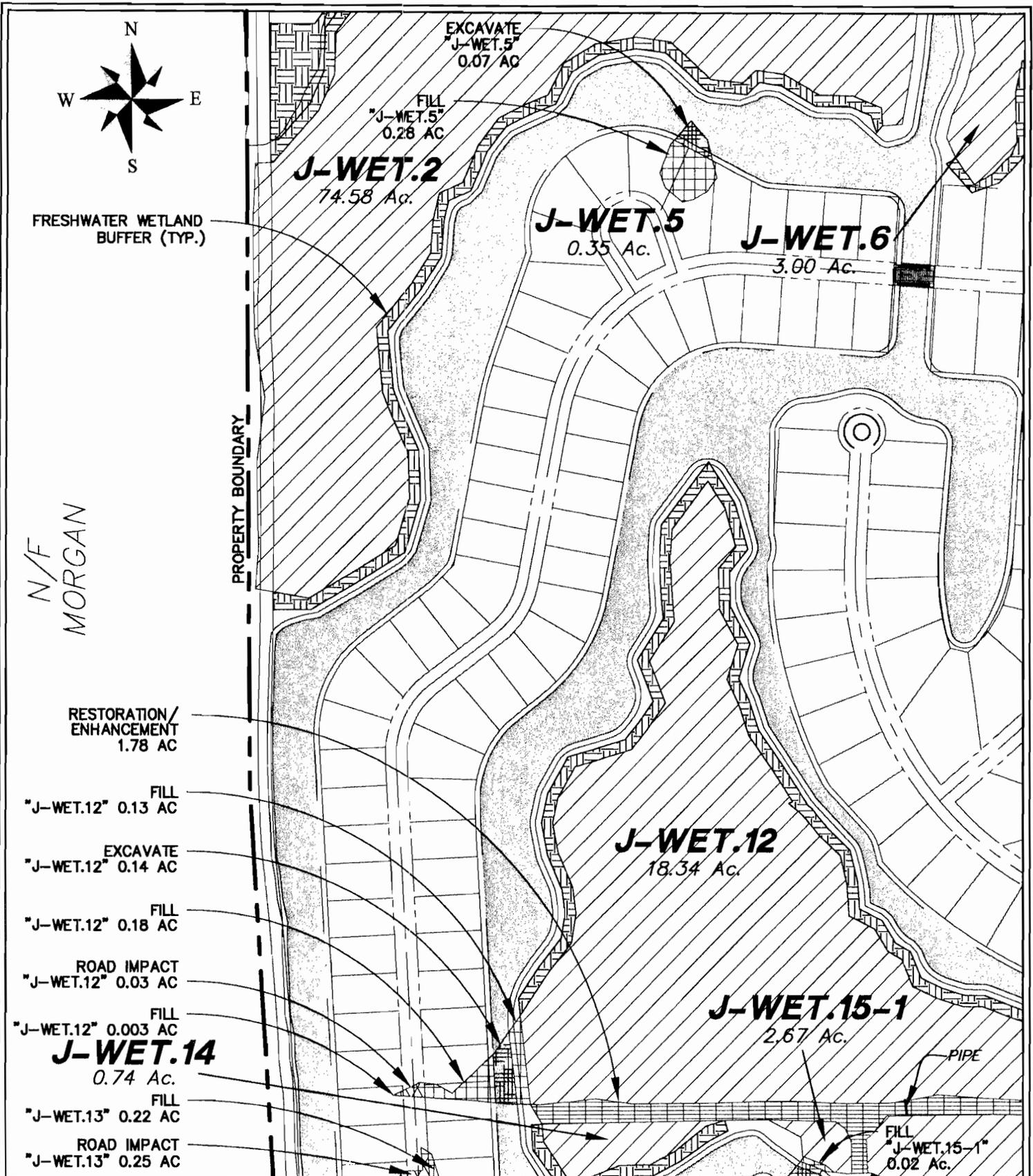
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CHARLESTON, SC • MYRTLE BEACH, SC



ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

SHEET: 14 OF 40

LOCATION: JASPER COUNTY, S.C.

SCALE: 1"=300'



SAC-2006-1134-1IW

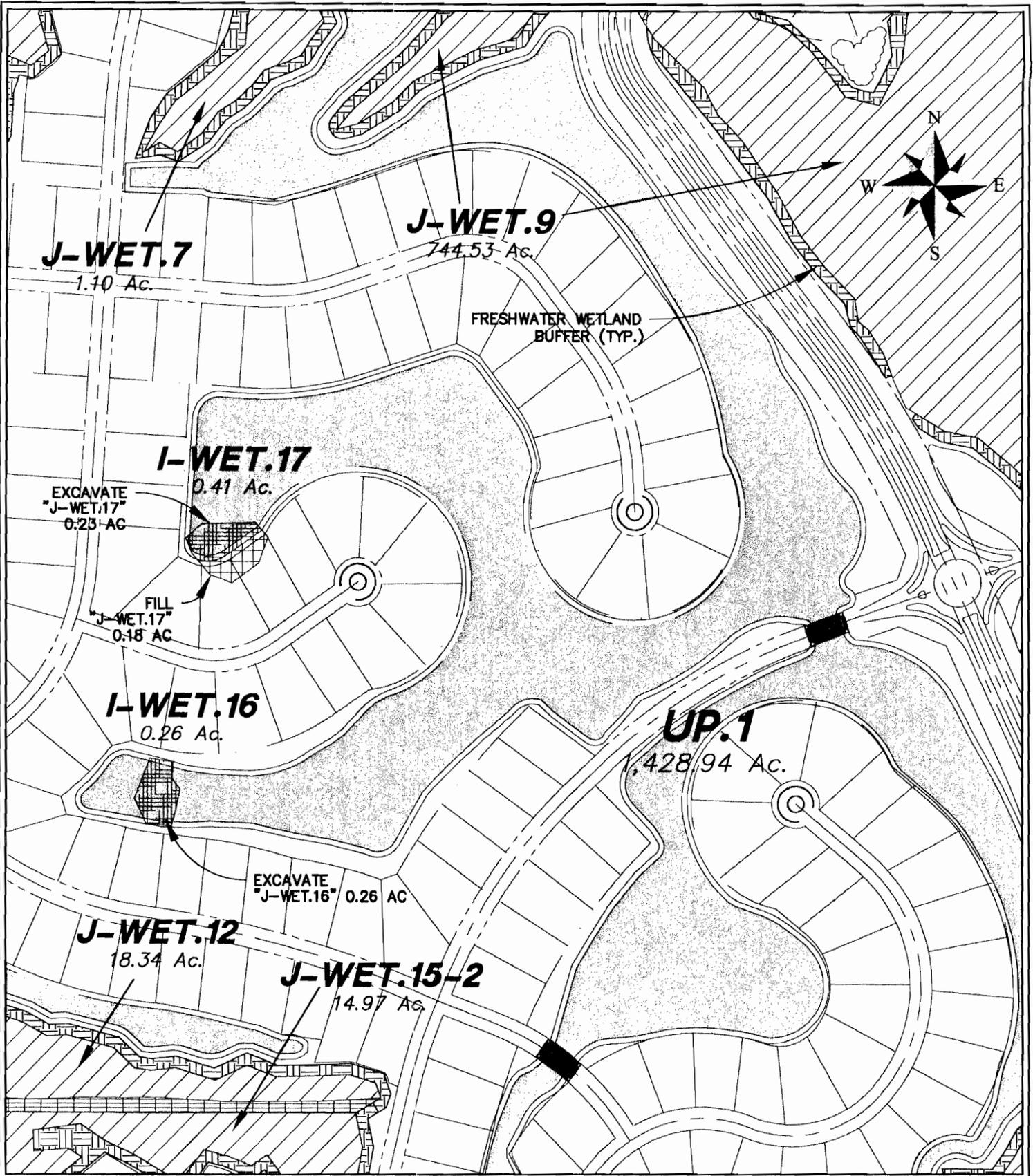
THOMAS & HUTTON ENGINEERING CO.

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APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 15 OF 40

SCALE: 1"=300'



SAC-2006-1134-11W

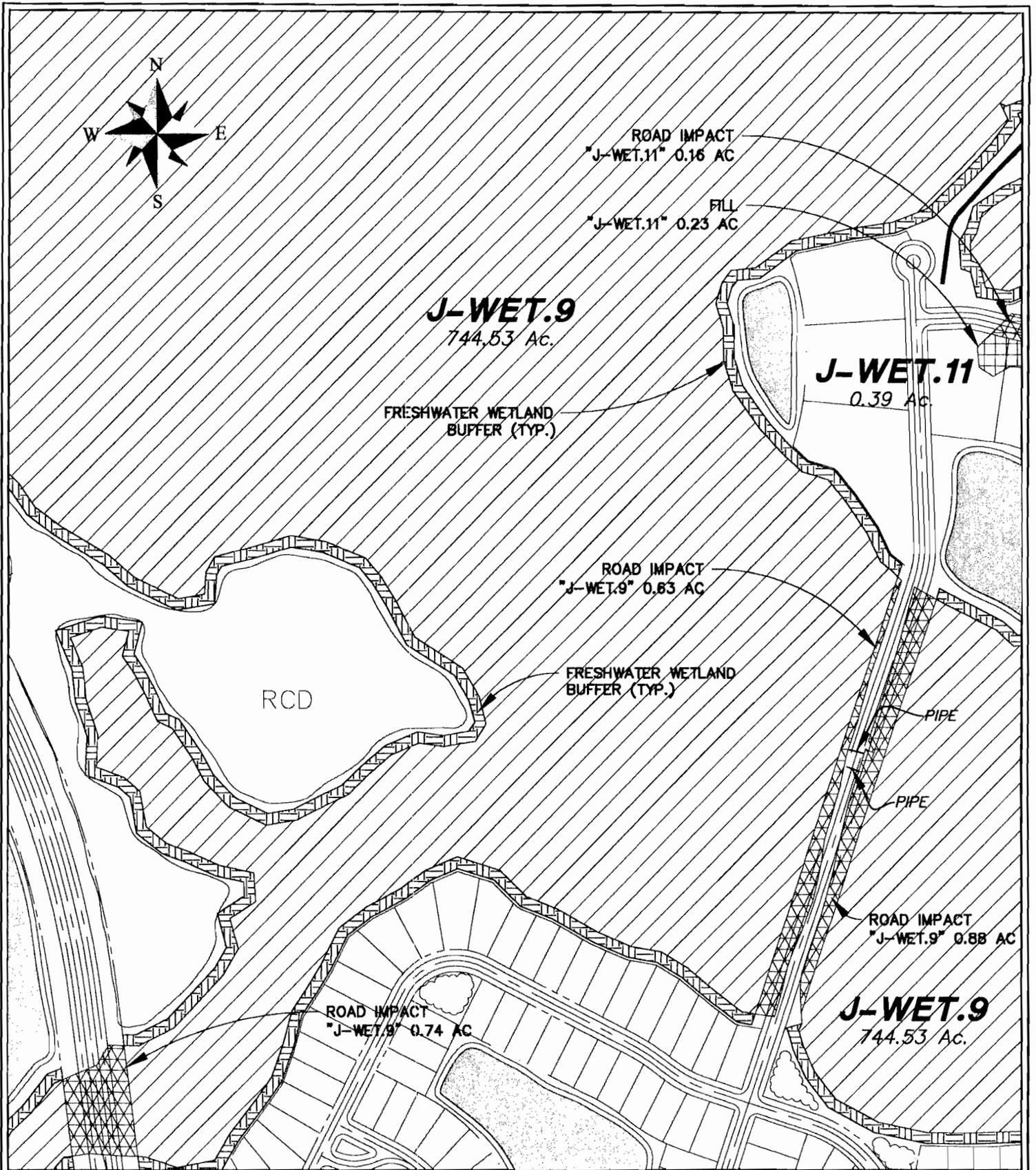
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PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 16 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

