

Wetland Impact Plans of Parcels 12A, 12B, &12C

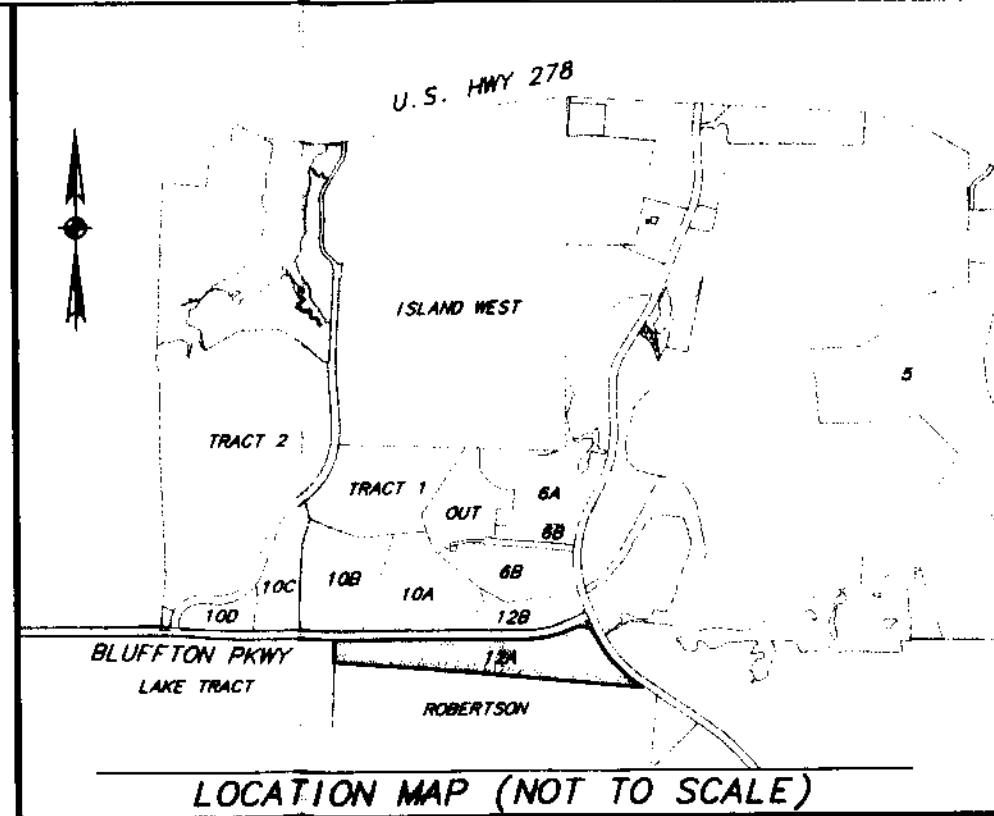
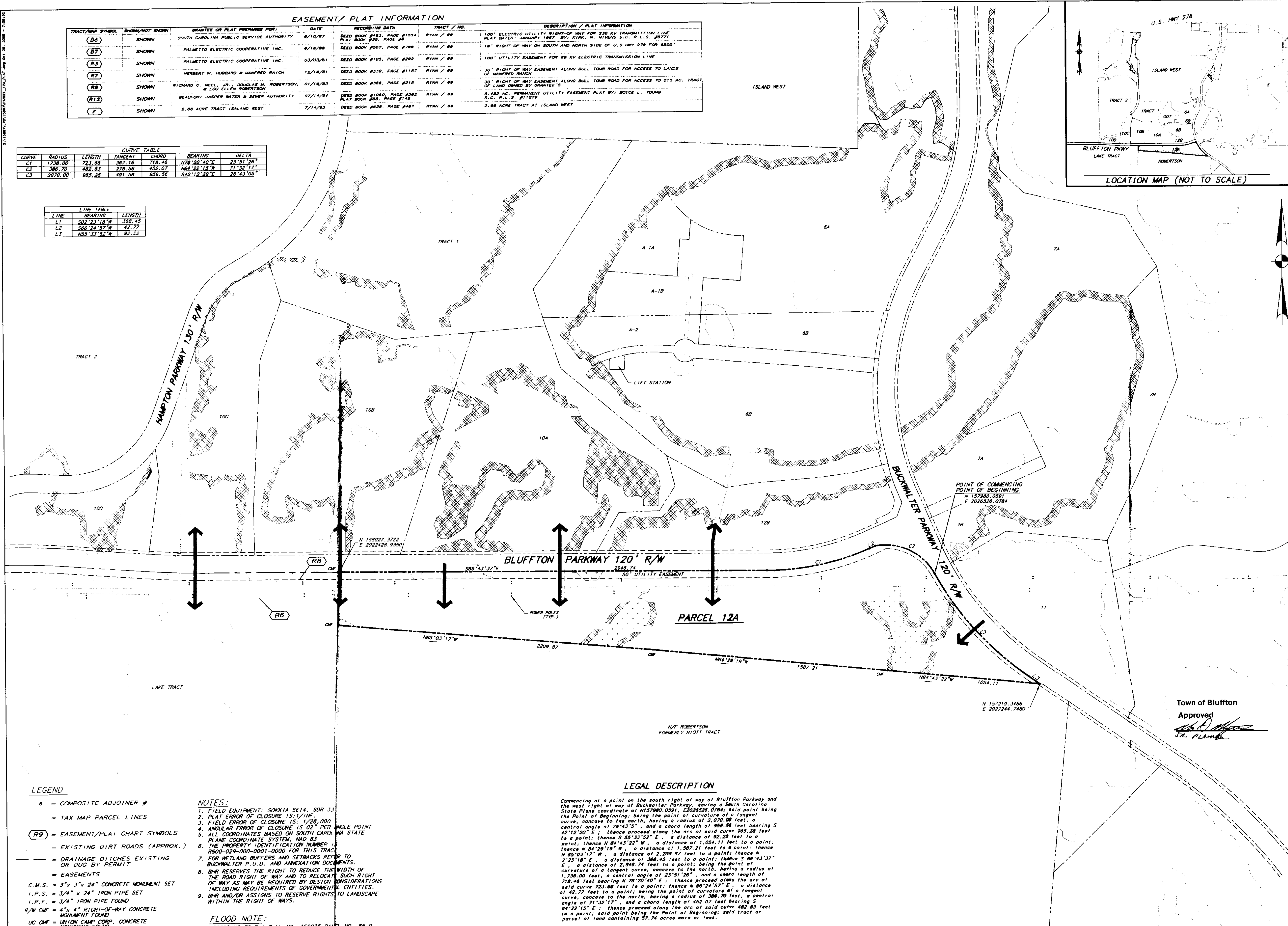
Vicinity Map
02/16/2023

EASEMENT/ PLAT INFORMATION

TRACT/MAP SYMBOL	SHOWN/NOT SHOWN	GRANTEE OR PLAT PREPARED FOR:	DATE	RECORDING DATA	TRACT / NO.	DESCRIPTION / PLAT INFORMATION
(B6)	SHOWN	SOUTH CAROLINA PUBLIC SERVICE AUTHORITY	8/10/87	DEED BOOK #483, PAGE #1534 PLAT BOOK #35, PAGE #8	RYAN / 68	100' ELECTRIC UTILITY RIGHT-OF-WAY FOR 310 KV TRANSMISSION LINE PLAT DATED: JANUARY 1987 BY: KING, N. WILKENS S.C. R.L.S. #5771
(B7)	SHOWN	PALMETTO ELECTRIC COOPERATIVE INC.	6/18/88	DEED BOOK #507, PAGE #278	RYAN / 68	16' RIGHT-OF-WAY ON SOUTH AND NORTH SIDE OF U.S. HWY 278 FOR 8500'
(R3)	SHOWN	PALMETTO ELECTRIC COOPERATIVE INC.	03/03/81	DEED BOOK #105, PAGE #282	RYAN / 68	100' UTILITY EASEMENT FOR 68 KV ELECTRIC TRANSMISSION LINE
(R7)	SHOWN	HERBERT W. HUBBARD & MANFRED RAICH	12/18/81	DEED BOOK #339, PAGE #1187	RYAN / 68	30' RIGHT OF WAY EASEMENT ALONG BULL TOMB ROAD FOR ACCESS TO LANDS OF MANFRED RANCH
(R8)	SHOWN	RICHARD C. NEEL, JR., DOUGLAS M. ROBERTSON, & LOU ELLEN ROBERTSON	01/18/83	DEED BOOK #386, PAGE #215	RYAN / 68	30' RIGHT OF WAY EASEMENT ALONG BULL TOMB ROAD FOR ACCESS TO 515 AC. TRACT OF LAND OWNED BY GRANTEE'S
(R12)	SHOWN	BEAUFORT JASPER WATER & SEWER AUTHORITY	07/14/84	DEED BOOK #1040, PAGE #342 PLAT BOOK #65, PAGE #143	RYAN / 68	5.482 AC. PERMANENT UTILITY EASEMENT PLAT BY: BOYCE L. YOUNG S.C. R.L.S. #11078
(F)	SHOWN	2.68 ACRE TRACT (ISLAND WEST)	7/14/83	DEED BOOK #838, PAGE #487	RYAN / 68	2.68 ACRE TRACT AT ISLAND WEST

