

JOINT
PUBLIC NOTICE

**CHARLESTON DISTRICT, CORPS OF ENGINEERS
69 A HAGOOD AVENUE
CHARLESTON SC 29403-5107**

and

**THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Water Quality Certification and Wetlands Section
2600 Bull Street
Columbia, South Carolina 29201**

REGULATORY DIVISION
Refer to: SAC-2023-00612

July 27, 2023

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**Mr. Michael Condon
D.R. Horton
2057 Wambaw Creek Rd
Charleston, South Carolina 29491**

**Mr. William Wilson
Sabine & Waters, Inc.
P.O. Box 1072
Summerville, South Carolina 29483
wwilson@sabinc.net**

for a permit to construct a single-family residential subdivision in

wetlands associated with Felder Branch

located off of Sheep Island Road and Drop Off Drive, in Summerville, in Berkeley County, South Carolina (Latitude: 33.080122 °, Longitude: -80.160304 °), Summerville Quad.

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 the **Corps** until

15 Days from the Date of this Notice,

and **SCDHEC** will receive written statements regarding the proposed work until

30 Days from the Date of this Notice

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

NOTE: This public notice and associated plans are available on the Corps' website at: <http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> .

Applicant's Stated Purpose

According to the applicant, the purpose of the proposed project is, "the development of an approximately 661-unit, master planned residential subdivision that efficiently utilizes the 310.8 acres of verified upland, while avoiding and minimizing wetland impacts to the greatest extent practicable."

Project Description

The proposed work consists of 12.37 acre of freshwater wetland impacts for development of a single-family residential subdivision. In detail, the proposed project includes permanent impacts to 12.3 acres and temporary impacts to 0.07 acre of freshwater wetlands within an 835.6-acre portion of a tract in Berkely County. Permanent impacts proposed include 10.7 acres of fill and 1.6 acres of excavation for road crossings, stormwater management, lot establishment, and utility infrastructure. Temporary impacts include 0.07 acre of excavation and backfill to install a drainage pipeline.

Avoidance and Minimization

The applicant has stated that the proposed project will avoid and/or minimize impacts to the aquatic environment by leaving approximately 51 acres of otherwise buildable upland undeveloped which would require wetland impacts for access. The applicant has stated that the proposed plan would impact only 2% of the wetlands on site.

Proposed Compensatory Mitigation

The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by preserving and buffering the 503.8 remaining acres of on-site wetland with a 25-foot buffer (38.4 acre of uplands). The applicant would preserve the 542.2 acres with restrictive covenants. The applicant proposes that this preservation would qualify for a 25% reduction in required mitigation credits. The applicant proposes to purchase 105.5 wetland credits from the Palmetto Umbrella Mitigation Bank-Big Run Mitigation Site.

South Carolina Department of Health and Environmental Control

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the certifying authority, South Carolina Department of Health and Environmental Control, in accordance with provisions of Section 401 of the Clean Water Act (CWA). The CWA Section 401 Certification Rule (Certification Rule, 40 CFR 121), effective September 11, 2020, requires certification, or waiver, for any license or permit that authorizes an activity that may result in a discharge. The scope of a CWA Section 401 Certification is limited to assuring that a discharge from a Federally licensed or permitted activity will comply with water quality requirements. The applicant is responsible for requesting certification and providing required information to the certifying authority. In accordance with Certification Rule part 121.12, the Corps will notify the U.S. Environmental Protection Agency Administrator when it has received a Department of the Army (DA) permit application and the related certification. The Administrator is responsible for determining if the discharge may affect water quality in a neighboring jurisdiction. The DA permit may not be issued pending the conclusion of the Administrator's determination of effects on neighboring jurisdictions.

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). 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 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.

Essential Fish Habitat

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 12.3 acres of freshwater wetlands inland of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. The District Engineer's 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). The District Engineer's final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Endangered Species

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project and based on the location of the project and available

information, the following species may be present in the County(s) where the work will occur:

American Chaffseed (*Schwalbea americana*)
Canby's Dropwort (*Oxypolis canbyi*)
Pondberry (*Lindera melissifolia*)
Red-cockaded Woodpecker (*Picoides borealis*)
Northern Long-eared Bat (*Myotis septentrionalis*)

Based on all information provided by the applicant and the most recently available information, including information from IPaC Project code 2023-0105126, IPaC Record Locator 736-129118874, the District Engineer has determined the following:

The project will have no effect on American Chaffseed (*Schwalbea americana*), Canby's Dropwort (*Oxypolis canbyi*), and Red-cockaded Woodpecker (*Picoides borealis*), and will not result in the destruction or adverse modification of designated or proposed critical habitat.

The project is not likely to adversely affect Northern Long-eared Bat (*Myotis septentrionalis*) 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.

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project area, examined all information provided by the applicant, and the District Engineer has determined, based on the most recently available information, that the project may affect Pondberry (*Lindera melissifolia*). A biological assessment (or other similar document) detailing our analysis of the potential effects of the action will be provided to the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service.

This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity.

Cultural Resources

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 Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(1)(1)), and has initially determined that no historic

properties are present; therefore, there will be no effect on historic properties. To ensure that other historic properties 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 and any other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

Corps' Evaluation

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed 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. 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 cannot undertake to adjudicate rival claims.

Solicitation of Public Comment

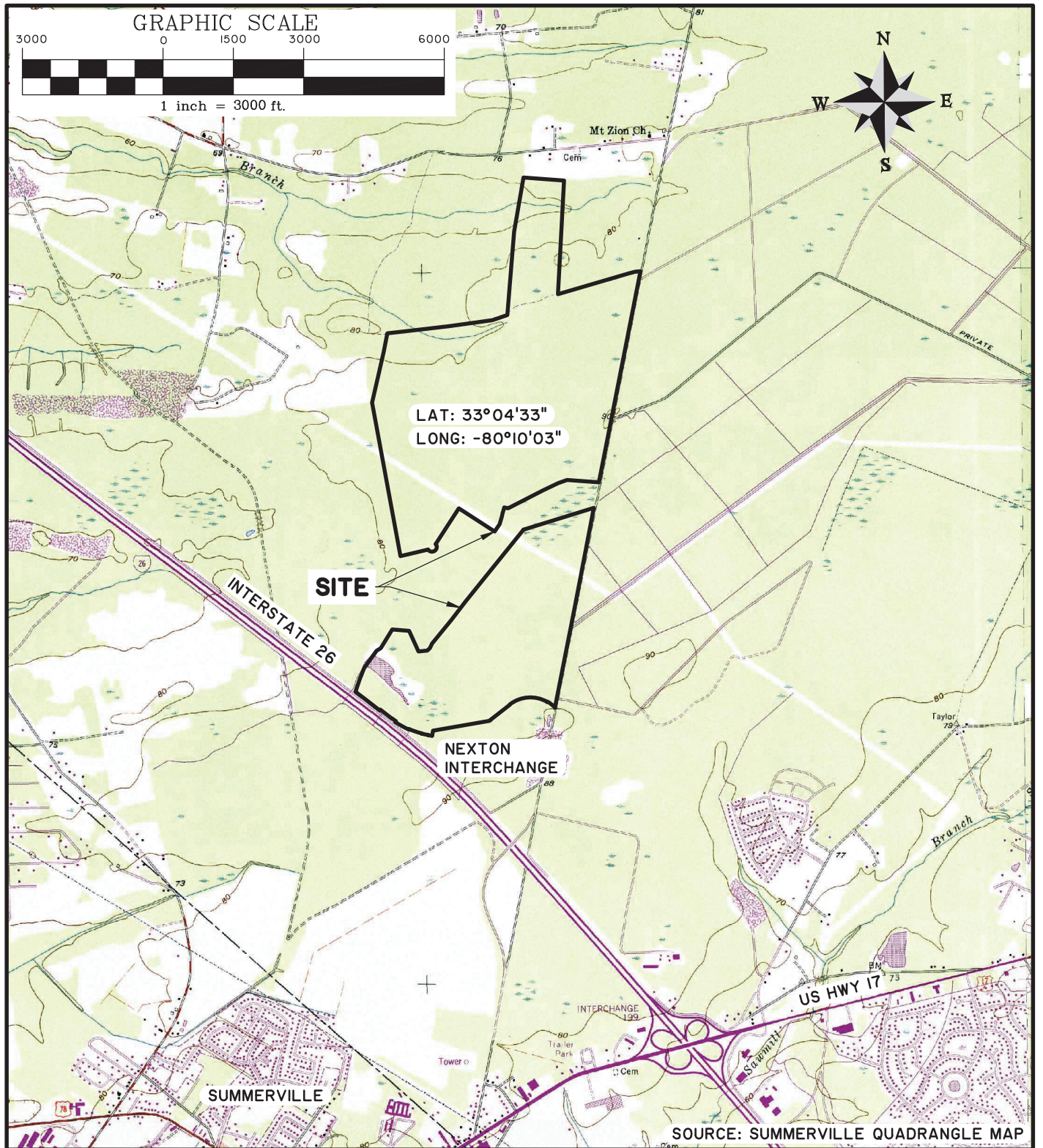
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, 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. 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.

Please submit comments in writing, identifying the project of interest by public notice/file number (SAC-2023-00612), to Laura.M.Boos@usace.army.mil or the following address:

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69 A HAGOOD AVENUE
CHARLESTON SC 29403-5107**

If there are any questions concerning this public notice, please contact Laura M. Boos by email at Laura.M.Boos@usace.army.mil or at (803) 253-3444.

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SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890

QUADRANGLE MAP

CLIENT:

D.R. HORTON, INC.

LOCATION: BERKELEY COUNTY, SOUTH CAROLINA

DATE: 3-8-2022

DRAWN BY: MCB

SHEET: 1

JOB NUMBER: J-27603.0001

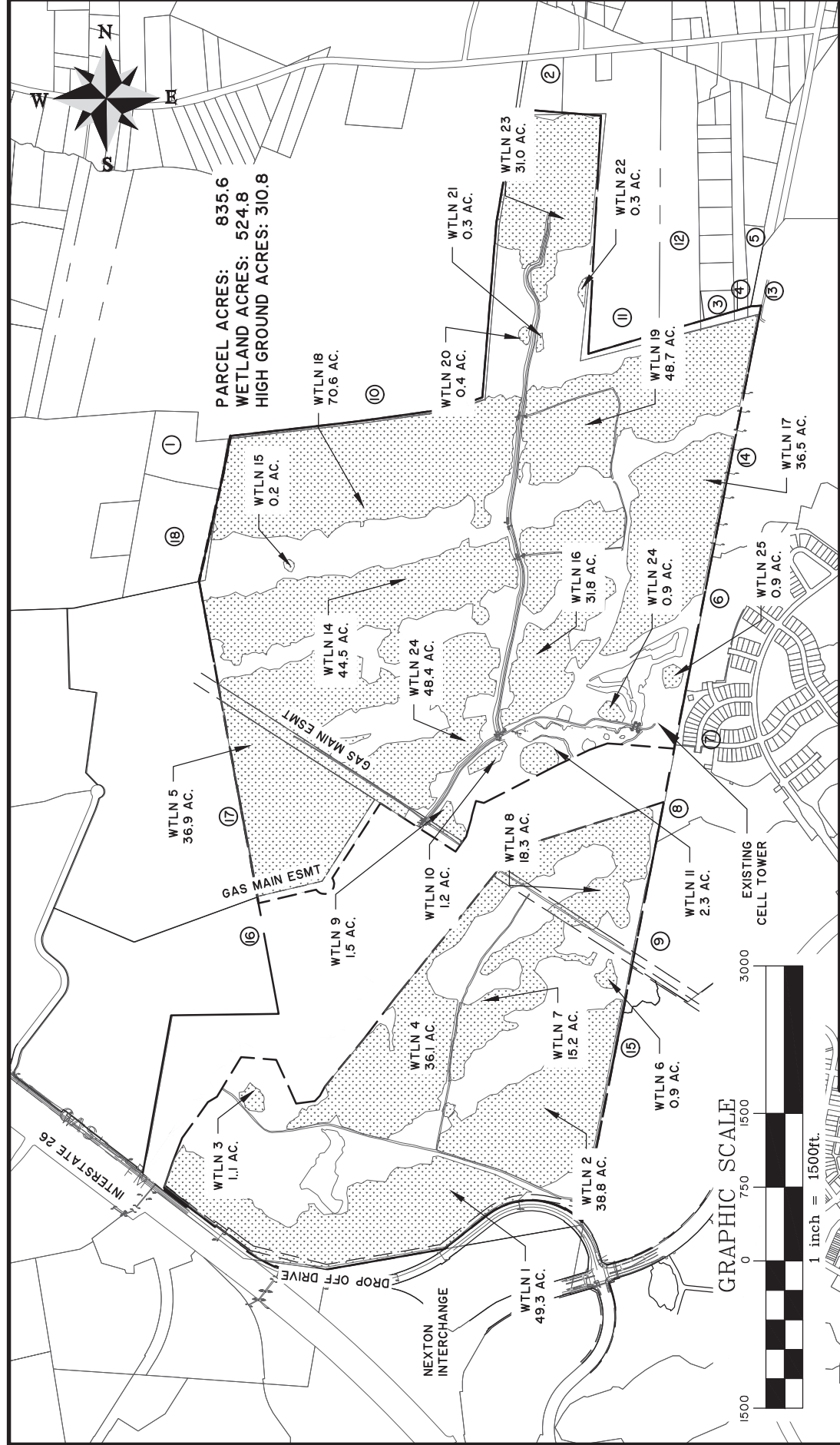
REVIEWED BY: DKW

SCALE: 1" = 3000'



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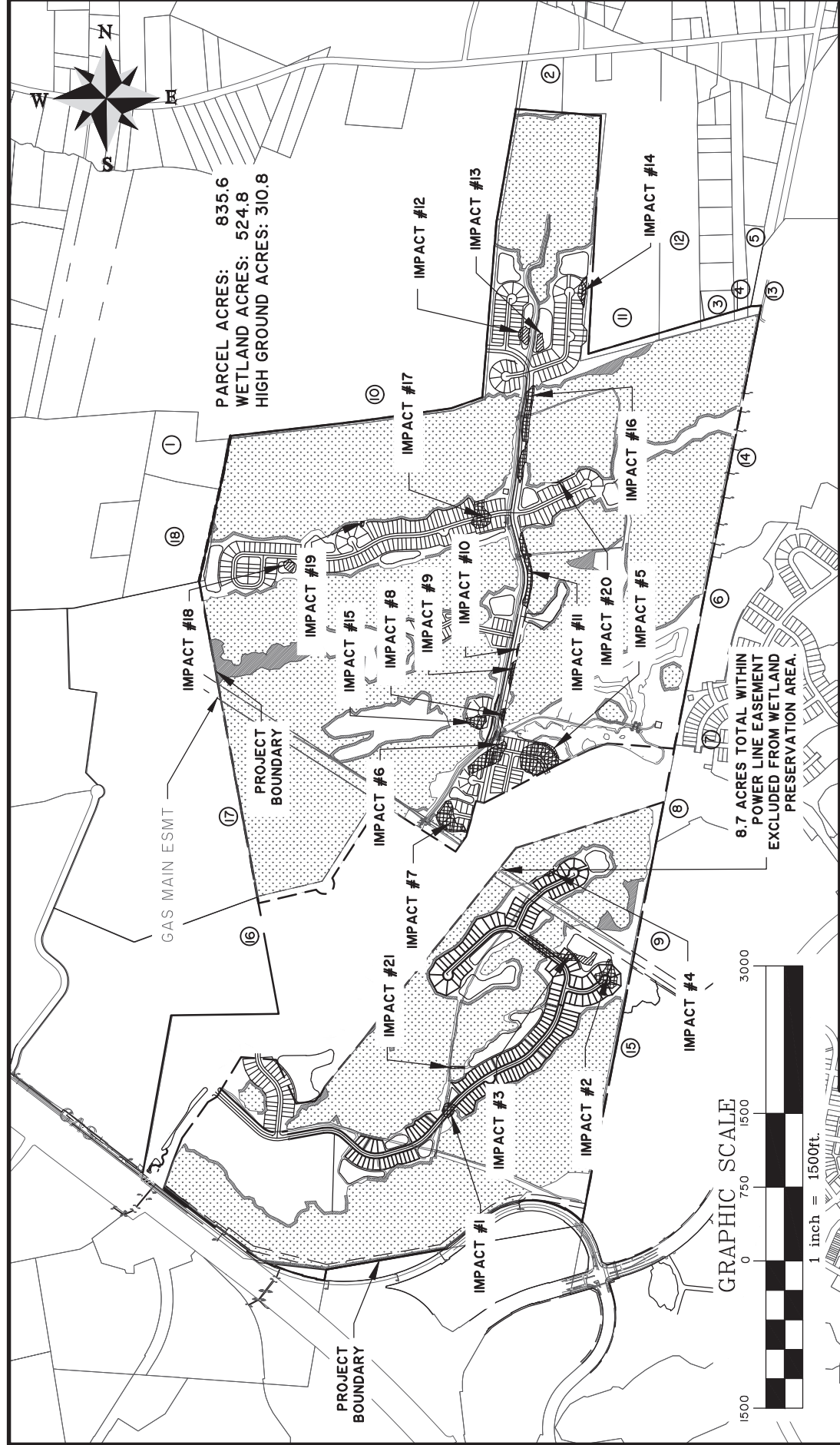


SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 EXISTING CONDITIONS PLAN
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 2
 SCALE: 1" = 1500'



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PARCEL ACRES: 835.6
 WETLAND ACRES: 524.8
 HIGH GROUND ACRES: 310.8

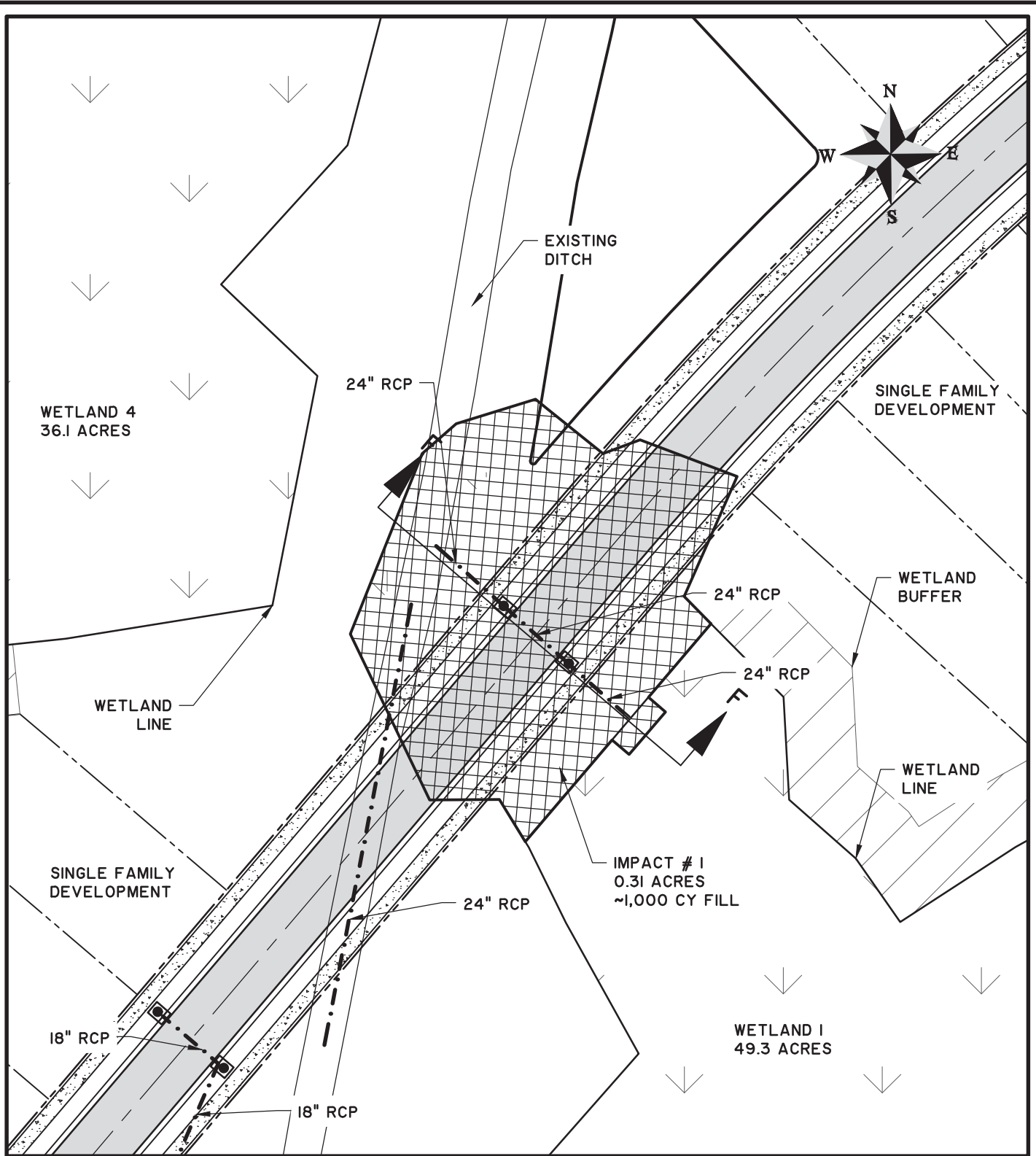
SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 OVERALL PLAN
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 3
 SCALE: 1" = 1500'



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SAC-2019-01890

IMPACT # 1

CLIENT:

D.R. HORTON, INC.