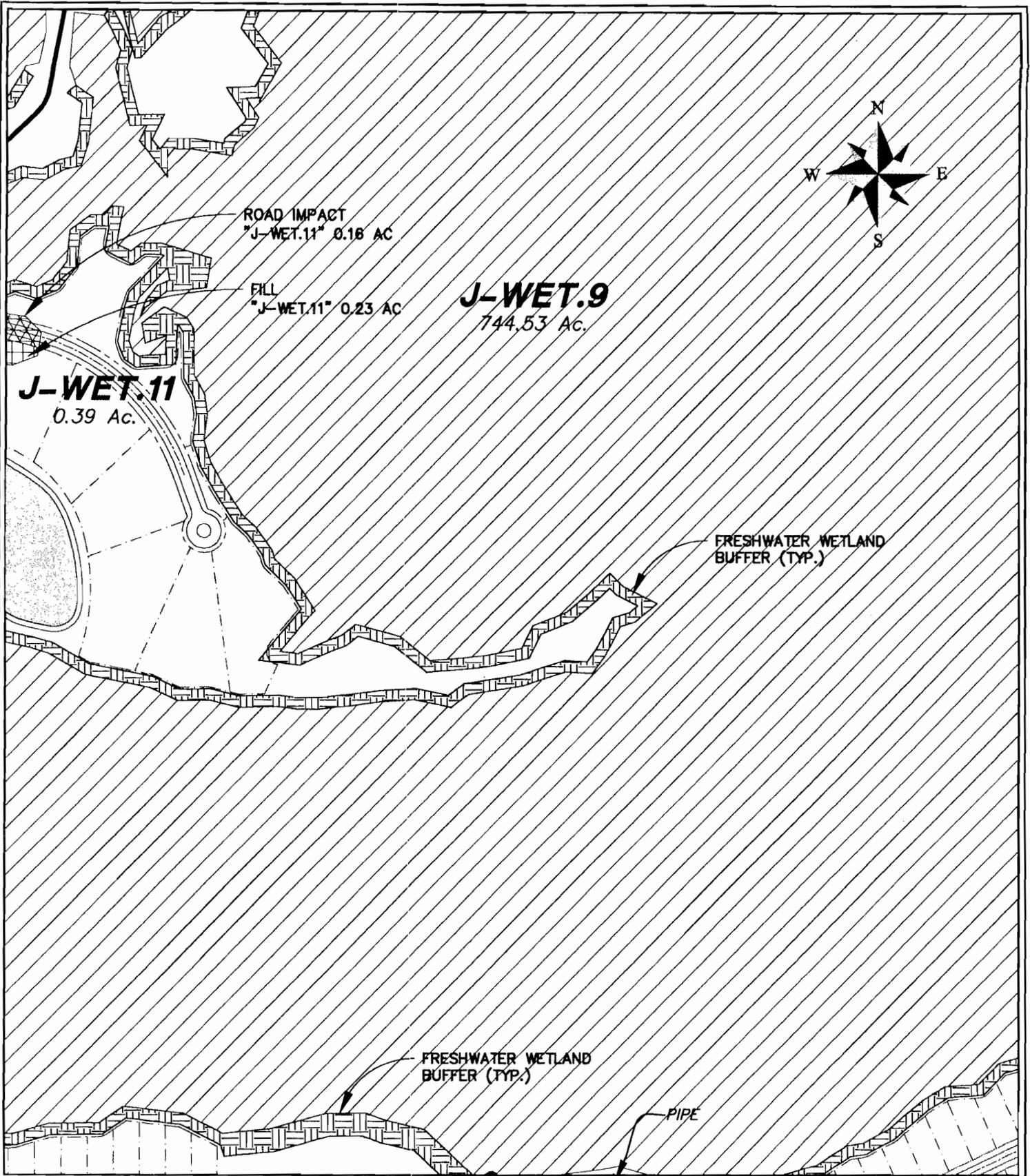
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PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

SHEET: 17 OF 40

LOCATION: JASPER COUNTY, S.C.

SCALE: 1"=300'



SAC-2006-1134-1IW

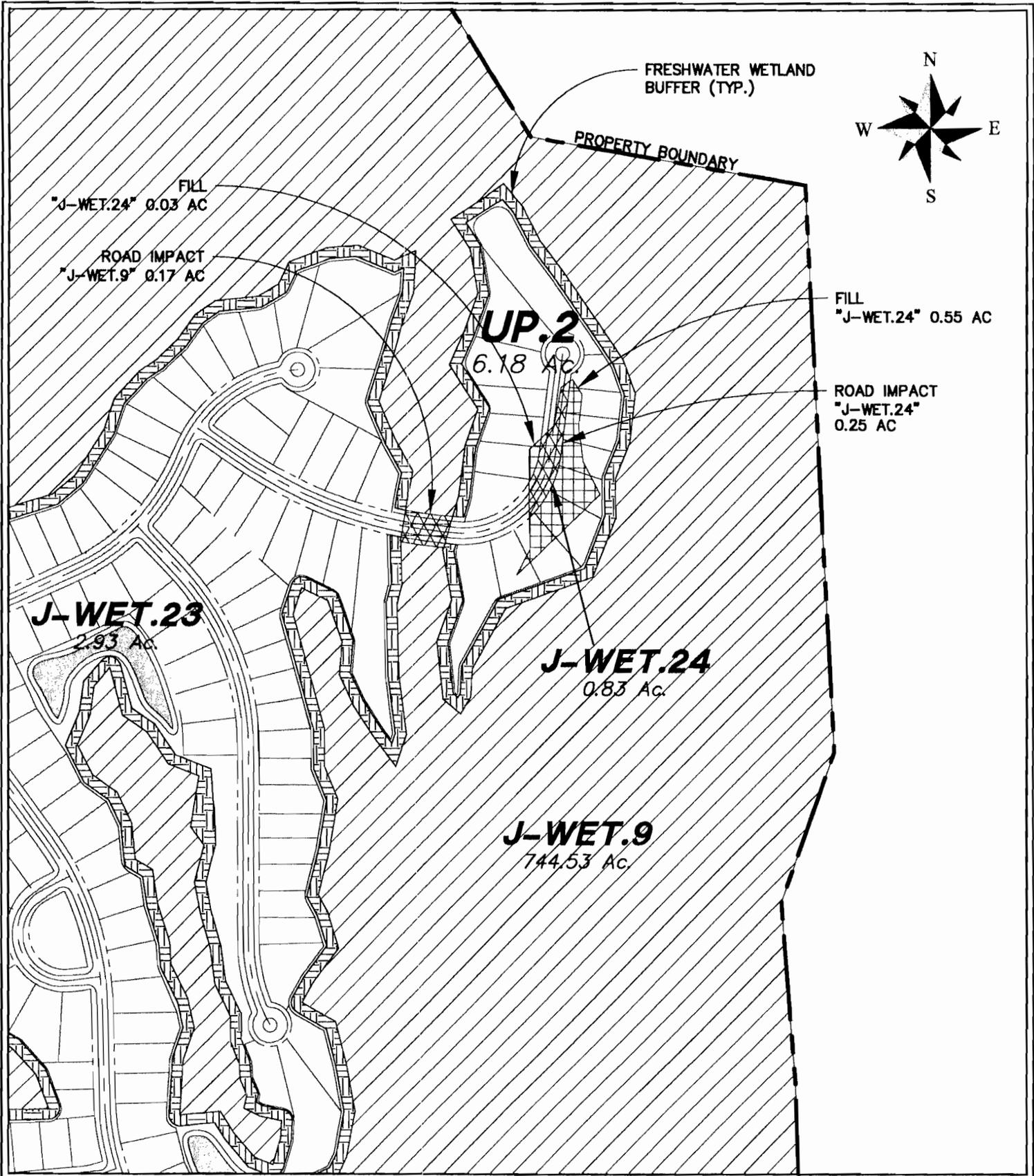
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CHARLESTON, SC • MYRTLE BEACH, SC



ANDERSON TRACT
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PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 18 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

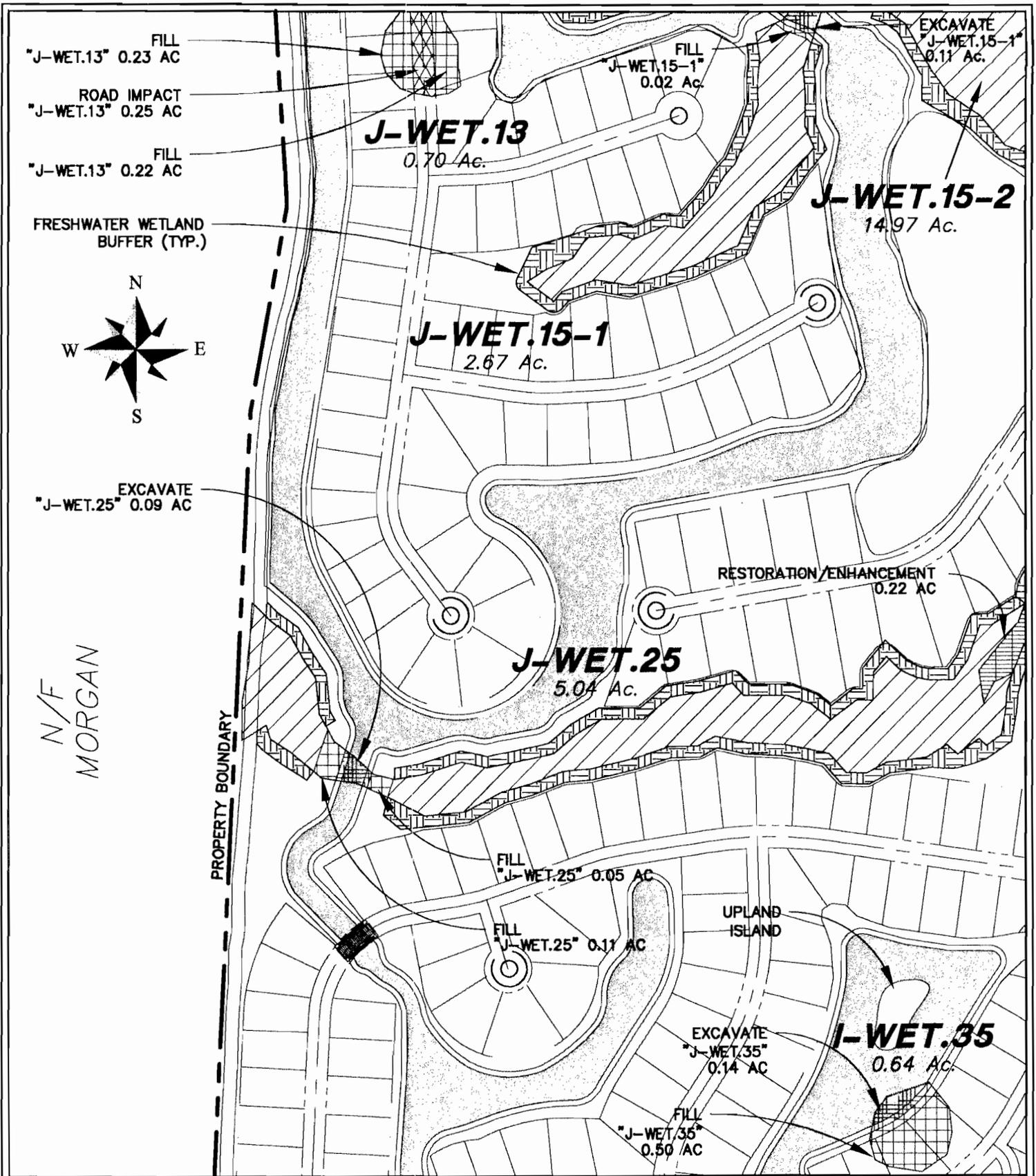
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WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 19 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

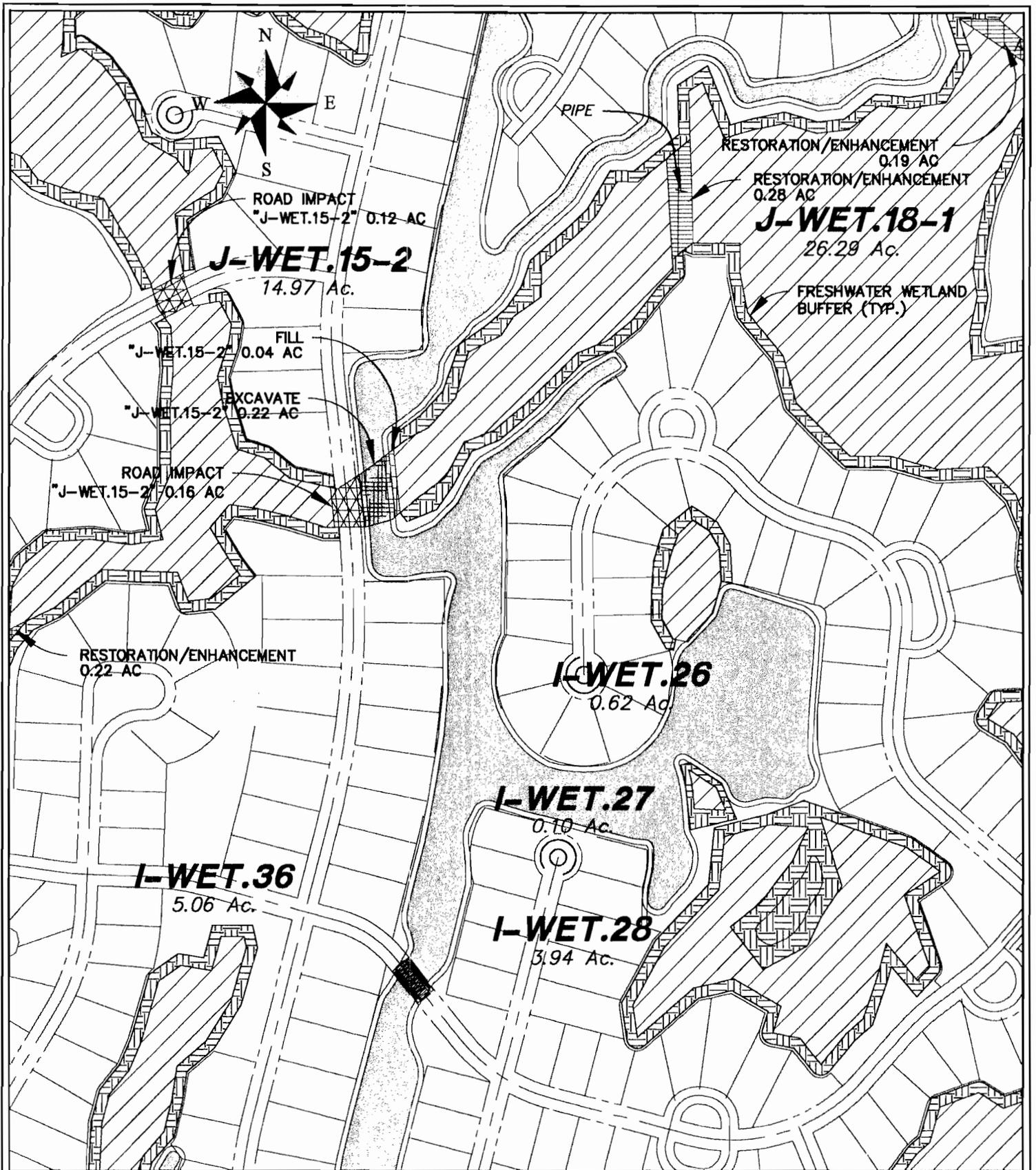
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APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 20 OF 40