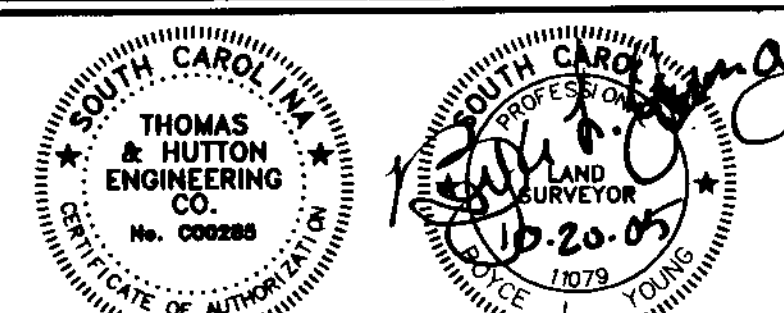
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1738.00	723.68	367.16	718.46	N78°20'40"E	23°51'26"
C2	386.70	482.83	278.56	452.07	N84°22'15"W	71°32'17"
C3	2070.00	965.28	481.58	956.56	S42°12'20"E	26°43'05"

LINE	BEARING	LENGTH
L1	S02°23'18"W	368.45
L2	S68°24'53"W	42.77
L3	N55°33'52"W	92.22



VICINITY MAP (NOT TO SCALE)

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I HEREBY STATE THAT 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 SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

BOYCE L. YOUNG
S.C. REG. LAND SURVEYOR
LICENSE NO. 11079

NO.	REVISION	BY	DATE
2	GENERAL REVISIONS	LPO	8-22-05
1	GENERAL REVISIONS	LPO	8-1-05

TOTAL ACRES

UPLANDS	52.992 AC.
WETLANDS	5.364 AC.
TOTALS	57.742 AC.

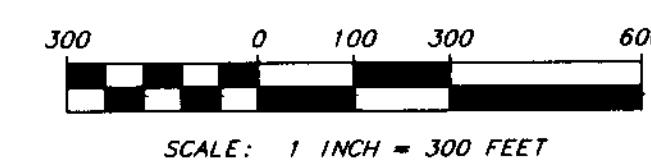
A PLAT OF **PARCEL 12A** A PORTION OF **BHR ACQUISITION** **CO., LLC PROPERTY**

TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
BHR ACQUISITION CO., LLC

REC: BEAUFORT COUNTY SC - ROD
BK 00100 PG 0198
OF: FILE NUM 2005088616
11/17/2005 03:48:05 PM
REPL REC'D BY S SMITH RCPT# 377142
RECORDING FEES 10.00

PREPARED BY:
THOMAS & HUTTON
ENGINEERING CO.
60 PARK OF COMMERCE WAY, P.O. BOX 2727
SAVANNAH, GA 31405 / (912) 234-8300
www.thomas-hutton.com



SCALE	1" = 300'
FILE	J-15897
PLAT DATE	7-1-05
DRAWN BY	L.P.O.
REVIEWED BY	T.G.G.
APPROVED BY	B.L.Y.
PARTY CHIEF	M.B.

LEGEND

6 = COMPOSITE ADJOINER #

= TAX MAP PARCEL LINES

(R9) = EASEMENT/PLAT CHART SYMBOLS

= EXISTING DIRT ROADS (APPROX.)

= DRAINAGE DITCHES EXISTING OR DUG BY PERMIT

= EASEMENTS

C.M.S. = 3" x 3" x 24" CONCRETE MONUMENT SET

I.P.S. = 3/4" x 24" IRON PIPE SET

I.P.F. = 3/4" IRON PIPE FOUND

R/W CMF = 4" x 4" RIGHT-OF-WAY CONCRETE MONUMENT FOUND

UC CMF = UNION CAMP CORP. CONCRETE MONUMENT FOUND

WETLANDS

WETLAND BUFFER

NOTES:

1. FIELD EQUIPMENT: SOKKIA SET4, SDR 33
2. PLAT ERROR OF CLOSURE 15.1/IN
3. FIELD ERROR OF CLOSURE 15.1/28,000
4. ANGULAR ERROR OF CLOSURE IS 02" PER ANGLE POINT
5. ALL COORDINATES BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83
6. THE PROPERTY IDENTIFICATION NUMBER IS R800-029-000-0001-0000 FOR THIS TRACT
7. FOR WETLAND BUFFERS AND SETBACKS REFER TO BUCKWALTER P.U.D. AND ANNEXATION DOCUMENTS.
8. BHR RESERVES THE RIGHT TO REDUCE THE WIDTH OF THE ROAD RIGHT OF WAY AND TO RELOCATE SUCH RIGHT OF WAY AS MAY BE REQUIRED BY DESIGN CONSIDERATIONS INCLUDING REQUIREMENTS OF GOVERNMENTAL ENTITIES.
9. BHR AND/OR ASSIGNS TO RESERVE RIGHTS TO LANDSCAPE WITHIN THE RIGHT OF WAYS.

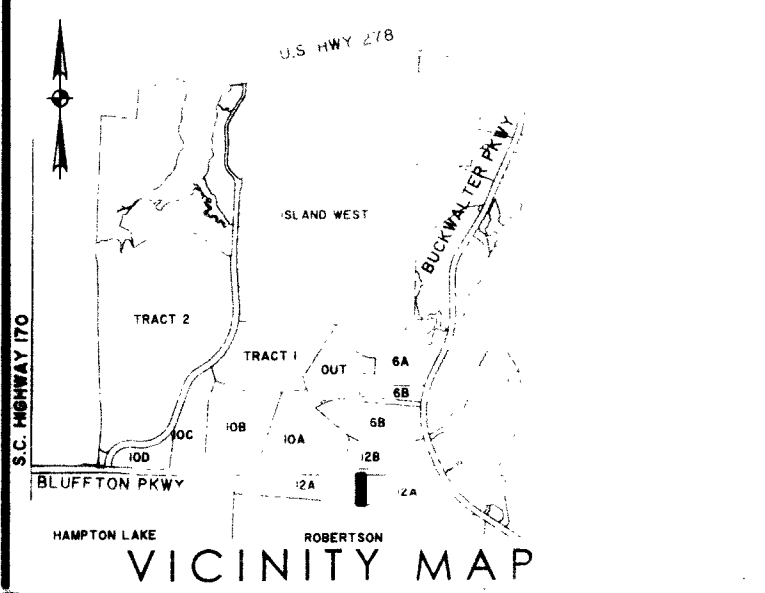
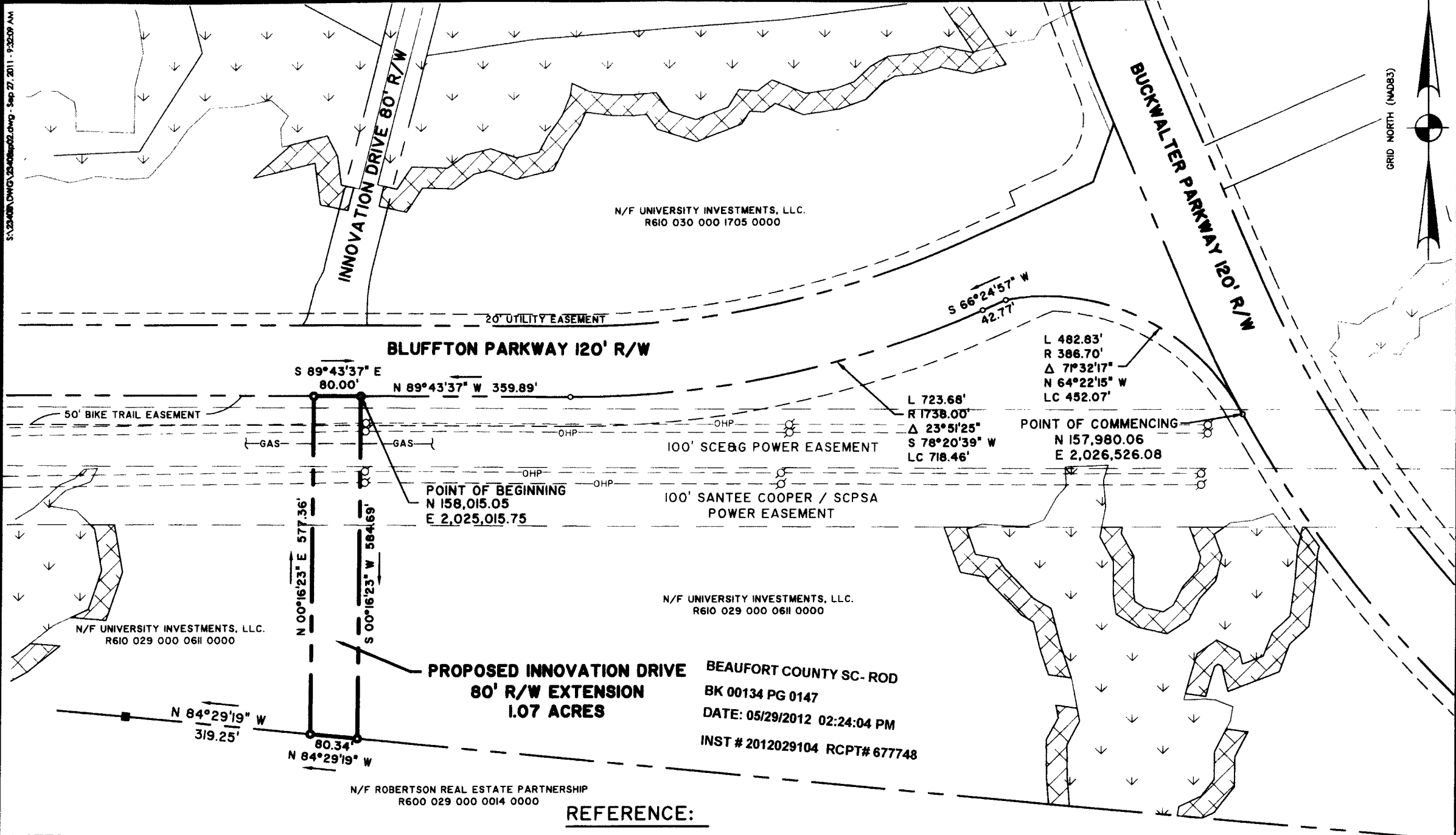
FLOOD NOTE:

ACCORDING TO F.I.R.M. NO. 450025 PANEL NO. 85 D, 55 D & 80 D MAP REVISION SEPTEMBER 20, 1986, THIS TRACT FALLS OUTSIDE THE 100 YEAR FLOOD HAZARD AREA SEE IN ZONE C.