LOCATION: BERKELEY COUNTY, SOUTH CAROLINA

DATE: 3-8-2022

DRAWN BY: MCB

SHEET: 4

JOB NUMBER: J-27603.0001

REVIEWED BY: DKW

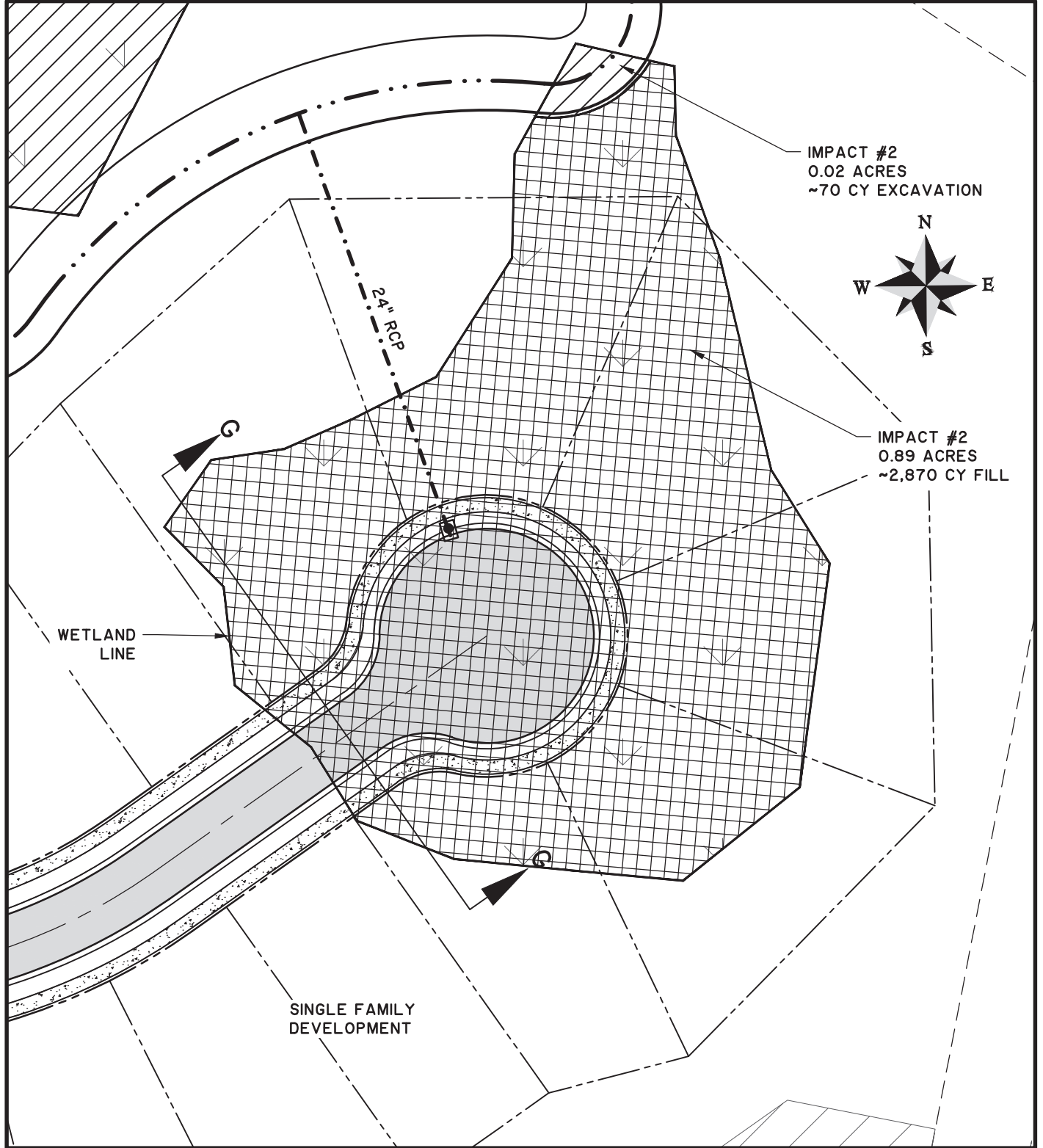
SCALE: 1" = 50'



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SAC-2019-01890

IMPACT #2

CLIENT:

D.R. HORTON, INC.

LOCATION: BERKELEY COUNTY, SOUTH CAROLINA

DATE: 3-8-2022

DRAWN BY: MCB

SHEET: 5

JOB NUMBER: J-27603.0001

REVIEWED BY: DKW

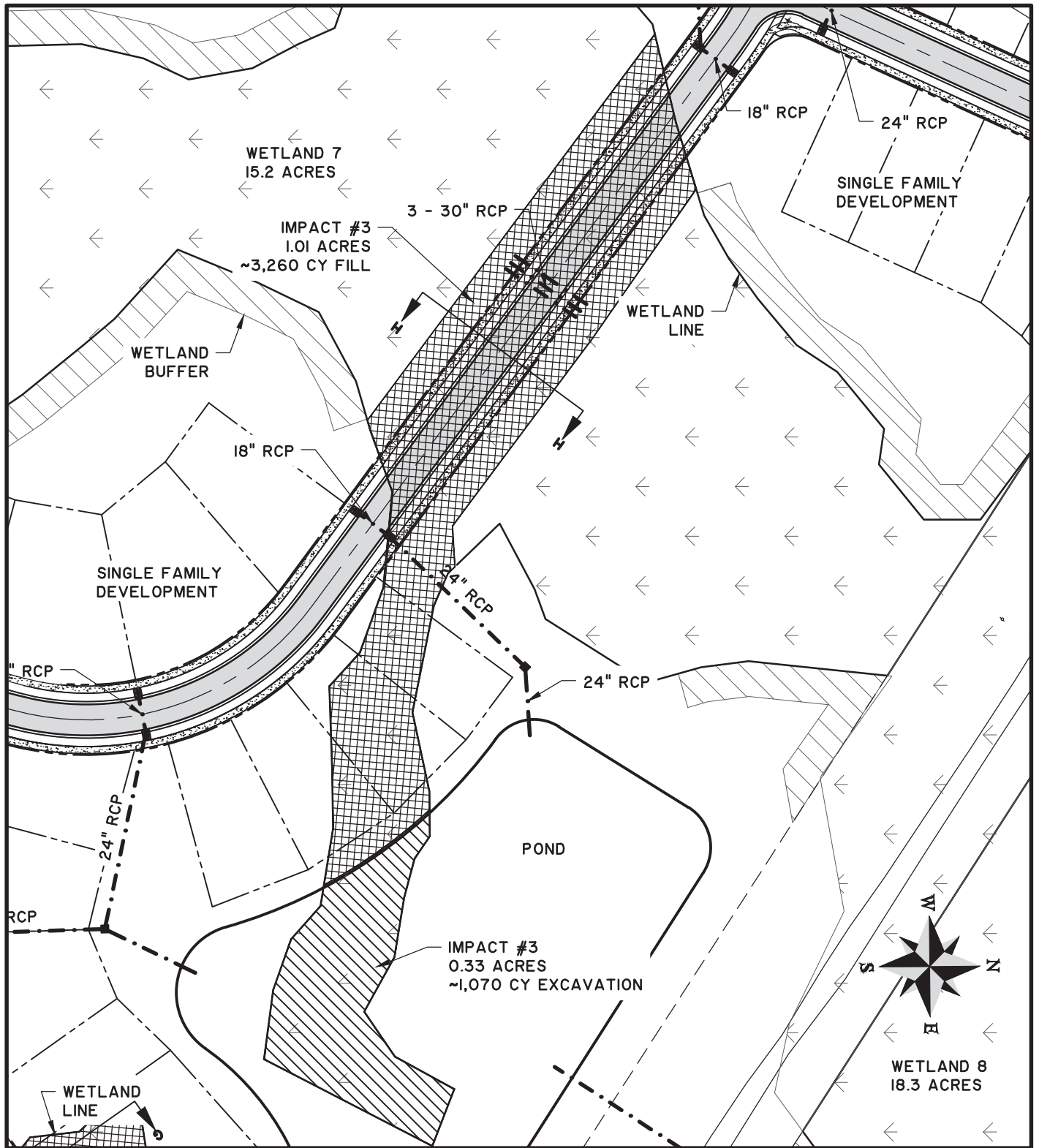
SCALE: 1" = 50'



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SAC-2019-01890
 IMPACT #3
 CLIENT:
D.R. HORTON, INC.

LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001

DRAWN BY: MCB
 REVIEWED BY: DKW

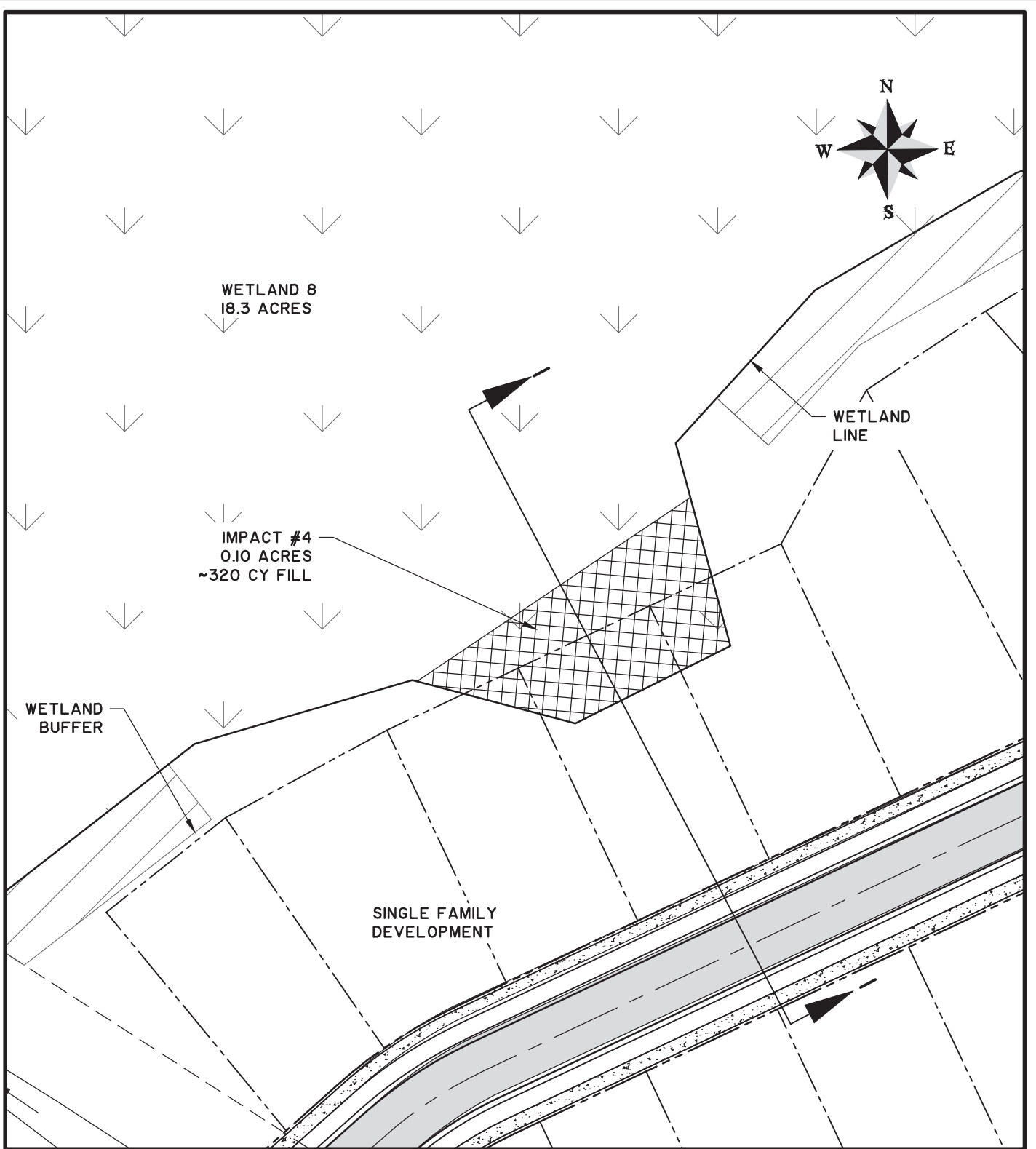
SHEET: 6
 SCALE: 1" = 100'



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SAC-2019-01890

IMPACT #4

CLIENT:

D.R. HORTON, INC.

LOCATION: BERKELEY COUNTY, SOUTH CAROLINA

DATE: 3-8-2022

DRAWN BY: MCB

SHEET: 7

JOB NUMBER: J-27603.0001

REVIEWED BY: DKW

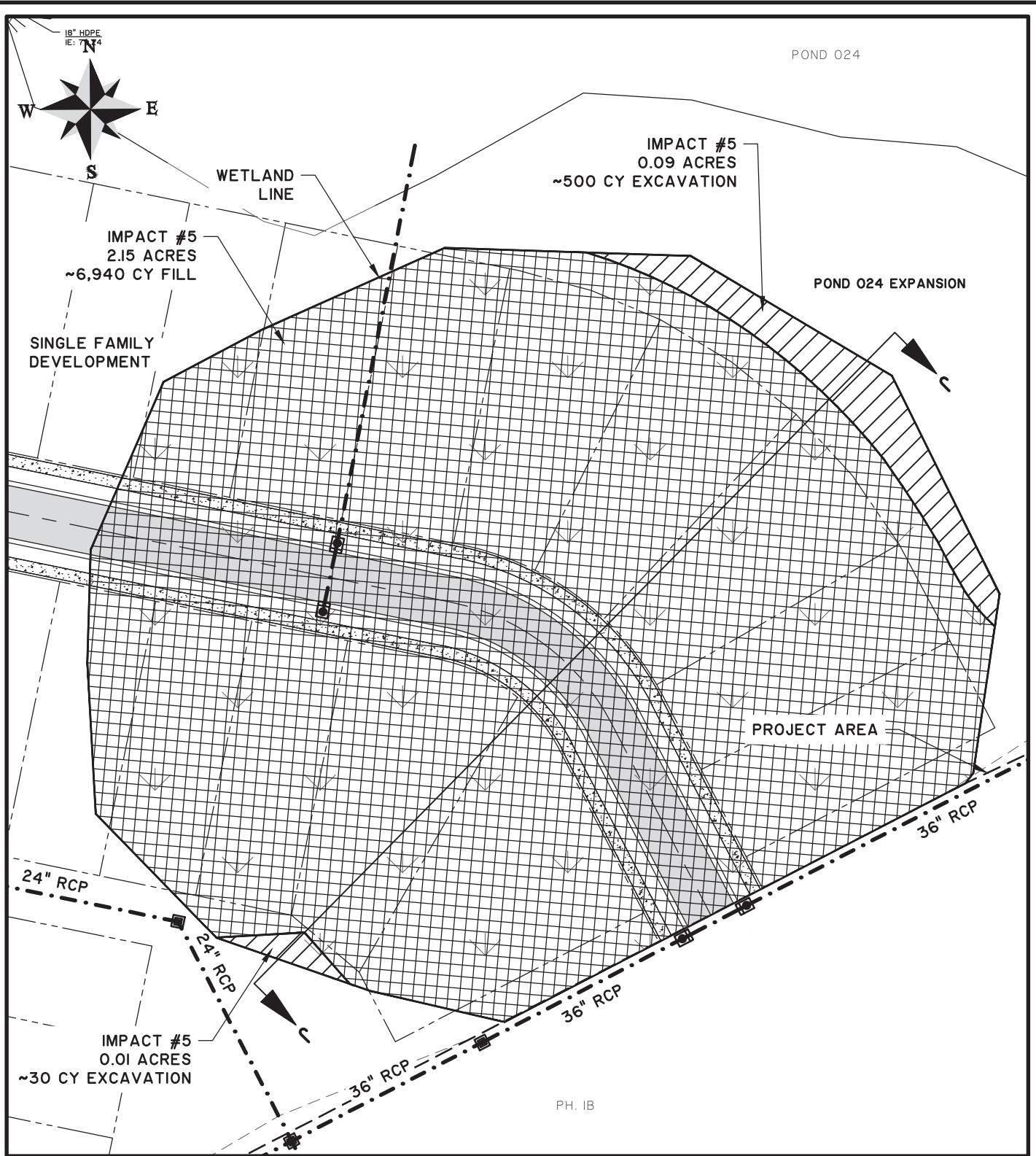
SCALE: 1" = 50'



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SAC-2019-01890
 IMPACT #5
 CLIENT:
D.R. HORTON, INC.

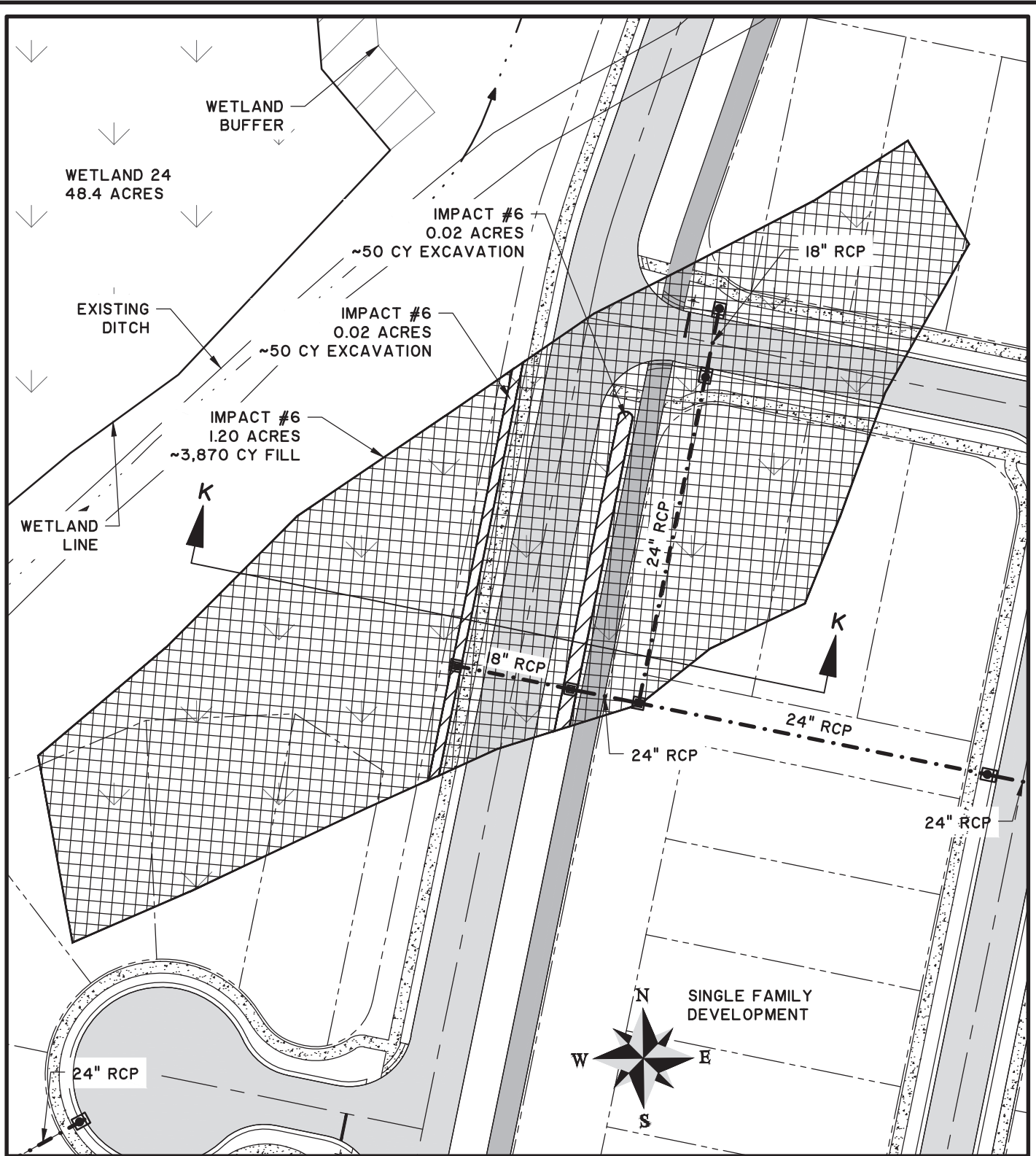
LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022 DRAWN BY: MCB SHEET: 8
 JOB NUMBER: J-27603.0001 REVIEWED BY: DKW SCALE: 1" = 60'



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SAC-2019-01890
IMPACT #6
CLIENT:
D.R. HORTON, INC.

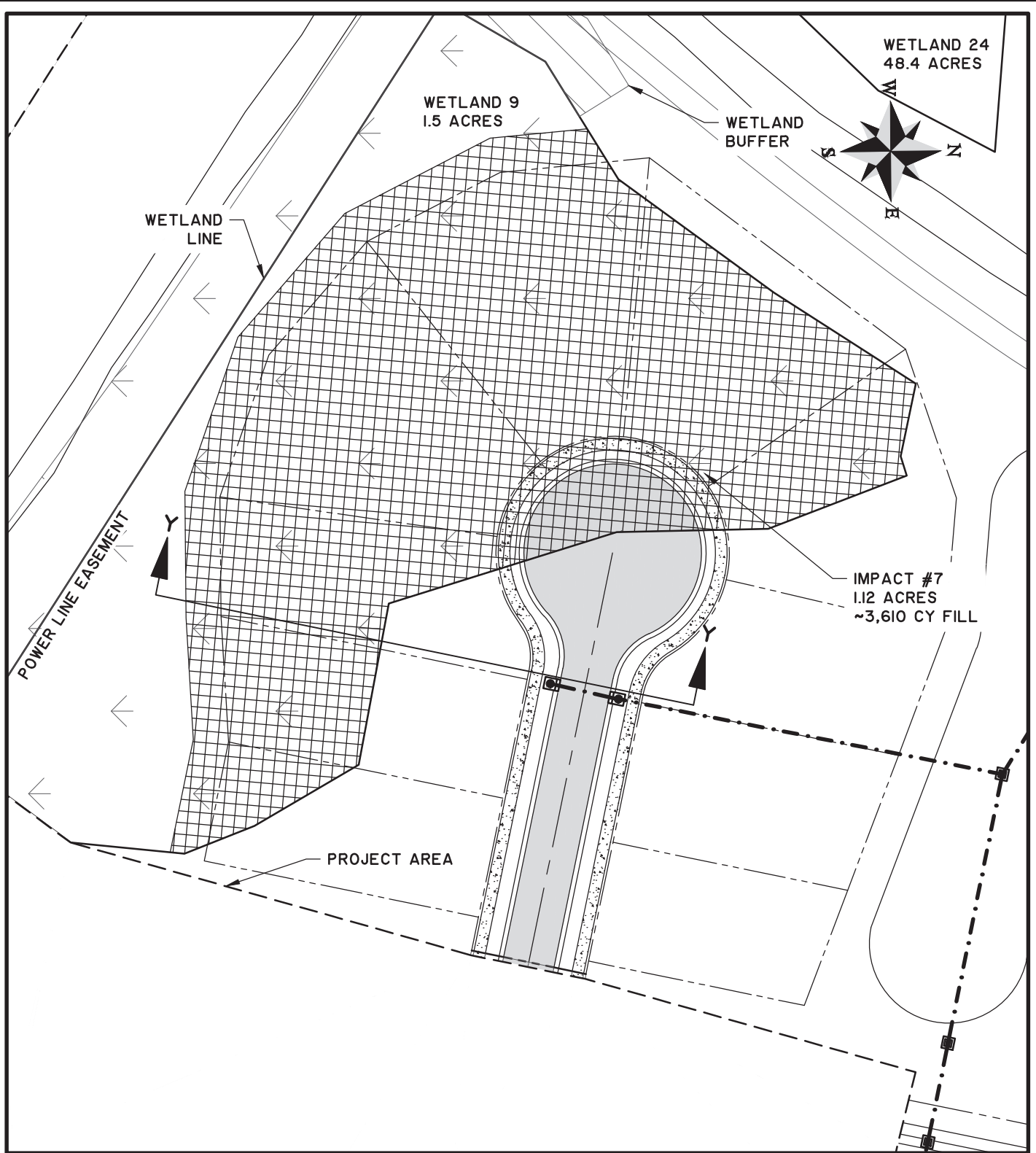
LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
DATE: 3-8-2022
JOB NUMBER: J-27603.0001
DRAWN BY: MCB
REVIEWED BY: DKW
SHEET: 9
SCALE: 1" = 60'



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SAC-2019-01890

IMPACT #7

CLIENT:

D.R. HORTON, INC.