SCALE: 1"=300'



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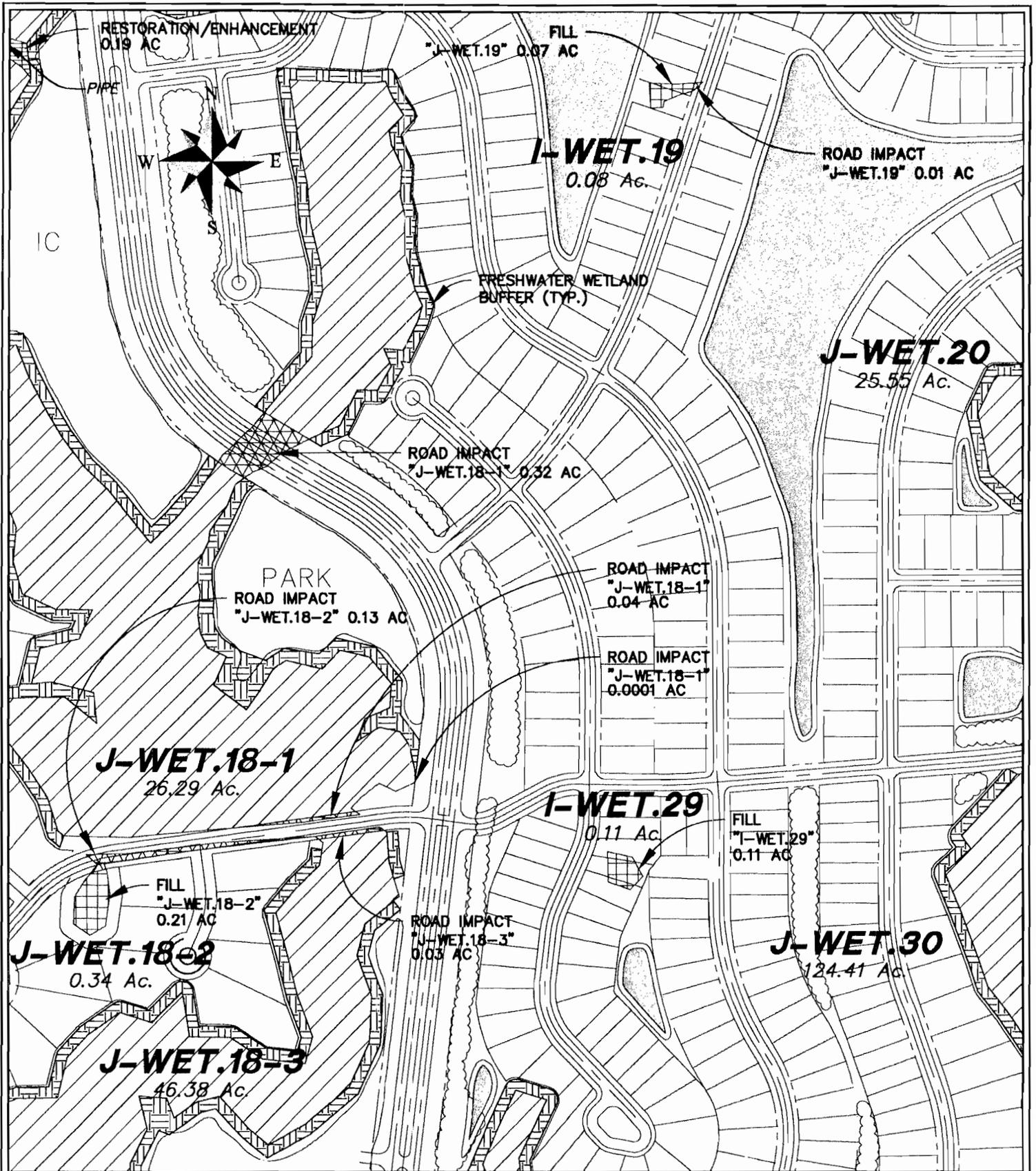
THOMAS & HUTTON ENGINEERING CO.

50 PARK OF COMMERCE WAY

POST OFFICE BOX 2727

SAVANNAH, GA. 31402-2727 (912)234-5300

CHARLESTON, SC • MYRTLE BEACH, SC



ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 21 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

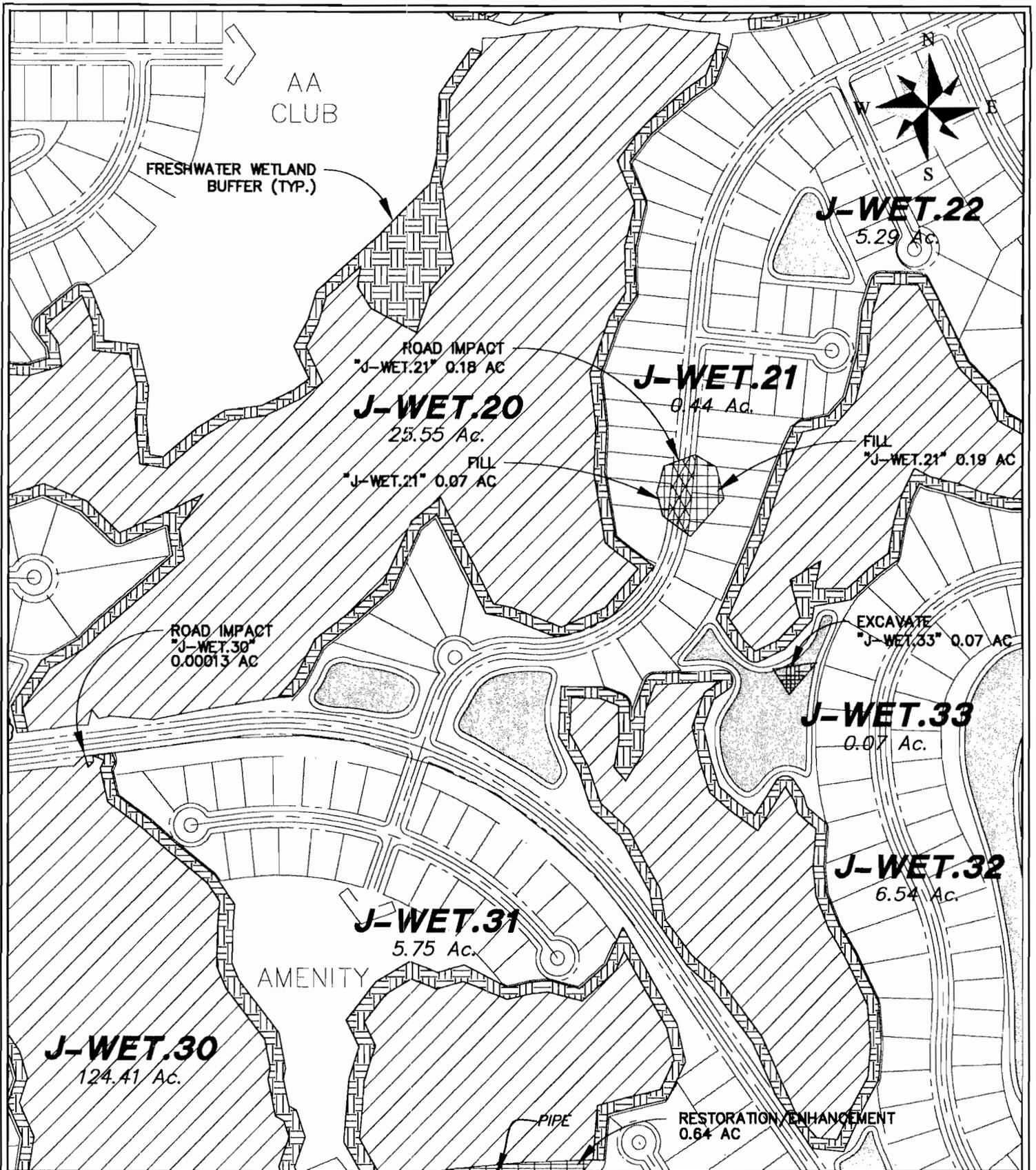
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ANDERSON TRACT

WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 22 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

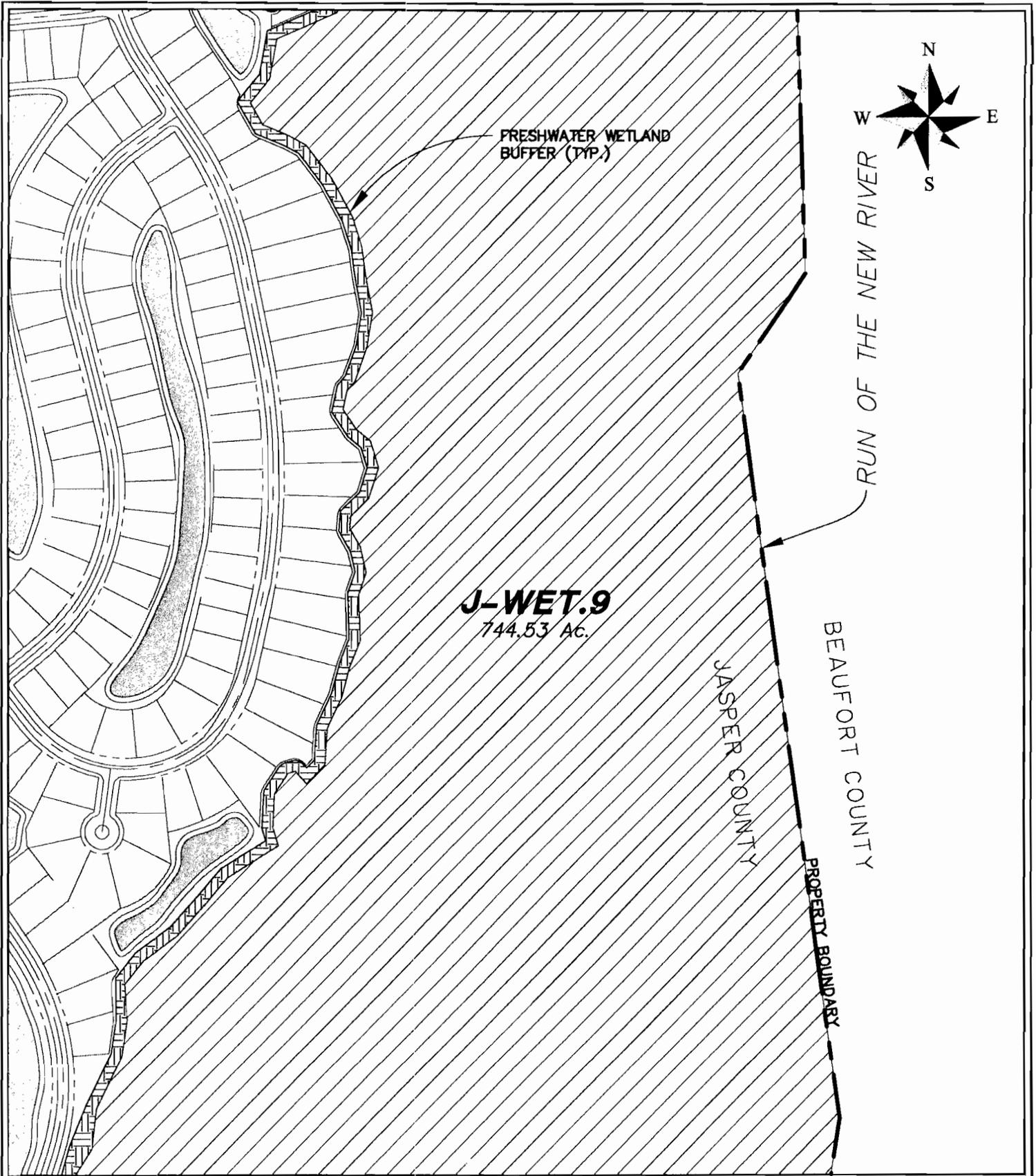
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ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

SHEET: 23 OF 40

LOCATION: JASPER COUNTY, S.C.

