

**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**  
**North Charleston, South Carolina 29405**

REGULATORY DIVISION

Refer to: P/N SAC-2023-01209

March 20, 2023

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**Ms. Heather Bounds**  
**Contender Development**  
**5 Century Drive, Suite 240**  
**Greenville, South Carolina 29607**

for a permit to construct a residential development which will impact

wetlands and streams adjacent to the existing Oak Hill Golf Course

at a location approximately 3 miles north of the junction between Fairfield Road and U.S. Interstate 20 in Columbia, Richland County, South Carolina (Latitude: 34.1078°, Longitude: -81.0364°).

In order to give all interested parties an opportunity to express their views

**N O T I C E**

is hereby given that written statements regarding the proposed work will be received by 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.

The proposed work would include the following impacts: discharge of fill material in 0.12 acres of freshwater wetland and 0.1243 acres of freshwater stream for the development of road crossings within the development. The applicant has proposed to mitigate the loss of waters of the U.S. by purchasing A total of 1779.48 stream credits and 1.332 wetland credits from a Corps approved mitigation bank.

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

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). 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. This Public Notice will serve as the notification to the Administrator of the Environmental Protection Agency (EPA) pursuant to section 401(a)(2) of the Clean Water Act.

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 0.12 acre of freshwater wetlands and 0.1243 acres of freshwater stream located upstream from estuarine habitat 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.

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 will have no effect on the Tricolored Bat, Red-cockaded Woodpecker, Monarch Butterfly, Canby's Dropwort, Rough-leaved Loosestrife, Smooth Coneflower; and the project will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S.



July 5, 2023

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.

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 historic properties, are present; moreover, these historic properties may be affected by the undertaking. This public notice serves to notify the State Historic Preservation Office that the Corps plans to initiate Section 106 consultation on these historic properties. Individuals or groups who would like to be consulting parties for the purposes of the NHPA should make such a request to the Corps in writing within 30 days of this public notice. 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 other interested parties to provide any information they may have with regard to historic properties.

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.

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 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 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

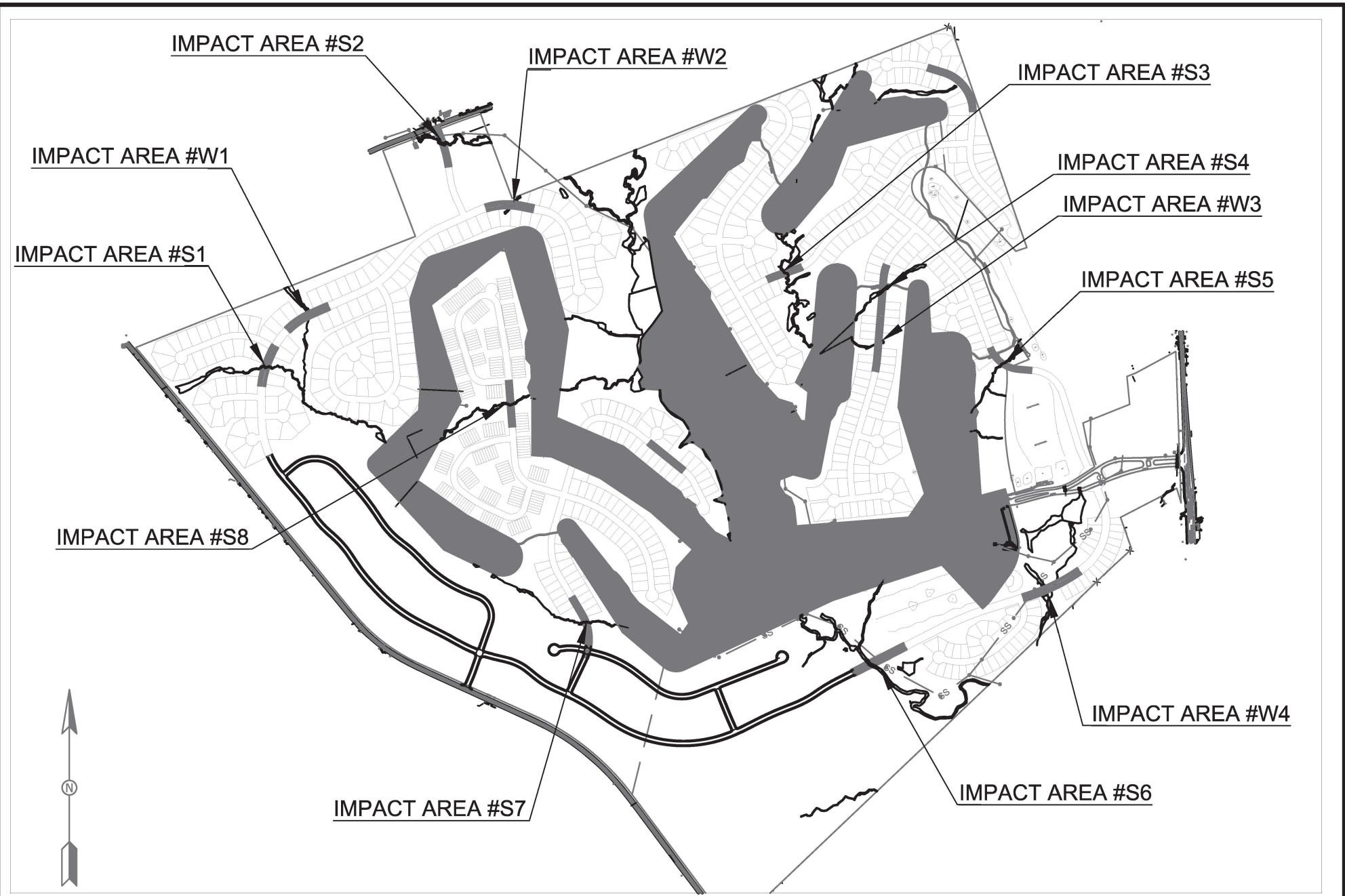
July 5, 2023

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.

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. **Please submit comments in writing, identifying the project of interest by public notice number, to the following address:**

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69A Hagood Avenue  
Charleston, South Carolina 29403-5107**

If there are any questions concerning this public notice, please contact Carl Johnson, Project Manager, at (843) 494-0348, or by email at [Carl.a.Johnson@usace.army.mil](mailto:Carl.a.Johnson@usace.army.mil).



GRAPHIC SCALE

1 inch = 1000 feet

710 Lowndes Hill Road  
Greenville, SC 29607  
(828) 553-9548

DRAWN BY:	LHB
DATE:	29nov2023
PROJECT NO.:	1959

**OVERVIEW**  
OAK HILL  
CONTENDER  
RICHLAND COUNTY

SHEET NO.

4

IMPACT AREA #W1  
FILL  
0.02 AC.

IMPACT AREA #S1  
CULVERT  
95 LF, 0.01 AC.

IMPACT AREA #S2  
CULVERT  
89 LF, 0.02 AC.

IMPACT AREA #W2  
FILL  
0.03 AC.

IMPACT AREA #S8  
CULVERT  
76 LF, 0.01 AC.

IMPACT AREA #S7  
CULVERT  
78 LF, 0.007 AC.



GRAPHIC SCALE

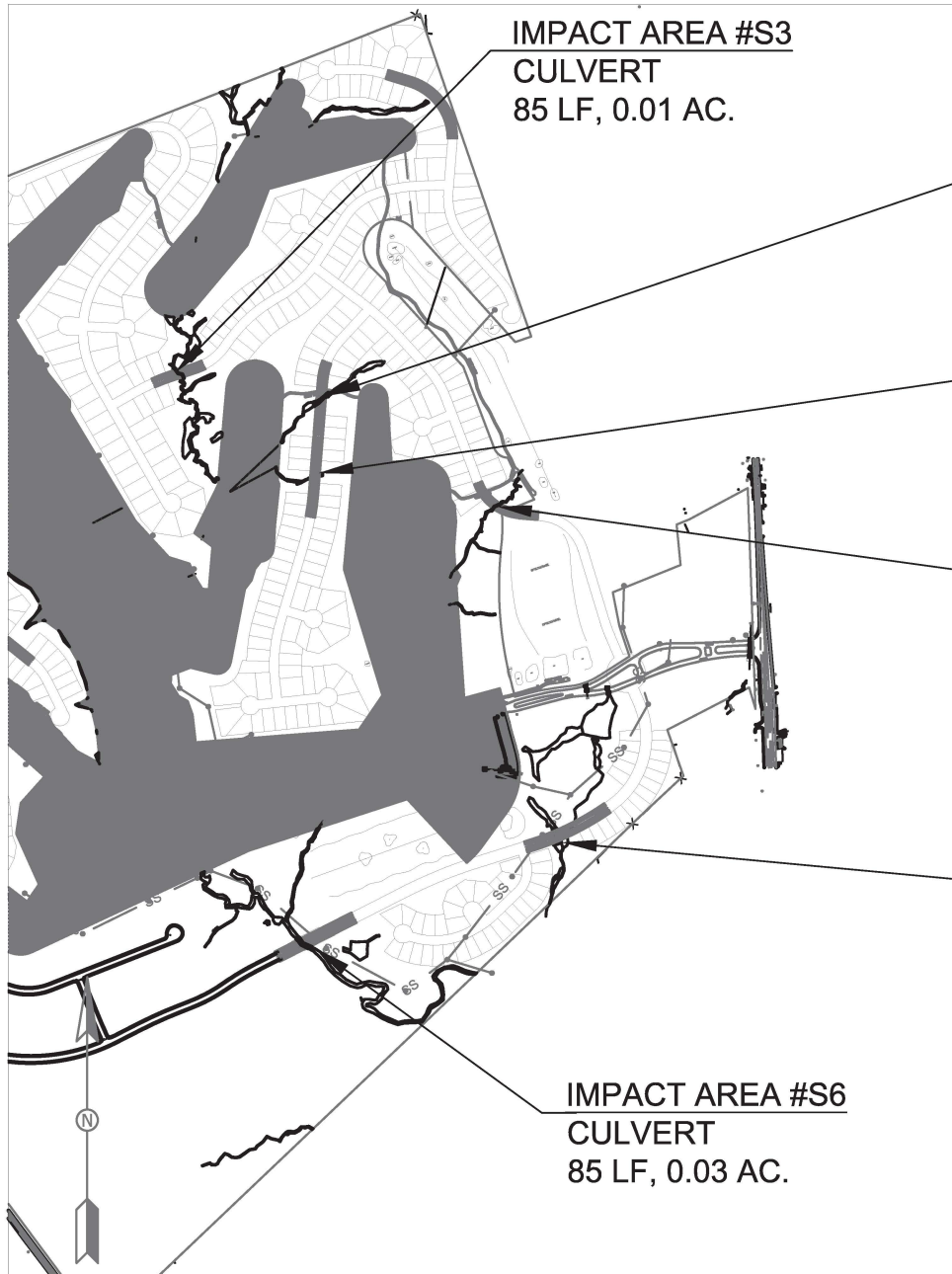
1 inch = 1000 feet

**OVERVIEW WEST SIDE**

OAK HILL  
CONTENDER  
RICHLAND COUNTY

SHEET NO.