LEGAL DESCRIPTION

Commencing at a point on the south right of way of Bluffton Parkway and the west right of way of Buckwalter Parkway, having a South Carolina State Plane coordinate of N157980.0591, E2026526.0784; said point being the Point of Beginning; being the point of curvature of a tangent curve, concave to the north, having a radius of 2,070.00 feet, a central angle of 26°43'5", and a chord length of 956.56 feet bearing S 42°12'20" E; thence proceed along the arc of said curve 956.56 feet to a point; thence S 55°33'52" E, a distance of 92.22 feet to a point; thence N 84°43'22" W, a distance of 1,054.11 feet to a point; thence N 84°28'19" W, a distance of 1,587.21 feet to a point; thence N 85°03'17" W, a distance of 2,209.87 feet to a point; thence N 2°23'18" E, a distance of 368.45 feet to a point; thence S 88°43'37" E, a distance of 2,946.74 feet to a point; being the point of curvature of a tangent curve, concave to the north, having a radius of 1,738.00 feet, a central angle of 23°51'26", and a chord length of 718.46 feet bearing N 78°20'40" E; thence proceed along the arc of said curve 723.68 feet to a point; thence N 86°24'57" E, a distance of 42.77 feet to a point; being the point of curvature of a tangent curve, concave to the north, having a radius of 386.70 feet, a central angle of 71°32'17", and a chord length of 452.07 feet bearing S 84°32'15" E; thence proceed along the arc of said curve 482.83 feet to a point; said point being the Point of Beginning; said tract or parcel of land containing 57.74 acres more or less.

Book134/Page147



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RIGHT OF WAY PLAT
**PROPOSED
INNOVATION DRIVE
80' R/W EXTENSION**

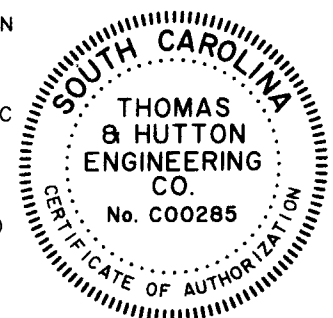
BEAUFORT COUNTY,
BLUFFTON, SOUTH CAROLINA

prepared for
TOWN OF BLUFFTON

- NOTES**
1. TAX MAP NUMBER: R610 029 000 0611 0000.
 2. ACCORDING TO F.I.R.M. MAP NO. 450025, PANEL 0085D, REVISED 9-29-1986, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE C.
 3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
 4. THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
 5. A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING COMPANY AT THE TIME OF THIS SURVEY.
 6. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 7. WETLANDS DEPICTED HAVE BEEN APPROVED BY THE U.S.ARMY CORPS OF ENGINEERS IN LETTER DATED 12-2-08, SAC:2007-1658-IJQ.

- REFERENCE:**
1. A SURVEY FOR SOUTH CAROLINA PUBLIC SERVICE AUTHORITY SHOWING LOCATION OF MCINTOSH-BLUFFTON 230 KV TRANSMISSION LINE, DATED JUNE 1986, LAST REVISED JANUARY 1987, BY NIVENS ENGINEERING, INC.
 2. PLAT OF PARCEL 12A A PORTION OF BHR ACQUISITION CO., LLC PROPERTY, PREPARED BY THOMAS & HUTTON ENGINEERING CO., DATED 7-1-05, REVISED 11-14-05.
 3. RIGHT OF WAY ACQUISITION PLAT FOR BLUFFTON PARKWAY PREPARED BY THOMAS & HUTTON DATED 5-1-01, LAST REVISED 11-30-05.

- LEGEND**
- MEANDER POINT (NO MONUMENT)
 - IRON PIPE (SET)
 - CONCRETE MONUMENT FOUND
 - POWER POLE
 - == EASEMENTS
 - WETLANDS
 - WETLAND BUFFER



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

WRIGHT C. POWERS, JR.
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 19895

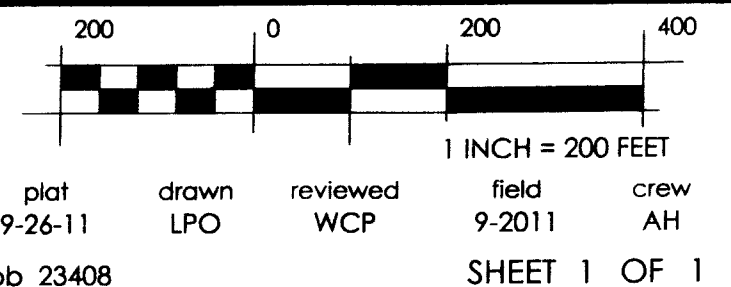


Town of Bluffton
Approved
[Signature]

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

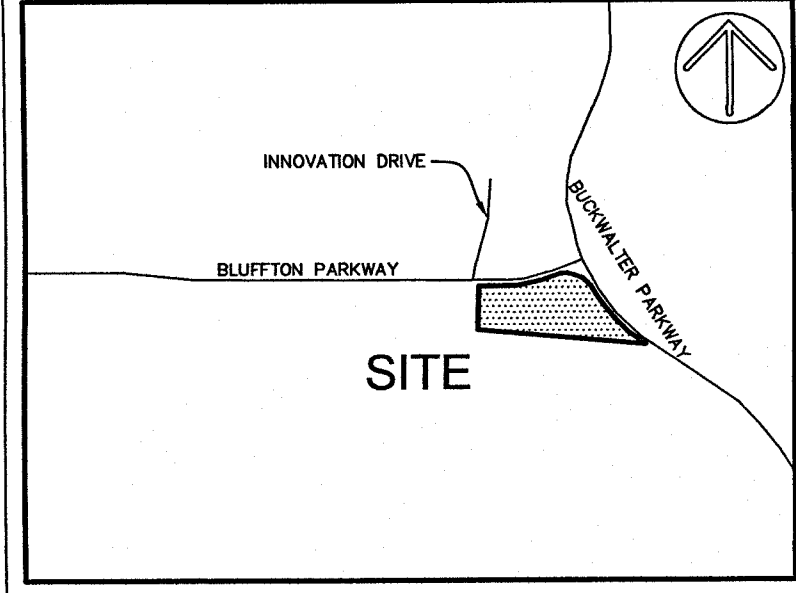
50 Park of Commerce Way
PO Box 2727
Savannah, GA 31402-2727
p 912.234.5300 f 912.234.2950

www.thomasandhutton.com



NORTH
SC GRID (NAD 83)

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S84°43'58"E	20.42'
L2	N65°18'45"E	42.77'
L3	N27°28'43"W	14.97'
L4	S89°51'47"W	34.49'
L5	N64°29'19"W	80.34'
L6	S84°33'55"E	82.79'
L7	S55°33'55"E	128.40'
L8	S89°43'45"E	79.57'



VICINITY MAP NOT TO SCALE

- LEGEND
- CMF ■ CONC. MONUMENT FOUND
 - IPF ● IRON PIPE FOUND
 - RBS ○ 5/8" IRON REBAR SET
 - x GUY WIRE
 - JB JUNCTION BOX
 - WETLANDS
 - POWER POLE
 - SIGN
 - STORM DRAIN MANHOLE
 - TELEPHONE MANHOLE
 - TRANSFORMER-ELECTRIC
 - UNDERGROUND GAS MARKER
 - OVERHEAD POWER LINE
 - EDGE OF PAVEMENT

Town of Bluffton

JAN 09 2020

Planning & Growth Mgmt

TOWN OF BLUFFTON

APPROVED

- NOTES
- THIS PARCEL APPEARS TO BE IN FLOOD ZONE C, FIRM PANEL 0085-D COMMUNITY 450025.
 - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
 - WETLAND DELINEATION IS PER REFERENCE #4 AND WAS NOT LOCATED AT THE TIME OF FIELD WORK.
 - RESIDUAL ACREAGE OF PARCEL 12A WAS CALCULATED PER REFERENCES #1 & #2.

- REFERENCES
- PB:134 PG:147
 - PB:109 PG:198
 - DB:2278 PG:1264
 - A BOUNDARY PLAT OF A PROPOSED 80' RIGHT OF WAY BY THOMAS AND HUTTON, DATED 09/09/2013 TMS# R610-029-000-0611-0000, BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SC.

PREPARED FOR:

REED GROUP

A SUBDIVISION PLAT OF

PARCEL 12A

TAX PARCEL No.