LOCATION: BERKELEY COUNTY, SOUTH CAROLINA

DATE: 3-8-2022

DRAWN BY: MCB

SHEET: 9B

JOB NUMBER: J-27603.0001

REVIEWED BY: DKW

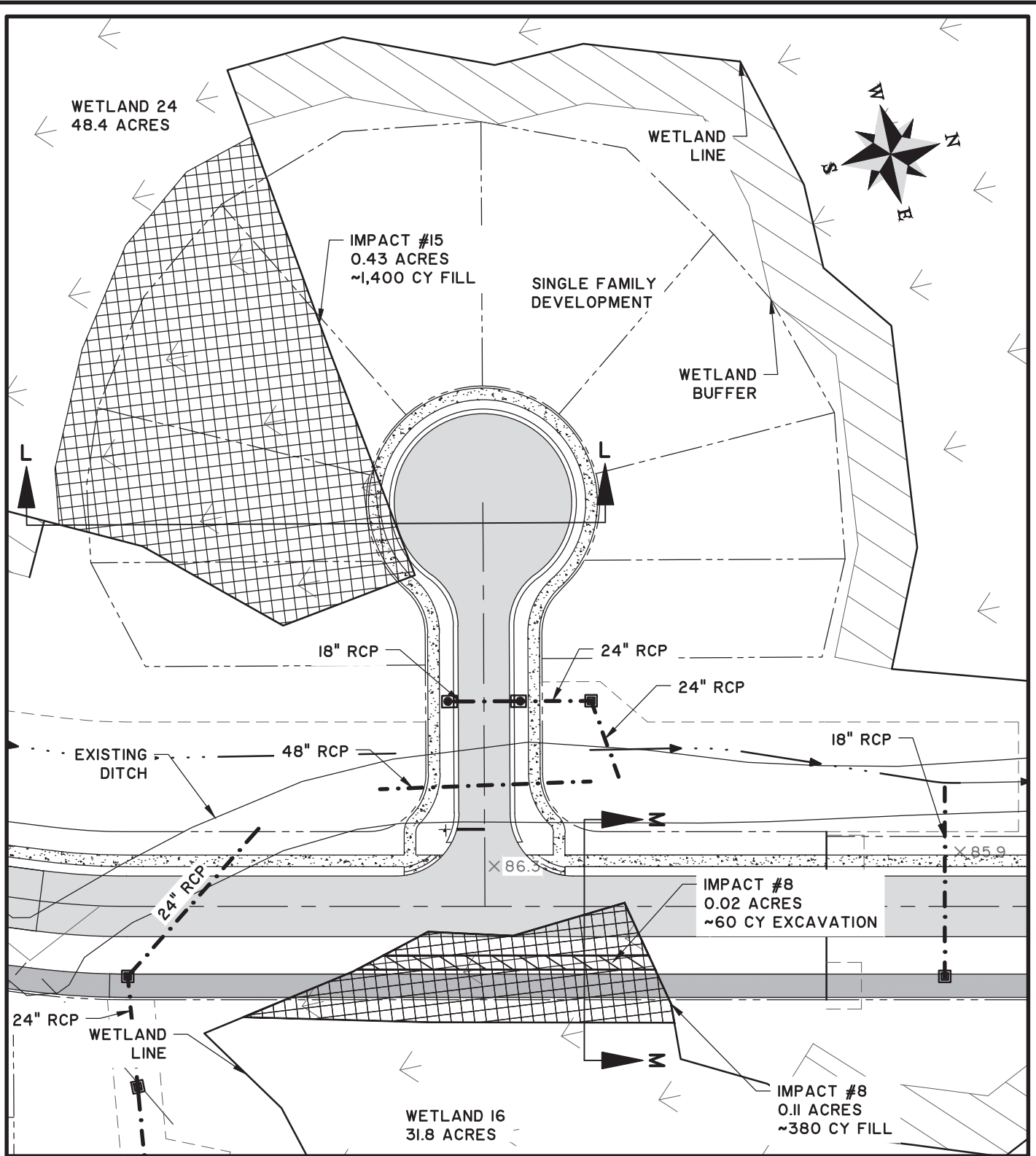
SCALE: 1" = 60'



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SAC-2019-01890
 IMPACTS #8 & #15
 CLIENT:
 D.R. HORTON, INC.

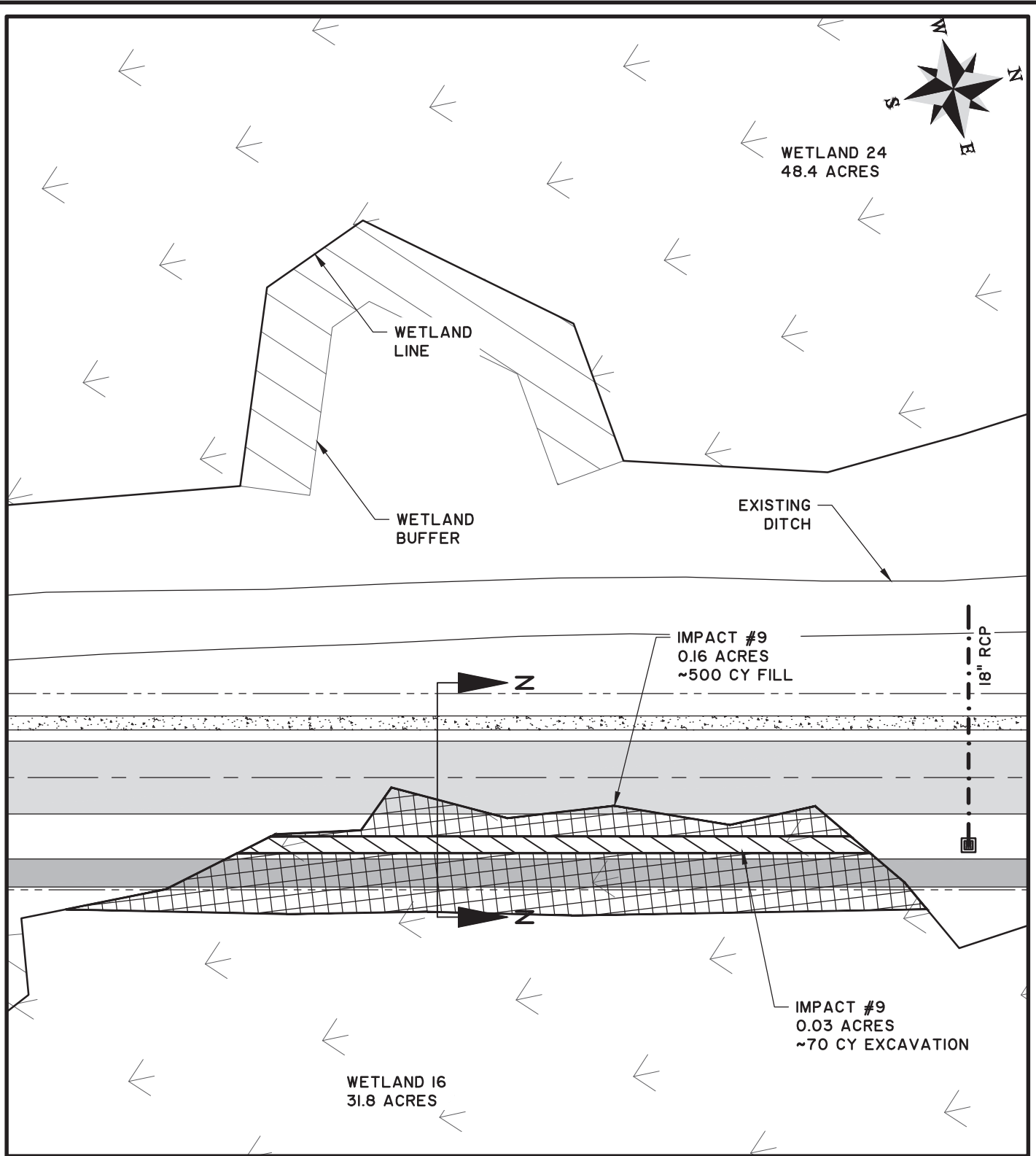
LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022 DRAWN BY: MCB SHEET: 10
 JOB NUMBER: J-27603.0001 REVIEWED BY: DKW SCALE: 1" = 60'



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SAC-2019-01890
 IMPACT #9
 CLIENT:
 D.R. HORTON, INC.

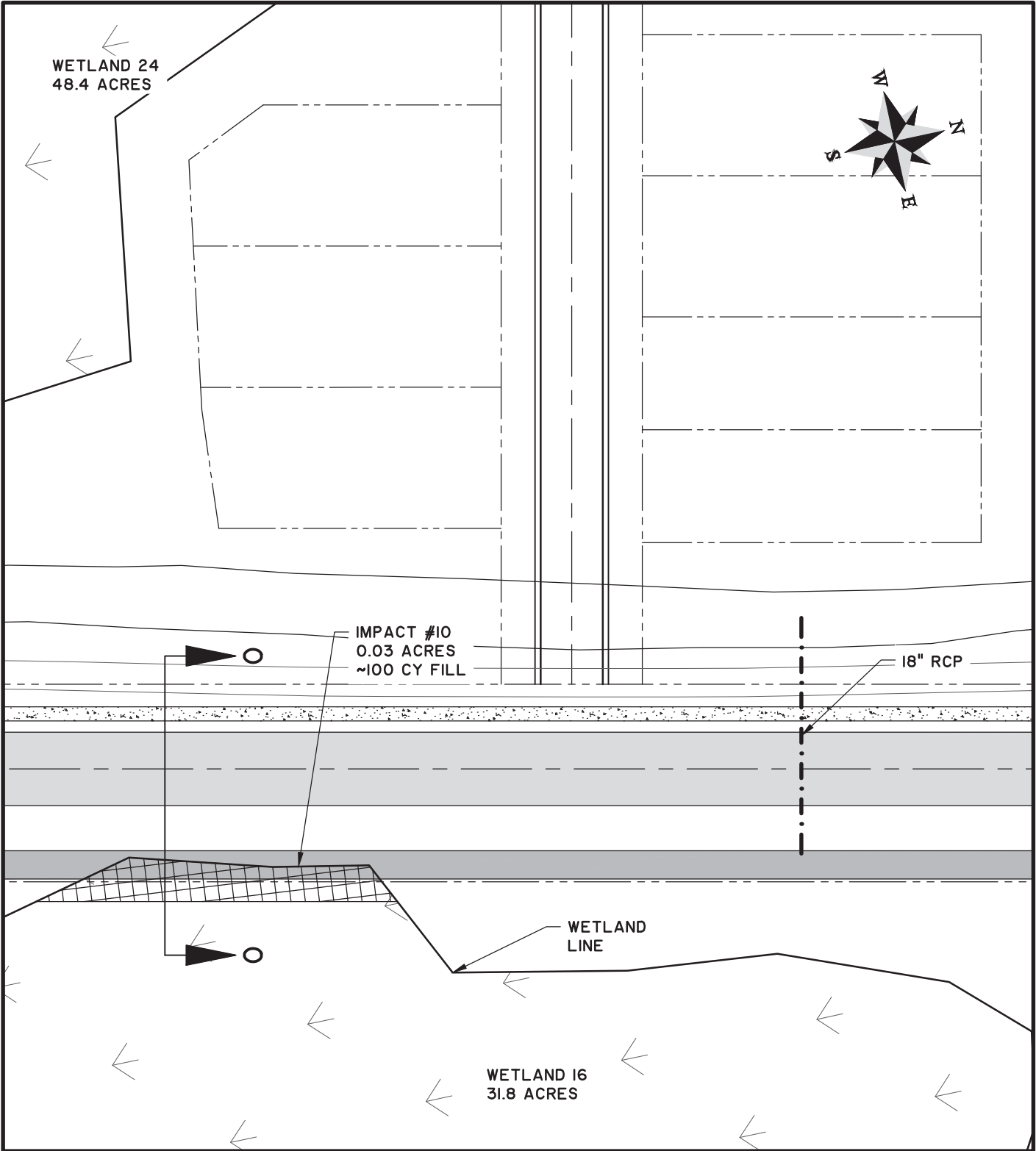
LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 11
 SCALE: 1" = 50'



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SAC-2019-01890
IMPACT #10

CLIENT:
D.R. HORTON, INC.

LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
DATE: 3-8-2022
JOB NUMBER: J-27603.0001

DRAWN BY: MCB
REVIEWED BY: DKW

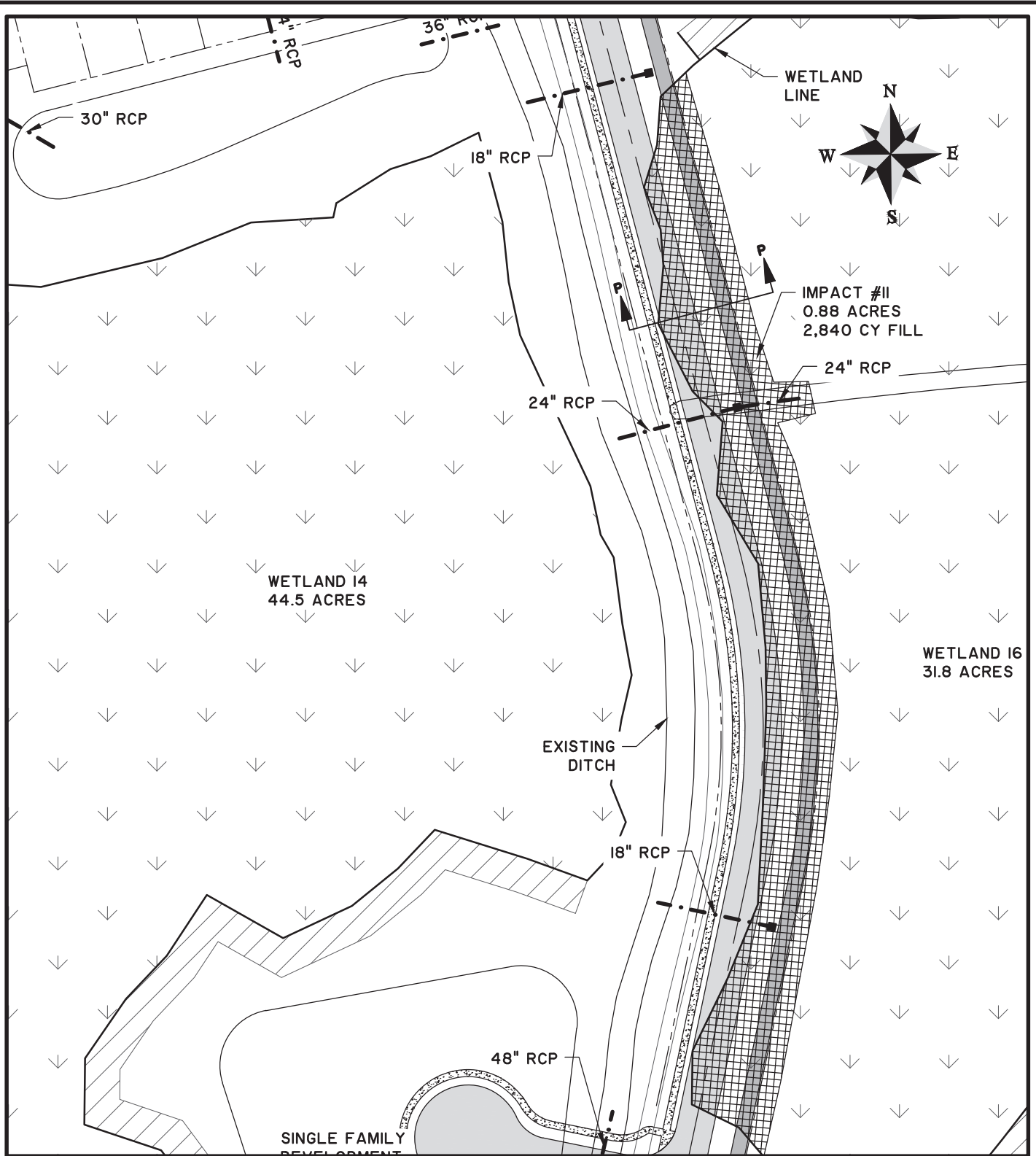
SHEET: 12
SCALE: 1" = 50'



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SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 IMPACT #11

CLIENT:
 D.R. HORTON, INC.

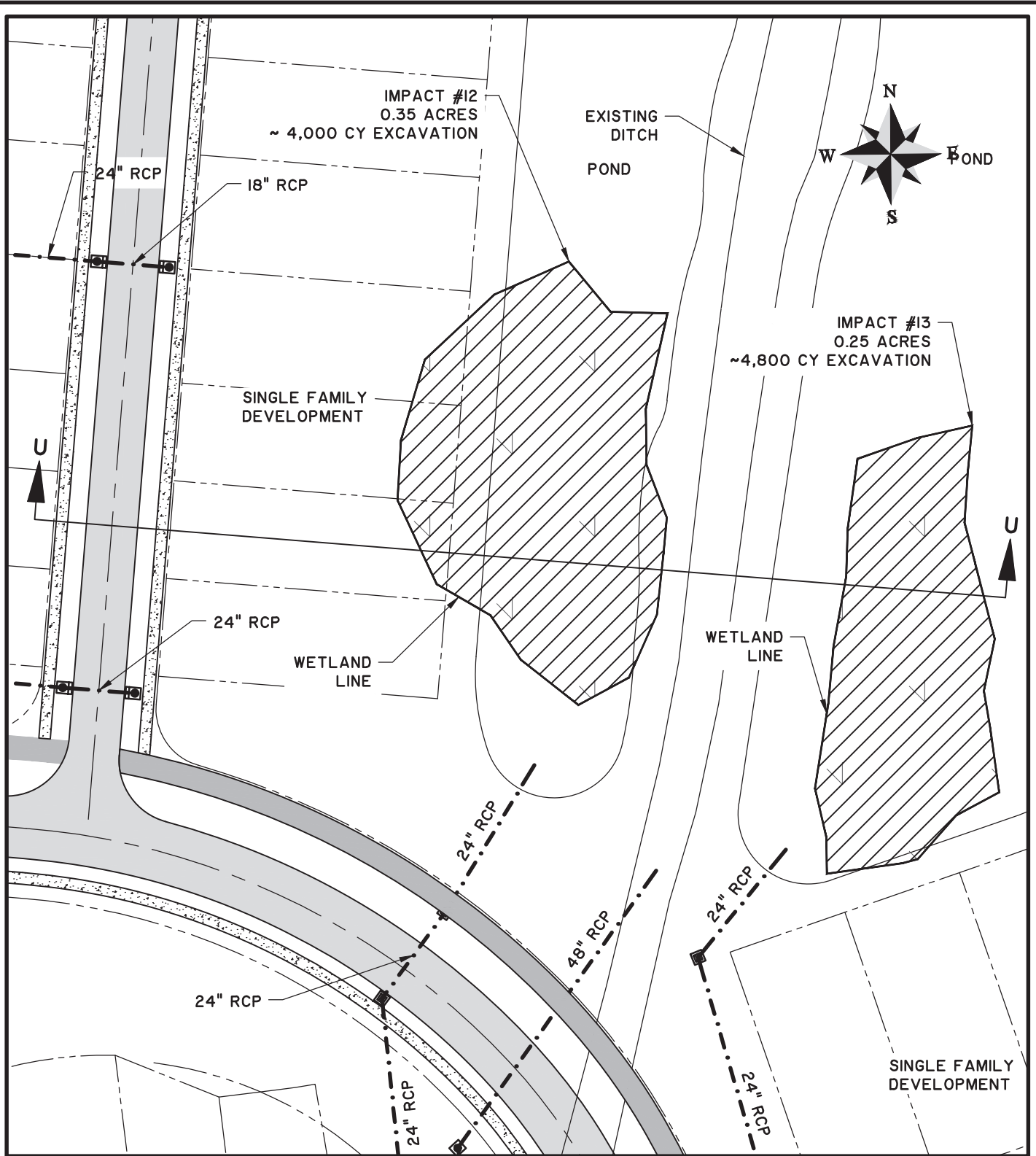
LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022 DRAWN BY: MCB SHEET: 13
 JOB NUMBER: J-27603.0001 REVIEWED BY: DKW SCALE: 1" = 100'



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SAC-2019-01890
 IMPACTS #12 & #13
 CLIENT:
 D.R. HORTON, INC.