**5**



**IMPACT AREA #S4**  
CULVERT  
90 LF, 0.02 AC.

**IMPACT AREA #W3**  
FILL  
0.01 AC.

**IMPACT AREA #S5**  
CULVERT  
73.5 LF, 0.008 AC.

**IMPACT AREA #W4**  
FILL  
0.06 AC

**IMPACT AREA #S6**  
CULVERT  
85 LF, 0.03 AC.

# **GRAPHIC SCALE**

1 inch = 1000 feet

710 Lowndes Hill Road  
Greenville, SC 29607  
(828) 553-9548

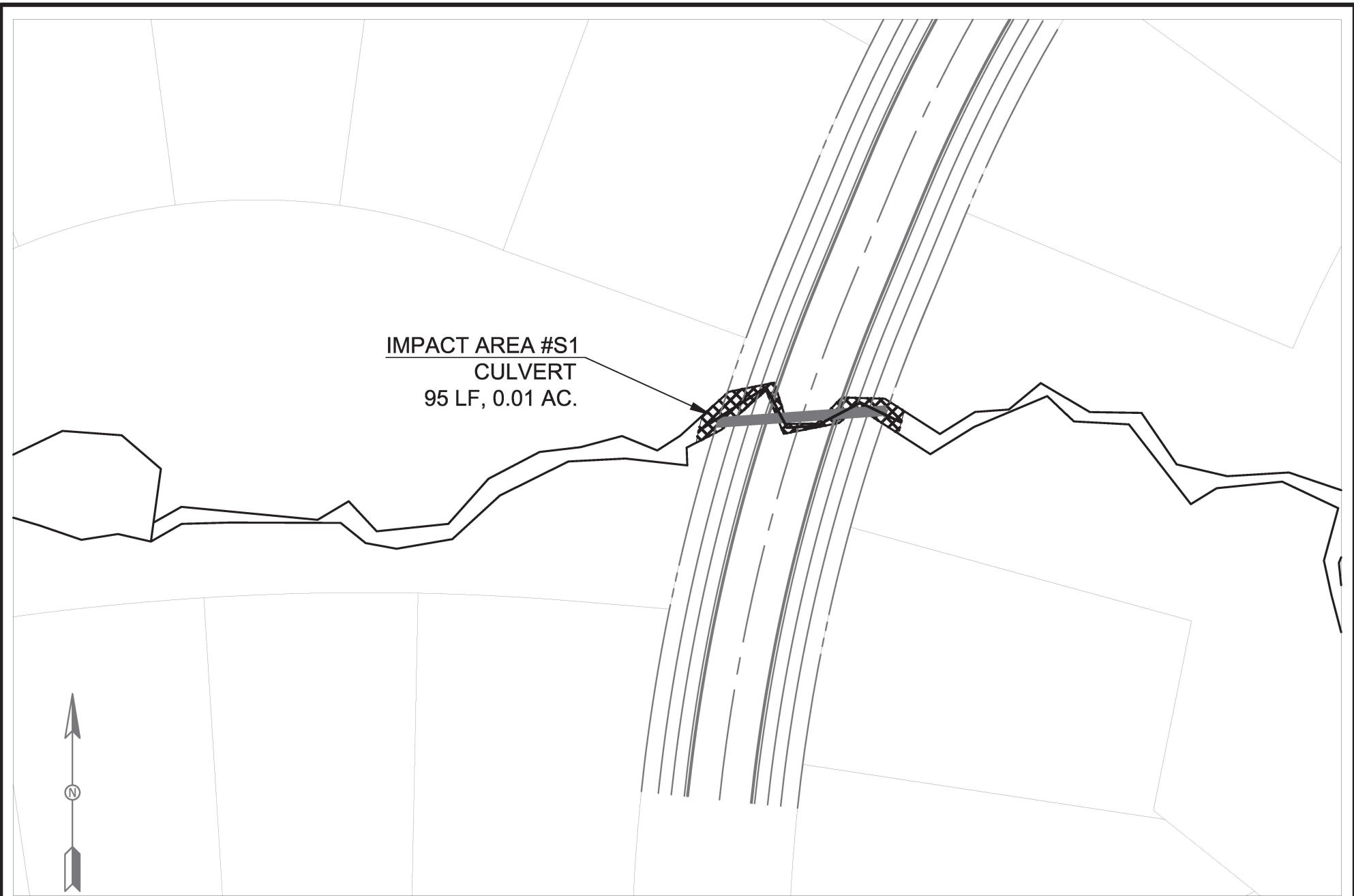
DRAWN BY: LHB  
DATE: 29nov2023  
PROJECT NO.: 1959

## **OVERVIEW EAST SIDE**

OAK HILL  
CONTENDER  
RICHLAND COUNTY

SHEET NO.

**6**



IMPACT AREA #W1  
FILL  
0.02 AC.



GRAPHIC SCALE

1 inch = 50 feet

DRAWN BY:	LHB
DATE:	29nov2023
PROJECT NO.:	1959

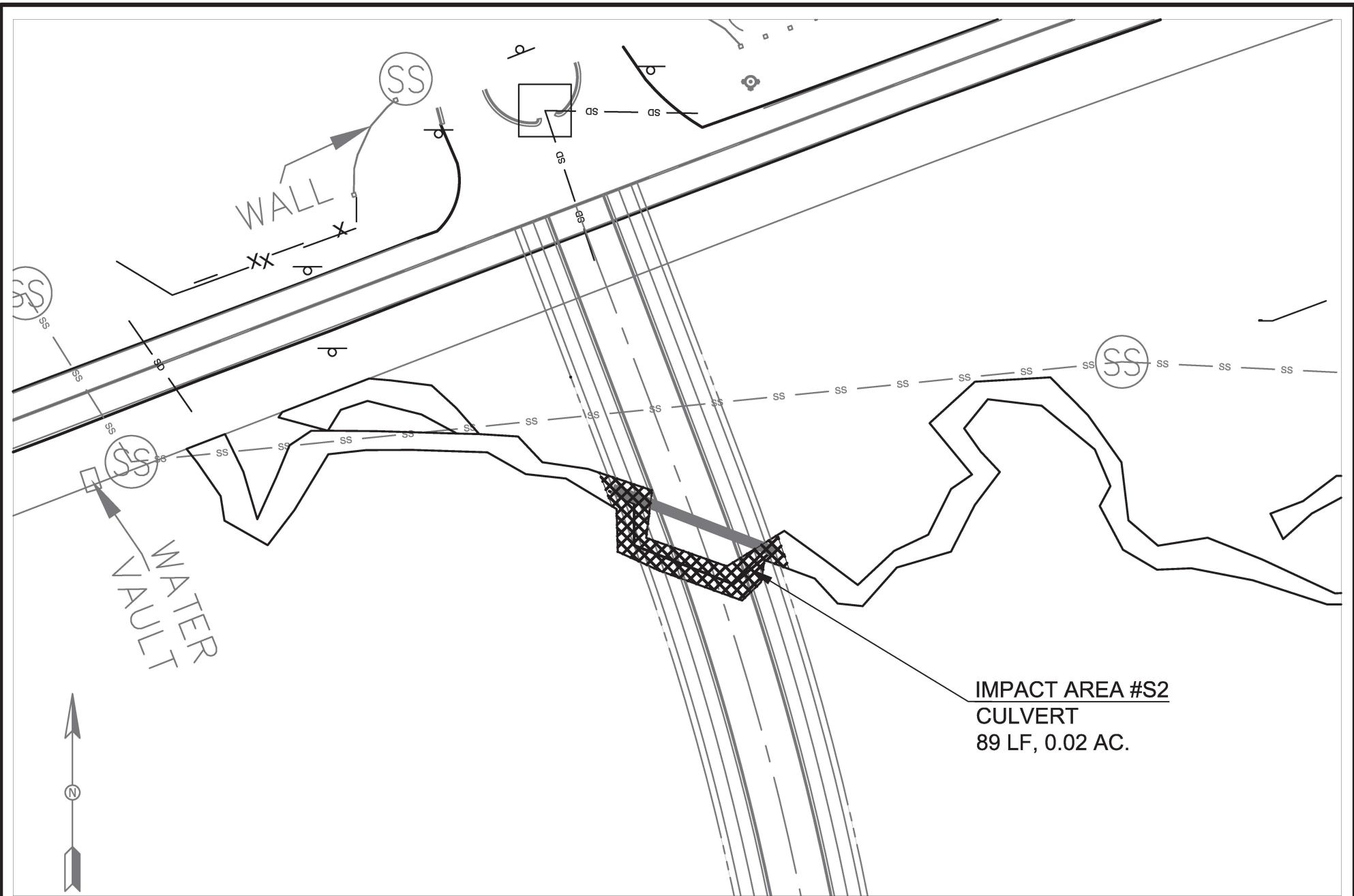
**W1 IMPACT DETAIL**

OAK HILL  
CONTENDER  
RICHLAND COUNTY

SHEET NO.

**8**

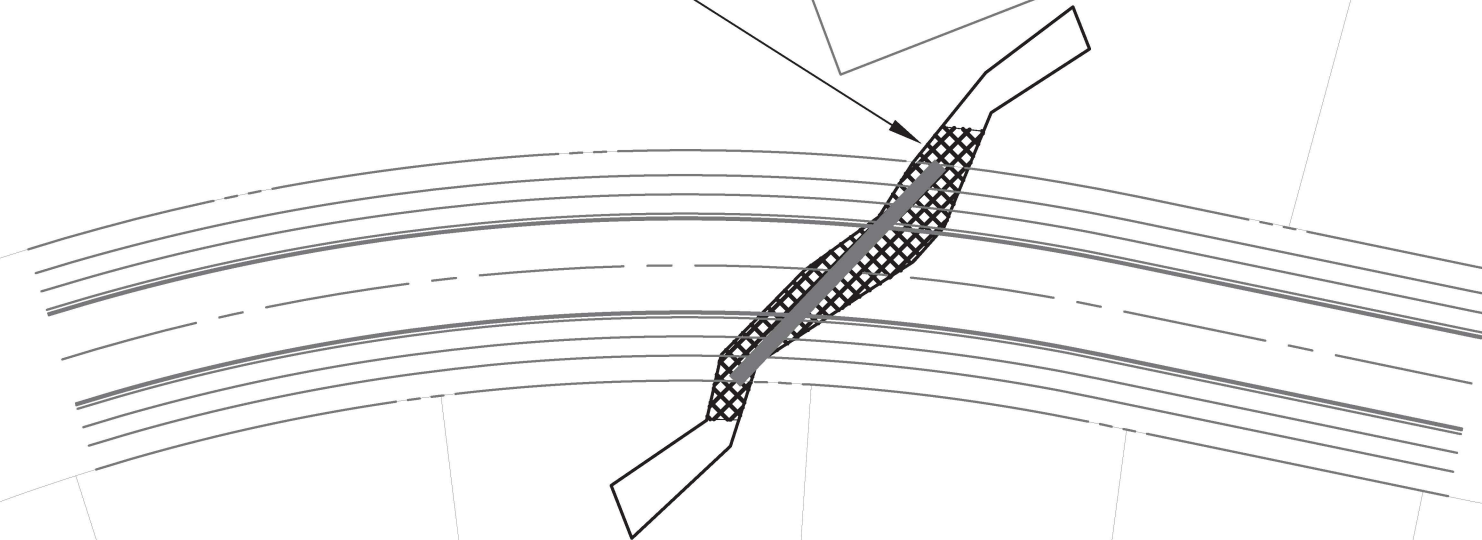




IMPACT AREA #S2  
CULVERT  
89 LF, 0.02 AC.



IMPACT AREA #W2  
FILL  
0.03 AC.



GRAPHIC SCALE

1 inch = 50 feet

**W2 IMPACT DETAIL**

OAK HILL  
CONTENDER  
RICHLAND COUNTY

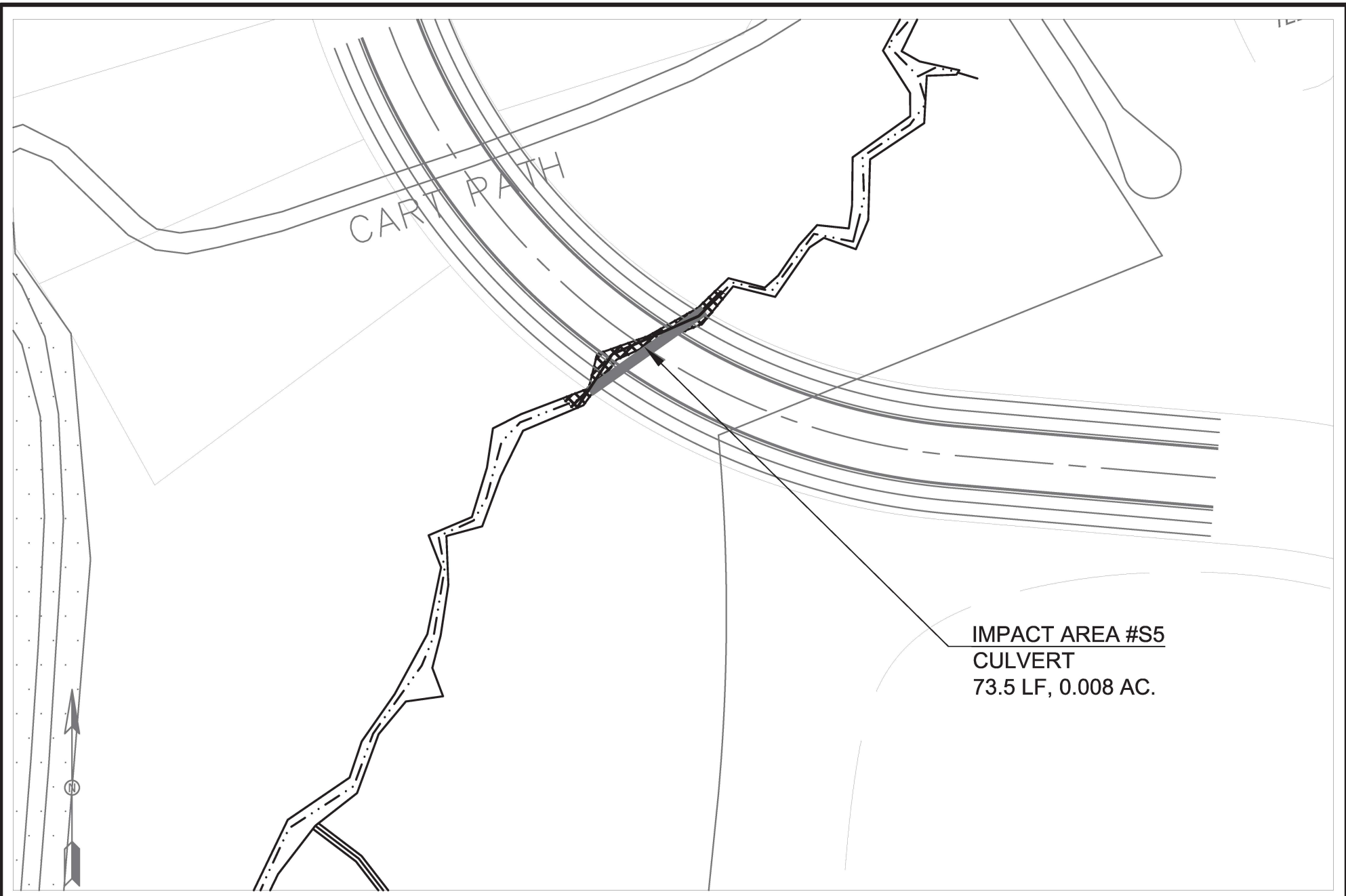
SHEET NO.