R610 029 000 0611 0000

THE TOWN OF BLUFFTON

BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: NGN

FIELD CHECK: JWR

DRAWN BY: TJU

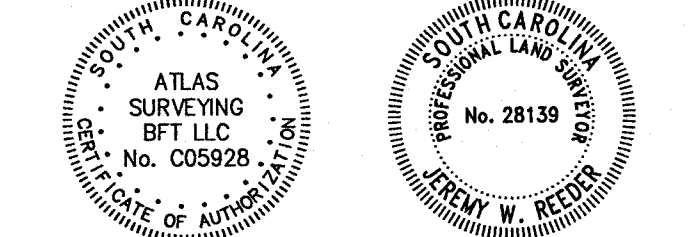
DATE: 01-08-2020

SCALE: 1"=100'

PROJECT No.: BFT-19265

FILE: BFT-19265 SUB-0106

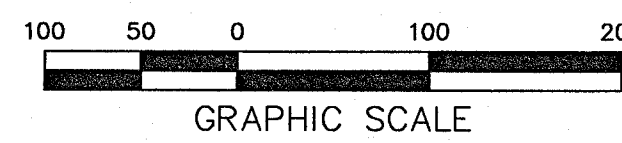
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.



Jeremy W. Reeder
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRAMPED WITH SEAL

ATLAS
SURVEYING, INC.

49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM





REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
CHARLESTON, SOUTH CAROLINA 29403-6107

April 21, 2004

Regulatory Division

BHR Acquisition Company, LLC &
Winding River, BTS, 1, LC
c/o Mr. Ed Blakely
192 East Bay Street, Suite 201
Charleston, SC 29401

Dear Mr. Blakely:

This is in response to your application requesting a Department of the Army permit.

Enclosed is your Department of the Army Permit #2003-1G-066. It authorizes you to perform the work specified on the attached drawings. This permit is issued under the provisions of the Federal laws for the protection and preservation of the navigable waters of the United States.

Please notify this office promptly, in writing, when you start and complete the work. The enclosed cards may be used for that purpose. You should also be aware that a special condition has been included in this permit which requires that a copy of the permit and drawings must be available at the work site during the entire time of construction.

Respectfully,

Tina B. Hadden
Chief, Regulatory Division

Enclosures



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
657 A Hagood Avenue
CHARLESTON, SOUTH CAROLINA 29403-5107

REGULATORY DIVISION

TO WHOM IT MAY CONCERN:

In issuing this permit, this office has acted with reliance on the plans which you submitted. As you proceed with your project, please exercise every caution to ensure the work is performed exactly as shown on the approved plans and specifications, as deviations of any nature are expressly prohibited without the prior authorization of this office.

With this in mind, you will find this office cooperative in authorizing minor deviations if they are clearly within the scope of the original permit; however, you are placed on any "unauthorized" deviation from the approved plans will be constructed as a violation of Federal law and, at a minimum, you will be required to submit as-built plans of any deviations. These as-built plans will have to be prepared by a registered land surveyor. You will not be required to submit as-built drawings unless an "unauthorized" deviation is detected by this office or such submittals are required by a special condition in the permit (i.e., certified as-built plans are commonly required for utility crossings and structures adjacent to Federal channels.) If, upon demand, you fail to provide this office with such drawings in the requisite format, this office will request the U.S. Attorney to seek appropriate civil or criminal sanctions in order to maintain the integrity of the Department of the Army permit program.

Please be assured that you will find the Corps of Engineers receptive to minor deviations from the approved plans as long as such deviations are approved prior to commencement of work.

NOTICE OF COMMENCEMENT OR COMPLETION
OF WORK AUTHORIZED BY PERMIT

DATE

WORK AUTHORIZED BY DEPARTMENT OF THE ARMY PERMIT

2003-1G-066

DATED

PERFORM WORK IN

(WATERBODY NAME)

WAS COMMENCED

ON

WAS COMPLETED

(DATE)

(check appropriate box)

SIGNATURE

FL 130

5 MAR. 79

NOTICE OF COMMENCEMENT OR COMPLETION
OF WORK AUTHORIZED BY PERMIT

DATE

WORK AUTHORIZED BY DEPARTMENT OF THE ARMY PERMIT

2003-1G-066

DATED

PERFORM WORK IN

(WATERBODY NAME)

WAS COMMENCED

ON

WAS COMPLETED

(DATE)

(check appropriate box)

SIGNATURE

FL 130

5 MAR. 79

DEPARTMENT OF THE ARMY PERMIT

**Permittee: BHR ACQUISITION COMPANY, LLC &
WINDING RIVER BTS 1, LC**

**192 E. BAY ST. SUITE 201
CHARLESTON, SC 29401**

Permit No: 2003-1G-066

Issuing Office: CHARLESTON DISTRICT

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the Corps of Engineers having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

Project Description:

To place fill material in freshwater wetlands adjacent to tributary of Rose Dhu Creek, to create an economically viable, flexible, long term, master-planned residential community with associated amenities including golf course and commercial areas in accordance with the attached drawings entitled; Applicant: BHR Acquisition Co., LLC, Winding River BTS 1, L.C.; Location: Beaufort County, S.C., Town of Bluffton; Sheets 1 thru 3, 6 thru 8, 10 thru 16, and 19 thru 39 of 39 dated June 17, 2003. Sheets 4, 5, 9, 17, and 18 of 39 dated October 23, 2003.

Project Location:

The project is located south of U.S. Highway 278, east of State Road 170, west of the Buckwalter Parkway and north of SC Highway 46, in the Town of Bluffton, Beaufort County, South Carolina.

Permit Conditions:

General Conditions:

1. The time limit for completing the work authorized ends on 30 June 2024. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit, you must immediately notify this office of what you have found. We will initiate the Federal and state coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.

4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.

5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.

6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.

Special Conditions:

SEE PAGE 4.

Further Information:

1. Congressional Authorities: You have been authorized to undertake the activity described above pursuant to:

☐ Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403).

☒ Section 404 of the Clean Water Act (33 U.S.C. 1344).

☐ Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C. 1413).

2. Limits of this authorization.

a. This permit does not obviate the need to obtain other Federal, state, or local authorizations required by law.

b. This permit does not grant any property rights or exclusive privileges.

c. This permit does not authorize any injury to the property or rights of others.

d. This permit does not authorize interference with any existing or proposed Federal project.

3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

a. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.

b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.

c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.

d. Design or construction deficiencies associated with the permitted work.

e. Damage claims associated with any future modification, suspension, or revocation of this permit.

4. **Reliance on Applicant's Data:** The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.

5. **Reevaluation of Permit Decision.** This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require a reevaluation include, but are not limited to, the following:

a. You fail to comply with the terms and conditions of this permit.

b. The information provided by you in support of your permit application proves to have been false, incomplete, or inaccurate (See 4 above).

c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. **Extensions.** General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.

By: BHR, LLC, member

By: Gay J. Rose, member
(PERMITTEE)

BHR ACQUISITION COMPANY, LLC &
WINDING RIVER, BTS 1, LC

4-20-04
(DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

[Signature]
(DISTRICT ENGINEER)

Alvin B. Lee, LTC

or his Designee

Tina B. Hadden

Chief, Regulatory Division

APR 21 2004
(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

(TRANSFEE)

(DATE)

CONDITIONS FOR PERMIT #2003-1G-066:

- a. That the permittee agrees to provide all contractors associated with construction of the authorized activity a copy of the permit and drawings. A copy of the permit will be available at the construction site at all times.
- b. That the permittee shall submit a signed compliance certification to the Corps within 60 days following completion of the authorized work and any required mitigation. The certification will include:
 1. A copy of this permit;
 2. A statement that the authorized work was done in accordance with the Corps authorization, including any general or specific conditions;
 3. A statement that any required mitigation was completed in accordance with the permit conditions;
 4. The signature of the permittee certifying the completion of the work and mitigation.
- c. That the permittee recognizes that its commitment to perform and implement the following conditions was a deciding factor towards the favorable and timely decision on this permit and that the permittee recognizes that a failure on its part to both actively pursue and implement these conditions may be grounds for modification, suspension or revocation of this Department of the Army authorization.
 1. That the permittee agrees, as compensation for the impacts associated with this authorization, to implement the "Buckwalter Southwest Tract Mitigation Plan", dated February 11, 2003, and last revised August 19, 2003. The above-discussed plan defines the type(s) of mitigation to be provided; the number of credits generated by implementing the mitigation work, and it sets forth the time frame(s) for completion of the mitigation activities. A declaration of restrictive covenants or conservation easement must be reviewed and approved by the Corps of Engineers, Regulatory Division prior to recording. A stamped, recorded copy of the declaration of restrictive covenants or conservation easement must be submitted to the Corps of Engineers, Regulatory Division within 60 days of 404 permit issuance or prior to any work commencing under the permit, whichever comes first. It is noted and recognized more credits are being provided than are needed to compensate for the impacts hereby permitted. It is further recognized and agreed that up to approximately 80 of the additional credits generated by implementing the plan are available and can be used, if needed, as mitigation for future permitted impacts on the Buckwalter North Tract. Should development of the Buckwalter North Tract not proceed as envisioned or not be permitted, the mitigation defined in the above referenced plan can not be revised or modified to remove any portion of the defined work and the excess credits can not be used on any other project.
 2. That the permittee agrees to submit final road locations that vary from those presented in this application to this office and South Carolina Department of Health and Environmental Control (DHEC) for review and approval prior to construction, to document that the revised plans are consistent with the intent of the permit.
 3. That the permittee agrees to avoid, to the maximum extent practicable, significant trees during trail and boardwalk layout and construction.