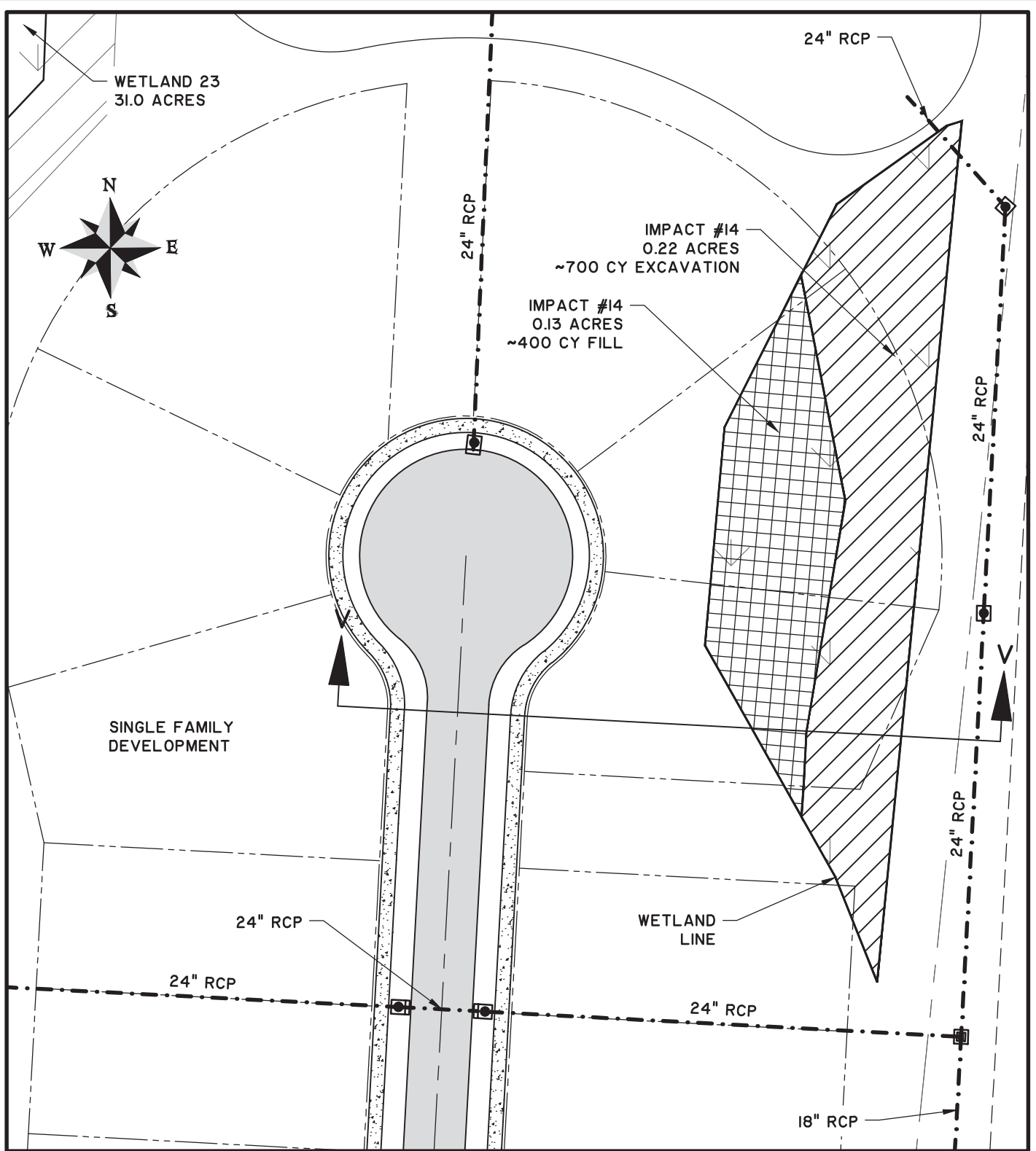
LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022 DRAWN BY: MCB SHEET: 14
 JOB NUMBER: J-27603.0001 REVIEWED BY: DKW SCALE: 1" = 60'



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SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
IMPACT #14

CLIENT:
D.R. HORTON, INC.

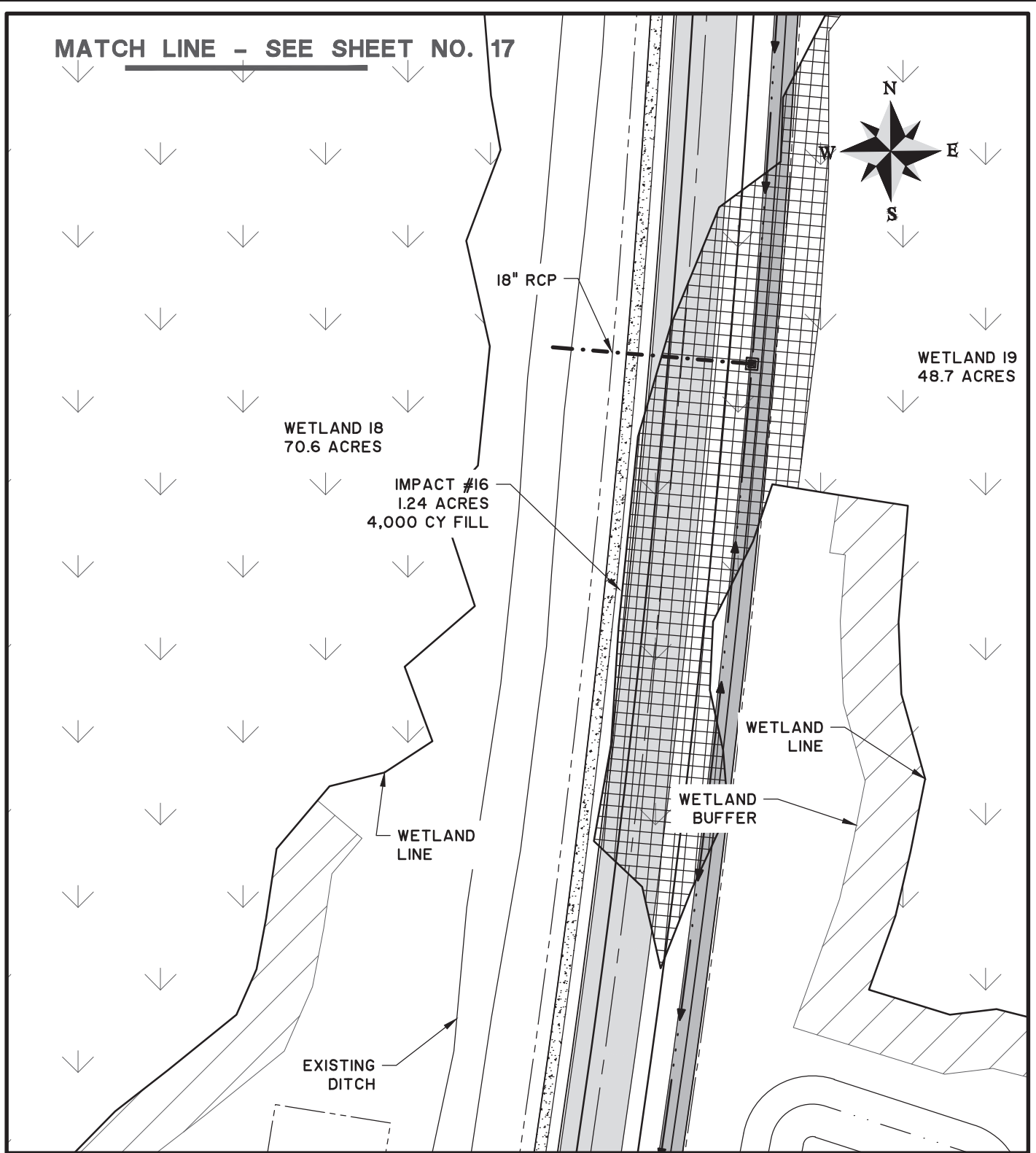
LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
DATE: 3-8-2022 DRAWN BY: MCB SHEET: 15
JOB NUMBER: J-27603.0001 REVIEWED BY: DKW SCALE: 1" = 50'



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SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
IMPACT #16

CLIENT:
D.R. HORTON, INC.

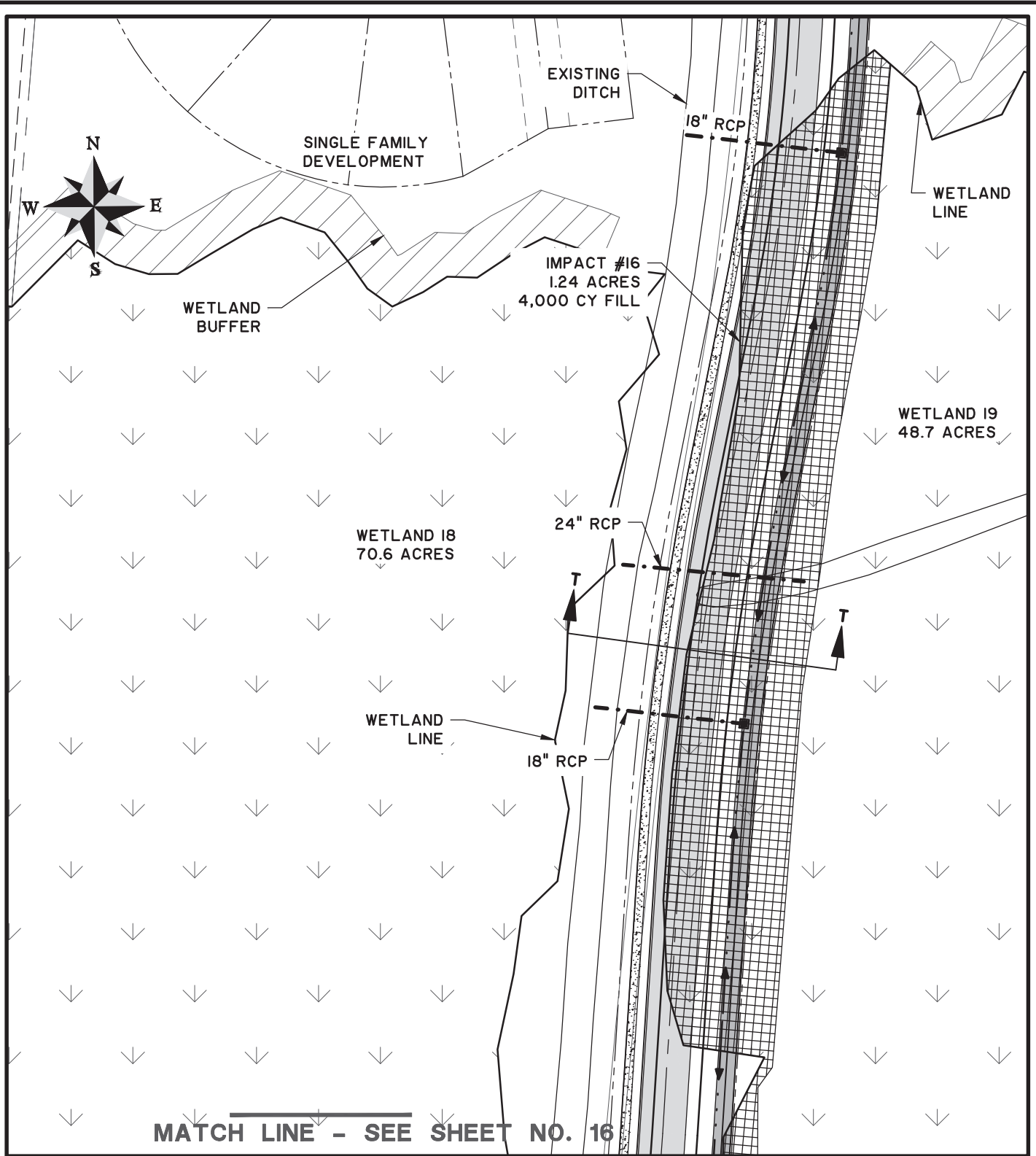
LOCATION: BERKELEY COUNTY, SOUTH CAROLINA	DRAWN BY: MCB	SHEET: 16
DATE: 3-8-2022	REVIEWED BY: DKW	SCALE: 1" = 60'
JOB NUMBER: J-27603.0001		



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MATCH LINE - SEE SHEET NO. 16

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
IMPACT #16

CLIENT:
D.R. HORTON, INC.

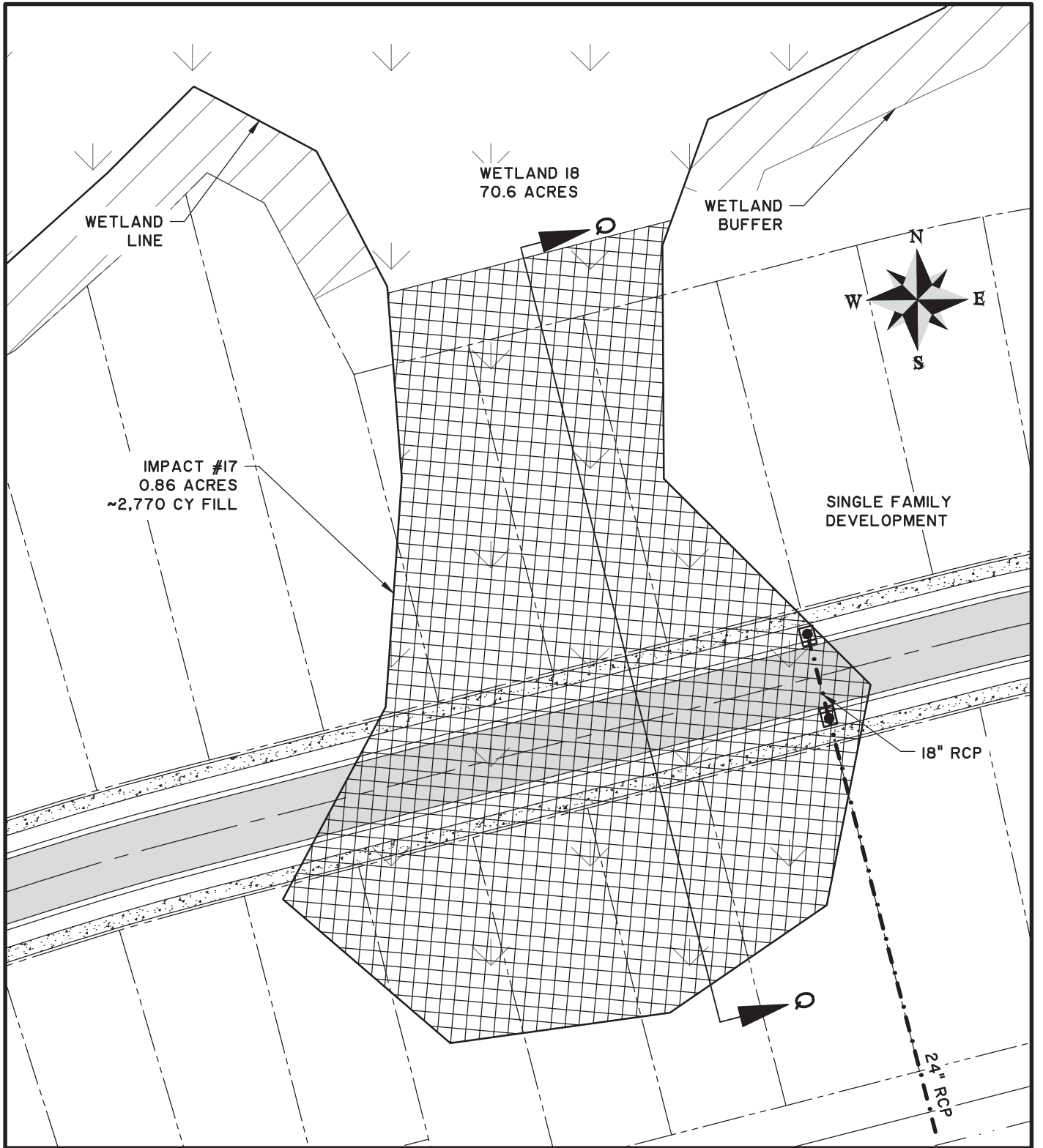
LOCATION: BERKELEY COUNTY, SOUTH CAROLINA	DRAWN BY: MCB	SHEET: 17
DATE: 3-8-2022	REVIEWED BY: DKW	SCALE: 1" = 80'
JOB NUMBER: J-27603.0001		



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Z:\27603\27603.000\ENGINEERING\DRAWINGS\WETLAND PERMIT\INDIVIDUAL PERMIT\27603.0001 IP PER PLAN.DWG - Jul 5, 2023 - 1:37 PM



SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
IMPACT #17

CLIENT:
D.R. HORTON, INC.

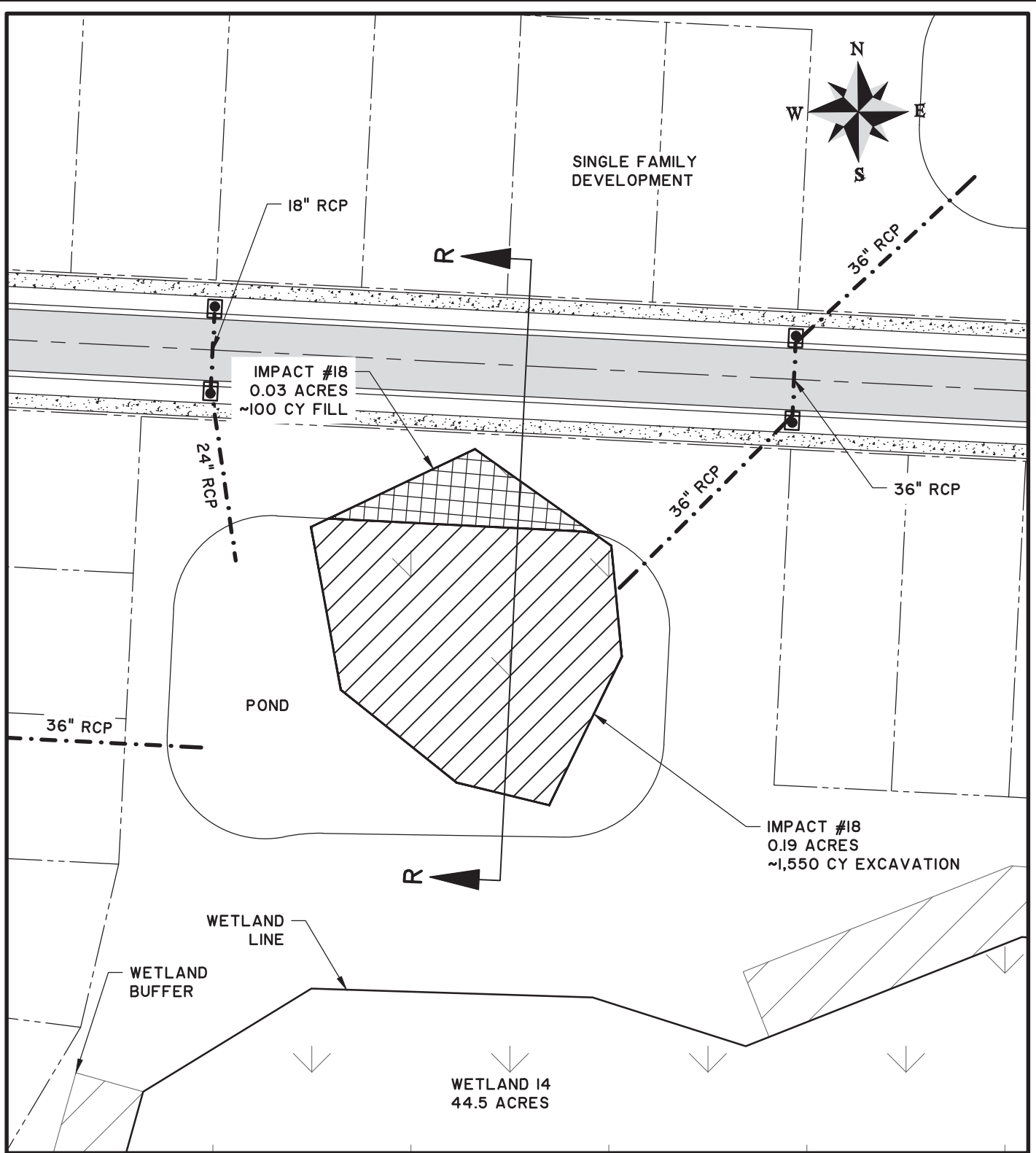
LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
DATE: 3-8-2022 DRAWN BY: MCB SHEET: 18
JOB NUMBER: J-27603.0001 REVIEWED BY: DKW SCALE: 1" = 50'



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SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
IMPACT #18

CLIENT:
D.R. HORTON, INC.

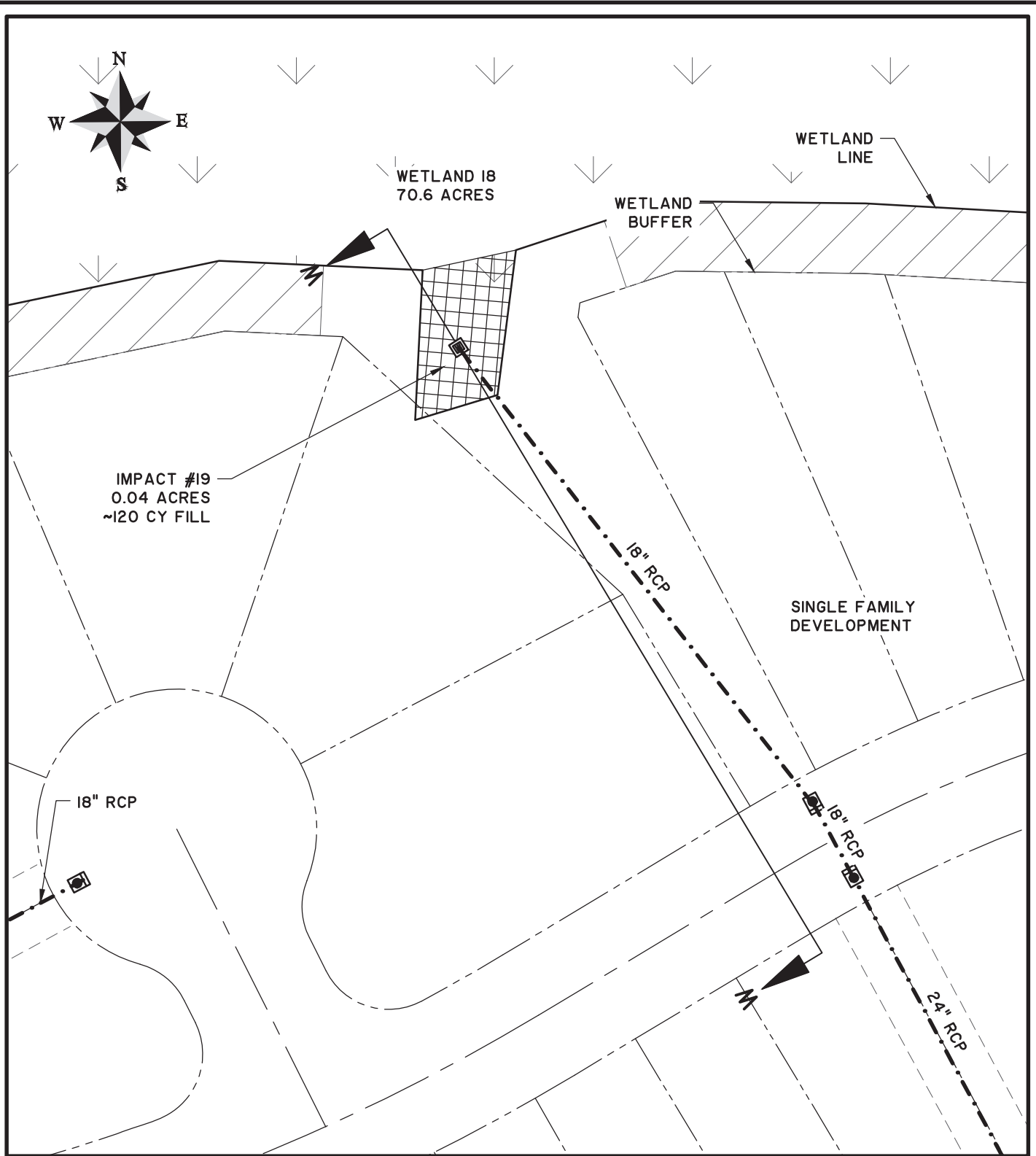
LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
DATE: 3-8-2022 DRAWN BY: MCB SHEET: 19
JOB NUMBER: J-27603.0001 REVIEWED BY: DKW SCALE: 1" = 50'



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SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
IMPACT #19

CLIENT:
D.R. HORTON, INC.