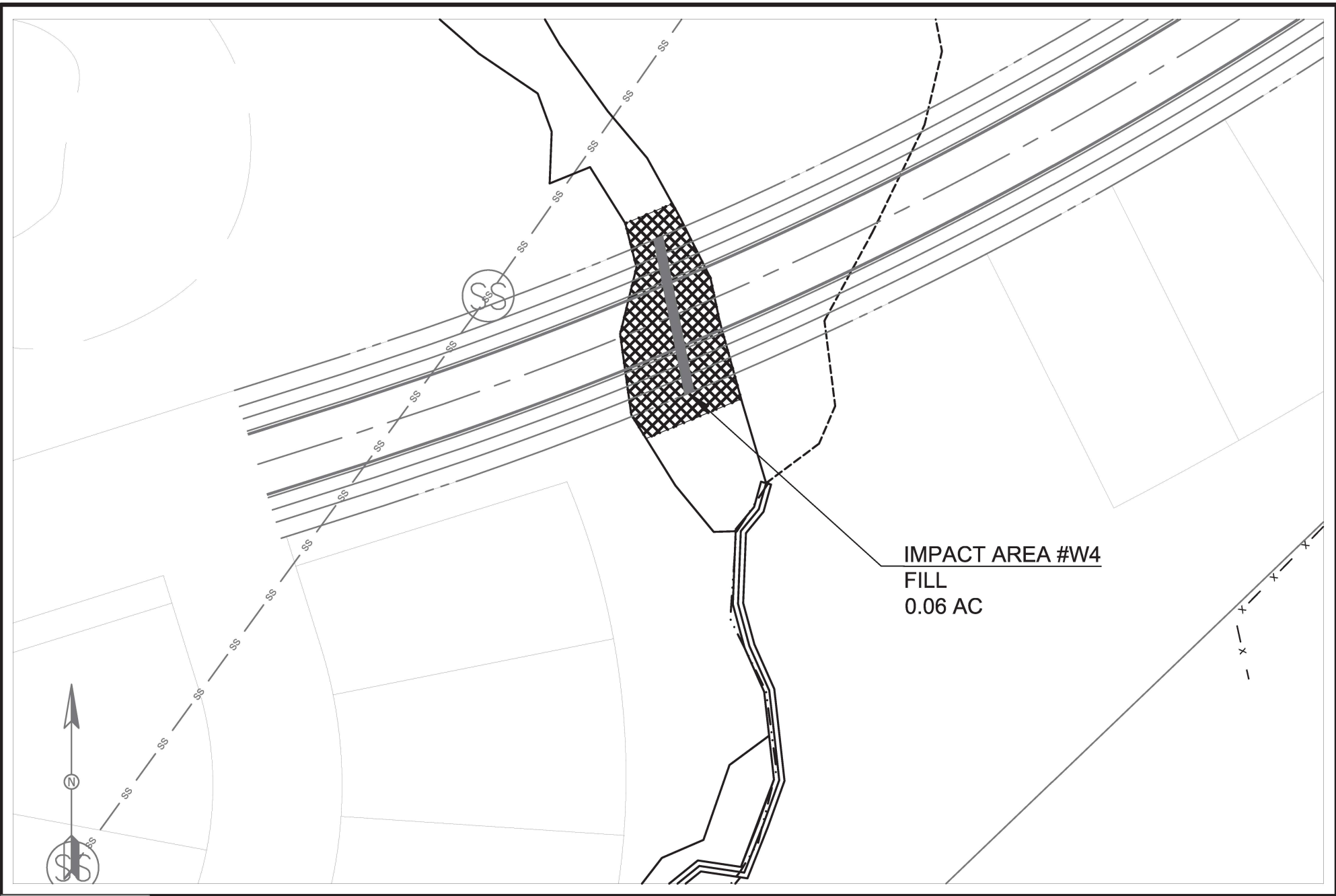
**10**

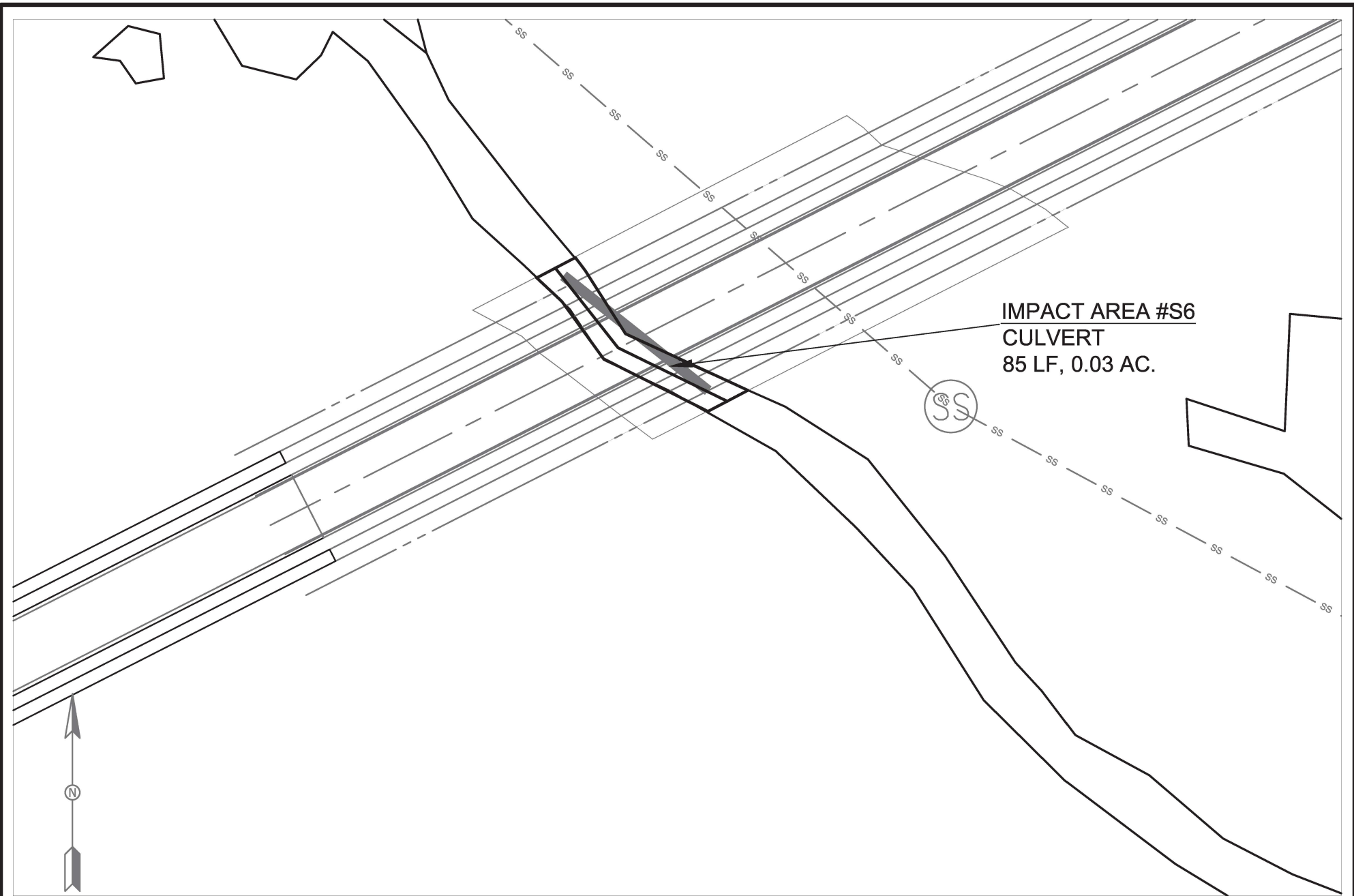




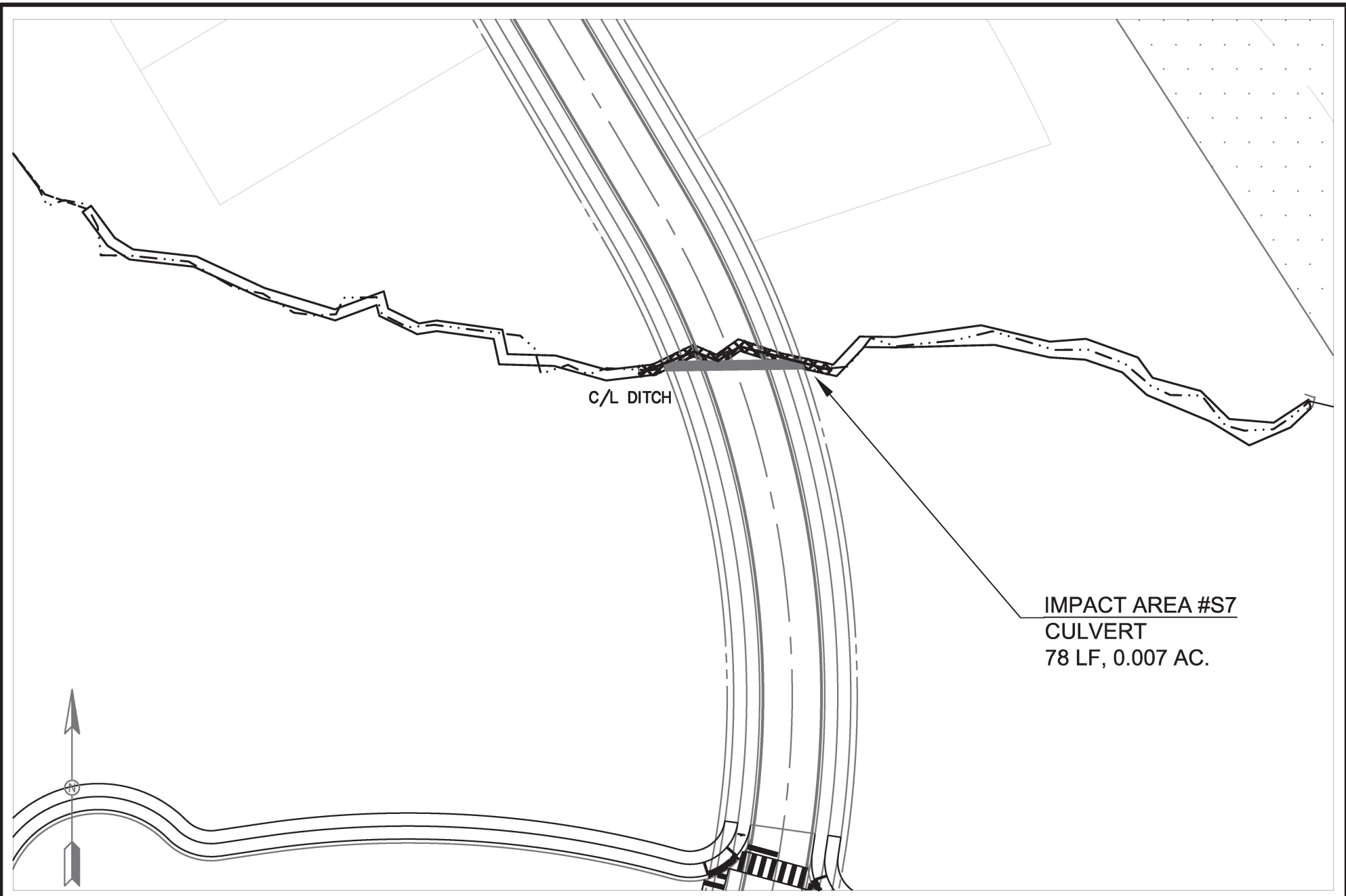




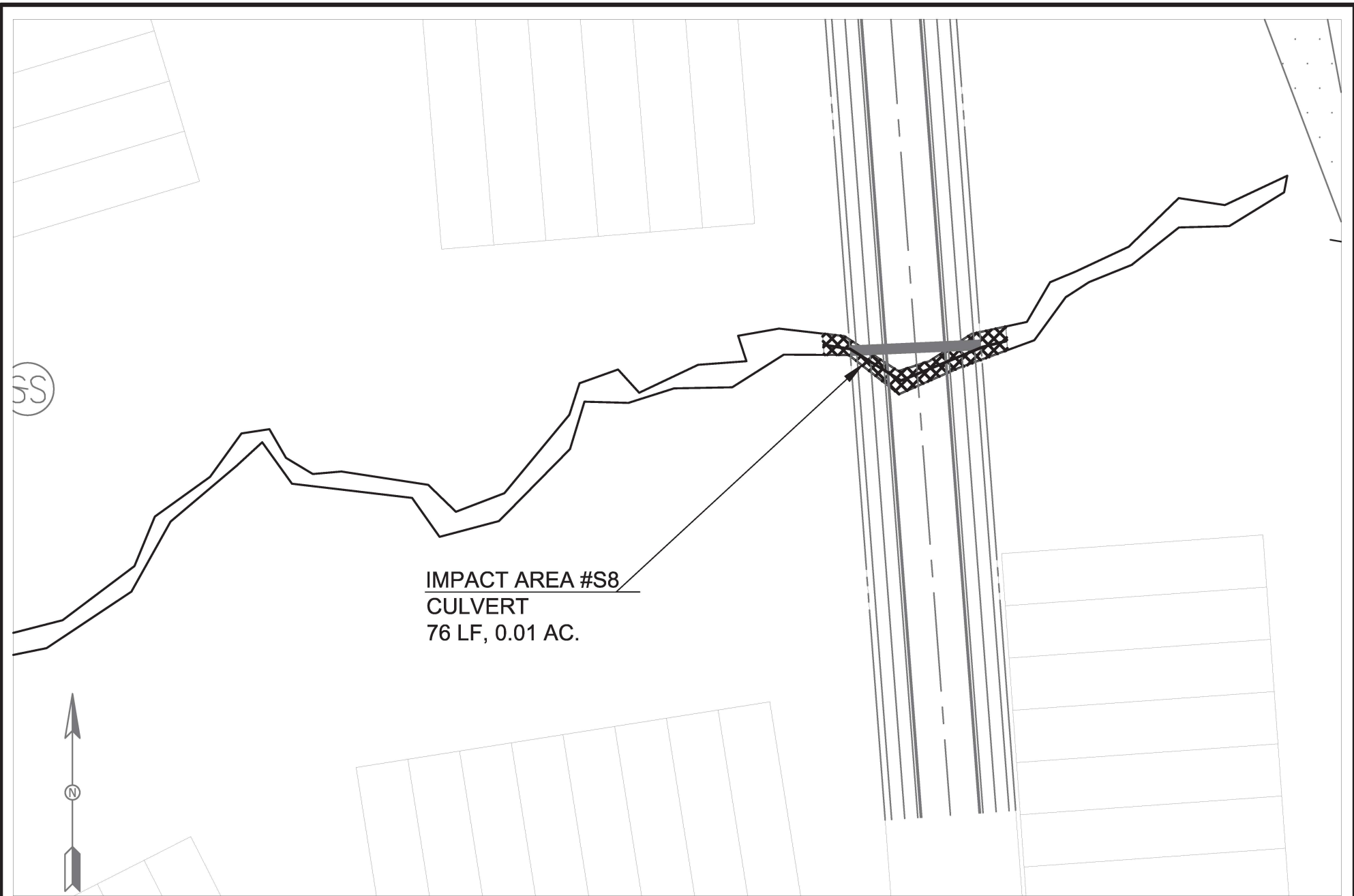






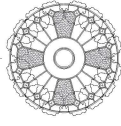












PHASE 1 (EAST OF LAKE)  
LOT LAYOUT/ BREAKDOWN

80X135 = 71 LOTS	80X135 = 220 LOTS
60X120 = 216 LOTS	60X120 = 256 LOTS
55X110 = 52 LOTS	55X110 = 0 LOTS
42X135 = 0 LOTS	42X135 = 189 LOTS
35X100 = 0 LOTS	35X100 = 174 LOTS

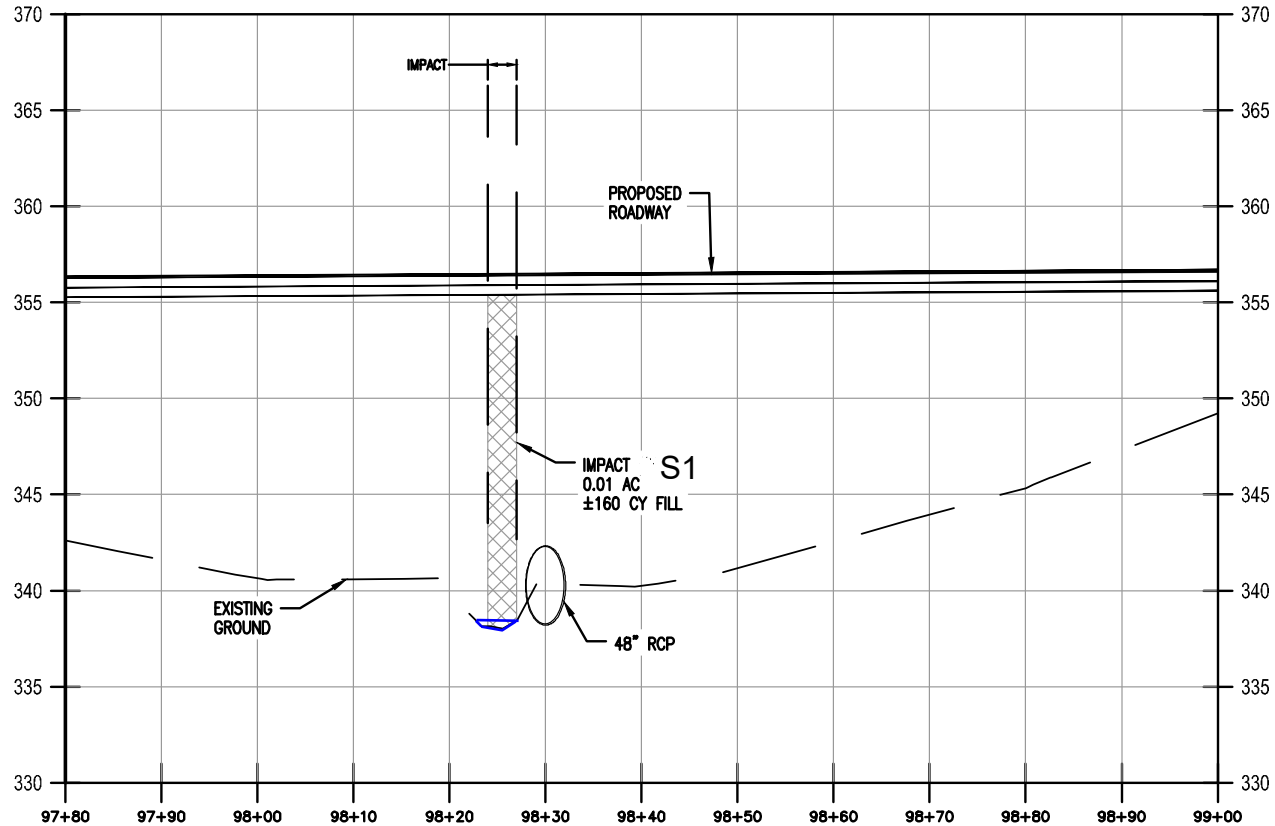
PHASE 1 TOTAL UNITS: 339

PHASE 2 (WEST OF LAKE)  
LOT LAYOUT/ BREAKDOWN

80X135 = 220 LOTS
60X120 = 256 LOTS
55X110 = 0 LOTS
42X135 = 189 LOTS
35X100 = 174 LOTS

PHASE 2 TOTAL UNITS: 839

TOTAL UNITS: 1,178



C-C S1

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

# OAK HILL DEVELOPMENT WETLAND PERMIT

SAC-2023-XXXXX