SCALE: 1"=300'



SAC-2006-1134-1IW

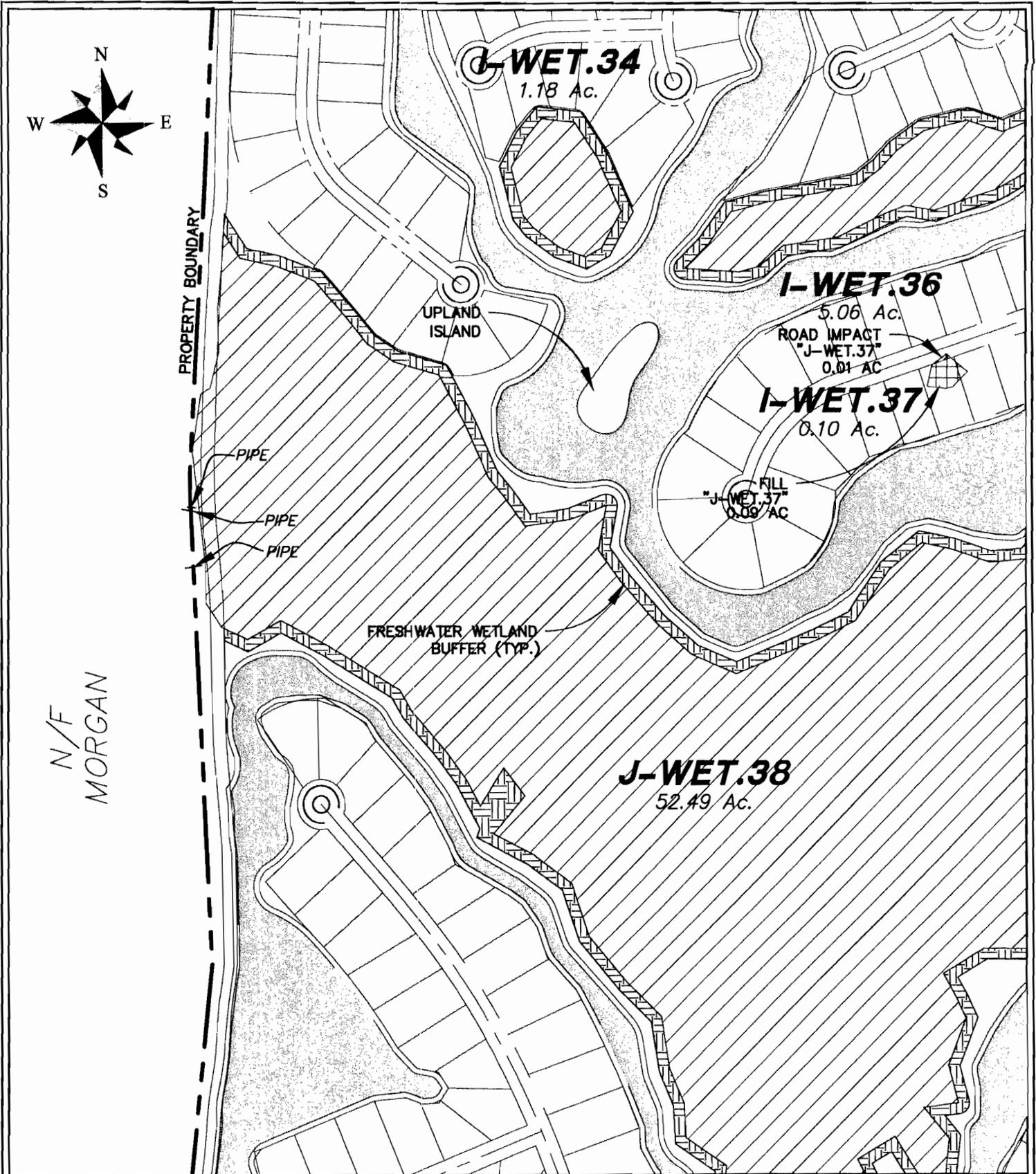
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ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 24 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

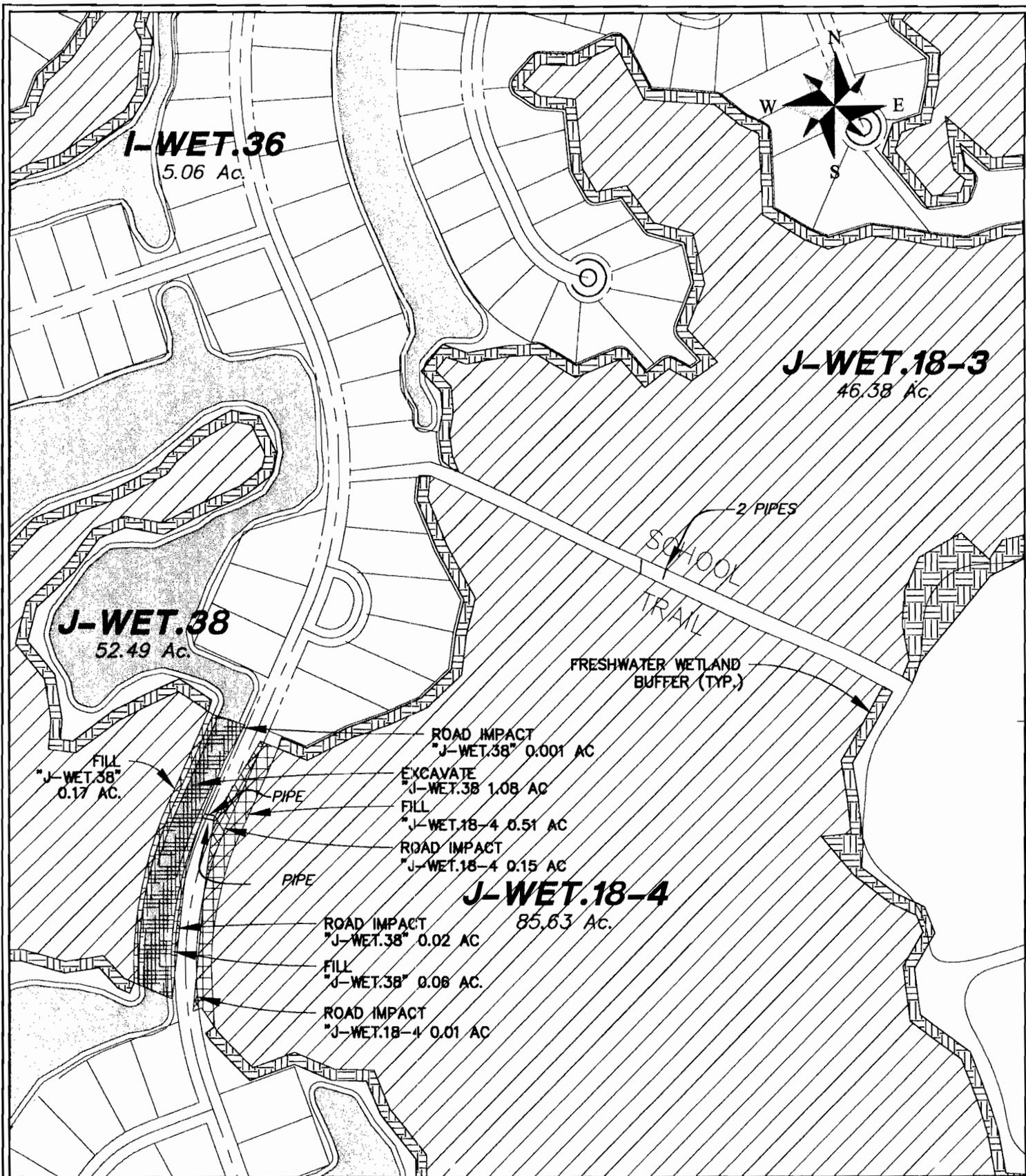
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ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 25 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

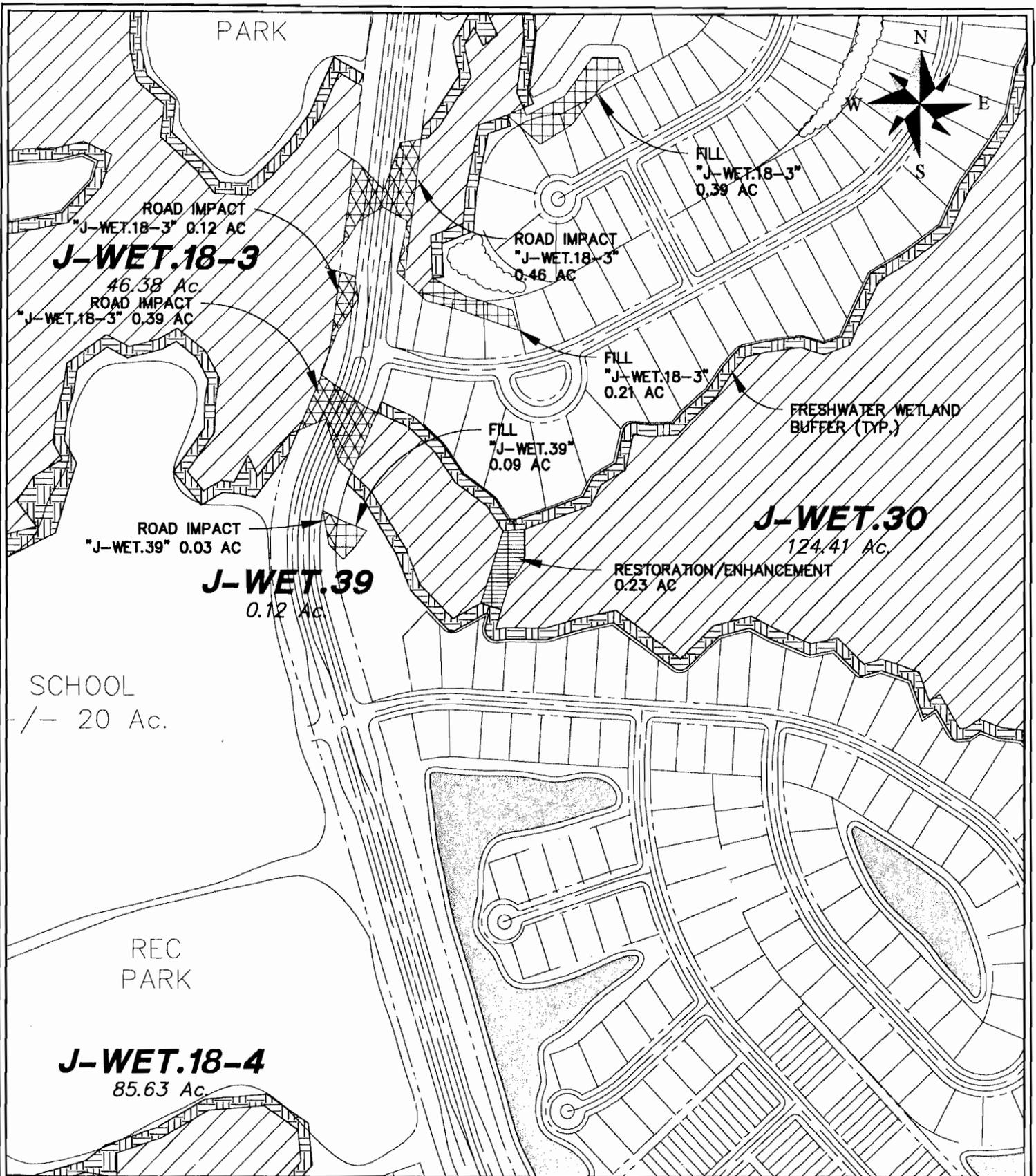
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ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 26 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