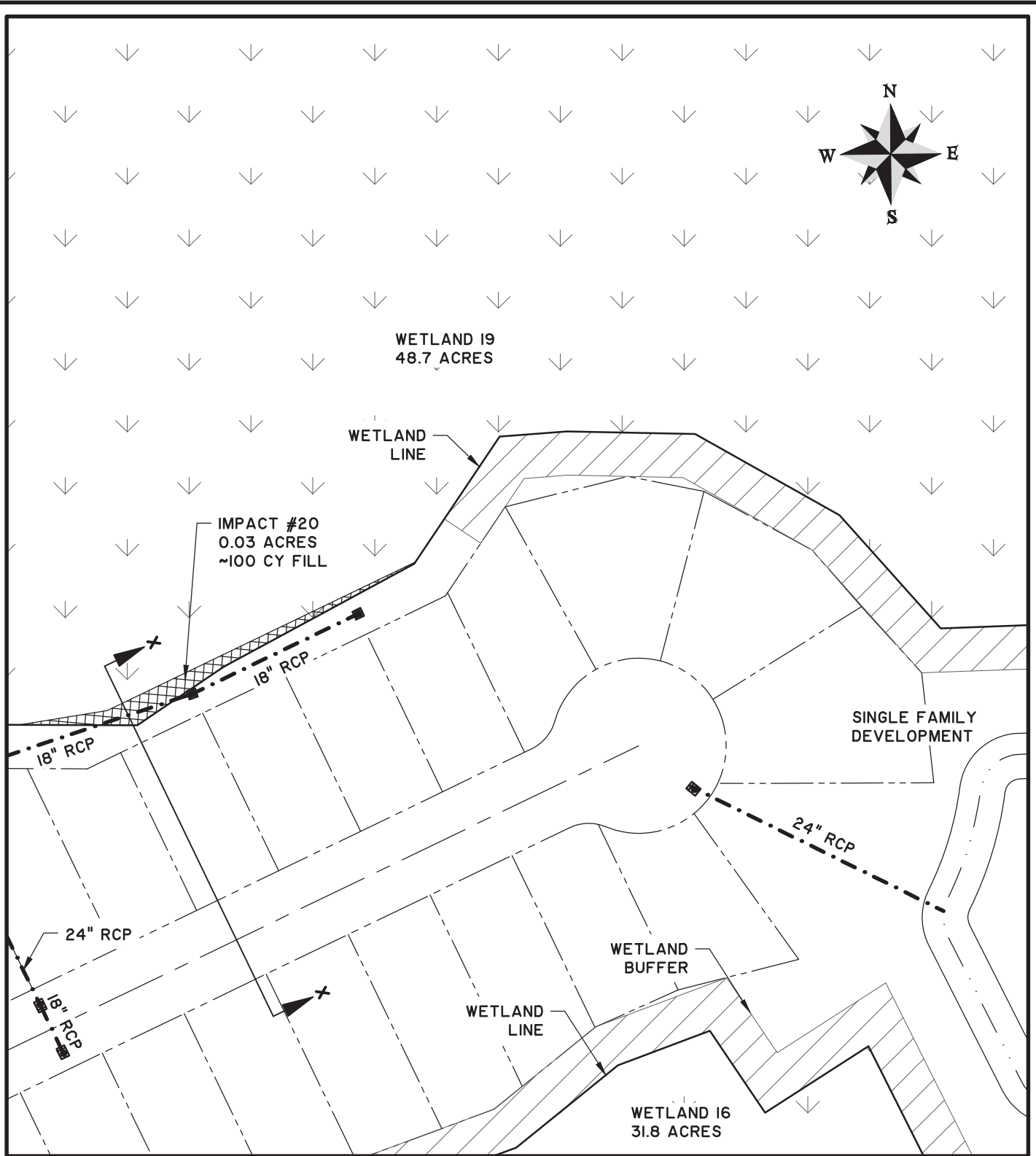
LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
DATE: 3-8-2022 DRAWN BY: MCB SHEET: 20
JOB NUMBER: J-27603.0001 REVIEWED BY: DKW SCALE: 1" = 50'



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SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
IMPACT #20

CLIENT:
D.R. HORTON, INC.

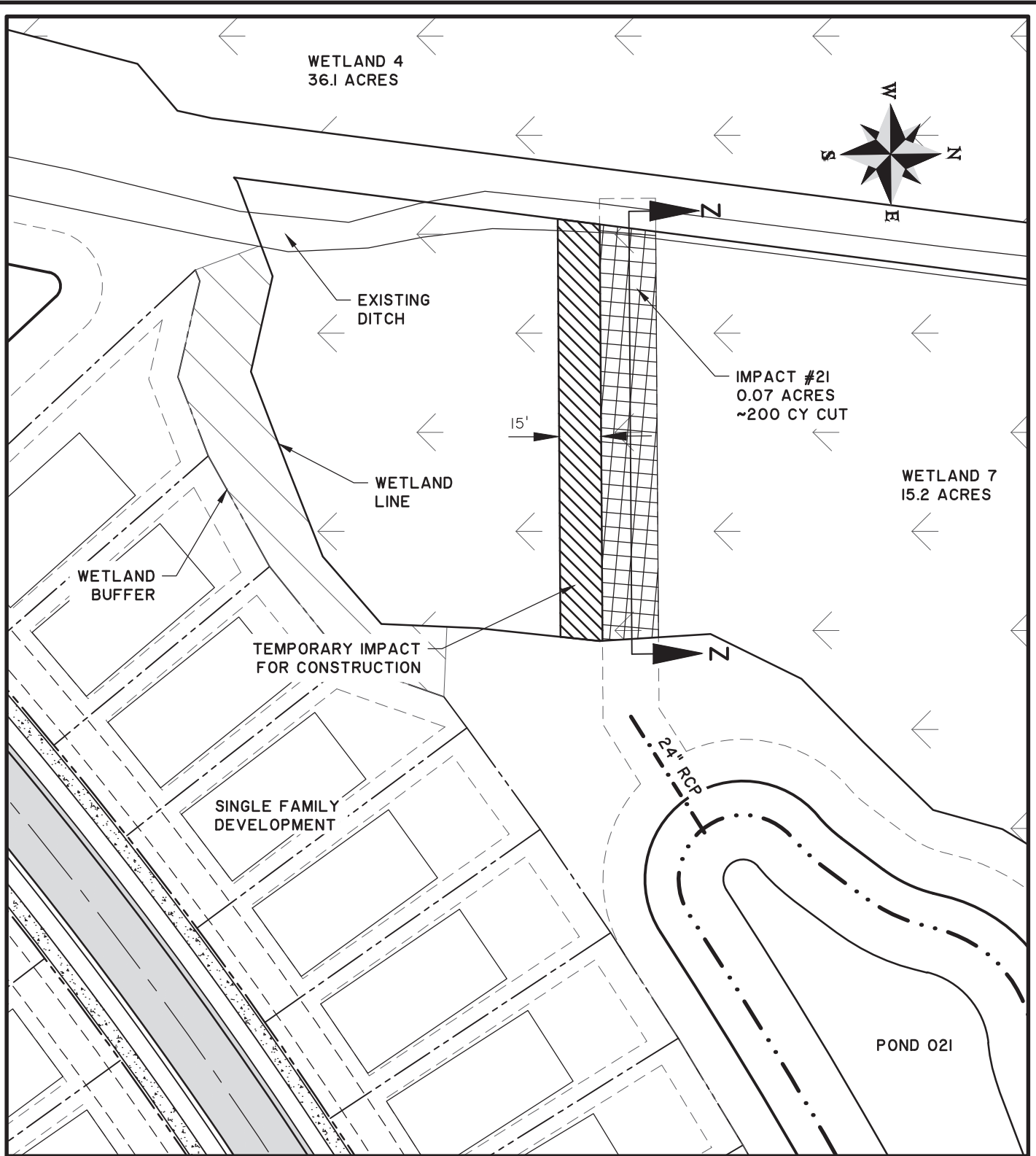
LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
DATE: 3-8-2022 DRAWN BY: MCB SHEET: 20B
JOB NUMBER: J-27603.0001 REVIEWED BY: DKW SCALE: 1" = 80'



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Z:\27603\27603.0001\ENGINEERING\DRAWINGS\WETLAND PERMIT\INDIVIDUAL PERMIT\27603.0001 IP - ADDITIONAL WETLAND IMPACT PER PLAN.DWG - Jun 29, 2023 - 11:42 AM



SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
IMPACT #21

CLIENT:
D.R. HORTON, INC.

LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
DATE: 3-8-2022
JOB NUMBER: J-27603.0001

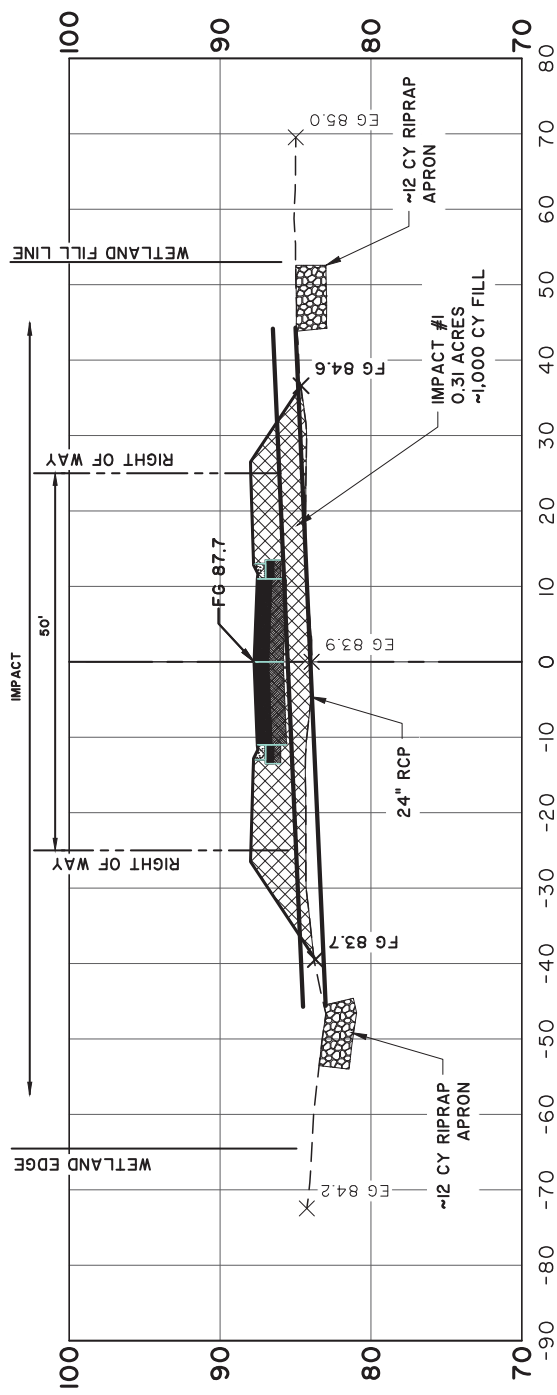
DRAWN BY: MCB
REVIEWED BY: DKW

SHEET: 20C
SCALE: 1" = 50'



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F-F

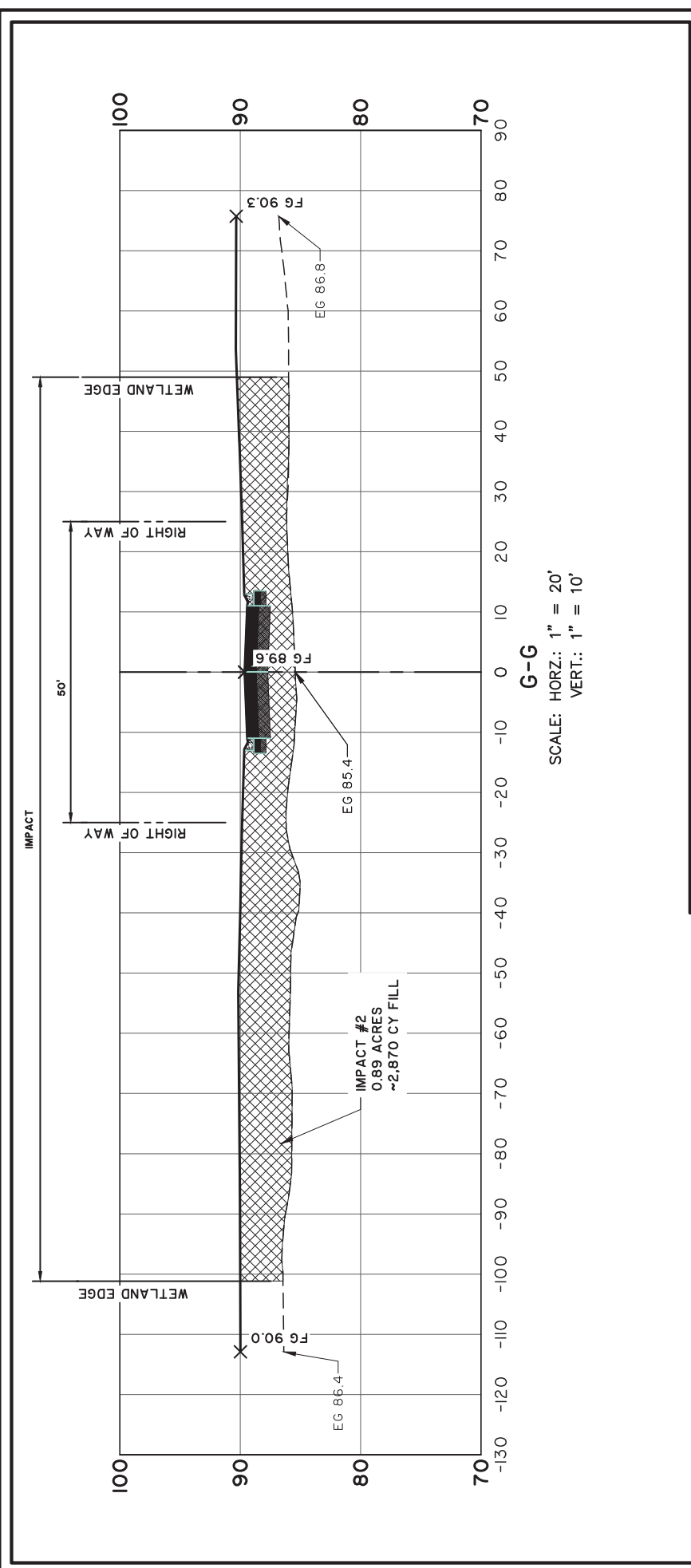
SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 10'

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION - F-F
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 21
 SCALE: 1" = 20'



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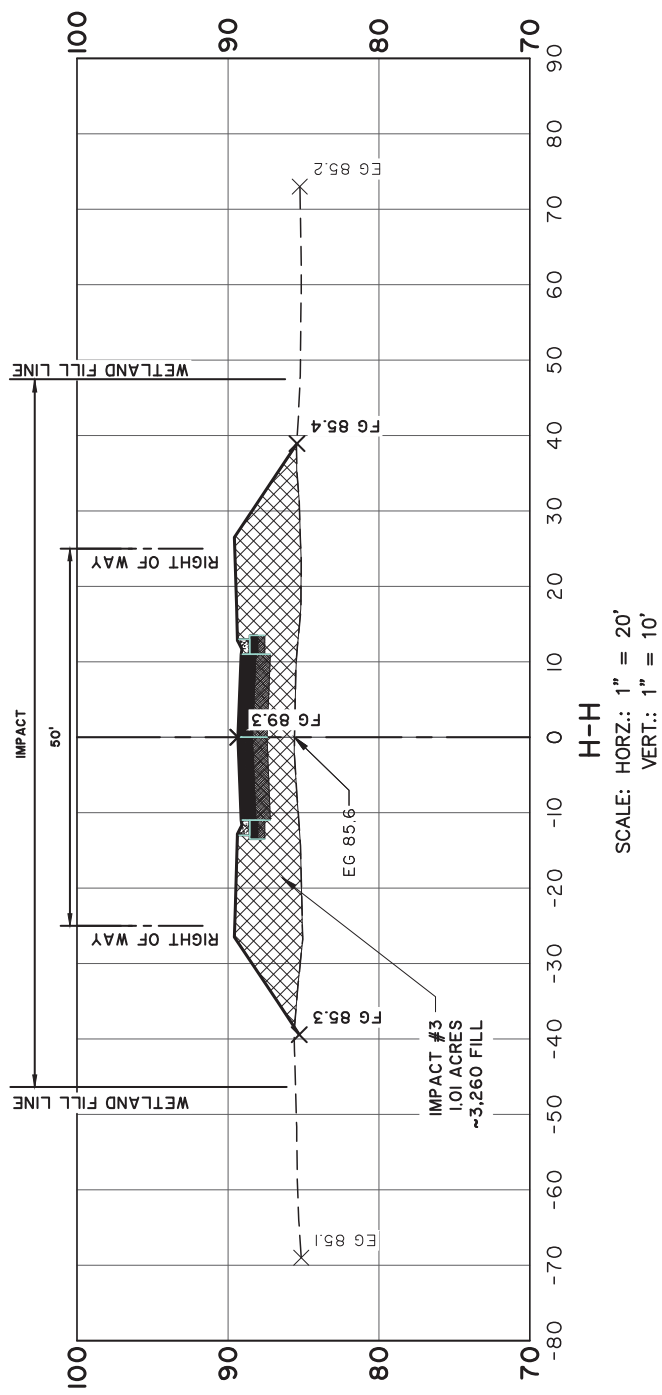
G-G
 SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 10'

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION - G-G
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 22
 SCALE: 1" = 20'



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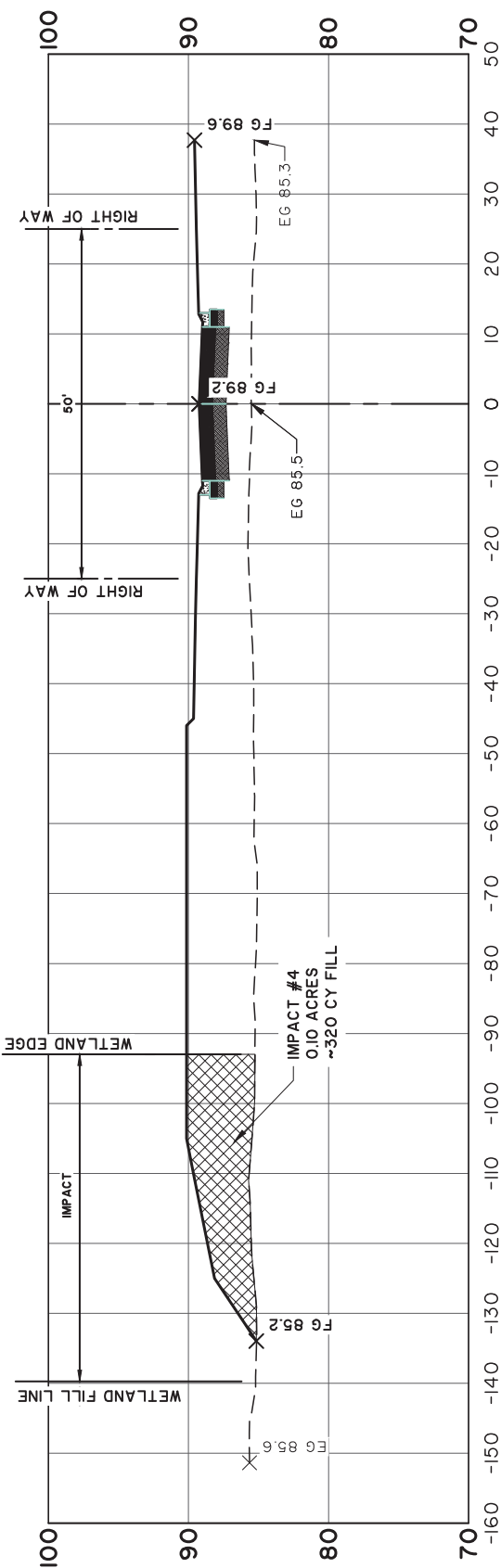
H-H
 SCALE: HORZ.: 1" = 20'
 VERT.: 1" = 10'

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION- H-H
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 23
 SCALE: 1" = 20'



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SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 10'

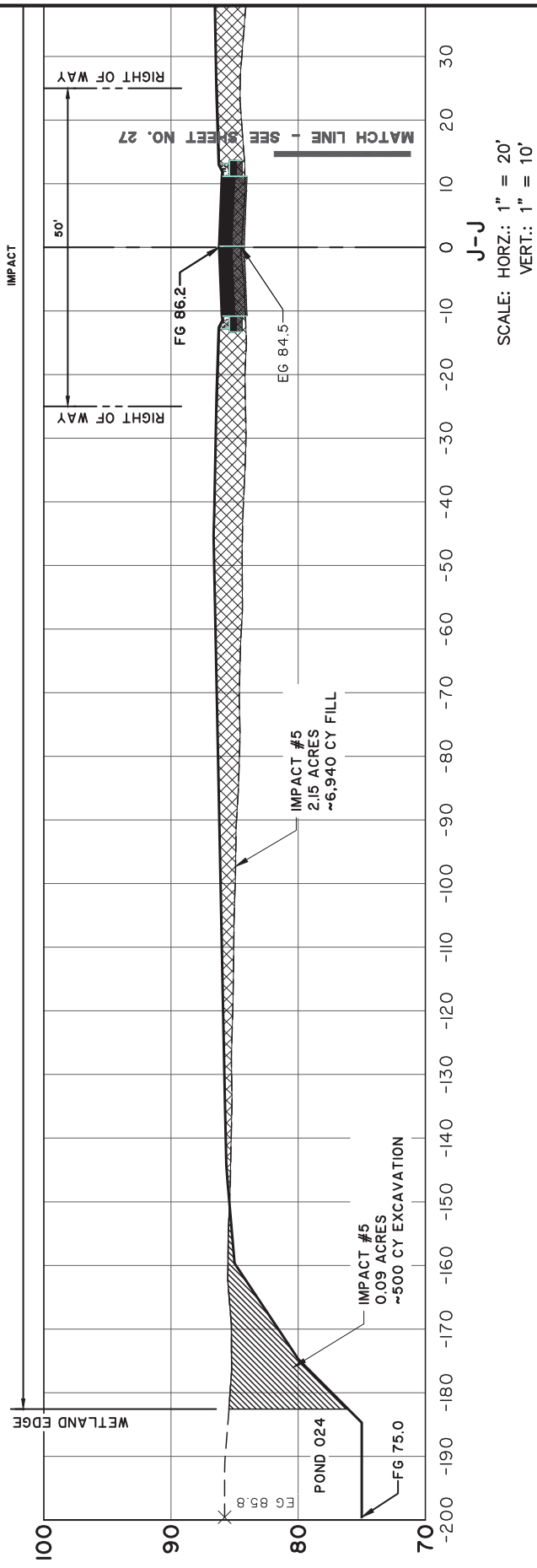
I-I

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION - I-I
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 24
 SCALE: 1" = 20'