SECTION C-C IMPACT S1

CLIENT:

CONTENDER DEVELOPMENT

LOCATION: RICHLAND COUNTY, SOUTH CAROLINA

DATE: 8-23-2023

DRAWN BY: CWS

SHEET: 17

JOB NUMBER: 1822023

REVIEWED BY: DKB

SCALE: 1"=20'



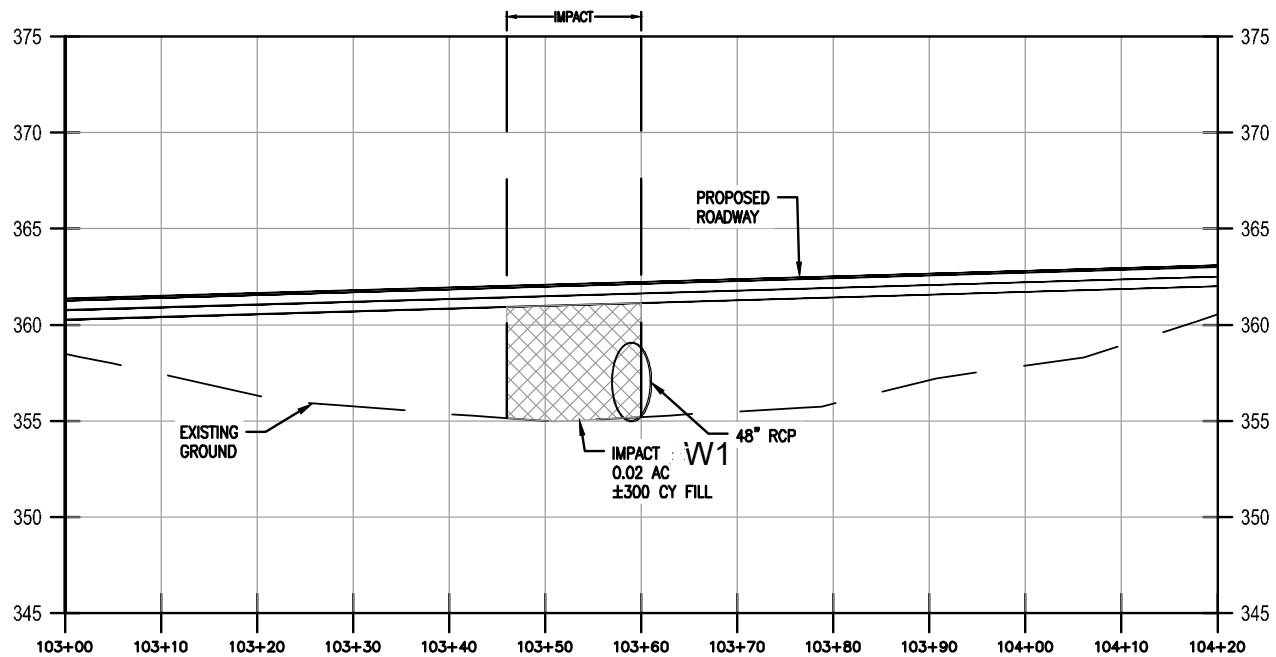
**E.L. ROBINSON**  
ENGINEERING

1301 Cervais St., Suite 450

Columbia, SC 29201

Phone: (803) 400-6031

www.elrobinsonengineering.com



D-D W1

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

# OAK HILL DEVELOPMENT WETLAND PERMIT

SAC-2023-XXXXX

SECTION D-D IMPACT W1

CLIENT:

CONTENDER DEVELOPMENT

LOCATION: RICHLAND COUNTY, SOUTH CAROLINA

DATE: 8-23-2023

DRAWN BY: CWS

SHEET: 18

JOB NUMBER: 1822023

REVIEWED BY: DKB

SCALE: 1"=20'



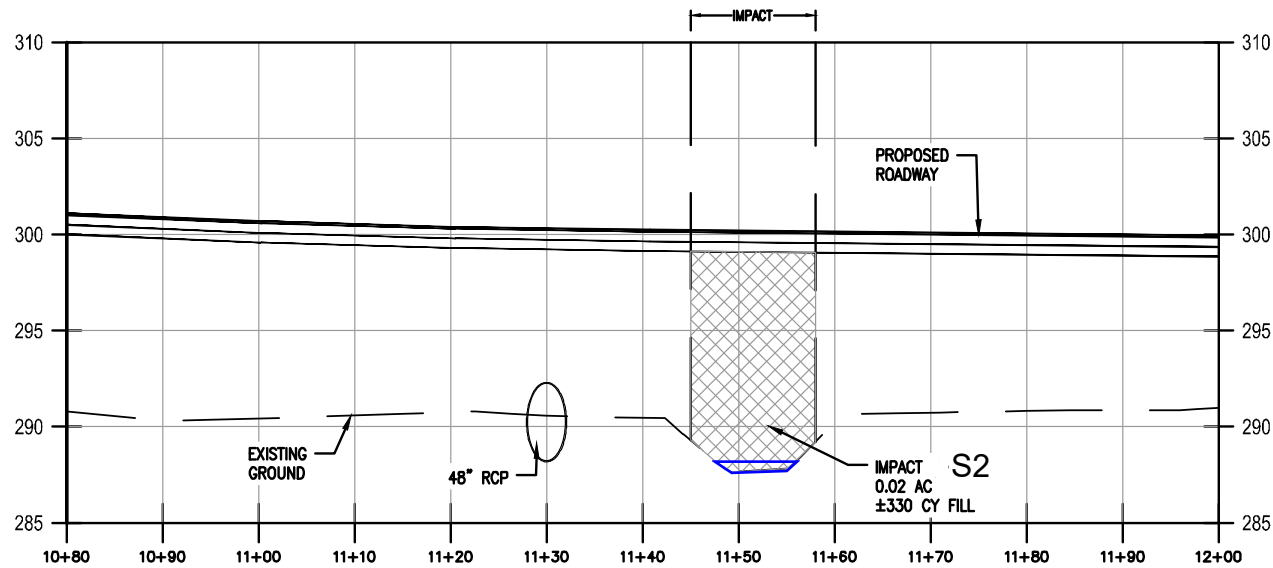
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**ENGINEERING**