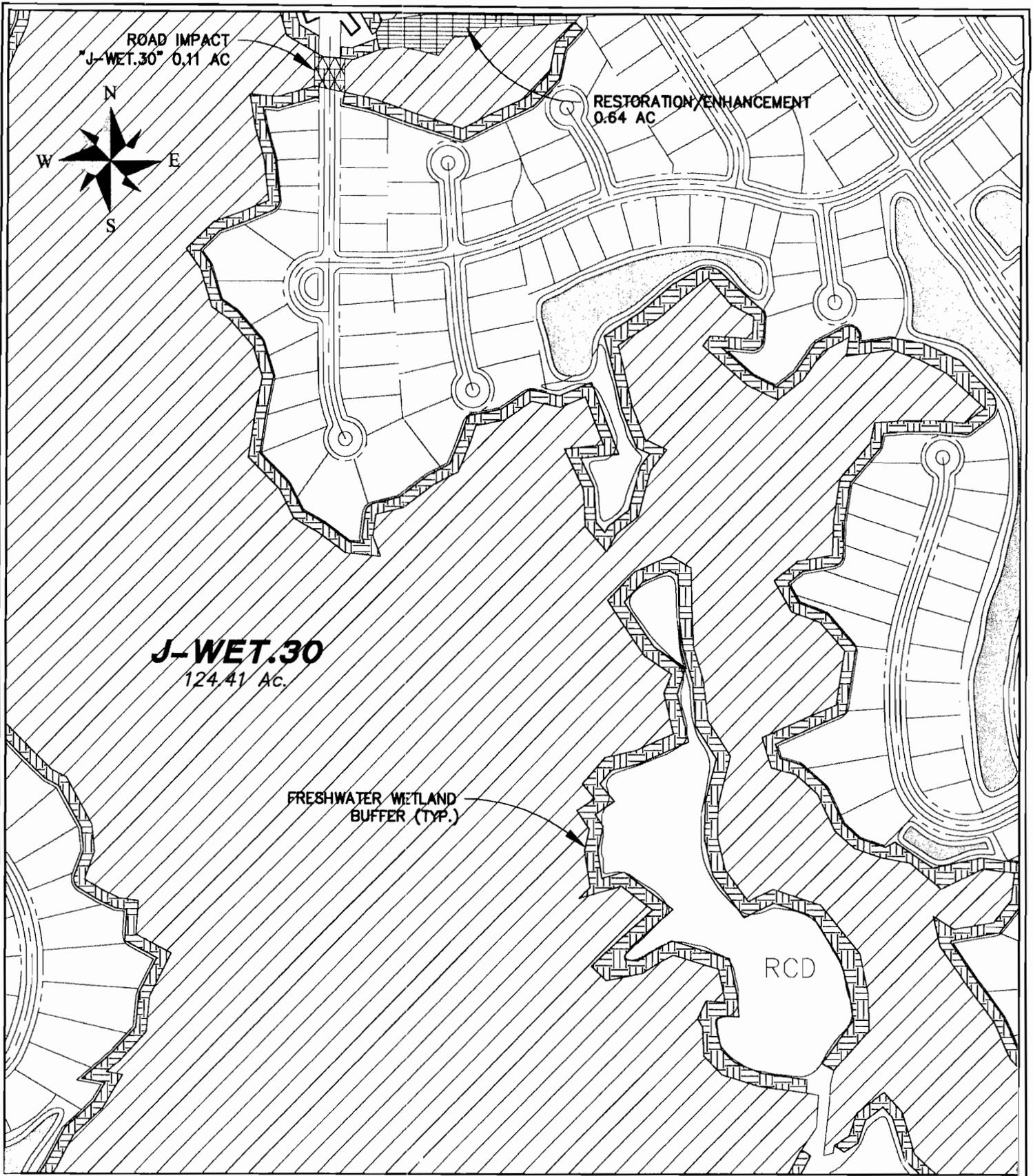
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ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 27 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

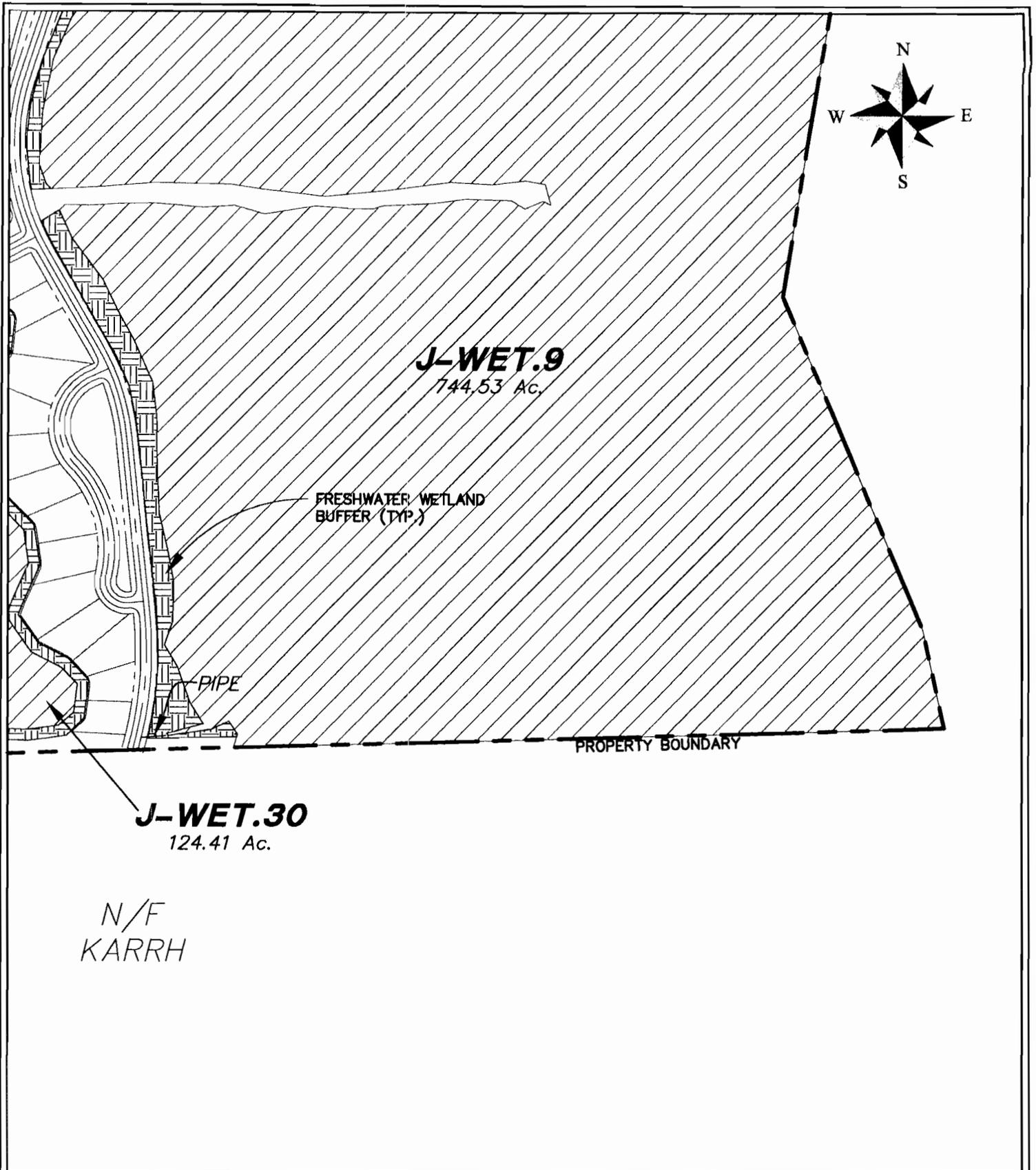
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ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 28 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

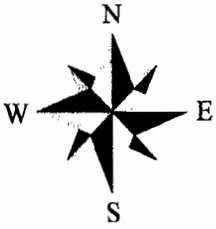
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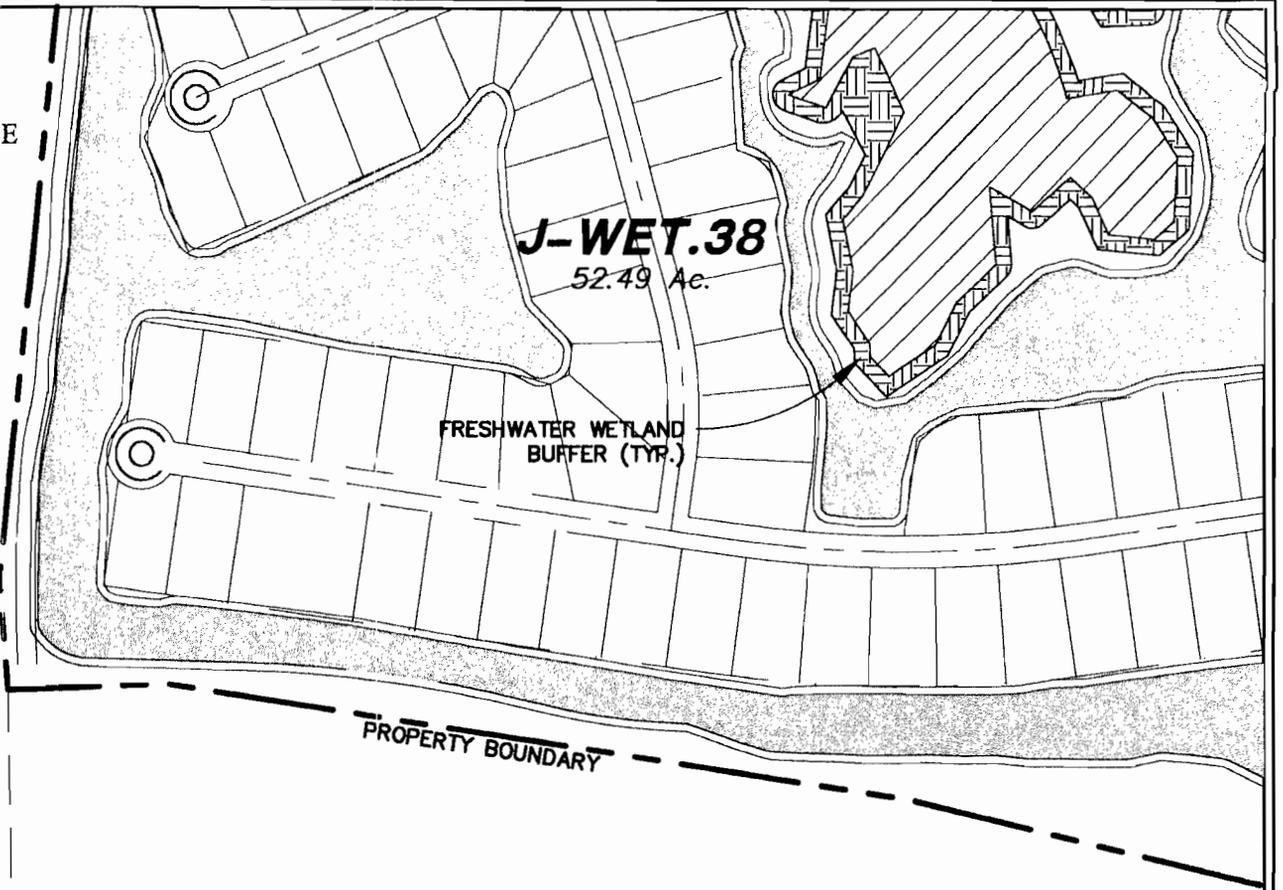
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CHARLESTON, SC • MYRTLE BEACH, SC



N/F
MORGAN



J-WET.38
52.49 Ac.

FRESHWATER WETLAND
BUFFER (TYR.)