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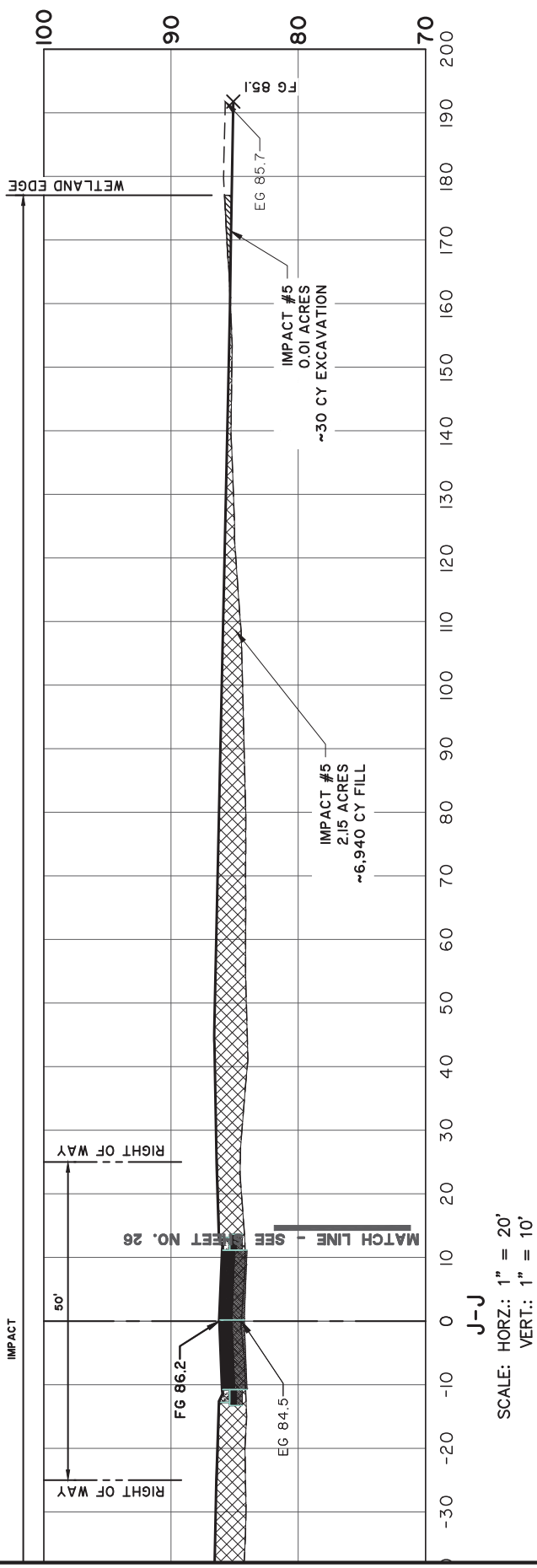
J-J
 SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 10'

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION- J-J
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 26
 SCALE: 1" = 20'



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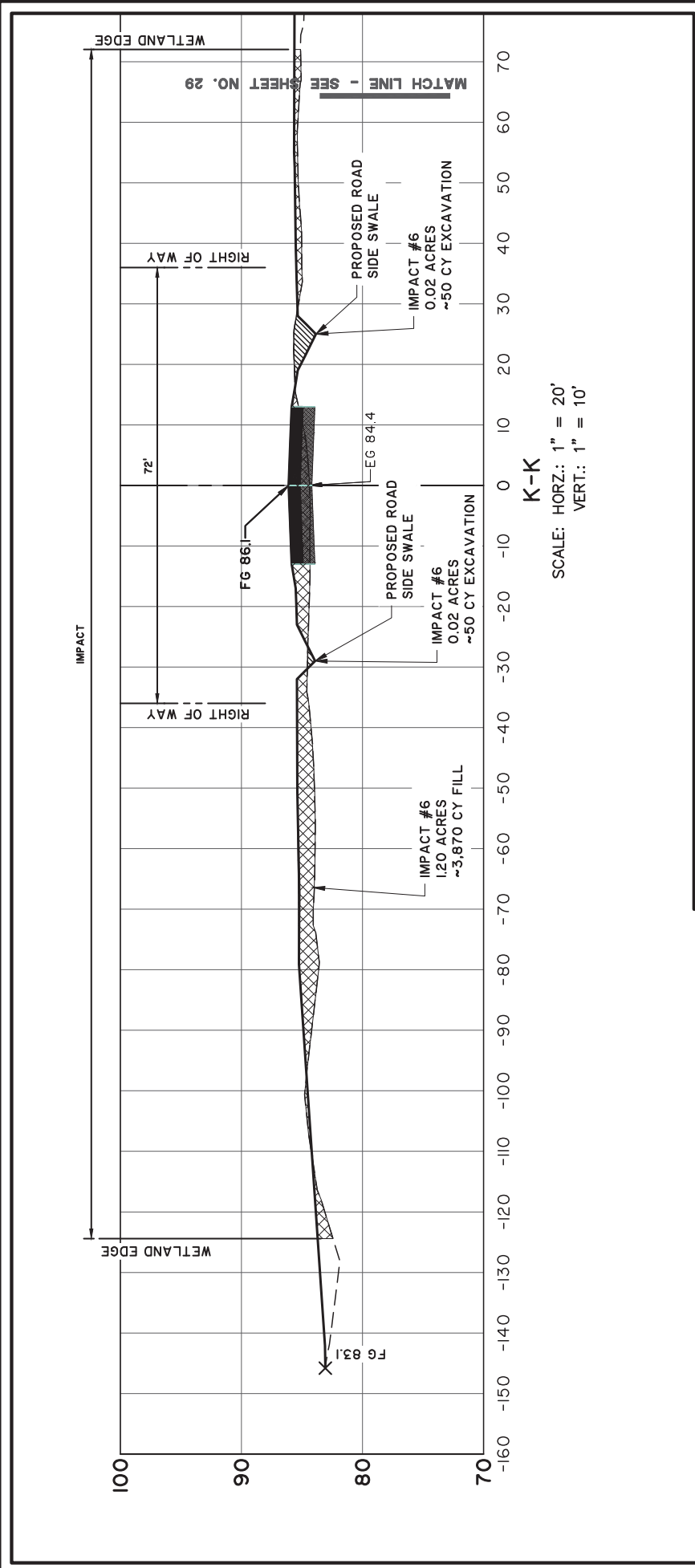


SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION - J-J
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 27
 SCALE: 1" = 20'

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SAC-2023-00612
 July 27, 2023
 Sheet 30 of 51



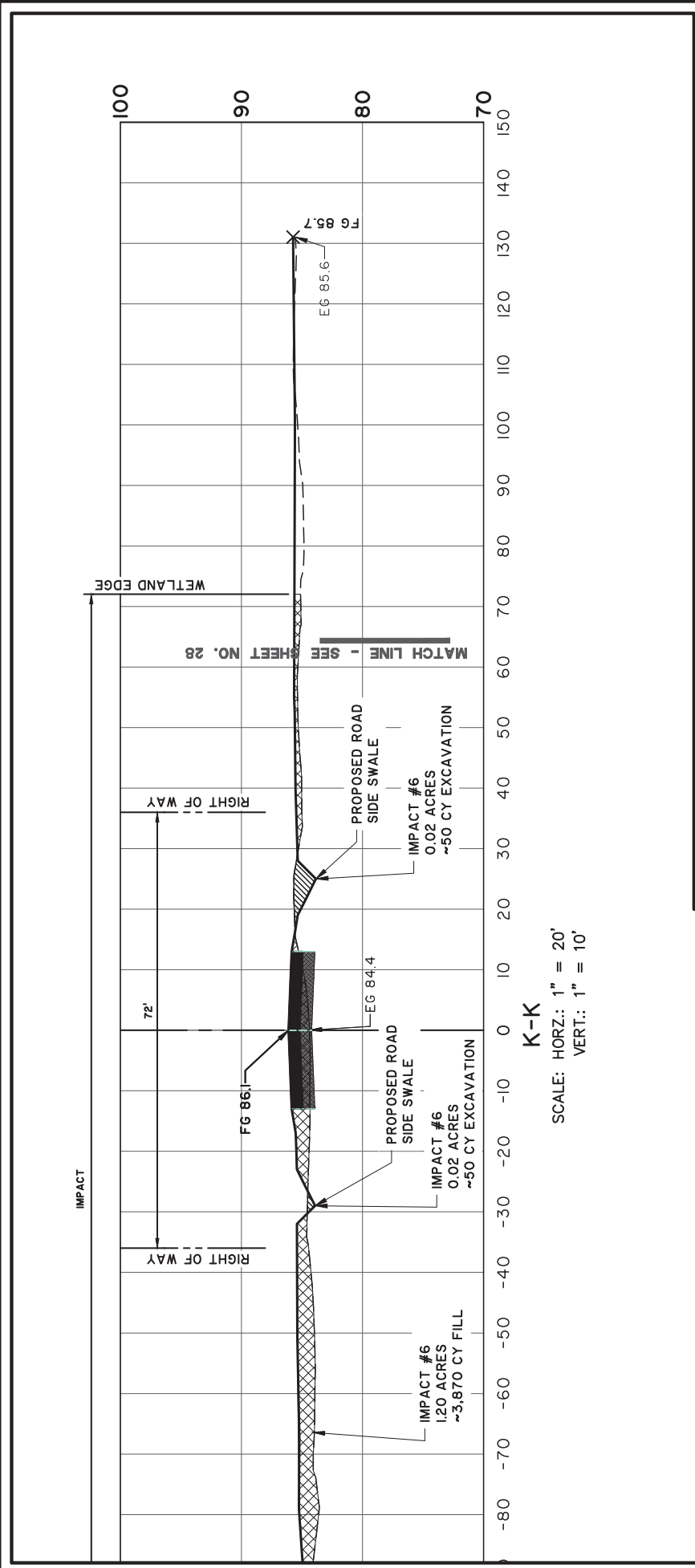
SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 10'

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION - K-K
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 28
 SCALE: 1" = 20'



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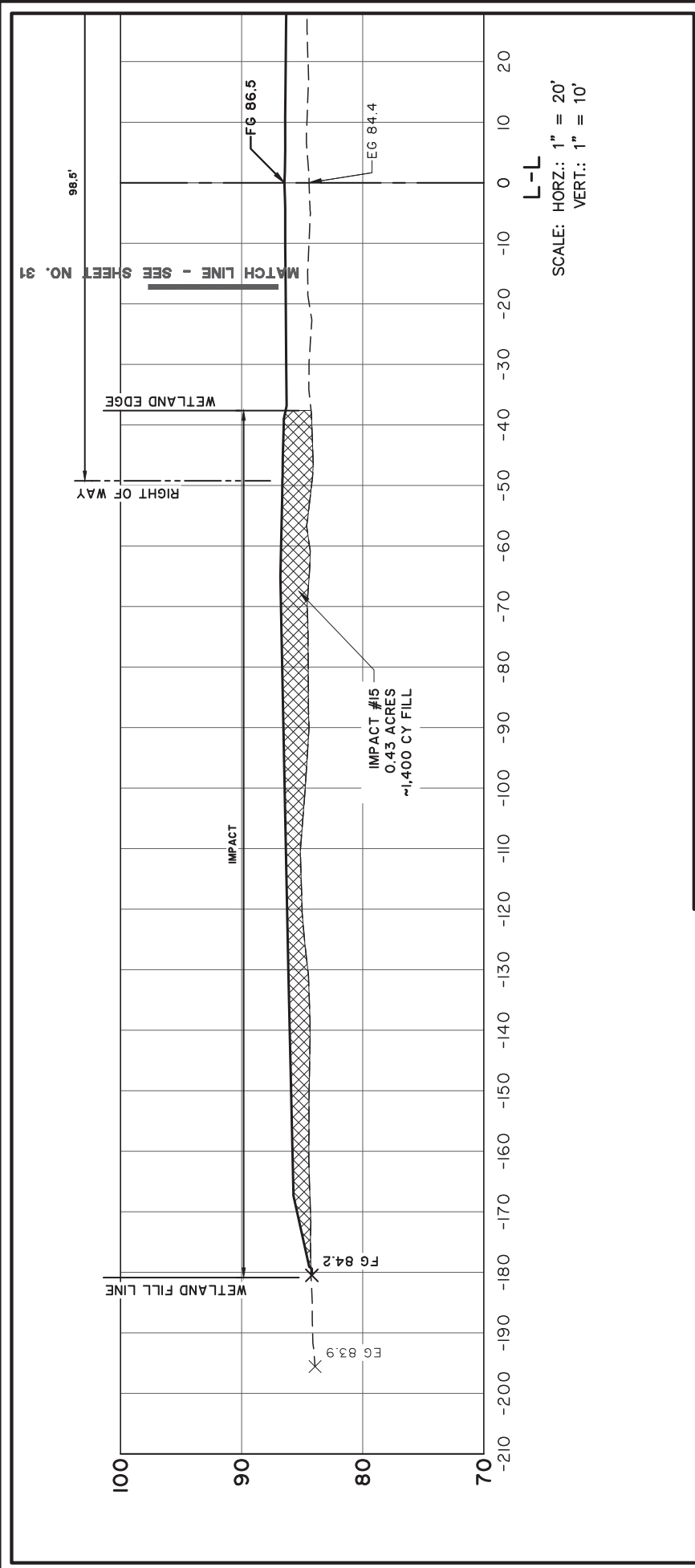
K-K
 SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 10'

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION - K-K
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 29
 SCALE: 1" = 20'



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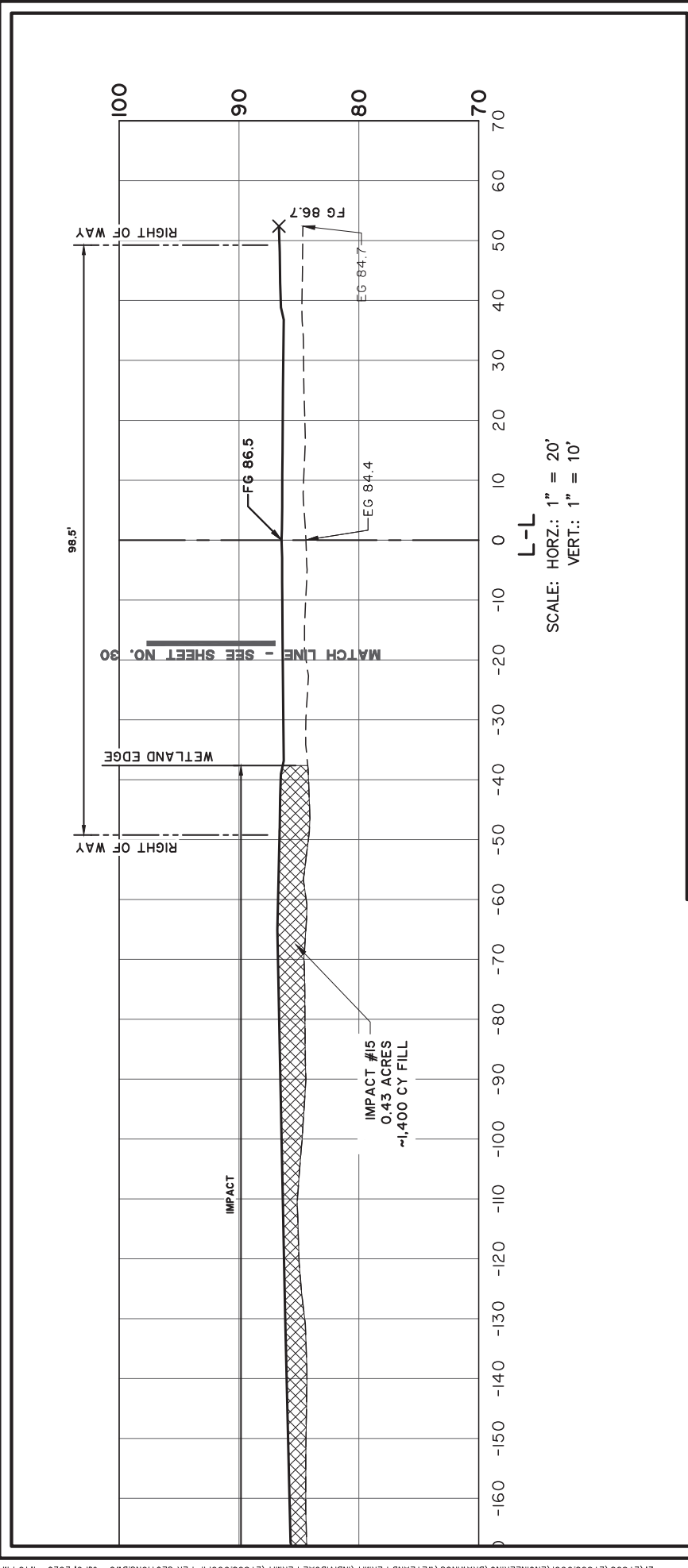


SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION- L-L
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 30
 SCALE: 1" = 20'



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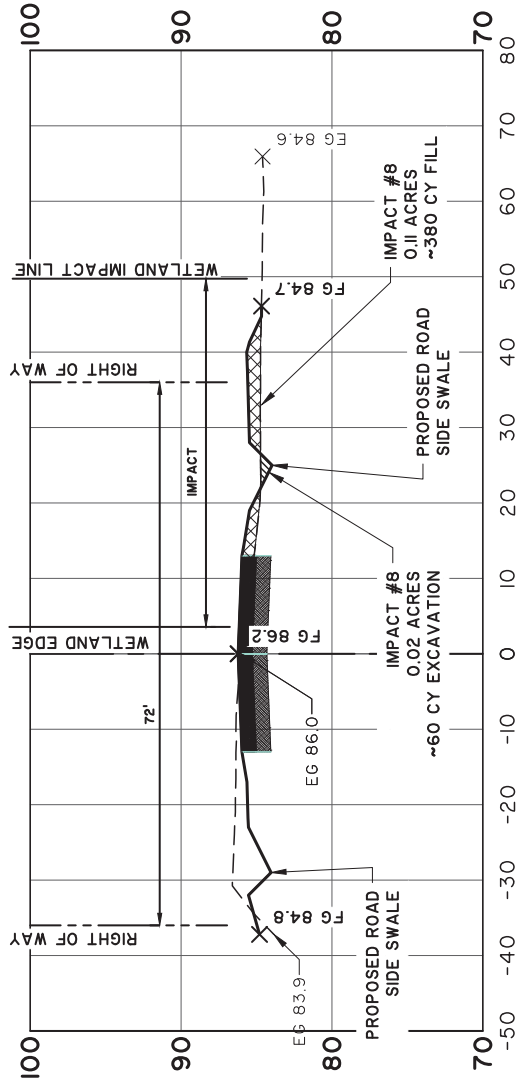
L-L
 SCALE: HORZ.: 1" = 20'
 VERT.: 1" = 10'

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION- L-L
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 31
 SCALE: 1" = 20'



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M-M
 SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 10'

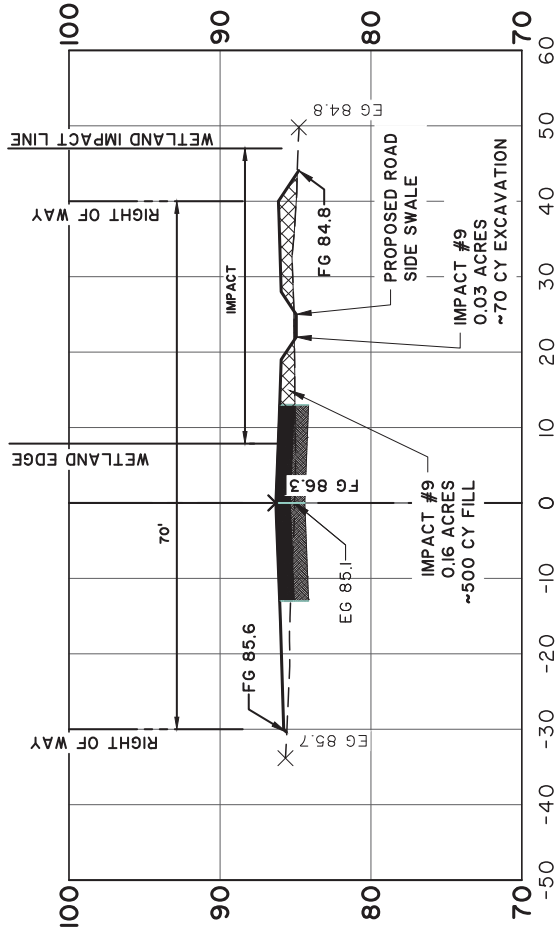
SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION - M-M
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 32
 SCALE: 1" = 20'