BOARD:
Elizabeth M. Hagood
Chairman
Edwin H. Cooper, III
Vice Chairman
Steven G. Kysner
Secretary



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment

MAY 19

BOARD:
Henry C. Scott
Paul C. Aughry, III
Glenn A. McCall
Coleman F. Buckhouse, MD

May 8, 2007

Ms. Tina Hadden
Charleston District
U.S. Army Corps of Engineers
69A Hagood Avenue
Charleston, SC 29403-5107

RE: Revision to 2003-1G-066; BHR Acquisition Co., LLC and Winding River BTS, LC (BHR)
Town of Bluffton; Beaufort County, South Carolina

Dear Ms. Hadden:

The South Carolina Department of Health and Environmental Control (SCDHEC) received a request for a modification to P/N 2003-1G-066. The proposed modification includes an additional 0.39 acres of fill in an isolated wetland to accommodate development of a senior living facility. BHR also proposes to convert 1.34 acres of cleared shrub/scrub wetlands to emergent wetlands to provide a more productive wetland system and eliminate the need for constant maintenance. As part of the requested permit modification BHR also proposes to create 0.39 acres of wetlands and delete 0.71 acres of permitted stormwater impacts. The net result of the proposed modification is a reduction of 0.32 acres in overall impact and an increase of 0.71 acres in on site mitigation.

The staff of the Office of Ocean and Coastal Resource Management (OCRM) has reviewed the requested modifications to the above referenced project and finds them consistent with the S.C. Coastal Management Program. OCRM must be notified, in writing, prior to initiation of work authorized by this certification. Once OCRM is notified of the date work will commence, an "authorization to commence work" placard will be issued. This placard must be placed in a conspicuous place at the site. No work authorized under the OCRM wetland certification can commence until the placard is posted. This placard is in addition to any other required placards (land disturbance permit, critical area permit, etc.) and is not valid until all other required federal, state and local permits have been issued for the activity.

The Bureau of Water has no objection to the proposed revisions per the letter from Newkirk Environmental, Inc., dated April 17, 2007 provided that the compensatory mitigation plan, including calculations, meets guidelines stated in the U.S. Army Corps of Engineers' SOP. Additionally, the applicant must adhere to all conditions of the original state certification issued on August 17, 2004, and any subsequent modifications. If you have questions, please contact me at (803) 898-4261.

Sincerely,



Chris Beckham, Project Manager
Water Quality Certification, Standards, and
Wetlands Program Section

cc: John Hensel, OCRM

Mr. Kenneth Hance
Newkirk Environmental
1887 Clements Ferry Road
Charleston, SC 29492



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

MAY 8 2007

April 26, 2007

Ms. Gina Kirkland
S. C. Department of Health and Environmental Control
Office of Environmental Quality Control
Water Quality Certification and Wetlands Programs Section
2600 Bull Street
Columbia, South Carolina 29201

Re: Bhr Acquisition Company LLC & Winding River, BTS 1, LC
2003-1G-066-C-REVISION
Beaufort County

Dear Ms. Kirkland:

The staff of the Office of Ocean and Coastal Resource Management (OCRM) has reviewed the proposed revisions to the above referenced project and finds them consistent with OCRM's previous consistency determination per the letter from Newkirk Environmental, Inc. dated April 17, 2007, and attached revised drawings, and provided all terms and conditions of the original consistency determination, and any previous modifications, are still in effect.

OCRM must be notified, in writing, prior to initiation of work authorized by this certification. Once OCRM is notified of the date work will commence, an "authorization to commence work" placard will be issued. This placard must be placed in a conspicuous place at the site. No work authorized under the OCRM wetland certification can commence until the placard is posted. This placard is in addition to any other required placards (land disturbance permit, critical area permit, etc.) and is not valid until all other required federal, state and local permits have been issued for the activity.

Sincerely,

John L. Hensel, Jr.
Manager, Federal Certification

JLH/bhracquisition

cc: Ms. Barbara Ncale
Mr. Jeff Thompson
U.S. Army Corps of Engineers

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

Ocean and Coastal Resource Management

Charleston Office • 1362 McMillan Avenue, Suite 400 • Charleston, SC 29405

Phone: 843-953-0200 • Fax: 843-953-0201 • www.scdhec.gov



**Office of Ocean and Coastal
Resource Management**

1362 McMillan Avenue, Suite 400
Charleston, SC 29405
843-744-5838 FAX 843-744-5847

January 26, 2007

Ms. Gina Kirkland
S. C. Department of Health and Environmental Control
Office of Environmental Quality Control
Water Quality Certification and Wetlands Programs Section
2600 Bull Street
Columbia, South Carolina 29201

Re: BHR Acquisition Company LLC & Winding River BTS, LLC
2003-1G-066-C (Modification)
Beaufort County

Dear Ms. Kirkland:

The staff of the Office of Ocean and Coastal Resource Management (OCRM) has reviewed the proposed revisions to the above referenced project and finds them consistent with the S. C. Coastal Management Program per the letter from Newkirk Environmental, Inc. dated November 20, 2006, the revised permit drawings dated September 28, 2006, and provided all terms and conditions of the original consistency determination, and any previous modifications, are still in effect.

OCRM must be notified, in writing, prior to initiation of work authorized by this certification. Once OCRM is notified of the date work will commence, an "authorization to commence work" placard will be issued. This placard must be placed in a conspicuous place at the site. No work authorized under the OCRM wetland certification can commence until the placard is posted. This placard is in addition to any other required placards (land disturbance permit, critical area permit, etc.) and is not valid until all other required federal, state and local permits have been issued for the activity.

Sincerely,

John L. Hensel, Jr.
Manager, Federal Certification Section

JLH/bhracquisitions50686

cc: Ms. Barbara Neale
Mr. Jeff Thompson
U.S. Army Corps of Engineers

BOARD
Elizabeth M. Haggood
Chairman

Edwin B. Cooper III
Vice Chairman

Stephen G. Smith
Secretary



Dr. Ed Hunter, Commissioner

BOARD
Henry C. Scott

Paul C. Laughlin III

Glenn A. McDuff

Debra M. Boush, J. M.D.

1000 Bull Street • Columbia, SC 29201 • Phone: (803) 898-3432 • www.scdhec.gov

March 26, 2007

Ms. Tina Hadden
Charleston District
U.S. Army Corps of Engineers
69A Hagood Avenue
Charleston, SC 29403-5107

RE: Revision to 2003-1G-066; BHR Acquisition Co., LLC and Winding River BTS, LC (BHR) Town of Bluffton;
Beaufort County, South Carolina

Dear Ms. Hadden:

The South Carolina Department of Health and Environmental Control (SCDHEC) received a request for a modification to P/N 2003-1G-066. The proposed modification includes additional road impacts within the approved 20% road contingency and the relocation of littoral shelves, wetland terrace, and upland buffers within the project area. The net result of the proposed modification is utilization of 0.29 acres of fill under the permitted 20% road contingency and an additional 0.15 acres of excavation. BHR proposes to utilize 7.5 mitigation credits previously authorized for use on the Buck Walter North Tract. The proposed mitigation for the modification exceeds the credits required in accordance with the USACE Standard Operating Procedure.

The Bureau of Water has no objection to the proposed revisions per the letter from Newkirk Environmental, Inc., dated November 20, 2006, with attached drawings. Additionally, the staff of the Office of Ocean and Coastal Resource Management (OCRM) has reviewed the requested modifications to the above referenced project and finds them consistent with the S.C. Coastal Management Program. Additionally, the applicant must adhere to all conditions of the original state certification issued on August 17, 2004, and any subsequent modifications. If you have questions, please contact me at (803) 898-4261.

Sincerely,

Chris Beckham, Project Manager
Bureau of Water

cc: John Hensel, OCRM

Mr. Kenneth Hance
Newkirk Environmental
1887 Clements Ferry Road
Charleston, SC 29492



05/04/2006 10:35 7448772

OCRM CHARLESTON

PAGE 01/01



**Office of Ocean and Coastal
Resource Management**

1362 McMillan Avenue, Suite 400
Charleston, SC 29405
843-744-5838 FAX 843-744-5847

May 04, 2006

Ms. Vivianne Vejdani
S. C. Department of Health and Environmental Control
Office of Environmental Quality Control
Water Quality Certification and Wetlands Programs Section
2600 Bull Street
Columbia, South Carolina 29201

Re: BHR Acquisition Company LLC & Winding River BTS 1, LC
2003-1G-066-C-REVISED (April 2006 revision)
Beaufort County

Dear Ms. Vejdani:

The staff of the Office of Ocean and Coastal Resource Management (OCRM) has reviewed the proposed revision to the above referenced project and finds them consistent with OCRM's previous consistency determination per the letter from Newkirk Environmental, Inc. dated April 10, 2006, and revised project drawings (Sheets 4 & 8) dated April 6, 2006, and provided all terms and conditions of the original consistency determination, and any previous modifications, are still in effect.

OCRM must be notified, in writing, prior to initiation of work authorized by this certification. Once OCRM is notified of the date work will commence, an "authorization to commence work" placard will be issued. This placard must be placed in a conspicuous place at the site. No work authorized under the OCRM wetland certification can commence until the placard is posted. This placard is in addition to any other required placards (land disturbance permit, critical area permit, etc.) and is not valid until all other required federal, state and local permits have been issued for the activity.