PROPERTY BOUNDARY

N/F
KARRH

ANDERSON TRACT

WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 29 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

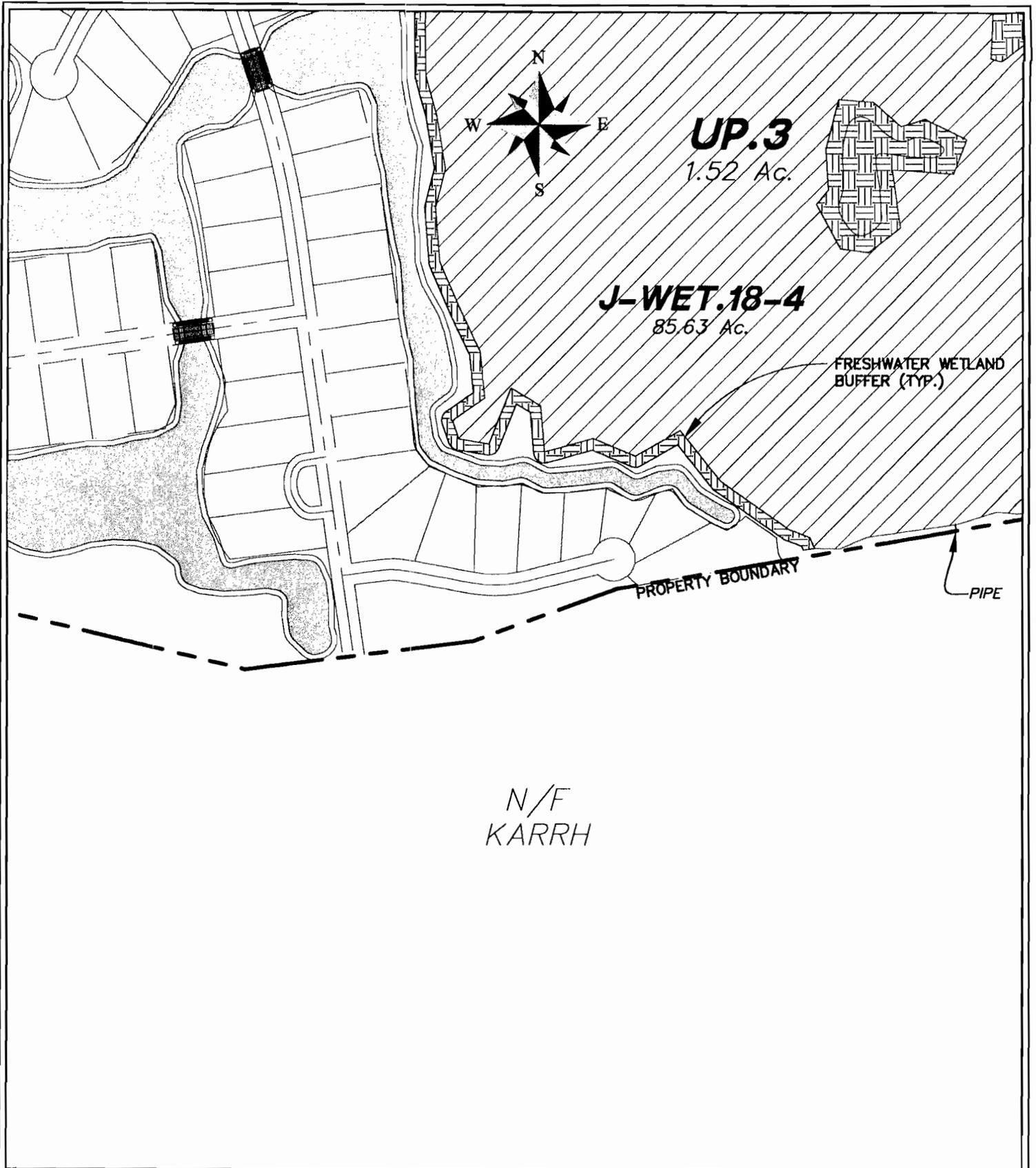
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N/F
KARRH

ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 30 OF 40

SCALE: 1"=300'



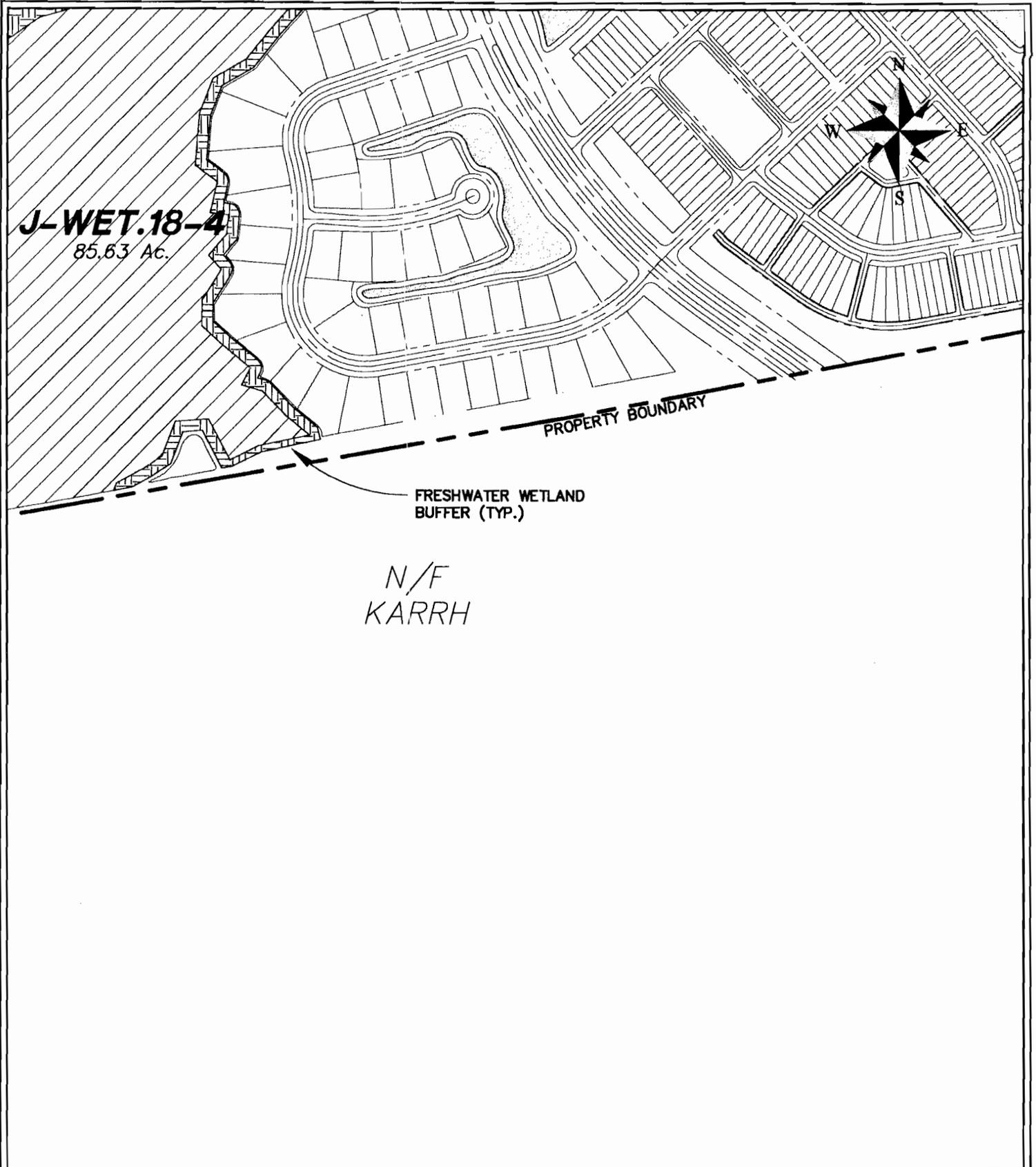
SAC-2006-1134-1IW
THOMAS & HUTTON ENGINEERING CO.

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ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 31 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

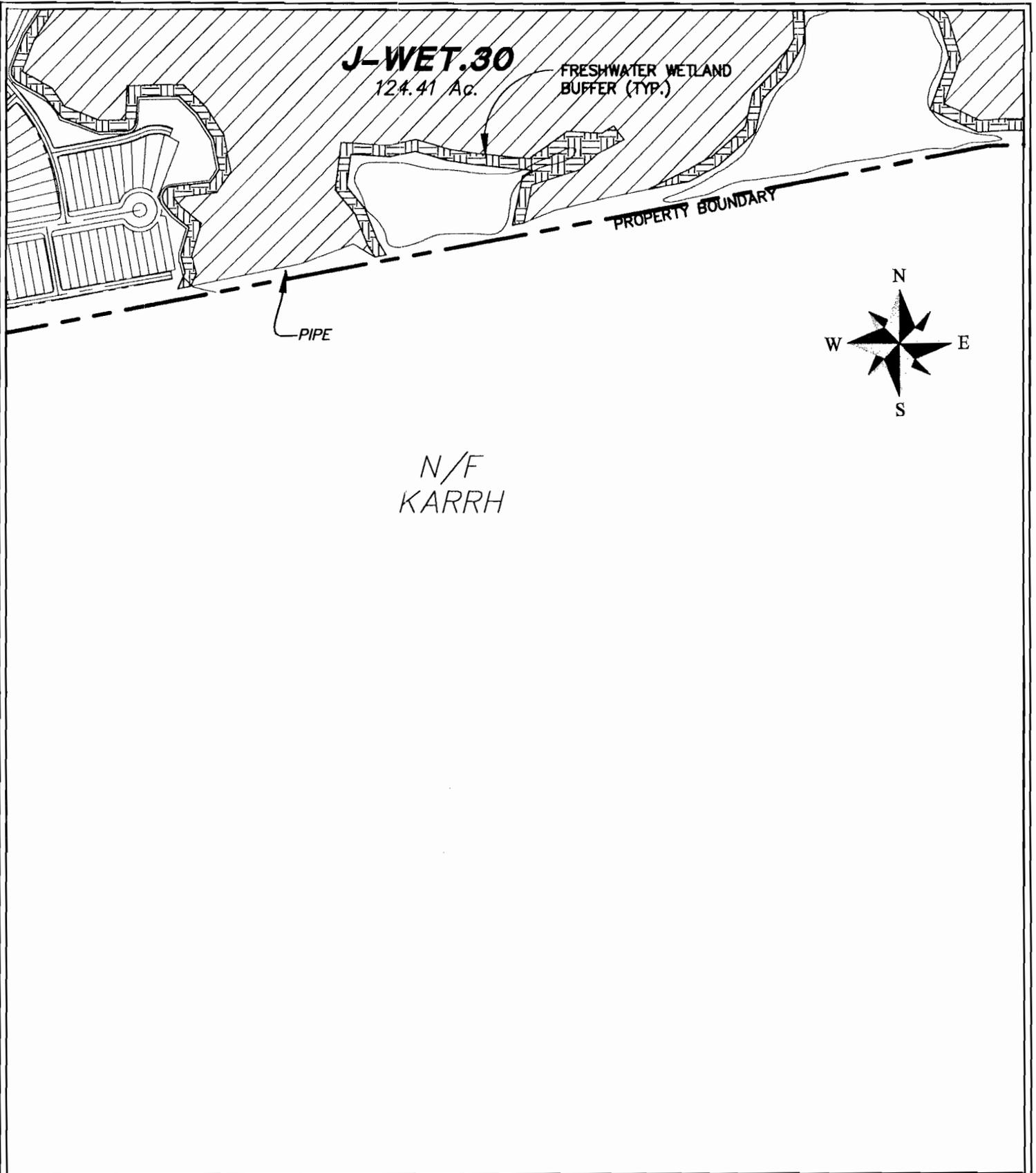
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ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 32 OF 40

SCALE: 1"=300'



SAC-2006-1134-1IW

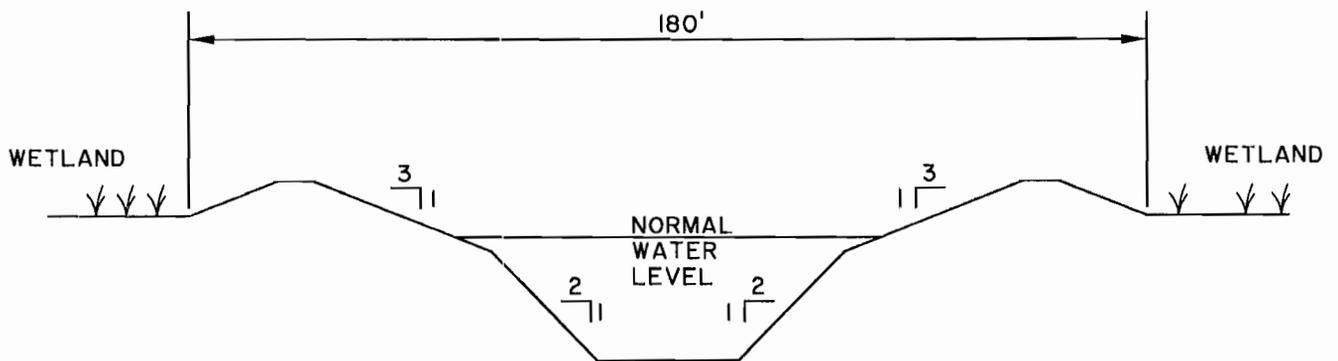
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TYPICAL LAGOON CROSSING

NOT TO SCALE

ANDERSON TRACT

WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 33 OF 40

SCALE: N.T.S.