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I-I S2

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

# OAK HILL DEVELOPMENT WETLAND PERMIT

SAC-2023-XXXXX

SECTION I-I IMPACT S2

CLIENT:

CONTENDER DEVELOPMENT

LOCATION: RICHLAND COUNTY, SOUTH CAROLINA

DATE: 8-23-2023

DRAWN BY: CWS

SHEET: 23

JOB NUMBER: 1822023

REVIEWED BY: DKB

SCALE: 1"=20'



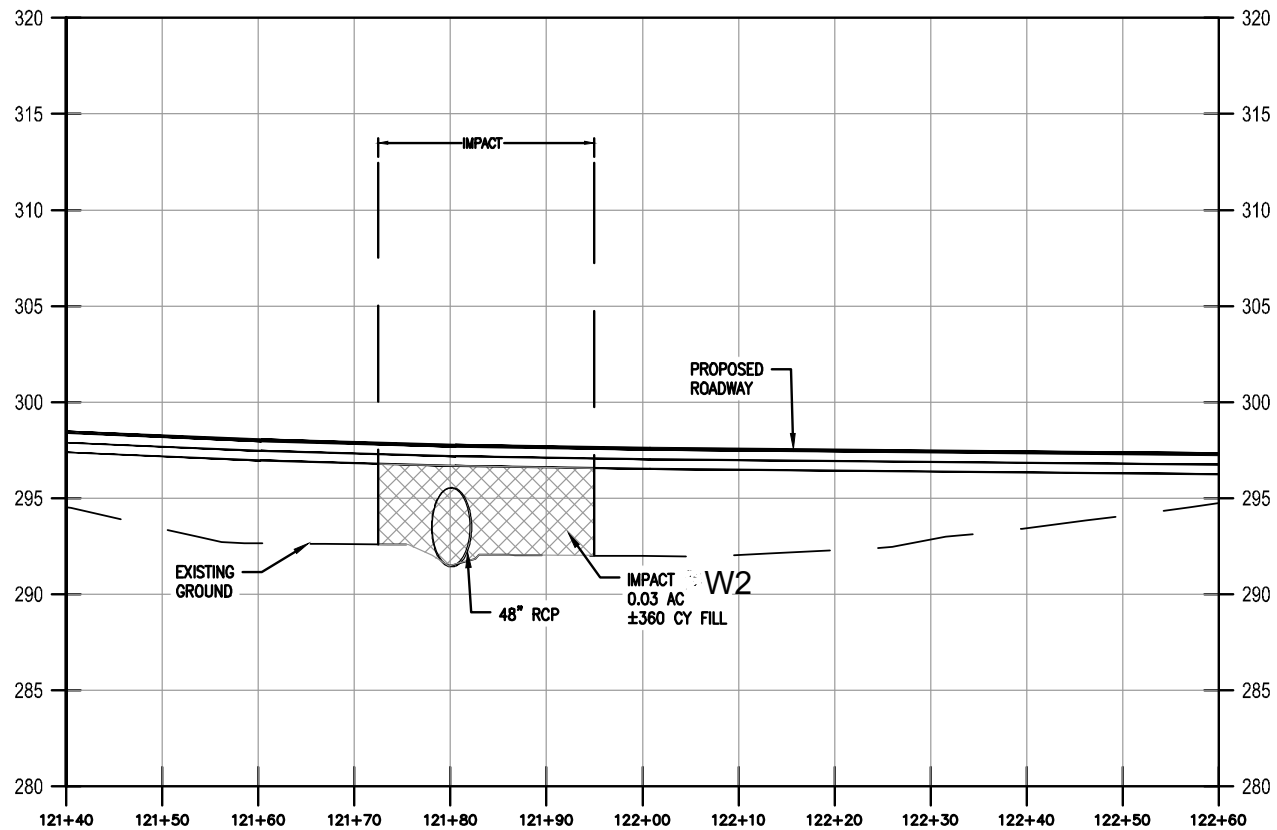
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E-E W2

SCALE: HORIZ: 1"=20'

VERT: 1"=10'

# OAK HILL DEVELOPMENT WETLAND PERMIT

SAC-2023-XXXXX

SECTION E-E IMPACT W2

CLIENT:

CONTENDER DEVELOPMENT

LOCATION: RICHLAND COUNTY, SOUTH CAROLINA

DATE: 8-23-2023

DRAWN BY: CWS

SHEET: 19

JOB NUMBER: 1822023

REVIEWED BY: DKB

SCALE: 1"=20'



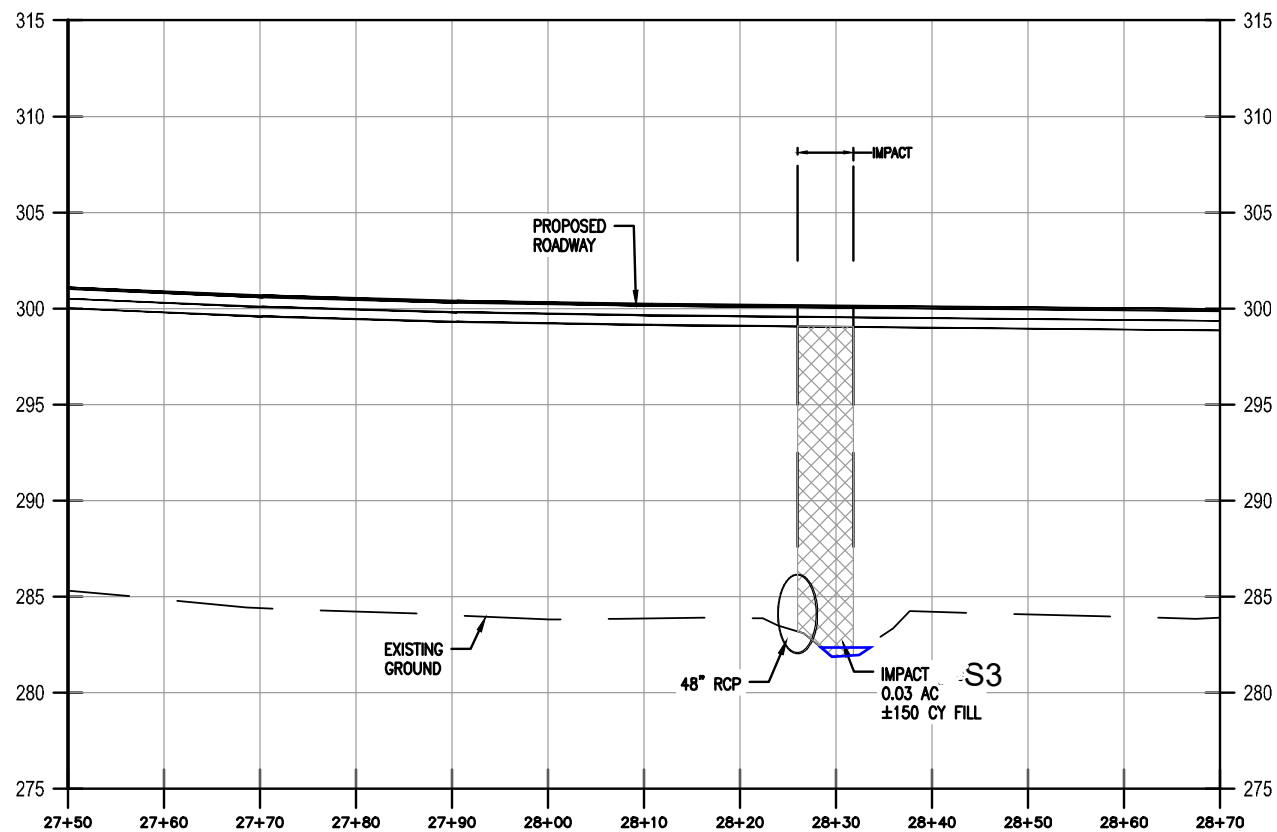
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### M-M S3

SCALE: HORIZ: 1"=20'

VERT: 1"=10'

#### OAK HILL DEVELOPMENT WETLAND PERMIT

SAC-2023-XXXXX

SECTION M-M IMPACT S3

CLIENT:

CONTENDER DEVELOPMENT

LOCATION: RICHLAND COUNTY, SOUTH CAROLINA

DATE: 8-23-2023

DRAWN BY: CWS

SHEET: 27

JOB NUMBER: 1822023

REVIEWED BY: DKB

SCALE: 1"=20'



**E.L. ROBINSON**  
ENGINEERING

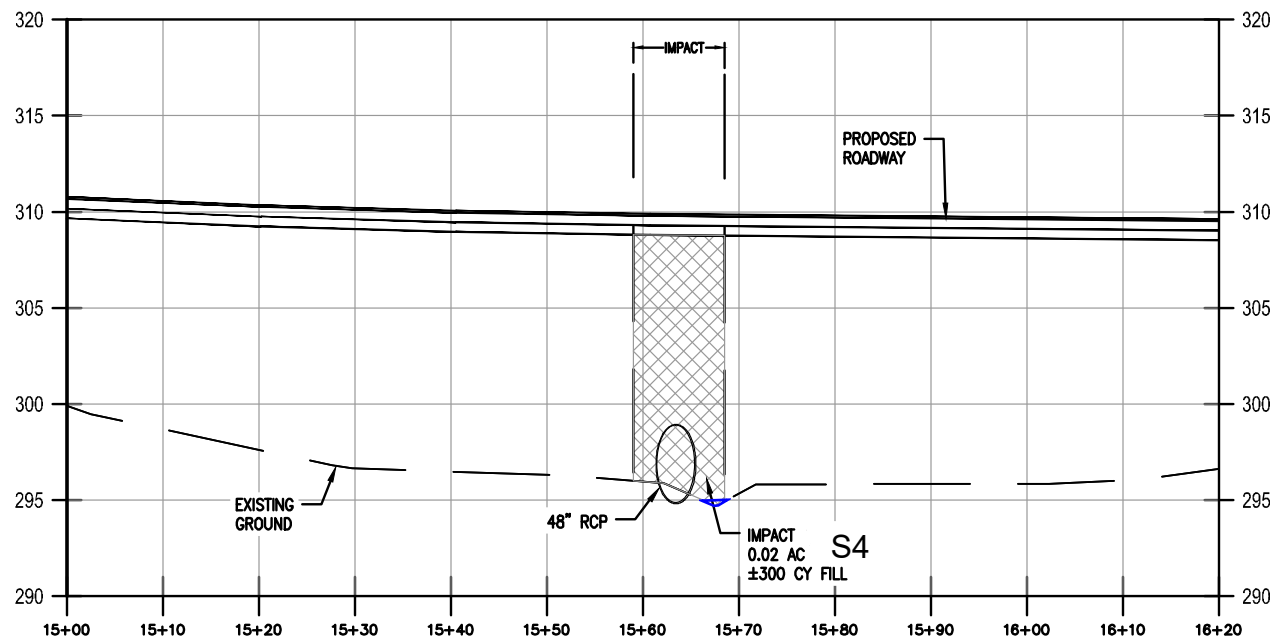
1301 Cervais St., Suite 450

Columbia, SC 29201

Phone: (803) 400-6031

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K-K S4

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

# OAK HILL DEVELOPMENT WETLAND PERMIT

SAC-2023-XXXXX

SECTION K-K IMPACT S4

CLIENT:

CONTENDER DEVELOPMENT

LOCATION: RICHLAND COUNTY, SOUTH CAROLINA

DATE: 8-23-2023

DRAWN BY: CWS

SHEET: 25

JOB NUMBER: 1822023

REVIEWED BY: DKB

SCALE: 1"=20'



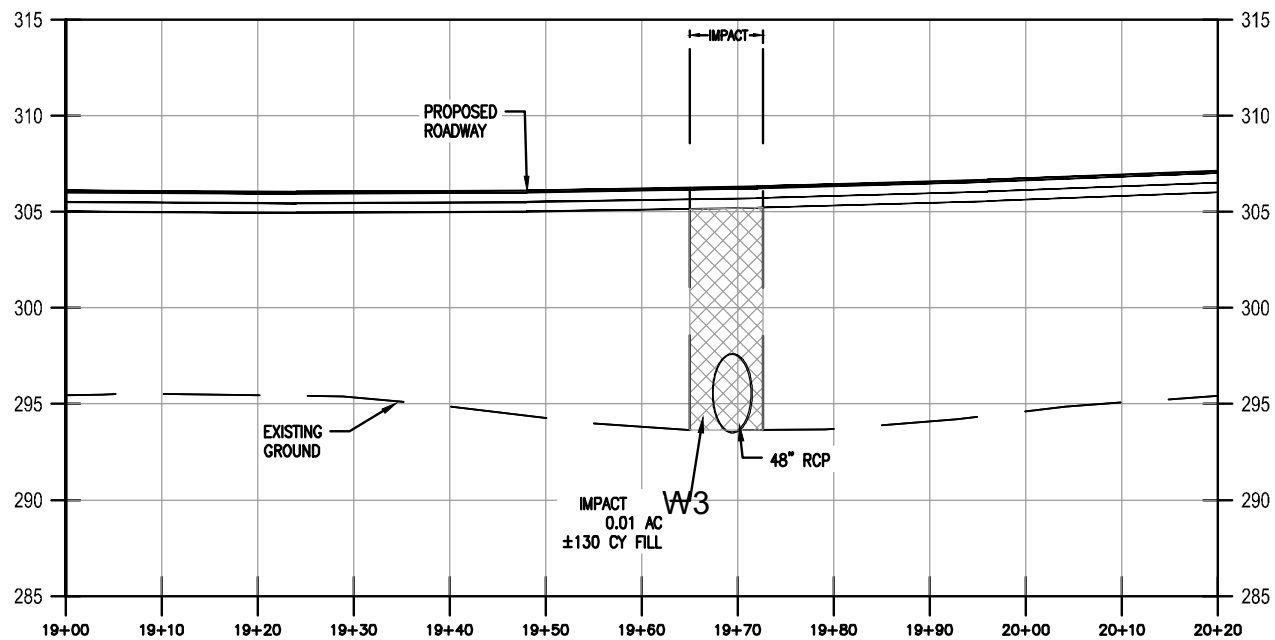
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L-L W3