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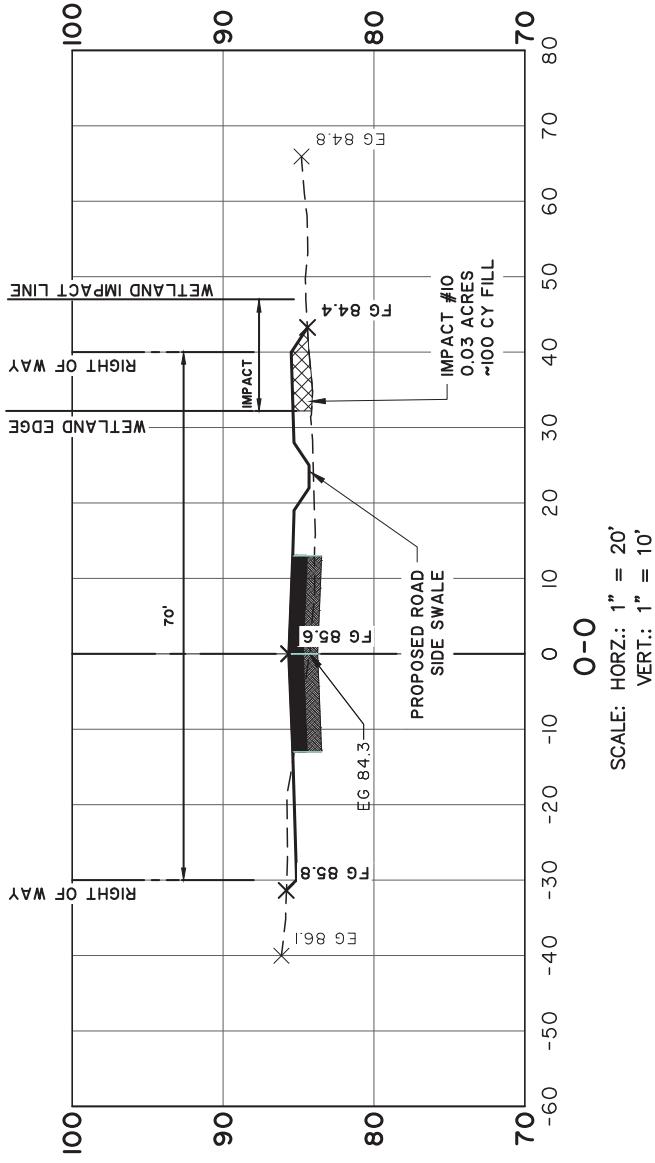
N-N
 SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 10'

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION - N-N
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 33
 SCALE: 1" = 20'



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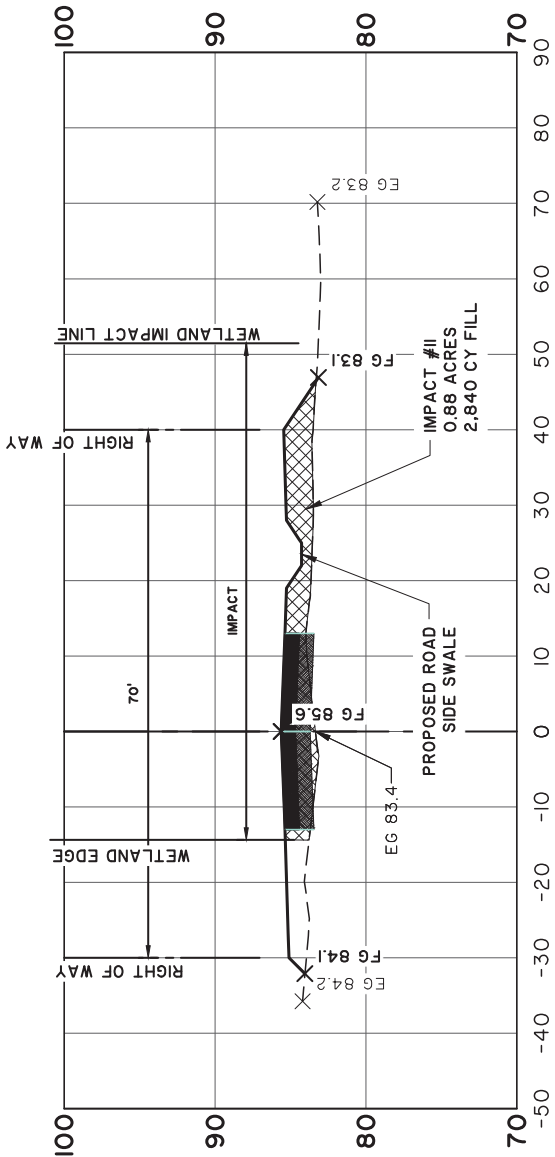


SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION - O-O
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 34
 SCALE: 1" = 20'



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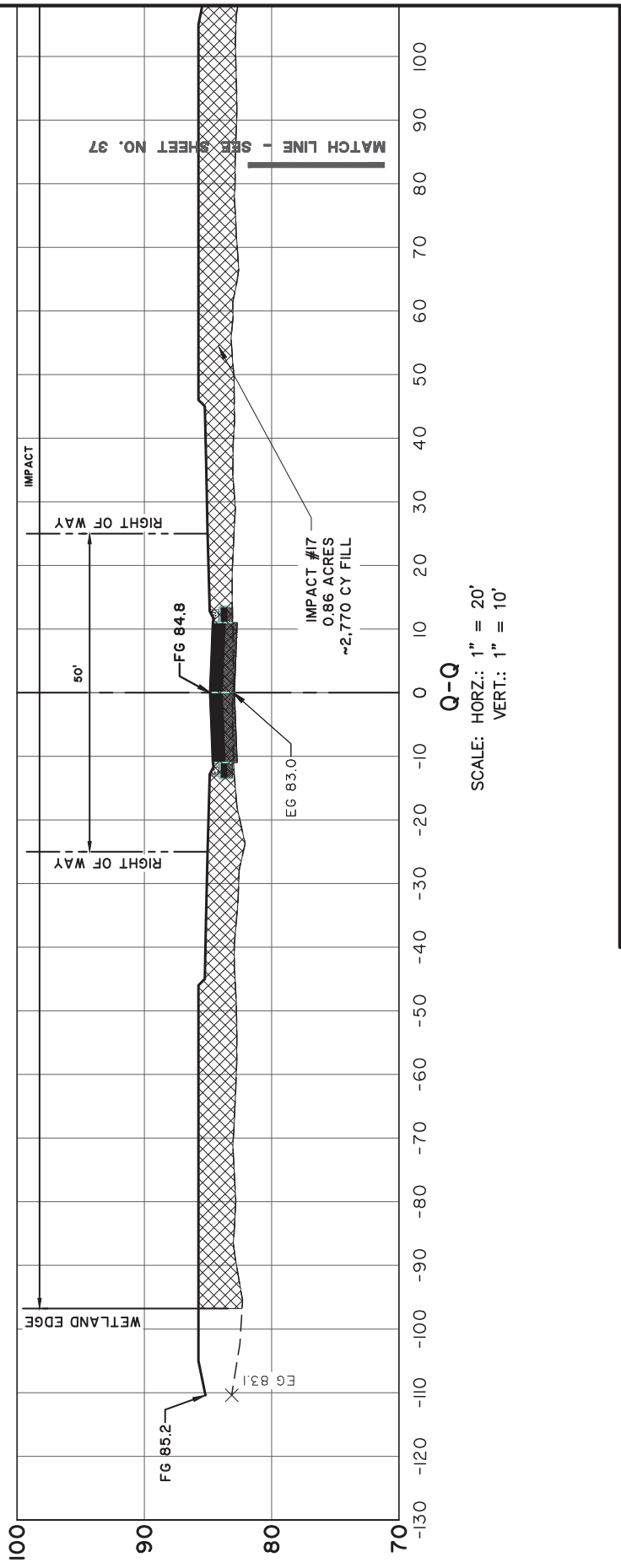


P-P
 SCALE: HORZ.: 1" = 20'
 VERT.: 1" = 10'

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION - P-P
 CLIENT:
D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 35
 SCALE: 1" = 20'

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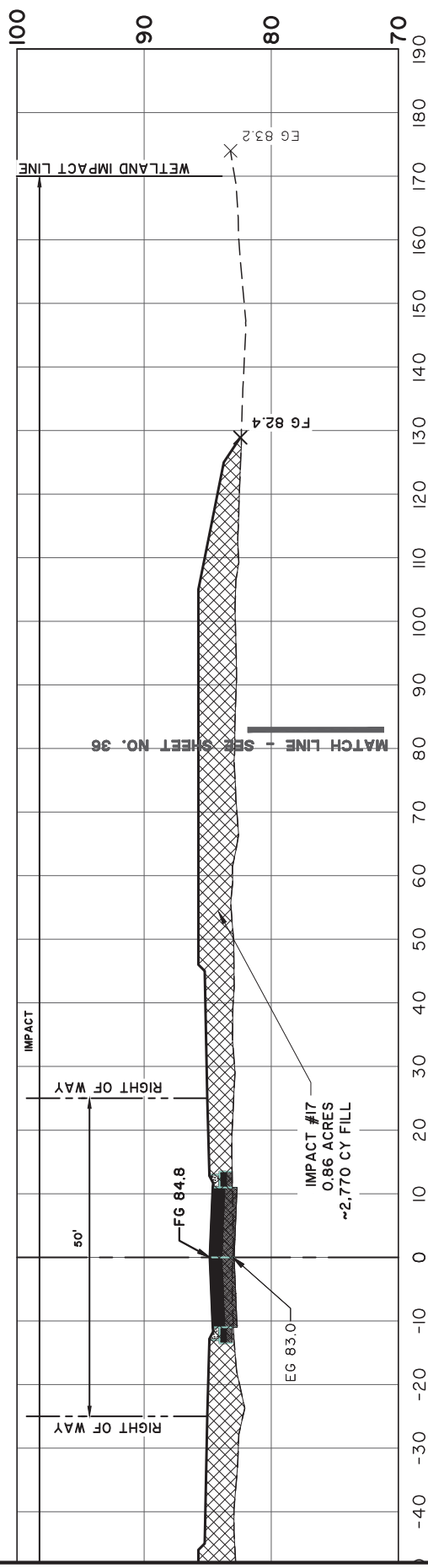
SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION - Q-Q
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001

SHEET: 36
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SCALE: 1" = 20'

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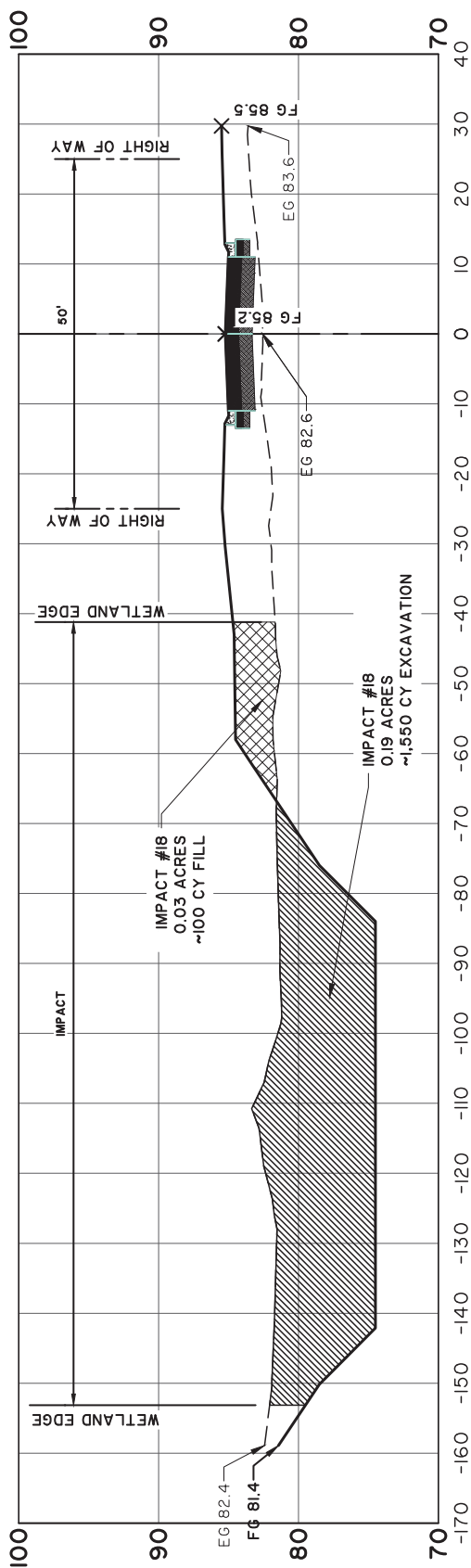


Q-Q
 SCALE: HORZ.: 1" = 20'
 VERT.: 1" = 10'

SHEEP ISLAND WETLAND PERMIT
 SAC-2019-01890
 SECTION - Q-Q
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 37
 SCALE: 1" = 20'

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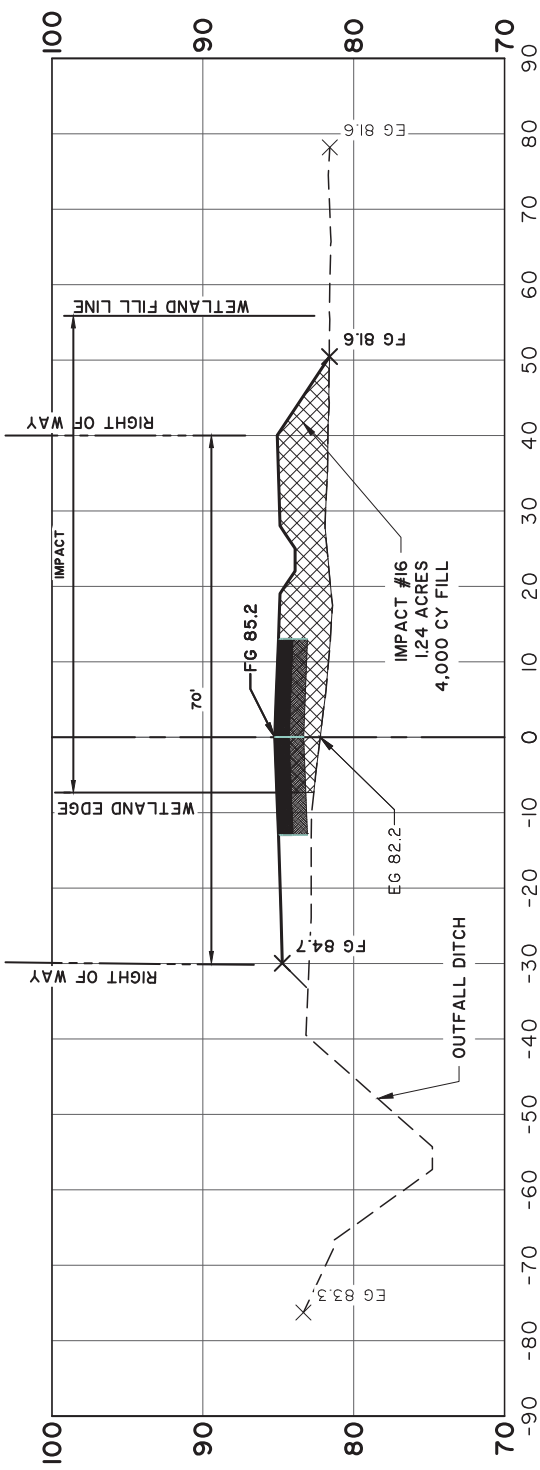
R-R
 SCALE: HORZ.: 1" = 20'
 VERT.: 1" = 10'

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION - R-R
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 38
 SCALE: 1" = 20'



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T-T
 SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 10'

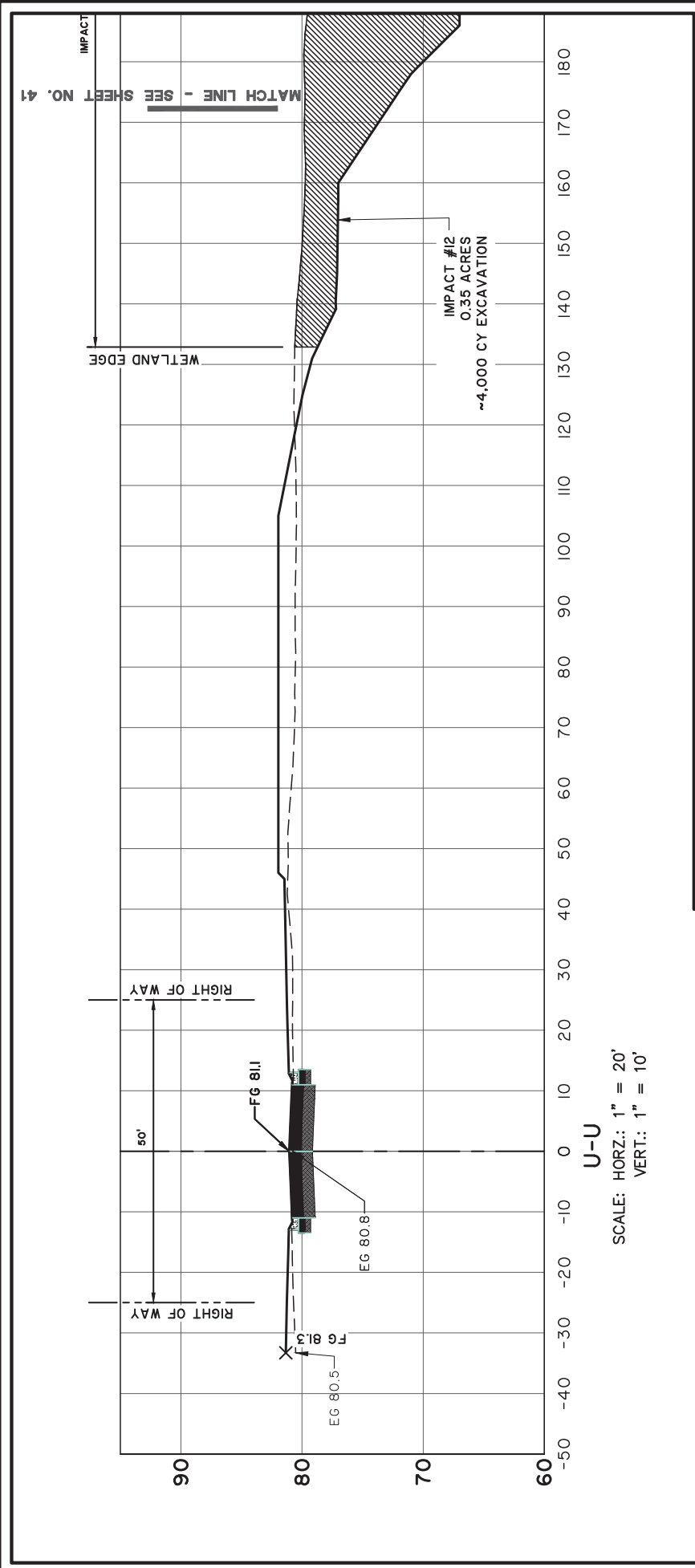
SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION - T-T
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 39
 SCALE: 1" = 20'



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SAC-2023-00612
 July 27, 2023
 Sheet 42 of 51

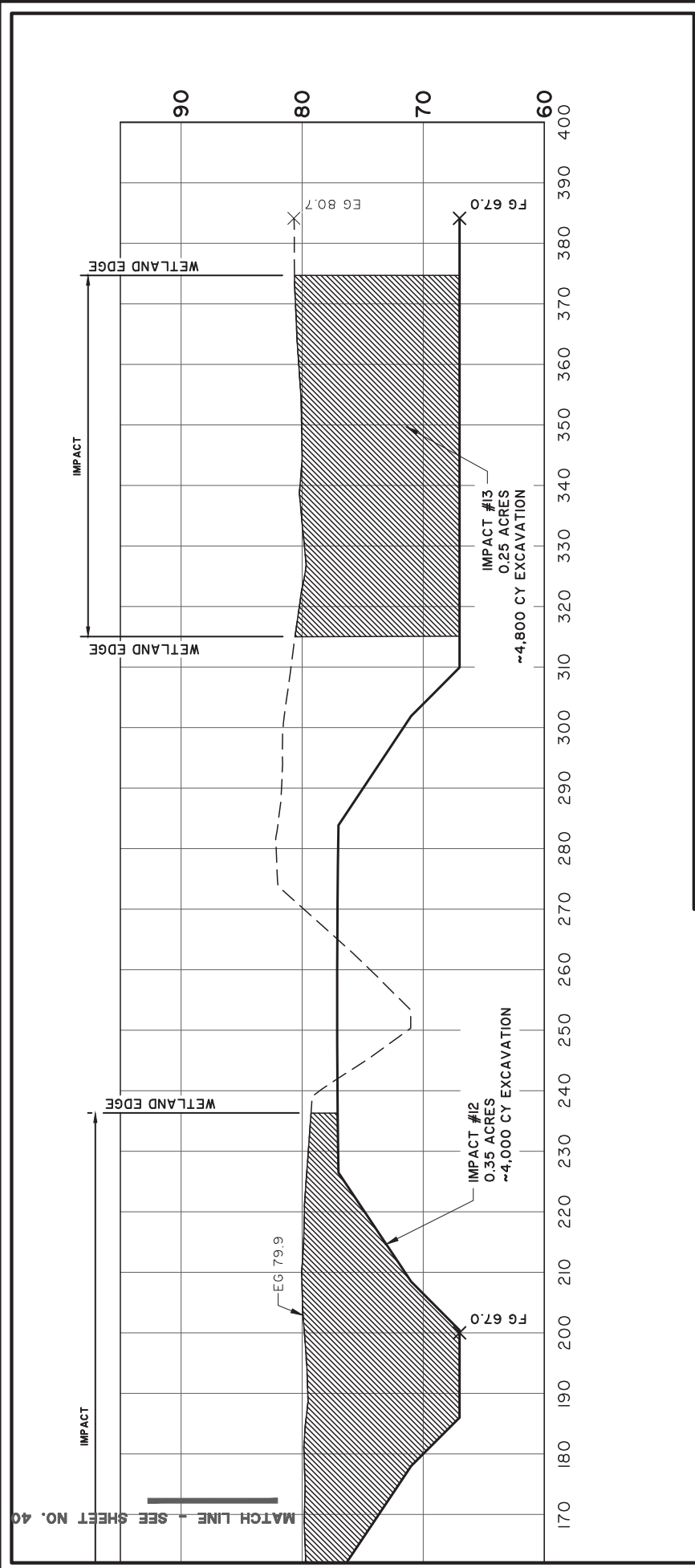


SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION - U-U
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 40
 SCALE: 1" = 20'