SAC-2006-1134-1IW

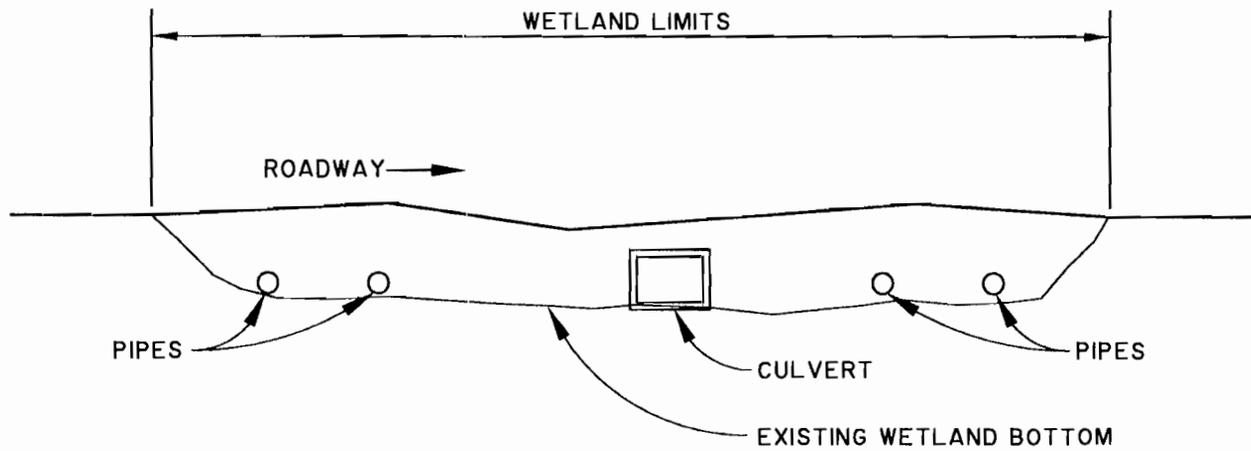
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TYPICAL ROAD PROFILE

NOT TO SCALE

ANDERSON TRACT

WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 34 OF 40

SCALE: N.T.S.



SAC-2006-1134-1IW

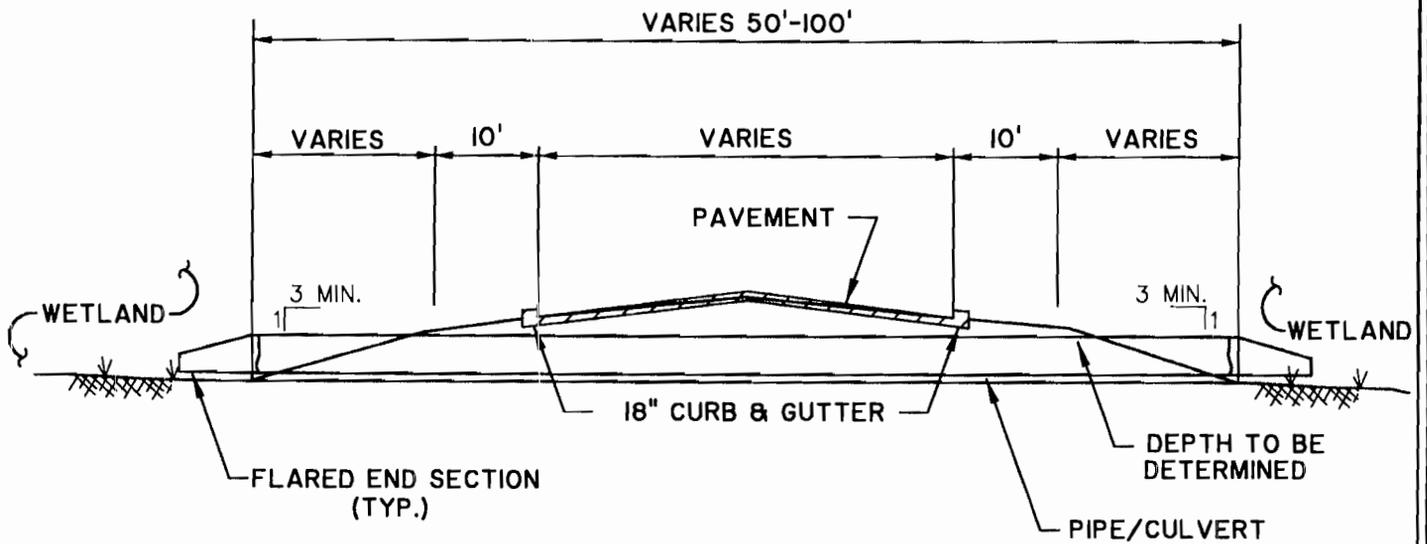
THOMAS & HUTTON ENGINEERING CO.

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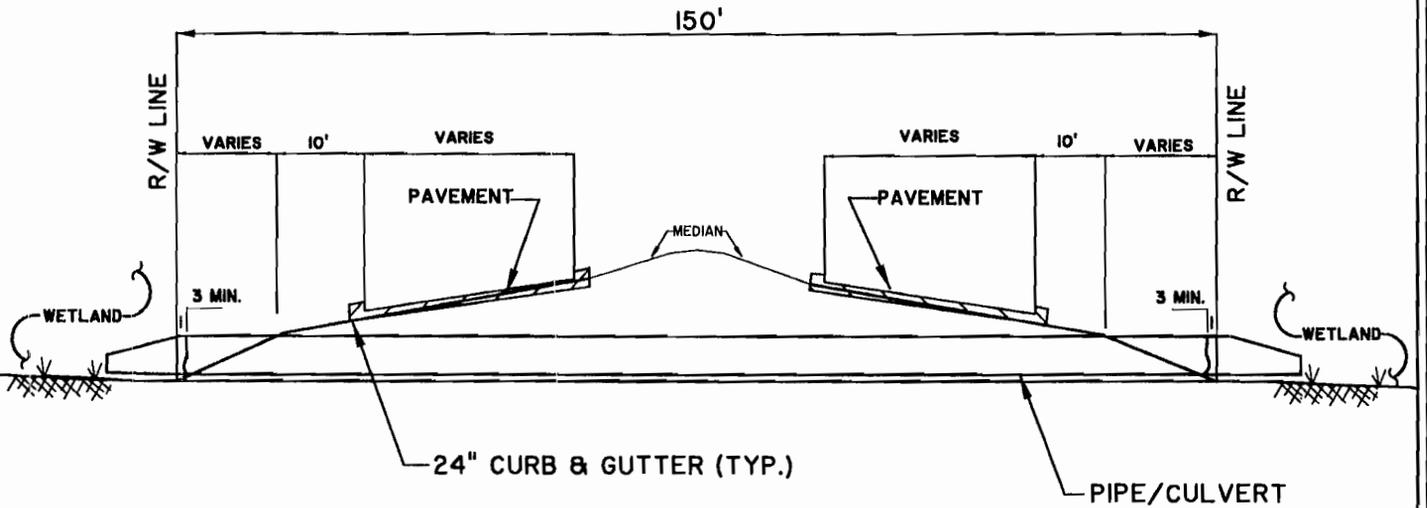
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**TYPICAL WETLAND CROSSING W/ PIPE
ROAD SECTION**

NOT TO SCALE



**TYPICAL WETLAND CROSSING W/ PIPE OR CULVERT
BOULEVARD SECTION**

NOT TO SCALE

ANDERSON TRACT

WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 35 OF 40

SCALE: N.T.S.



SAC-2006-1134-1IW

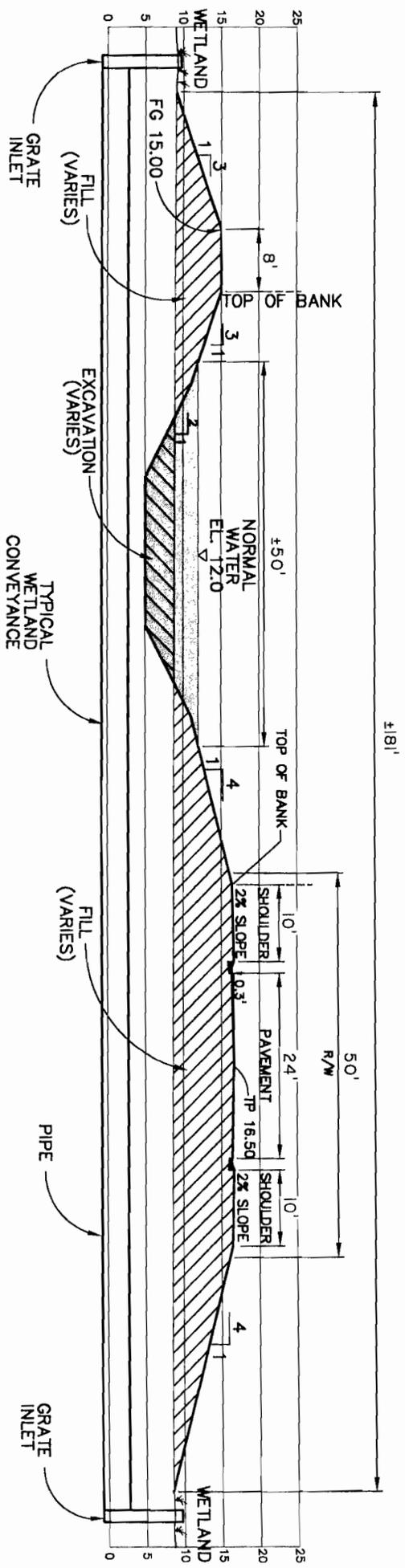
THOMAS & HUTTON ENGINEERING CO.

50 PARK OF COMMERCE WAY

POST OFFICE BOX 2727

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TYPICAL CROSS-SECTION AT ROAD WETLAND CROSSING

SCALE: NOT TO SCALE

ANDERSON TRACT

WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 36 OF 40

SCALE: N.T.S.



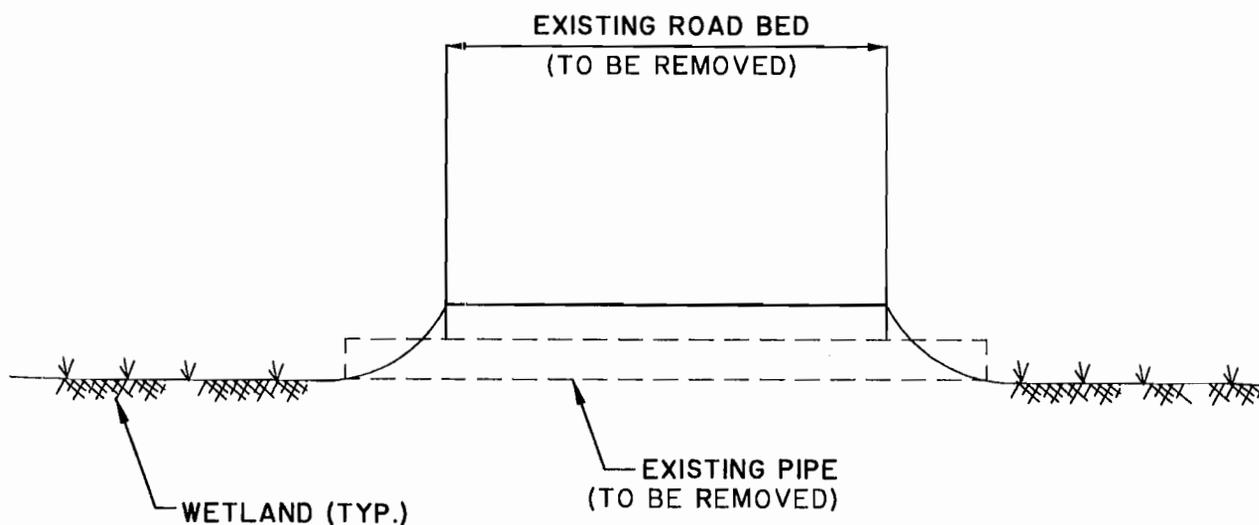
THOMAS & HUTTON ENGINEERING CO.

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POST OFFICE BOX 2727

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SAC-2006-1134-11W



NOTE: EXISTING PIPE VARIES

ROAD RESTORATION

NOT TO SCALE

ANDERSON TRACT

WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 37 OF 40

SCALE: N.T.S.



SAC-2006-1134-1IW

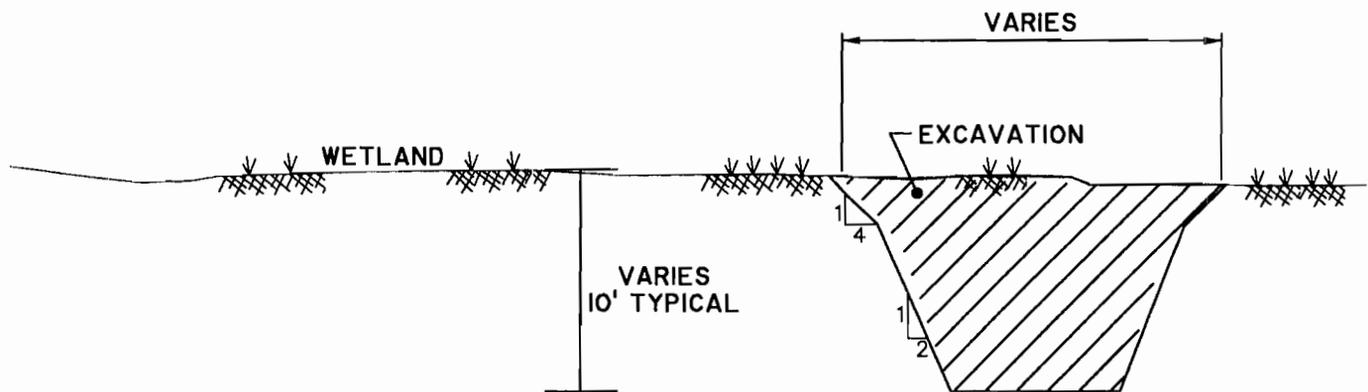
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WETLAND EXCAVATION DETAIL

NOT TO SCALE

ANDERSON TRACT

WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 38 OF 40

SCALE: N.T.S.