Sincerely,

John L. Hensel, Jr.
Manager, Federal Certification Section

JLH/bhracq&windingriver50686

cc: Ms. Barbara Neale
Mr. Jeff Thompson
U.S. Army Corps of Engineers

BOARD
Elizabeth M. Hagedorn
Chairman

Edwin H. Cooper III
Vice Chairman

Steven G. Hance
Secretary



Paul Hanger, Commissioner

BOARD
Henry C. Scott

Paul C. Angrew III

Glen A. McGill

William J. Bu Hens, MD

South Carolina Department of Health and Environmental Control

June 2, 2006

Ken Hance
Newkirk Environmental, Inc.
P.O. Box 746
Mt. Pleasant, South Carolina 29465

Re: BHR Acquisition Company, LLC P/N # 2003-1G-066


Dear Mr. Hance:

We have reviewed your request to modify the above referenced state certification, issued on November 30, 2004. The proposed modifications include:

The approval of an additional 0.27 acres of fill for a road crossing as requested per a letter from Newkirk Environmental, Inc. dated April 10, 2006, and the revised project drawings (sheets 4 & 8) dated April 6, 2006.

This additional fill is found to be consistent with the original certification, which allows for a 20% contingency for road impacts. Mitigation for this 20% contingency was included in the original certification and no additional mitigation is required. All terms and conditions of the original certification and any previous modifications, are still in effect. If you have any questions please feel free to call Jessica V. Artz at 803-898-4261 or e-mail at venablja@dhec.sc.gov.

Sincerely,


M. Rheta Geddings, Director
Division of Water Quality

Cc: Debbie King, ACOE



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
CHARLESTON DISTRICT, CORPS OF ENGINEERS
69-A Hagood Avenue
CHARLESTON, SOUTH CAROLINA 29403-5107

July 9, 2007

Regulatory Division

BHR Acquisition Company, LLC
& Winding River BST 1, LC
c/o Mr. Ken Hance
Newkirk Environmental, Inc.
Post Office Box 746
Mt. Pleasant, South Carolina 29465-0746

Dear Mr. Hance:

This is in response to your letters submitted on behalf of BHR Acquisition Company, LLC & Winding River BST 1, LC dated April 10, 2006, November 20, 2006, and April 17, 2007, requesting that their Department of the Army permit #2003-1G-066 issued on April 21, 2004, be modified to reflect the changes on the attached drawings (Sheets 8, 13, and 25 of 39 revised September 28, 2006, Sheets 4, 5, 5A, 9, 14, 16, 17, 18 and 24 of 39 revised March 1, 2007). These changes include the following:

1. The relocation of proposed roads in accordance with Special Condition #2 of the issued permit that reads as follows:
 - a. **2. That the permittee agrees to submit final road locations that vary from those presented in this application to this office and South Carolina Department of Health and Environmental Control (DHEC) for review and approval prior to construction, to document that the revised plans are consistent with the intent of the permit.**

0.11 acres of road impacts at four locations within the project area as authorized under Special Condition c.2 of the permit. Road contingency impacts are indicated on revised permit drawing sheets 8 and 13 revised September 28, 2006, sheets 4, 14 and 25 revised March 1, 2007. A summary of impacts under the 20% road crossing contingency is provided on revised sheet 4 and indicates a balance of 0.69 acres remaining.

2. The road and water access to the west of Wetland DL involves filling 0.09 acres for road construction (included in 20% road crossing contingency described in item 1 above) that is currently permitted to be excavated and excavating an additional 0.24 acres of wetlands. The purpose of this proposed revision is to provide vehicular and water access to development west of Wetland DL.
3. The relocation of 0.23 acres of upland buffer, 1.54 acres of wetland terrace creation and 0.80 acres of littoral shelf creation within the lake to accommodate requested revisions

described in items 1) and 2) above as well as a design and engineering change of the lake shoreline within an upland area.

4. The additional 0.39 acres of fill in isolated jurisdictional Wetland Z as indicated on permit drawing sheets 5 and 9 revised March 1, 2007. Wetland Z was originally permitted to be filled but was mistakenly indicated as preserved, without a buffer, as part of the USACE permit modification of March 11, 2005. The requested impact of Wetland Z is to accommodate development of a senior living facility, offering both assisted living and skilled nursing care under one roof. An alternatives discussion prepared by National Health Care Corporation (NHC), who has a contract to purchase the property, is enclosed as an addendum to this correspondence.
5. To convert 1.34 acres of wetlands permitted to be cleared to be maintained as shrub/scrub to emergent wetlands. This will eliminate the need for constant maintenance and, BHR believes, provides a more productive wetland system as adequate hydrology will be assured by normal water levels in the lake.
6. To create 0.39 acres of wetlands adjacent to on site wetland preservation areas as indicated on permit drawings sheet 5 and 9.
7. To delete 0.71 acres of permitted stormwater impacts, including clearing and pipe installation.

This is to inform you that these three requests for modification are granted. Please attach this letter with the modified drawings to the original permit. All of the conditions to which the work is made subject remain in full force and effect. In that this work appears subject to the jurisdiction of the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management, it is highly recommended that you contact that agency to ascertain their requirements in this matter.

Respectfully,



for: J. RICHARD JORDAN III
Lieutenant Colonel, U.S. Army
District Engineer

Tina B. Hadden
Chief, Regulatory Division

Enclosures

**MODIFIED
PLANS**

#2003-1G-066

**BHR Acquisition Co., LLC & Winding River BTS 1, LC
Buckwalter Southwest Tract Development
Modification Request of November 20, 2006**

The following definition is reproduced here for ready reference.

Cumulative impact is an evaluation of the cumulative adverse impacts to aquatic sites for the overall project. This factor is proportional to the areas of impact. The formula used to calculate this value is $0.05 \times \sum AA$, where $\sum AA$ stands for the sum of the acres of adverse impacts to aquatic areas for the overall project. When computing this value, 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.

Note: The cumulative impact factor for the overall project must be used in each area column on the Required Mitigation Credits Worksheet below.

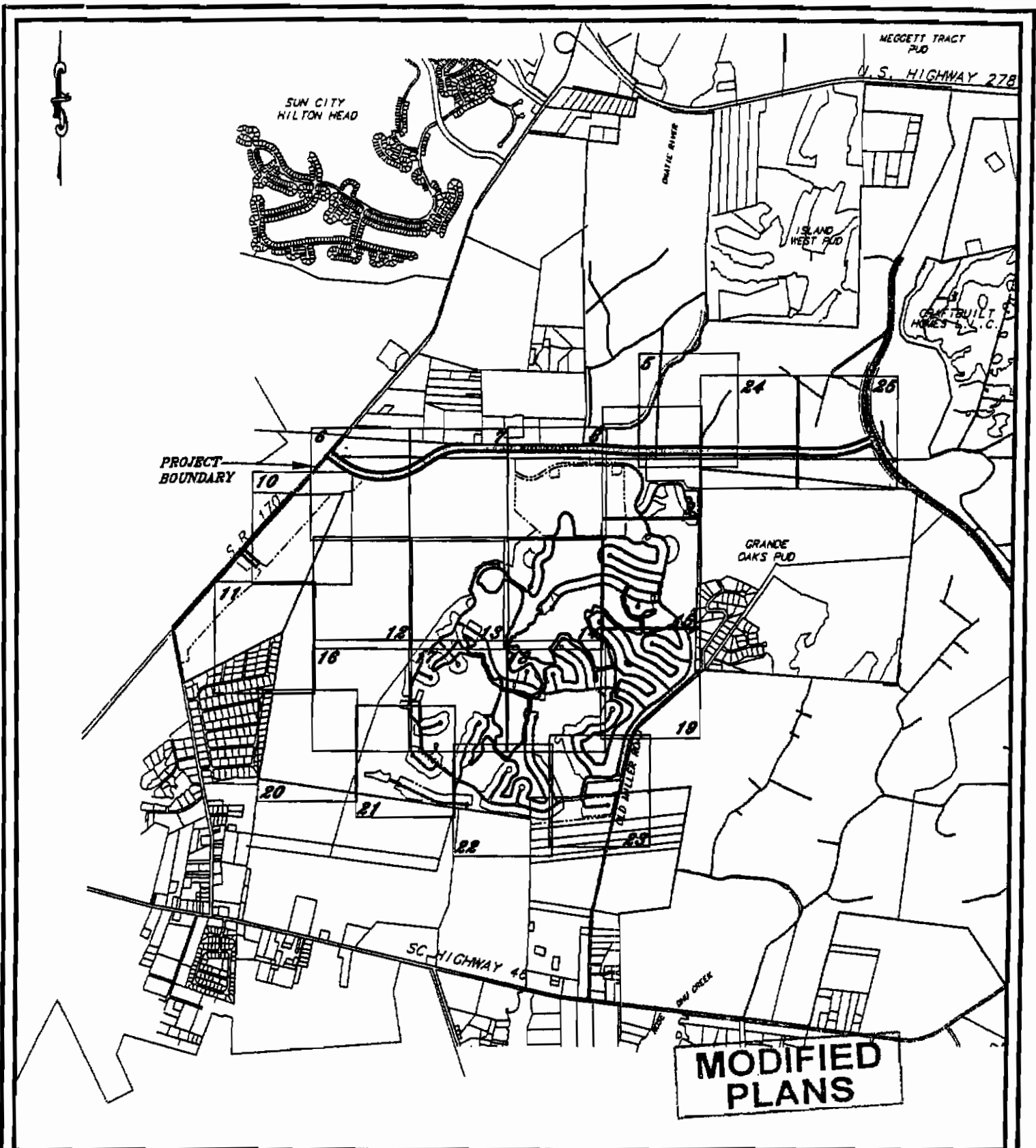
Required Mitigation Credits Sample Worksheet

Factor	Area 1	Area 2	Area 3	Area 4	Area 5
Lost Type	3.0				
Priority Category	0.5				
Existing Condition	1.0				
Duration	2.0				
Dominant Impact	1.5				
Cumulative Impact	2.5				
Sum of m Factors	$R_1 = 10.5$	$R_2 =$	$R_3 =$	$R_4 =$	$R_5 =$
Impacted Area	$AA_1 = 0.24$	$AA_2 =$	$AA_3 =$	$AA_4 =$	$AA_5 =$
$R \times AA =$	2.5				

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

2.5 x 3 = 7.5

Area 1 = Excavation in 404 Jurisdictional Wetlands



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

PERMIT # 2003-1G-068 ISSUED: 4-21-2004

DATE: MARCH 29, 2005
REVISION DATE: AUGUST 2, 2005
SHEET 1 OF 39
SCALE: NO SCALE
SOURCE: THOMAS & HUTTON ENGINEERING CO.