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

# OAK HILL DEVELOPMENT WETLAND PERMIT

SAC:2023-XXXXX

SECTION L-L IMPACT W3

CLIENT:

CONTENDER DEVELOPMENT

LOCATION: RICHLAND COUNTY, SOUTH CAROLINA

DATE: 8-23-2023

DRAWN BY: CWS

SHEET: 26

JOB NUMBER: 1822023

REVIEWED BY: DKB

SCALE: 1"=20'



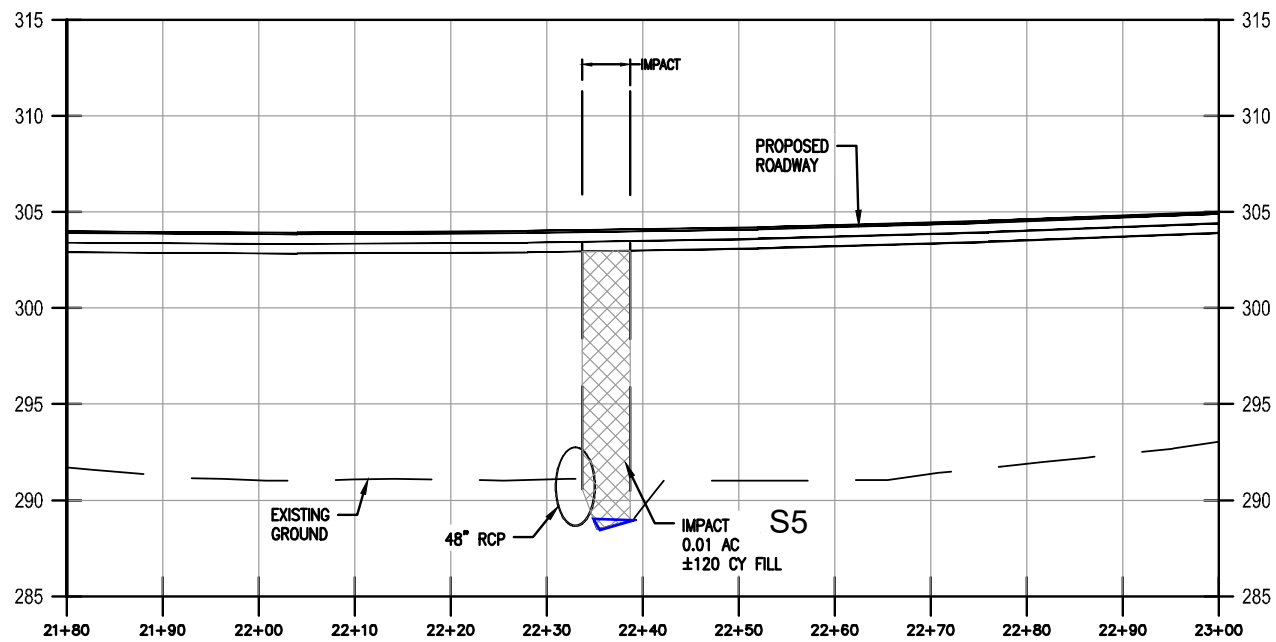
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J-J S5

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

# OAK HILL DEVELOPMENT WETLAND PERMIT

SAC: 2023-XXXXX

SECTION J-J IMPACT S5

CLIENT:

CONTENDER DEVELOPMENT

LOCATION: RICHLAND COUNTY, SOUTH CAROLINA

DATE: 8-23-2023

DRAWN BY: CWS

SHEET: 24

JOB NUMBER: 1822023

REVIEWED BY: DKB

SCALE: 1"=20'



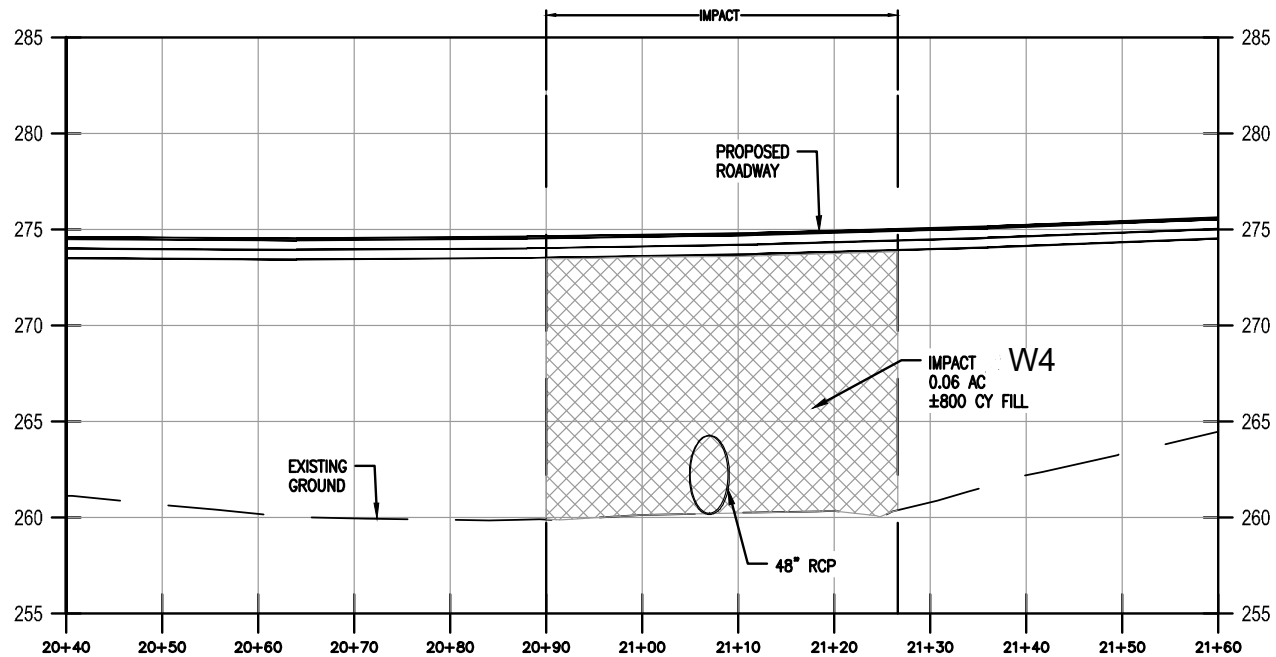
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A-A W4

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

# OAK HILL DEVELOPMENT WETLAND PERMIT

SAC-2023-XXXXX

SECTION A-A IMPACT W4

CLIENT:

CONTENDER DEVELOPMENT

LOCATION: RICHLAND COUNTY, SOUTH CAROLINA

DATE: 8-23-2023

DRAWN BY: CWS

SHEET: 15

JOB NUMBER: 1822023

REVIEWED BY: DKB

SCALE: 1"=20'



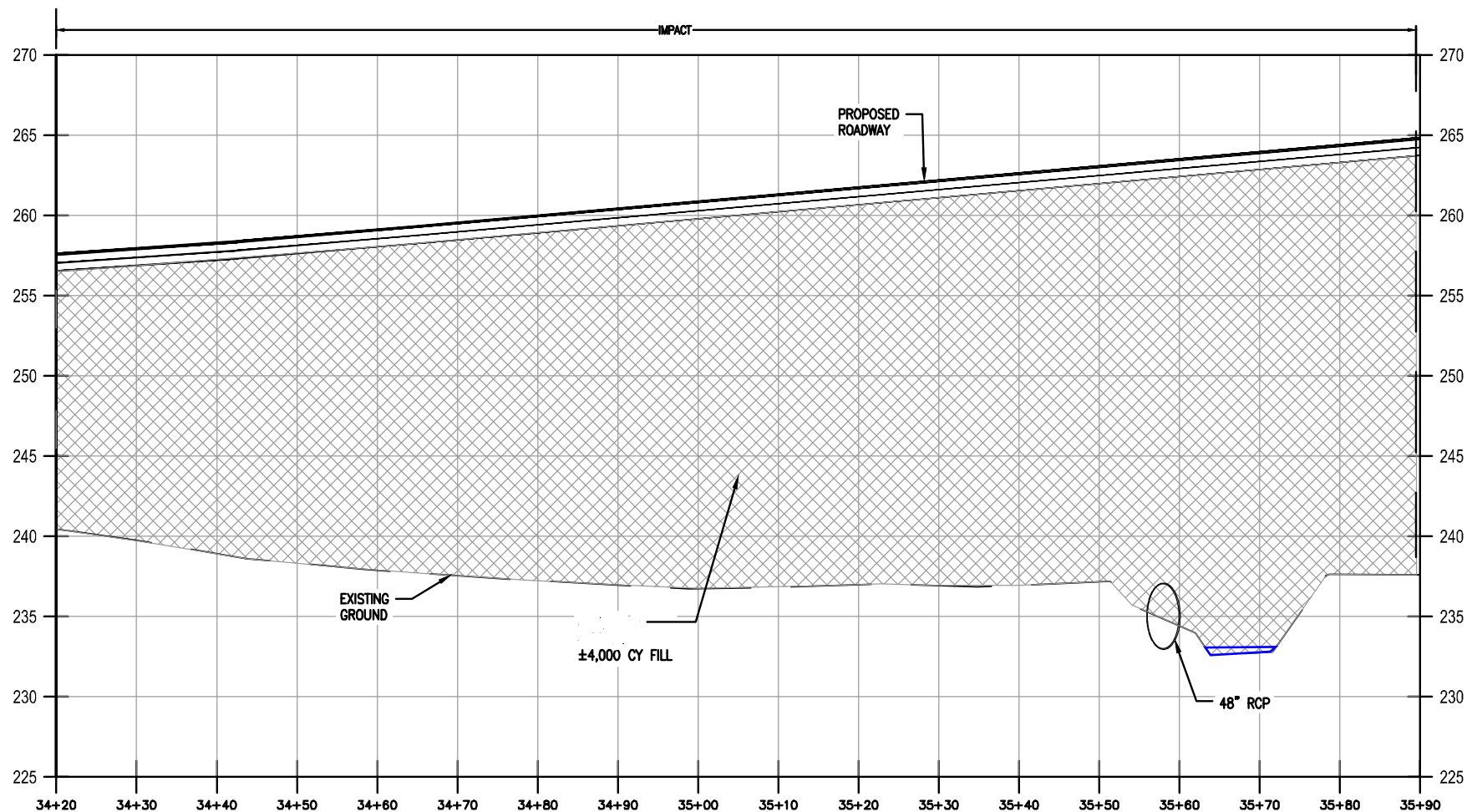
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B-B S6

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

# OAK HILL DEVELOPMENT WETLAND PERMIT

SAC-2023-XXXXX

SECTION B-B IMPACT S6

CLIENT:

CONTENDER DEVELOPMENT

LOCATION: RICHLAND COUNTY, SOUTH CAROLINA

DATE: 8-23-2023

DRAWN BY: CWS

SHEET: 16

JOB NUMBER: 1822023

REVIEWED BY: DKB

SCALE: 1"=20'