SAC-2006-1134-1IW

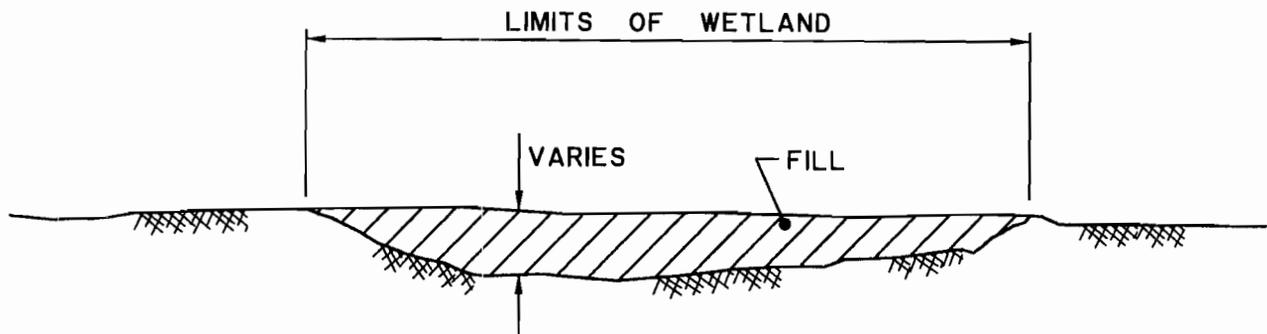
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WETLAND FILL SECTION

NOT TO SCALE

ANDERSON TRACT
WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 39 OF 40

SCALE: N.T.S.



SAC-2006-1134-1IW

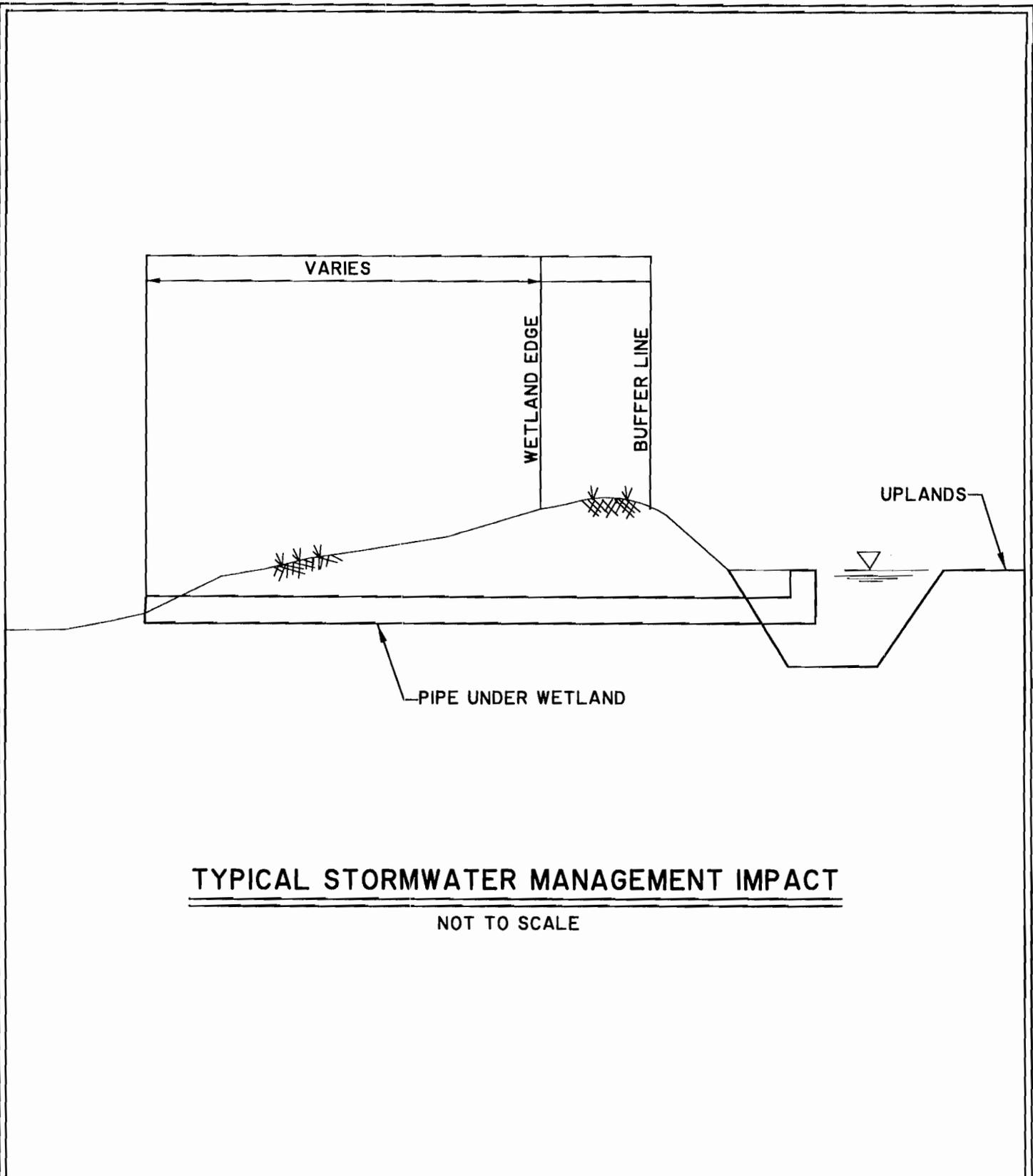
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TYPICAL STORMWATER MANAGEMENT IMPACT

NOT TO SCALE

ANDERSON TRACT

WETLANDS MASTER PLAN

PROPOSED ACTIVITY: WETLAND MODIFICATION FOR PROPOSED DEVELOPMENT

APPLICANT: HILTON HEAD LAKES, LLC

DATE: 4/12/2006

LOCATION: JASPER COUNTY, S.C.

SHEET: 40 OF 40

SCALE: N.T.S.



SAC-2006-1134-1IW

THOMAS & HUTTON ENGINEERING CO.

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**HILTON HEAD LAKES
ADVERSE IMPACT FACTORS FOR WETLANDS
AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS**

FACTORS	OPTIONS					
Lost Type	Type C 0.2		Type B 2.0		Type A 3.0	
Priority Category	Tertiary 0.5		Secondary 1.5		Primary 2.0	
Existing Condition	Very Impaired 0.1		Impaired 1.0		Slightly Impaired 2.0	
Duration	Fully Functional 2.5					
	Seasonal 0.1	0 to 1 0.2	1 to 3 0.5	3 to 5 1.0	5 to 10 1.5	Over 10 2.0
Dominant Impact	Shade 0.2	Clear 1.0	Dredge 1.5	Drain 2.0	Impound 2.5	Fill 3.0
Cumulative Impact	0.05 x ΣAA_1					

Note: For the **Cumulative Impact** factor, ΣAA_1 stands for the sum of the acres of adverse impacts to aquatic areas for the overall project. When computing this factor, round to the nearest tenth decimal place using even number rounding. Thus 0.01 and 0.050 are rounded down to give a value of zero while 0.051 and 0.09 are rounded up to give 0.1 as the value for the cumulative impact factor. **The cumulative impact factor for the overall project must be used in each area column on the Required Mitigation Credits Worksheet below.**

Required Mitigation Credits Worksheet

Factor	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6
Lost Type	3.0	2.0	3.0	2.0	3.0	2.0
Priority Category	0.5	0.5	0.5	0.5	0.5	0.5
Existing Condition	2.5	2.5	2.5	2.5	2.5	2.5
Duration	2.0	2.0	2.0	2.0	2.0	2.0
Dominant Impact	3.0	3.0	3.0	3.0	1.5	1.5
Cumulative Impact	0.1	0.1	0.1	0.1	0.1	0.1
Sum of r Factors	R ₁ = 11.1	R ₂ = 10.1	R ₃ = 11.1	R ₄ = 10.1	R ₅ = 9.6	R ₆ = 8.6
Impacted Area	AA ₁ = 11.82	AA ₂ = 0.02	AA ₃ = 3.99	AA ₄ = 0.95	AA ₅ = 1.78	AA ₆ = 0.63
R x AA=	131.2	0.2	44.3	9.6	17.1	5.4

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

207.8

- Road Crossings (Jurisdiction Areas) = Area #1**
- Road Crossings (Non-Jurisdictional) = Area #2**
- Fill (Jurisdictional) = Area #3**
- Fill (Non-Jurisdictional) = Area #4**
- Excavate (Jurisdictional) = Area #5**
- Excavate (Non-Jurisdictional) = Area #6**

HILTON HEAD LAKES

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

Factors	Options				
	Minimal Enhancement-----to-----Excellent Restoration				
Net Improvement	0.1				4.0
Control	N.A. 0	Covenant Private 0.1	Covenant POA 0.2	Conservation Easement 0.4	Transfer Fee Title Conservancy 0.6
Temporal Lag	N.A.* 0	Over 20 -0.3	10 to 20 -0.2	5 to 10 -0.1	0 to 5 0
Credit Schedule	Schedule 5* 0	Schedule 4 0.1	Schedule 3 0.2	Schedule 2 0.3	Schedule 1 0.4
Kind	Category 5 -0.1	Category 4 0	Category 3 0.2	Category 2 0.3	Category 1 0.4
Location	Zone 5 -0.1	Zone 4 0	Zone 3 0.2	Zone 2 0.3	Zone 1 0.4

N.A. = Not Applicable

*Use this option to calculate credits for enhancement by buffering

Proposed Restoration or Enhancement Mitigation Worksheet

Factor	Area 1	Area 2	Area 3	Area 4	Area 5
Net Improvement	0.1	4.0			
Control	0.2	0.2			
Temporal Lag	0	0			
Credit Schedule	0.4	0.2			
Kind	0.4	0.4			
Location	0.4	0.4			
Sum of m Factors	M₁ = 1.5	M₂ = 5.2	M₃ =	M₄ =	M₅ =
Mitigation Area	A₁ = 125.01	A₂ = 4.30	A₃ =	A₄ =	A₅ =
M x A =	187.5	22.4			

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

209.9

Buffer Enhancement = Area #1

Restoration Causeway/Embankment Removal) = Area #2

**HILTON HEAD LAKES
PRESERVATION MITIGATION FACTORS FOR WETLANDS AND OTHER WATERS OF THE U.S.
EXCLUDING STREAMS**

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

None: Preservation credit should generally be limited to those areas that qualify as Fully Functional or Slightly Impaired. Impaired sites should be candidates for enhancement or restoration credit, not preservation credit. In special circumstances when Impaired sites are allowed preservation credit (e.g. within the scope of some OCRM wetland master planned projects), a negative factor will be used to calculate credits as per the matrix table.

Proposed Preservation Mitigation Worksheet

Factor	Area 1	Area 2	Area 3	Area 4	Area 5
Priority Category	0.1				
Existing Condition	0.1				
Degree of Threat	0.1				
Control	0.1				
Kind	0.3				
Location	0.3				
Sum of m Factors	M₁ = 1.0	M₂ =	M₃ =	M₄ =	M₅ =
Mitigation Area	A₁ = 1154.86	A₂ =	A₃ =	A₄ =	A₅ =
M x A =	1154.9				

Total Preservation Credits = $\sum (M \times A) =$ 1154.9

WETLANDS AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS

Mitigation Summary Worksheet For Permit Application # SAC-2006-1134-1IW

I. Required Mitigation

A. Total Required Mitigation Credits = 207.8
--

II. Non-Banking Mitigation Credit Summary

	Credits	Acres
B. Creation		
C. Restoration and/or Enhancement (non-Buffer Enhancement)	22.4	4.3
D. Restoration and/or Enhancement (Buffer Enhancement)	187.5	125.01
E. Total No Net Loss Non-Bank Mitigation = B + C + D	209.9	129.3
F. Preservation	1154.9	1154.9
G. Total Proposed Non-Bank Mitigation = E + F	1364.8	1284.2

III. Banking Mitigation Credit Summary

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

IV. Grand Totals

	Credits	Acres
N. Total Preservation Mitigation = F + L	1154.9	1154.9
O. Total Non-Preservation Mitigation = E + K	209.9	129.3
P. Total Creation = B + H	1364.8	1284.2
Q. Total Restoration and/or Enhancement (Non-Buffer Enhancement) = C + I	22.4	4.3
R. Total Proposed Mitigation = G + M	1364.8	1284.2

HILTON HEAD LAKES
Summary

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

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