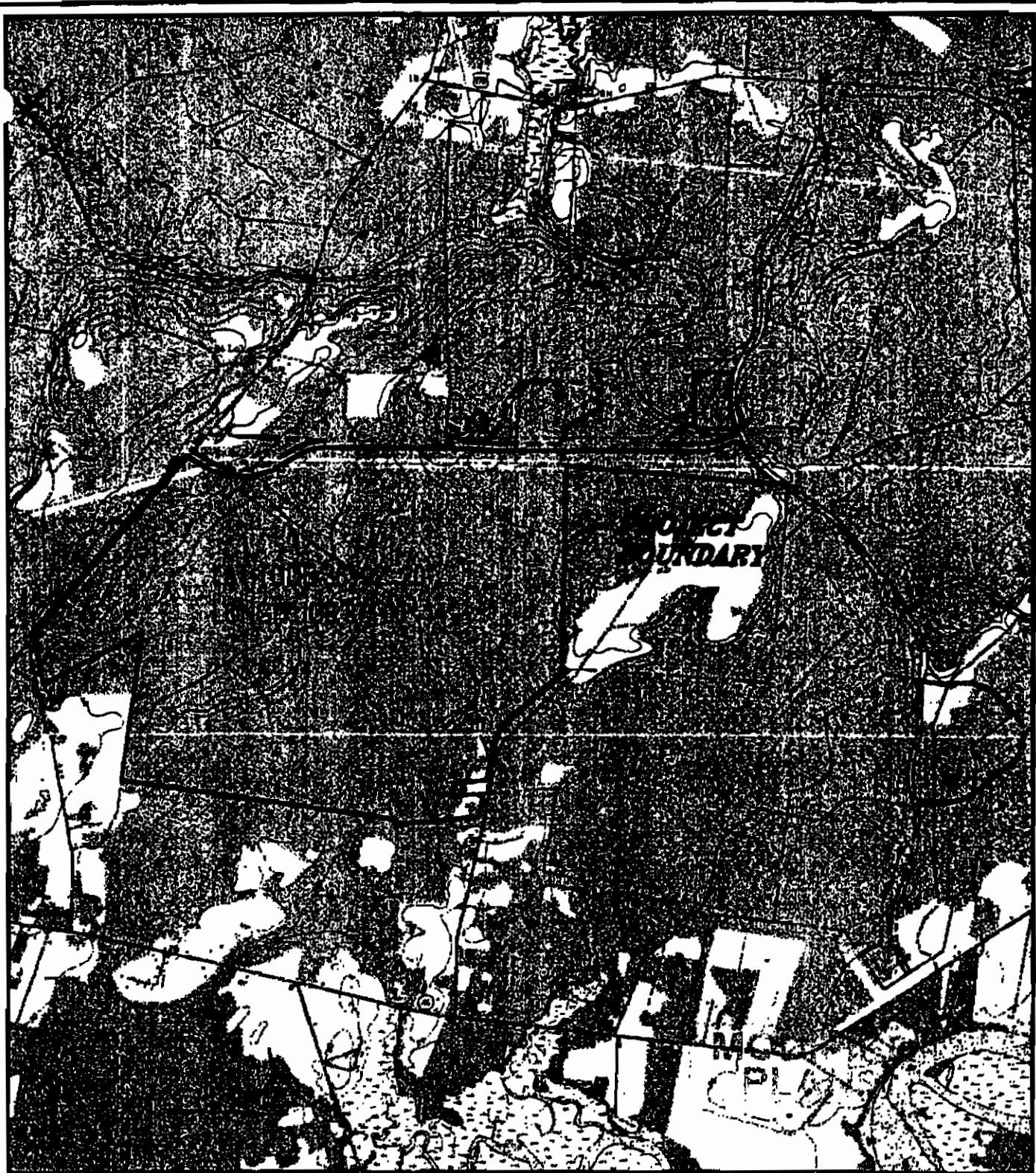
DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

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

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



BUCKWALTER SOUTHWEST TRACT
USGS QUADRANGLE- JASPER

#2003-1G-066-REVISED

DATE: FEBRUARY 10, 2003
REVISION DATE: SEPTEMBER 21, 2004
SHEET 2 OF 39
NO SCALE
SOURCE: THOMAS & HUTTON ENGINEERING CO.

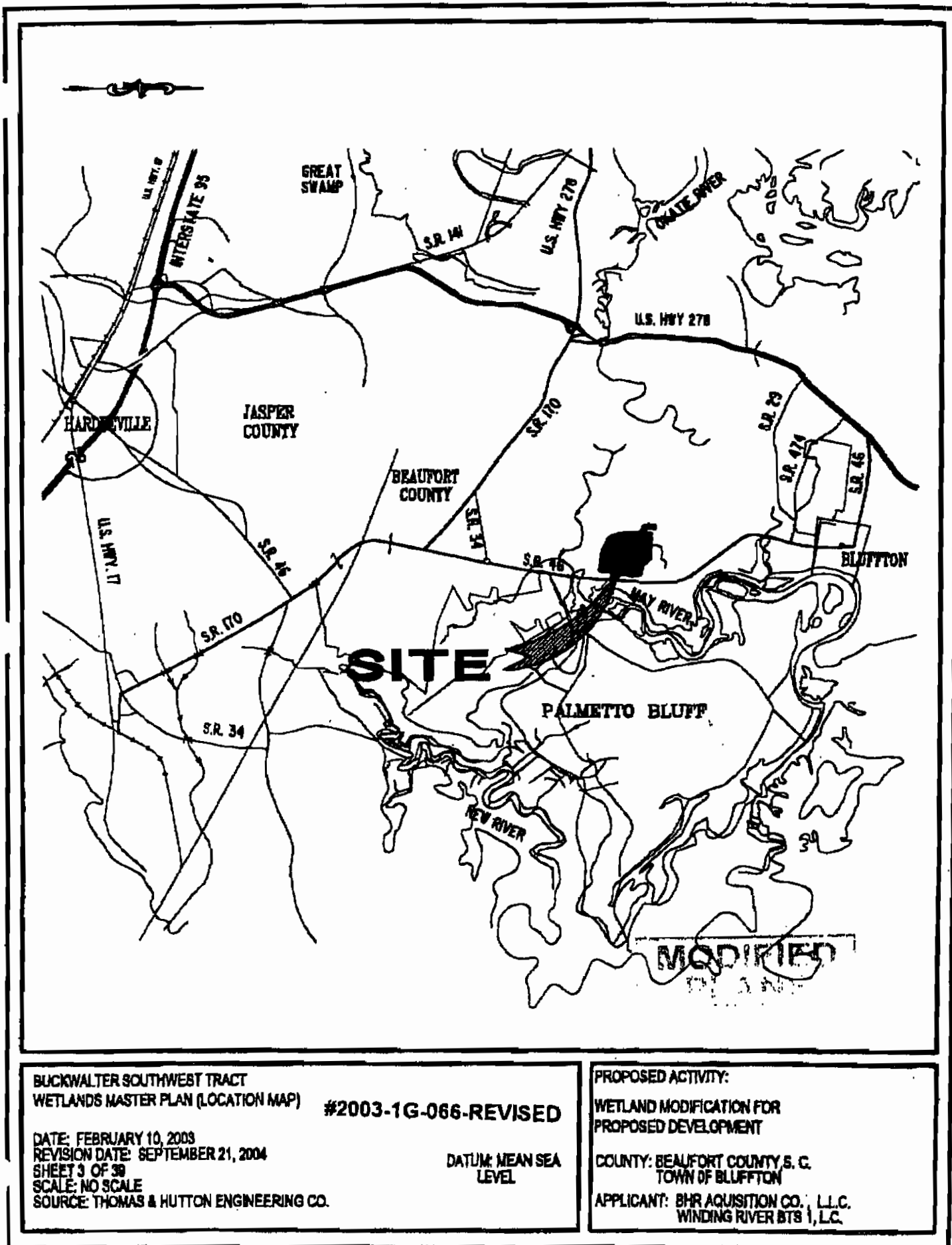
DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY S. C.
TOWN OF BLUFFTON

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











LEGEND

ACREAGE SUMMARY









TOTAL TRACT ACREAGE	1987.44 AC
TOTAL NON-JURISDICTIONAL WETLAND ACREAGE	38.56 AC
TOTAL 404 JURISDICTIONAL WETLAND ACREAGE	1948.87 AC