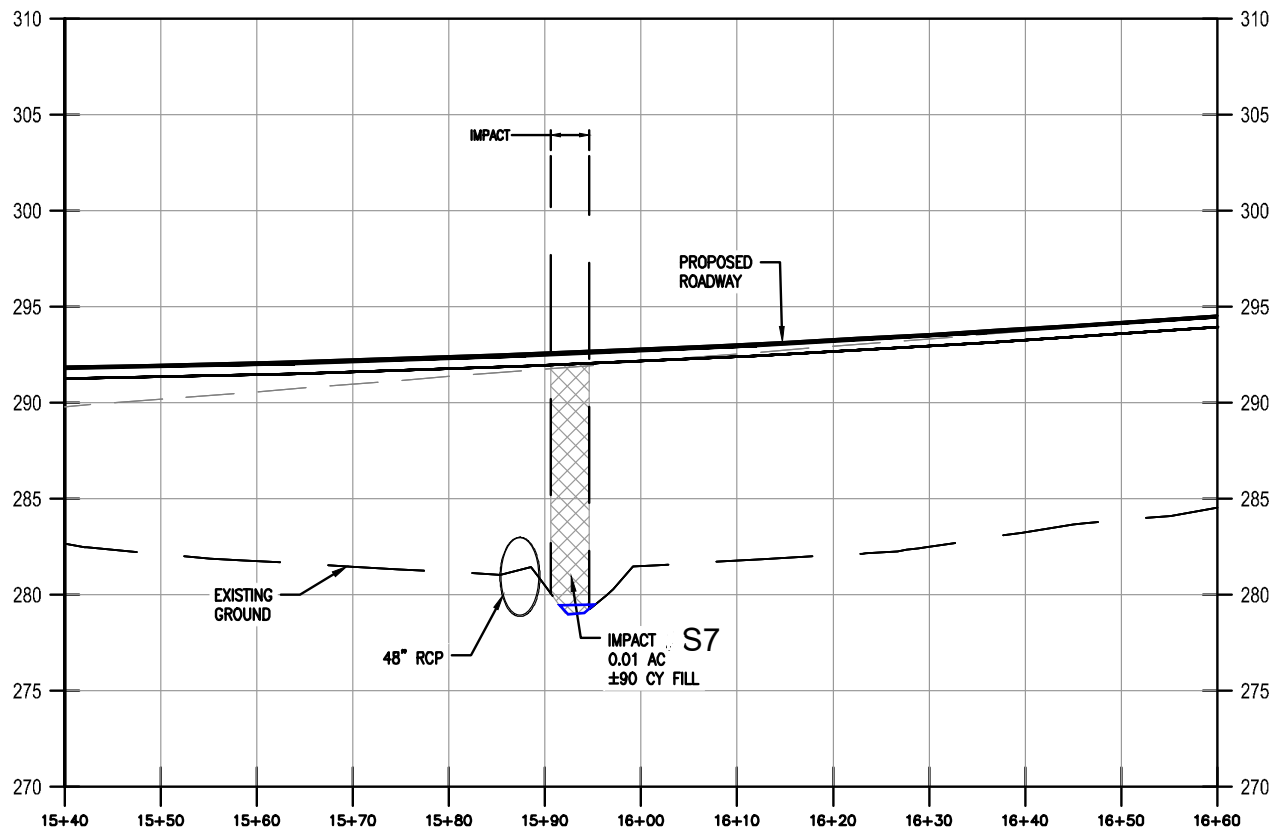
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F-F S7

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

# OAK HILL DEVELOPMENT WETLAND PERMIT

SAC-2023-XXXXX

SECTION F-F IMPACT S7

CLIENT:

CONTENDER DEVELOPMENT

LOCATION: RICHLAND COUNTY, SOUTH CAROLINA

DATE: 8-23-2023

DRAWN BY: CWS

SHEET: 20

JOB NUMBER: 1822023

REVIEWED BY: DKB

SCALE: 1"=20'



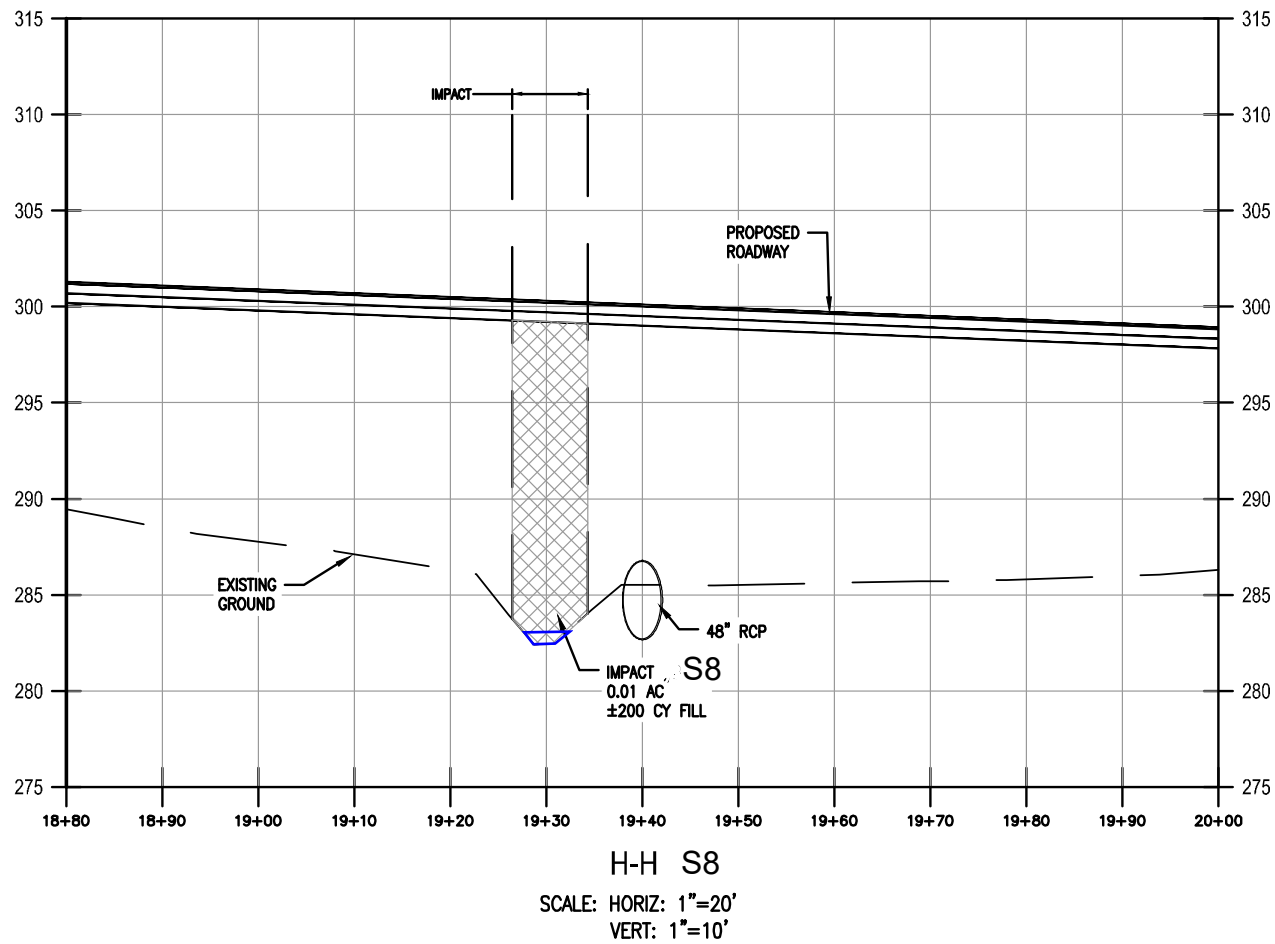
**E.L. ROBINSON**  
ENGINEERING

1301 Cervais St., Suite 450

Columbia, SC 29201

Phone: (803) 400-6031

www.elrobinsonengineering.com



# OAK HILL DEVELOPMENT WETLAND PERMIT

SAC:2023-XXXXX

SECTION H-H IMPACT S8

CLIENT:

CONTENDER DEVELOPMENT

LOCATION: RICHLAND COUNTY, SOUTH CAROLINA

DATE: 8-23-2023

DRAWN BY: CWS

SHEET: 22

JOB NUMBER: 1822023

REVIEWED BY: DKB

SCALE: 1"=20'



**E.L. ROBINSON**  
ENGINEERING

1301 Cervais St., Suite 450

Columbia, SC 29201

Phone: (803) 400-6031

[www.elrobinsonengineering.com](http://www.elrobinsonengineering.com)

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SURVEY MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, NOTES.

- 1.) ACCORDING TO FIRM PANEL 45079C0331 & 45079C0332, FOR RICHLAND COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2017, A PORTION OF THIS PROPERTY IS LOCATED IN DESIGNATED FLOOD HAZARD AREA.
- 2.) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, HAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.
- 3.) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE OR RECORD DRAWINGS. THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.
- 4.) ALL PINS SET (#4REBAR UNLESS NOTED OTHERWISE).
- 5.) THIS SURVEY DOES NOT SHOW THE PROPOSED EASEMENTS SHOWN ON PLAT BOOK 53, PAGE 4430.

#### PROPERTY INFORMATION

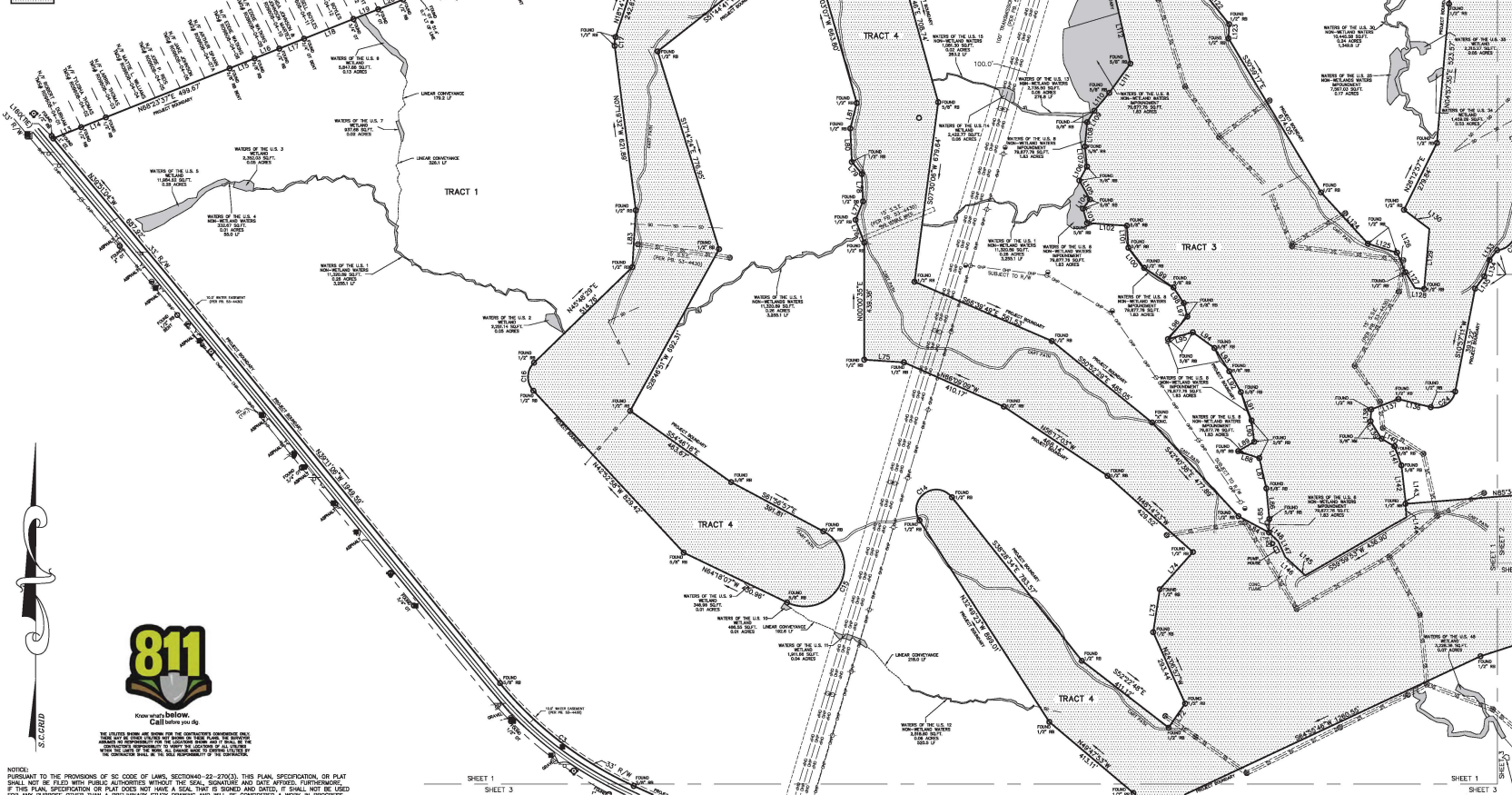
- TRACT 1  
OWNER: MTV PROPERTIES, LLC  
PLAT BOOK 52, PAGE 8721  
TMS# R09600-03-03
- TRACT 2  
OWNER: OAK HILLS GOLF PARTNERS, LLC  
PLAT BOOK 53, PAGE 4430  
PT. OF TMS# R09600-03-02
- TRACT 3  
OWNER: OAK HILLS GOLF PARTNERS, LLC  
PLAT BOOK 53, PAGE 4430  
PT. OF TMS# R09600-03-01 (LAKC)
- TRACT 4  
OWNER: OAK HILLS GOLF PARTNERS, LLC  
PLAT BOOK 53, PAGE 4430  
PT. OF TMS# R09600-03-02

#### SUMMARY AREA

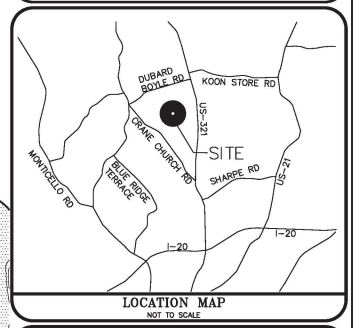
PERIMETER BOUNDARY	28,138,705 SQ.FT. / 645.96 ACRES
TRACT 2	523,314 SQ.FT. / 12.01 ACRES
TRACT 3	2,228,716 SQ.FT. / 51.16 ACRES
TRACT 4	4,461,261 SQ.FT. / 102.42 ACRES