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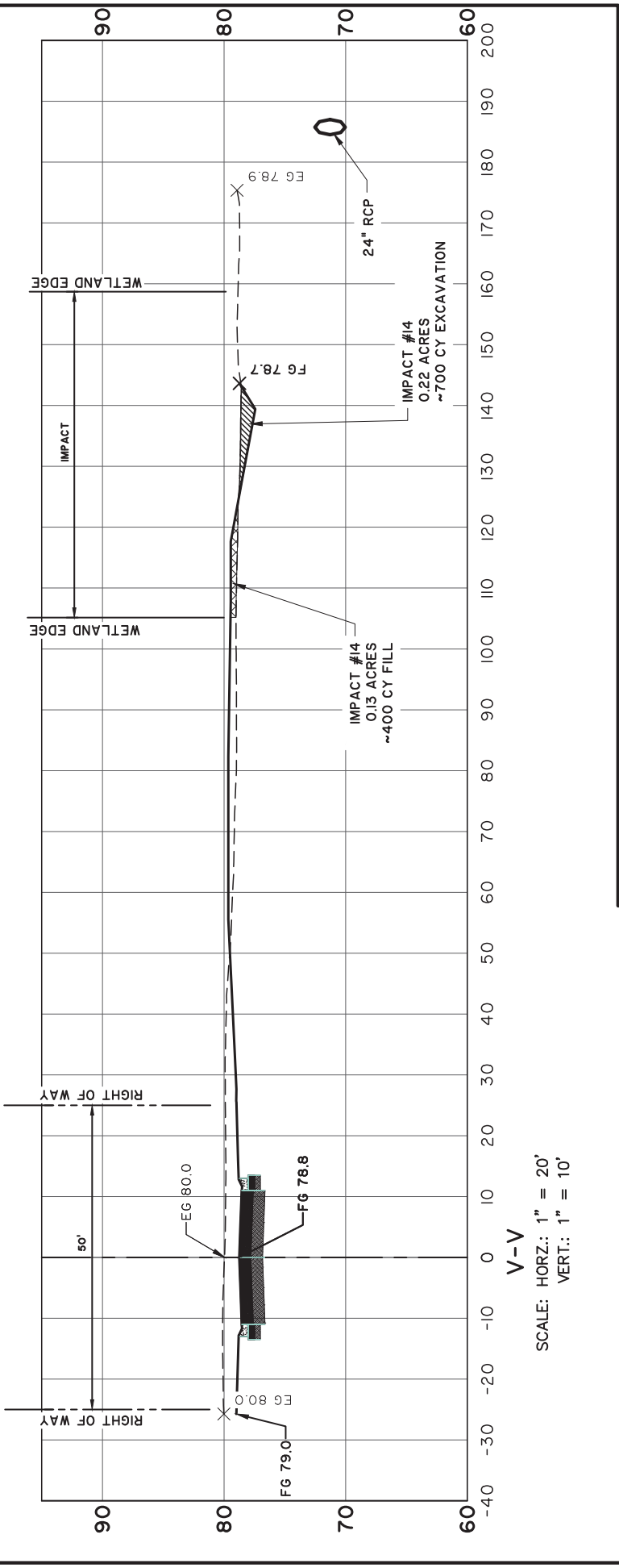


SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION- U-U
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 41
 SCALE: 1" = 20'



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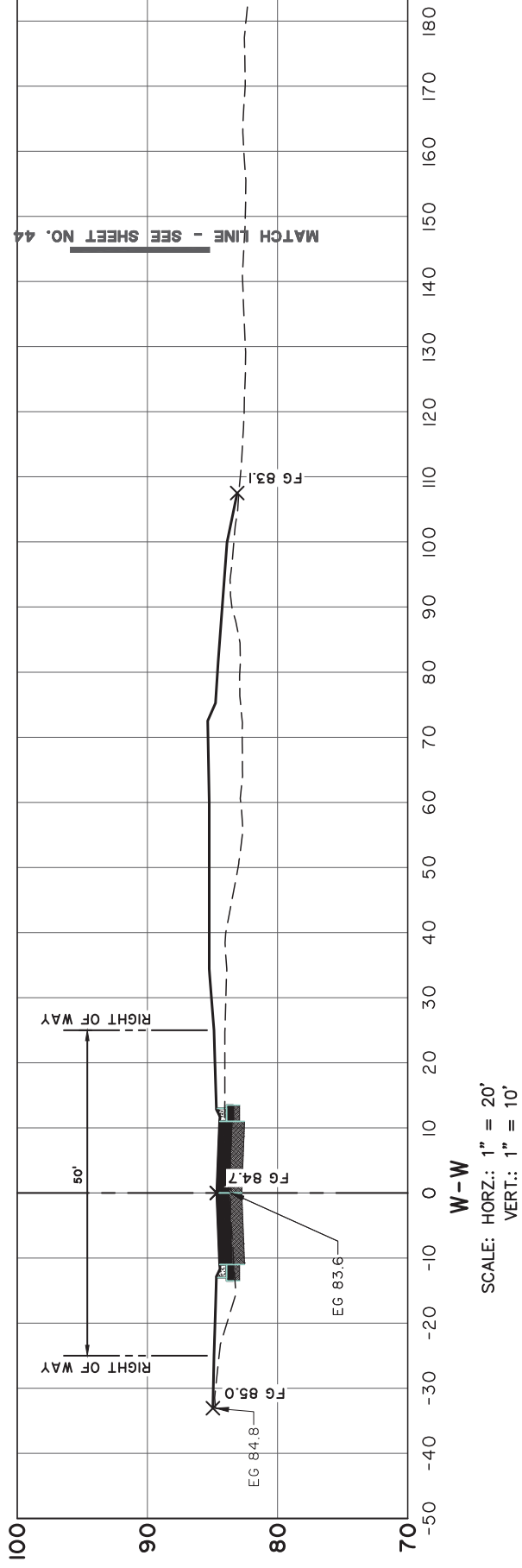
V-V
 SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 10'

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION - V-V
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 42
 SCALE: 1" = 20'



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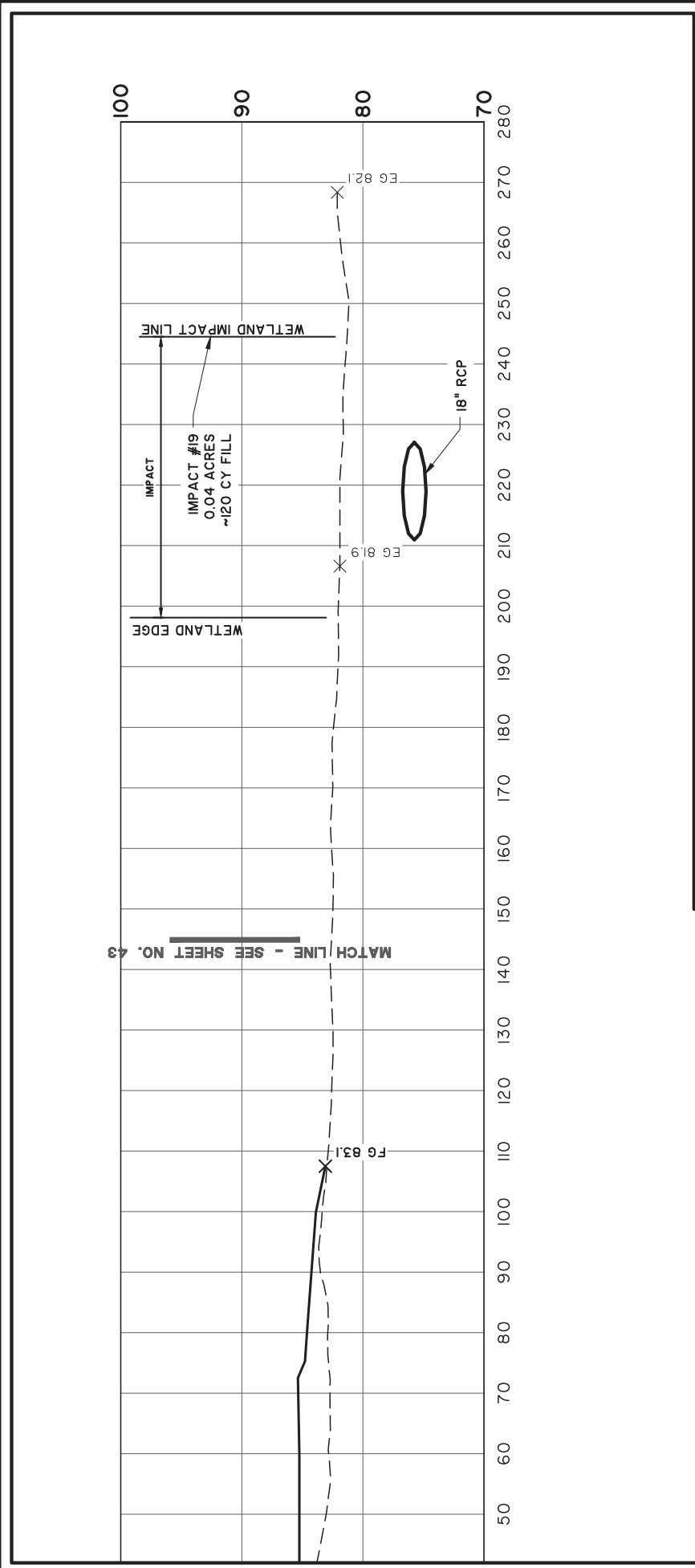
SCALE: HORZ.: 1" = 20'
 VERT.: 1" = 10'

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION W-W
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 43
 SCALE: 1" = 20'



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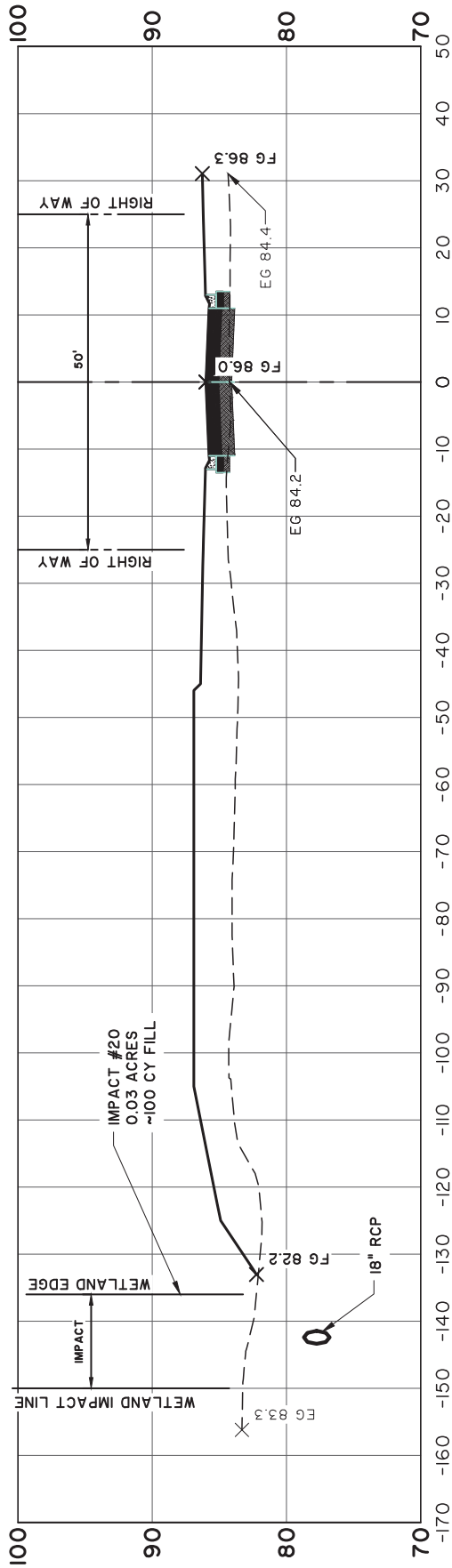
Z:\27603\27603.0001\ENGINEERING\DRAWINGS\WETLAND PERMIT\INDIVIDUAL PERMIT\27603.0001 IP PER SECTIONS.DWG - Jul 5, 2023 - 1:41 PM

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION W-W
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 44
 SCALE: 1" = 20'



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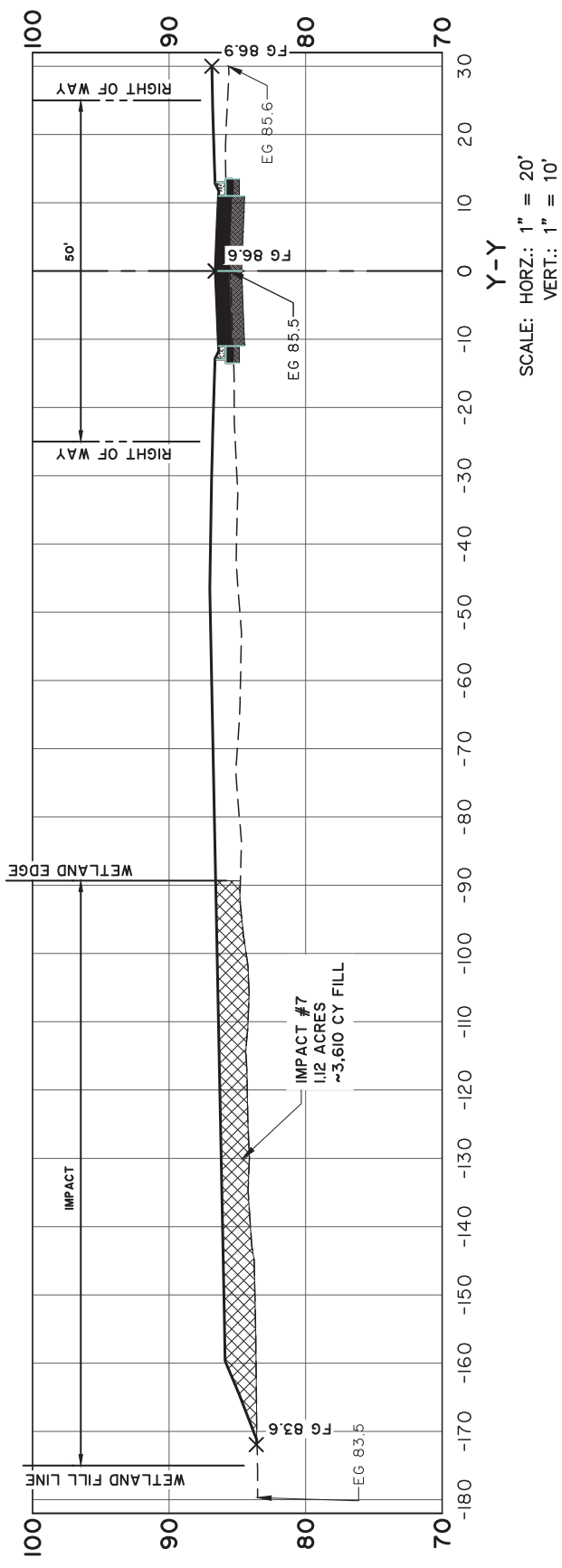
X-X
 SCALE: HORIZ.: 1" = 20'
 VERT.: 1" = 10'

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION X-X
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 SHEET: 45
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SCALE: 1" = 20'



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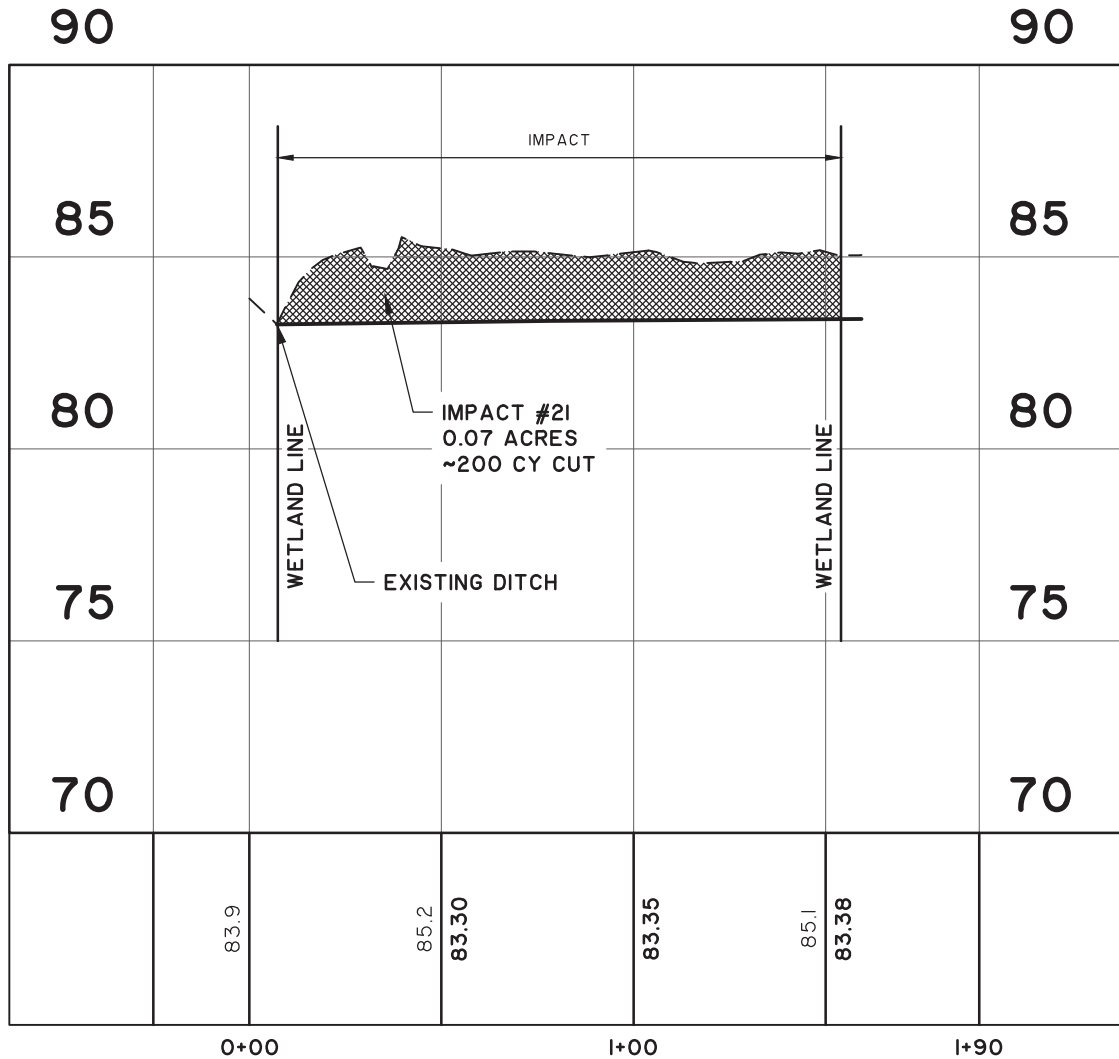
SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION Y-Y
 CLIENT:
 D.R. HORTON, INC.
 LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 46
 SCALE: 1" = 20'



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Z:\27603\27603.000\ENGINEERING\DRAWINGS\WETLAND PERMIT\INDIVIDUAL PERMIT\27603.0001 IP - ADDITIONAL WETLAND IMPACT SECTION Z-Z.DWG - Jun 29, 2023 - 11:43 AM



Z-Z
 STATIONS: -0+25 - 1+90
 SCALE: HORZ.: 1" = 50'
 VERT.: 1" = 5'

LEGEND	
—	PROPOSED GRADE
—	EXISTING GRADE

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890
 SECTION - Z-Z
 CLIENT:
 D.R. HORTON, INC.

LOCATION: BERKELEY COUNTY, SOUTH CAROLINA
 DATE: 3-8-2022
 JOB NUMBER: J-27603.0001
 DRAWN BY: MCB
 REVIEWED BY: DKW
 SHEET: 46B
 SCALE: 1" = 50'



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Z:\27603\27603.000\ENGINEERING\DRAWINGS\WETLAND PERMIT\INDIVIDUAL PERMIT\27603.000\IP PROPERTY OWNERS.DWG - Jul 5, 2023 - 1:42 PM

ADJACENT PROPERTY TABLE	
①	LETITIA M. ROBERTS, ETAL, TMS# 208-00-01-059,
②	IDA MAZYCK SIMMONS, TMS# 208-00-02-037,
③	NATHANIEL & BENJAMIN WALKER, TMS# 208-00-02-079,
④	KEVIN R. CARRELL, TMS# 208-00-02-081,
⑤	ANNA L. & BRADFORD SAMPSON, TMS# 208-00-02-040,
⑥	PULTE HOME COMPANY, LLC, TMS# 208-15-02-100,
⑦	DEL WEBB AT NEXTON COMMUNITY ASSOCIATION, INC, TMS# 208-15-01-147,
⑧	DEL WEBB AT NEXTON COMMUNITY ASSOCIATION, INC, TMS# 208-15-03-061,
⑨	PULTE HOME COMPANY, LLC, TMS# 221-00-00-246,
⑩	NASH-NEXTON HOLDINGS, LLC TMS# 195-00-00-046,
⑪	HEIRS OF PETER MAZYCK, TMS# 208-00-02-001,
⑫	VELETER MAZYCK, ETAL, TMS# 208-00-02-034,
⑬	NASH-NEXTON HOLDINGS, LLC, TMS# 221-00-00-212,
⑭	PULTE HOME COMPANY, LLC, TMS# 221-00-02-051,
⑮	NASH-NEXTON HOLDINGS, LLC, TMS# 221-00-00-175,
⑯	SL BERKELEY COUNTY I ,LLC, TMS# 221-00-00-221,
⑰	SL BERKELEY COUNTY I ,LLC, TMS# 221-00-00-149,
⑱	GEORGE GIBBS SR., ETAL, TMS# 208-00-01-058,

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890

ADJACENT PROPERTY OWNERS

CLIENT:

D.R. HORTON, INC.

LOCATION: BERKELEY COUNTY, SOUTH CAROLINA

DATE: 3-8-2022

DRAWN BY: MCB

SHEET: 47

JOB NUMBER: J-27603.0001

REVIEWED BY: DKW

SCALE: 1" = 2000'



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Z:\27603\27603.000\Engineering\Drawings\Wetland Permits\Individual Permits\27603.0001 IP Wetland Summary.dwg - Jun 30, 2023 - 11:27:42 AM

WETLAND SUMMARY

EXISTING CONDITIONS

WETLANDS:	525.0 ACRES
UPLANDS:	310.6 ACRES

TOTAL PROJECT AREA:	835.6 ACRES
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WETLAND PRESERVED:	504.0 ACRES
WETLAND IMPACTED (FILL):	10.7 ACRES
WETLAND IMPACTED (EXCAVATION):	1.6 ACRES
UPLAND BUFFER:	38.4 ACRES



WETLAND



UPLAND BUFFER



WETLAND IMPACT (FILL)



WETLAND IMPACT (EXCAVATION)

SHEEP ISLAND WETLAND PERMIT

SAC-2019-01890

WETLAND SUMMARY

CLIENT:

D.R. HORTON, INC.

LOCATION: BERKELEY COUNTY, SC

DATE: 07-05-2023

DRAWN BY: JBS

SHEET: 13

JOB NUMBER: J-27603.0001

REVIEWED BY: DKW

SCALE: 1" = 1'



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