- TRACT 1 = PROJECT AREA  
TRACT 1 = PERIMETER BOUNDARY - TRACTS 2, 3 & 4  
TRACT 1 = 20,925,414 SQ.FT. / 480.39 ACRES  
AREA INCLUDED ANY AND ALL RIGHT OF WAY

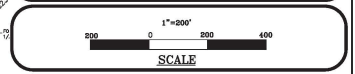
GOLF COURSE TRACTS



**3D LAND SURVEYING**  
P.O. BOX 8494 GREENVILLE, SC 29604  
(864) 272-0274 info@3dlas.net



DRAWN BY: ONS		DATE: 2-23-22	DEED BOOK	
CHECK BY: DMM		DATE: 2-23-22	PLAT BOOK: 52-8121	
FIELD CREW: KO/RC		DATE: 1-3-22	SOLD PROJECTS: 3D-210240	
TAX MAPS R09600-03-03				
REVISIONS				
REV#	DATE	DESCRIPTION		
1	4-21-22	ADDRESSED COMMENTS		



**LEGEND**

CT CRIMP TOP	W GAS VALVE
EP EDGE OF PAVEMENT	LP LIGHT POLE
SR SOLID ROAD	MSD MANHOLE (SD)
NAC NAIL & CAP	MSH MANHOLE (SD)
OT OPEN TOP	PP POWER POLE
RD REAR	TEL TELEPHONE
R/W RIGHT OF WAY	W WATER VALVE
ELEC TRANS	W WATER METER
GAS METER	W WATER METER
FIRE HYDRANT	W WATER METER
CTV CABLE TV	W WATER METER
FENCE LINE	W WATER METER
FDC FIBER OPTIC CABLE	W WATER METER
GAS GAS LINE	W WATER METER
OP OVERHEAD POWER	W WATER METER
OHT OVERHEAD TELEPHONE	W WATER METER

**WATERS OF THE U.S. SURVEY FOR**  
**BLACKSTREAM**  
CRANE CHURCH ROAD, COLUMBIA 29903  
RICHLAND COUNTY, SOUTH CAROLINA

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA.

**811**  
Know what's below.  
Call before you dig.

THE UTILITY PINS ARE TO BE USED TO LOCATE THE UTILITIES AND NOT TO BE USED TO LOCATE THE UTILITIES. THE UTILITY PINS ARE TO BE USED TO LOCATE THE UTILITIES AND NOT TO BE USED TO LOCATE THE UTILITIES. THE UTILITY PINS ARE TO BE USED TO LOCATE THE UTILITIES AND NOT TO BE USED TO LOCATE THE UTILITIES.

**NOTES:**  
PURSUANT TO THE PROVISIONS OF S.C. CODE OF LAWS, SECTION 46-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE APPLIED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

**3D LAND SURVEYING, INC.**  
No. 22746  
No. 03070



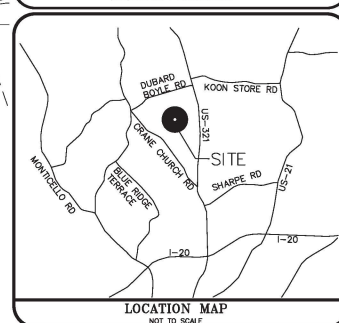






**3D LAND SURVEYING**

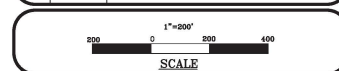
P.O. BOX 8694 GREENVILLE, SC 29604  
(864) 272-0274 info@3dla.net



DRAWN BY: ONS	DATE: 2-23-22	DEED BOOK
CHECKED BY: DMM	DATE: 2-23-22	PLAT BOOK: 52-8121
FIELD CREW: KO/RC	DATE: 1-3-22	SOLS PROJECT# 3D-210240

TAX MAP#	
R09600-03-03	

REVISIONS		
REV#	DATE	DESCRIPTION
1	4-21-22	ADDRESSED COMMENTS



**LEGEND**

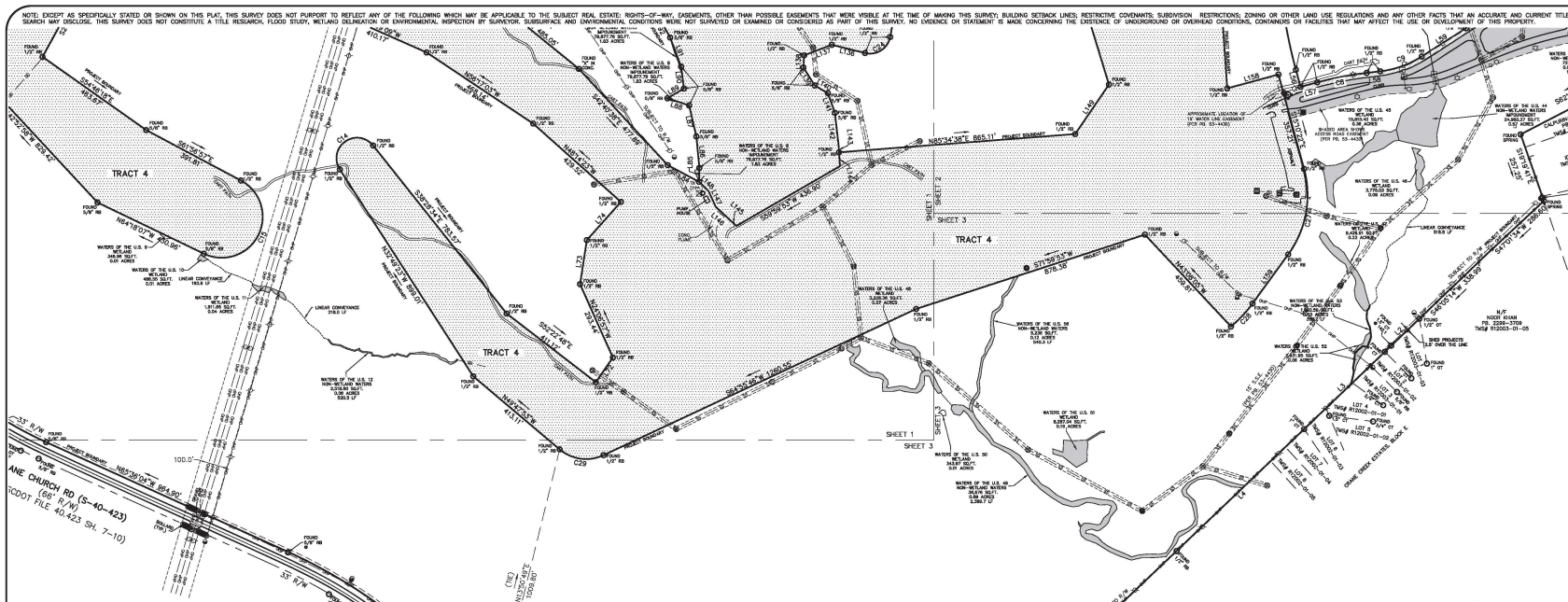
CT	CRIMP TOP	GV	GAS VALVE
EP	EDGE OF PAVEMENT	LP	LIFT PULLEY
SR	SOFT ROLL	MHSD	MANHOLE (SD)
NAC	NAIL & CAP	MHSS	MANHOLE (SS)
OT	OPEN TOP	PP	POWER POLE
RB	REBAR	TEL	TELEPHONE
R/W	R/W RIGHT OF WAY	TM	WATER METER
E	ELEC TRANS	VB	WATER VALVE
G	GAS METER	CB	CATCH BASIN
F	FIRE HYDRANT	DB	DROP INLET
CTV	CABLE TV	SD	STORM DRAIN
F	FENCE LINE	SS	SANITARY SEWER
F	FIBER OPTIC CABLE	UG	UNDERGROUND POWER
G	GAS LINE	UGT	UNDERGROUND TEL
HP	HEAD-UP POWER	W	WATER LINE
HT	HIGH-TRAIL TELEPHONE		

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WATERS OF THE U.S. SURVEY FOR  
BLACKSTREAM  
CRANE CHURCH ROAD, COLUMBIA 29203  
RICHMOND COUNTY, SOUTH CAROLINA

RICHLAND COUNTY, SOUTH CAROLINA

I HEREBY STATE THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED F.I.R.M. FLOOD HAZARD AREA.



PROPERTY INFORMATION	NOTES:
<p>TRACT 1 OWNER: COUNTRY PROPERTIES, LLC OWNER: COUNTRY SOUTH PARTNERS, L.P. MSJ R0590-03-03</p>	<p>11. ACCORDING TO FIRM PLAT 4507R00231L &amp; 4507R00232L, THE DISTANCES SHOWN BETWEEN COUNTRY SOUTH PARTNERS, L.P. AND AN EFFECTIVE DATE OF DECEMBER 31, 2007, A PORTION OF THIS PROPERTY IS SUBJECT TO A DEED OF TRUST.</p>
<p>TRACT 2 OWNER: CAR HILLS GOLF COURSE, L.P. OWNER: CAR HILLS GOLF PARTNERS, L.P. PLAT BOOK 53, PAGE 4430 PL. OF THIS R0590-03-01 (LAK)</p>	<p>12. THIS SURVEY IS ORIGINATED TO THE SOUTH CAROLINA STATE PLAT COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.</p>
<p>TRACT 3 OWNER: CAR HILLS GOLF PARTNERS, L.P. PLAT BOOK 53, PAGE 4430 PL. OF THIS R0590-03-01 (LAK) MSJ R0590-03-01 (LAK)</p>	<p>13. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION AND DEPTH, BASED UPON AVAILABLE RECORD DRAWINGS. THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.</p>
<p>TRACT 4 OWNER: CAR HILLS GOLF PARTNERS, L.P. PLAT BOOK 53, PAGE 4430 PL. OF THIS R0590-03-02</p>	<p>14. ALL PINS SET ARE/ARE NOT UNLESS NOTED OTHERWISE.</p>
	<p>15. THIS SURVEY DOES NOT SHOW THE PROPOSED EASEMENTS SHOWN ON PLAT BOOK 53, PAGE 4430.</p>

LINE	NAME	WAVELENGTH	FLUX DENSITY	FLUX DENSITY	FLUX DENSITY
L1	N1644-19	1177.50	1.00	N1644-19	126.80
L2	N1644-19	1177.50	1.00	N1644-19	126.80
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L4	N1644-19	1177.50	1.00	N1644-19	126.80
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L6	N1644-19	1177.50	1.00	N1644-19	126.80
L7	N1644-19	1177.50	1.00	N1644-19	126.80
L8	N1644-19	1177.50	1.00	N1644-19	126.80
L9	N1644-19	1177.50	1.00	N1644-19	126.80
L10	N1644-19	1177.50	1.00	N1644-19	126.80
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L99	N1644-19	1177.50	1.00	N1644-19	126.80
L100	N1644-19	1177.50	1.00	N1644-19	126.80

APPEARANCE SUMMARY TABLE			
TOTAL PROJECT AREA (SQUARES)		480.30 SQUARES	
TOTAL PLANTINGS		470.57 SQUARES	
TOTAL WATERS OF THE US		9.32 SQUARES	
WATERS OF THE US			
NUMBER	TYPE	AC	SF
1	NON-WEEDLAND WATERS	0.28	3,775
2	WEEDLAND	0.00	0.00
3	WEEDLAND WATERS	0.00	0.00
4	WEEDLAND	0.00	0.00
5	WEEDLAND	0.13	1,671
6	WEEDLAND	0.00	0.00
7	NON-WEEDLAND WATERS IMPROVEMENT	1.83	23,310
8	WEEDLAND	0.00	0.00
9	WEEDLAND	0.00	0.00
10	WEEDLAND	0.00	0.00
11	WEEDLAND	0.00	0.00
12	WEEDLAND	0.00	0.00
13	WEEDLAND	0.00	0.00
14	WEEDLAND	0.00	0.00
15	WEEDLAND	0.00	0.00
16	WEEDLAND	0.00	0.00
17	NON-WEEDLAND WATERS	0.12	1,556.9
18	WEEDLAND	0.00	0.00
19	WEEDLAND	0.00	0.00
20	WEEDLAND	0.00	0.00
21	WEEDLAND	0.00	0.00
22	WEEDLAND	0.00	0.00
23	WEEDLAND	0.00	0.00
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82	WEEDLAND	0.00	0.00
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84	WEEDLAND	0.00	0.00
85	WEEDLAND	0.00	0.00
86	WEEDLAND	0.00	0.00
87	WEEDLAND	0.00	0.00
88	WEEDLAND	0.00	0

[illegible]

**SUMMARY AREA**

PERIMETER BOUNDARY	28,138,705 SQ.FT.	/ 645.98 ACRES
TRACT 2	523,314 SQ.FT.	/ 12.01 ACRES
TRACT 3	2,228,716 SQ.FT.	/ 51.16 ACRES
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TRACT 1 = PROJECT AREA

TRACT 1 = PERIMETER BOUNDARY - TRACTS 2, 3 & 4

TRACT 1 = 20,925,414 SQ.FT. / 480.39 ACRES

AREA INCLUDED ANY AND ALL RIGHT OF WAY