WETLAND IMPACTS

NON-JURISDICTIONAL WETLANDS TO BE FILLED		404 JURISDICTIONAL WETLANDS TO BE IMPACTED	
	WETLANDS TO BE FILLED	34.21 AC	
TOTAL NON-JURISDICTIONAL WETLAND IMPACTS		34.21 AC	
	WETLAND ROAD CROSSING	3.14 AC	
	20 PERCENT ROAD CROSSING CONTINGENCY	1.25 AC	
	TOTAL ROAD CROSSING+20% CONTINGENCY=	7.39 AC	
	20% CONTINGENCY	1.25 AC	
	1. 4-5-08 "DO" (-)20% CONTINGENCY	0.27 AC	
	2. 3-28-08 "DX" (-)20% CONTINGENCY	0.08 AC	
	3. "DW" (-)20% CONTINGENCY	0.07 AC	
	4. "DO" (-)20% CONTINGENCY	1.03 AC	
	5. "DA" (-)20% CONTINGENCY	0.09 AC	
	5. "DA" (-)20% CONTINGENCY	0.02 AC	
	REMAINING 20% CONTINGENCY	0.69 AC	
	WETLANDS TO BE FILLED FOR VARIOUS LAND DEVELOPMENT ACTIVITIES	4.44 AC	
	3-1-07 IMPACT "Z"	0.39 AC	
		4.83 AC	
	WETLANDS TO BE HAND CLEARED	1.34 AC	
	3-1-07 HAND CLEAR "DA"	(-) 1.34 AC	
		0.00 AC	
	STORMWATER MANAGEMENT	0.71 AC	
	3-1-07 STORMWATER MANAGEMENT "DA"(-)	0.59 AC	
	STORMWATER MANAGEMENT "DV" (-)	0.12 AC	
		0.00 AC	
	LAGOON EXCAVATION	6.14 AC	
	8-28-08 EXCAVATE "DA"	0.24 AC	
	(-) EXCAVATE "DA"	(-)0.09 AC	
		6.29 AC	
	EMERGENT WETLAND CONVERSION	0.98 AC	
	3-1-07 EMERGENT CONVERSION "DA"	1.34 AC	
		2.32 AC	
	GOLF CART BRIDGE(10' WIDE)	0 LF	
	(LINEAR FOOTAGE CART BRIDGE IN WETLAND)		

MODIFIED PLANS

WETLAND MITIGATION

	FRESHWATER WETLAND PRESERVATION & ENHANCEMENT BY BUFFERING	PERMITTED: 9-28-08 429.81 AC NEW: 3-1-07 430.13 AC		WETLAND CREATION "DW"	0.39 AC
	FRESHWATER WETLAND ENHANCEMENT OF HYDROLOGY	98.58 AC	TOTAL MITIGATION ACRES		
	PINE PLANTATION RESTORATION	6.18 AC	PERMITTED: 9-28-08 842.44 AC		
	ROAD RESTORATION	0.99 AC	NEW: 3-1-07 843.15 AC		
	UPLAND WETLAND BUFFER	91.00 AC	SINGLE FAMILY BUFFER	53.71 AC	
	CREATION WETLAND TERRACE	4.74 AC	AVERAGE WIDTH	43.28 LF	
	CREATION LITTORAL ZONES	11.14 AC	MINIMUM WIDTH	10 LF	
			COMMERCIAL/GOLF BUFFER	37.29 AC	
			AVERAGE WIDTH	46.68 LF	
			MINIMUM WIDTH	15 LF	
			COMMERCIAL/GOLF/SINGLE FAMILY BUFFER		
			TOTAL BUFFER ACRES	91.00 AC	
			TOTAL AVERAGE WIDTH	81.77 LF	

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN (LEGEND)

LAST MODIFIED DATE: SEPTEMBER 28, 2006
REVISION DATE: MARCH 1, 2007

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

PERMIT # 2003-1G-066 ISSUED: 4-21-2004

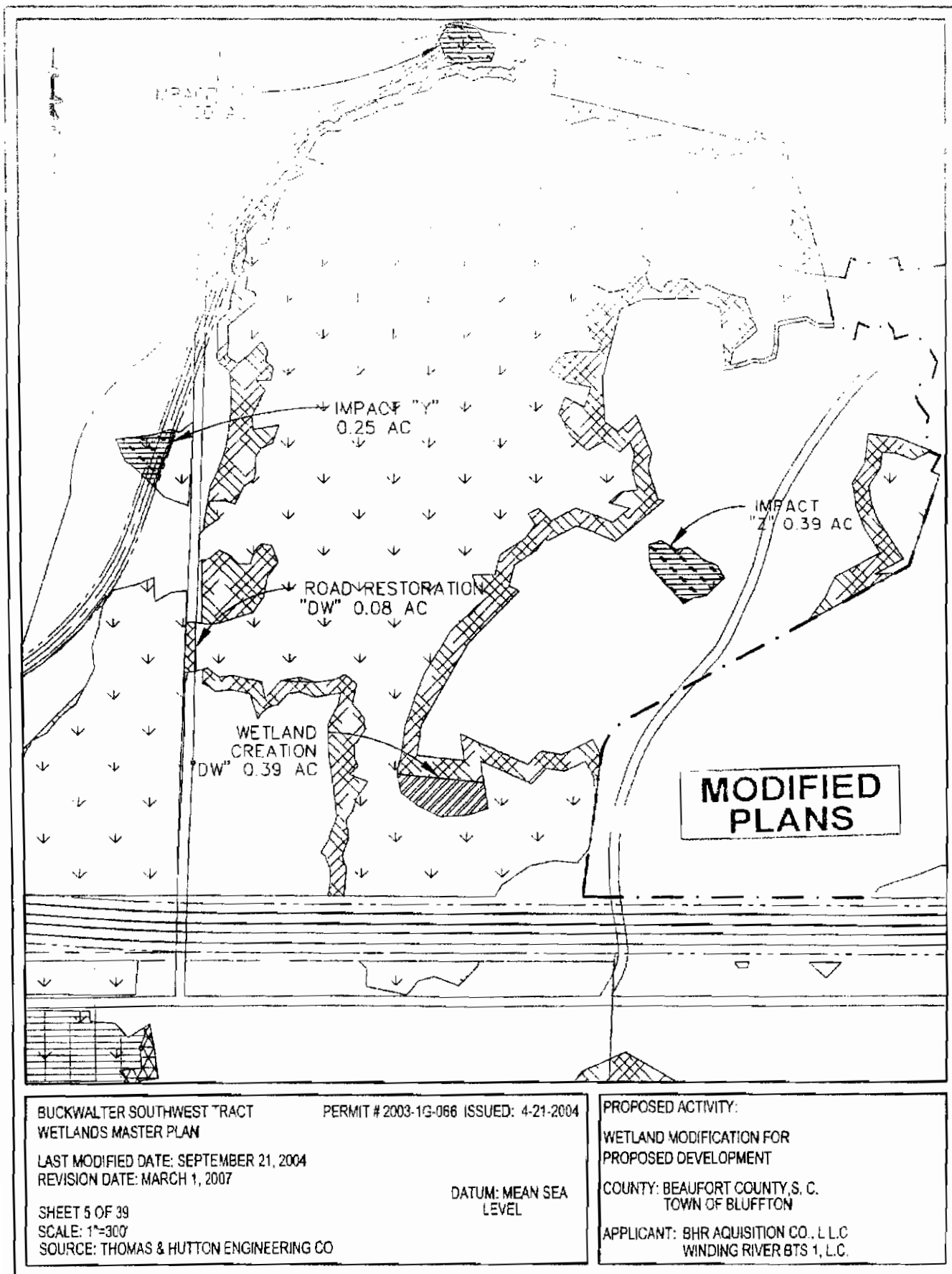
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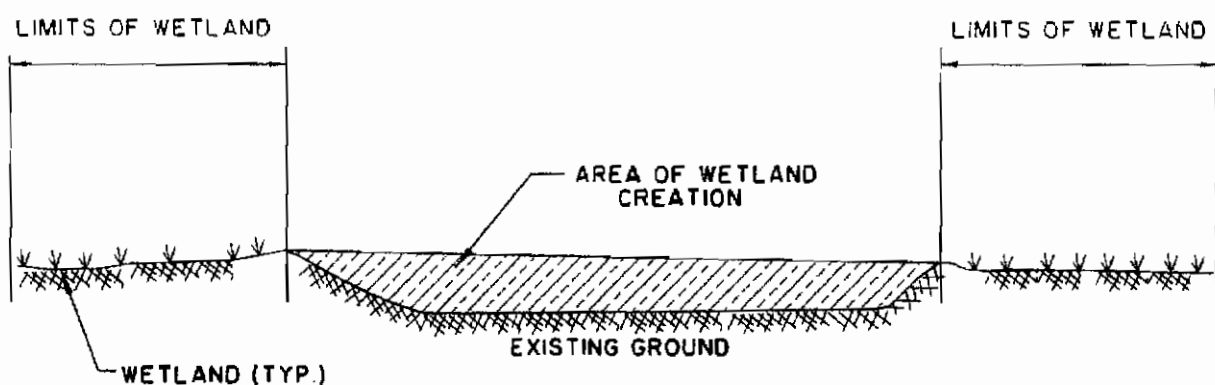
PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

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

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





WETLAND CREATION

NOT TO SCALE

**MODIFIED
PLANS**

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN
DATE: MARCH 1, 2007

SHEET 5A OF 39

SOURCE: THOMAS & HUTTON ENGINEERING CO.

DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

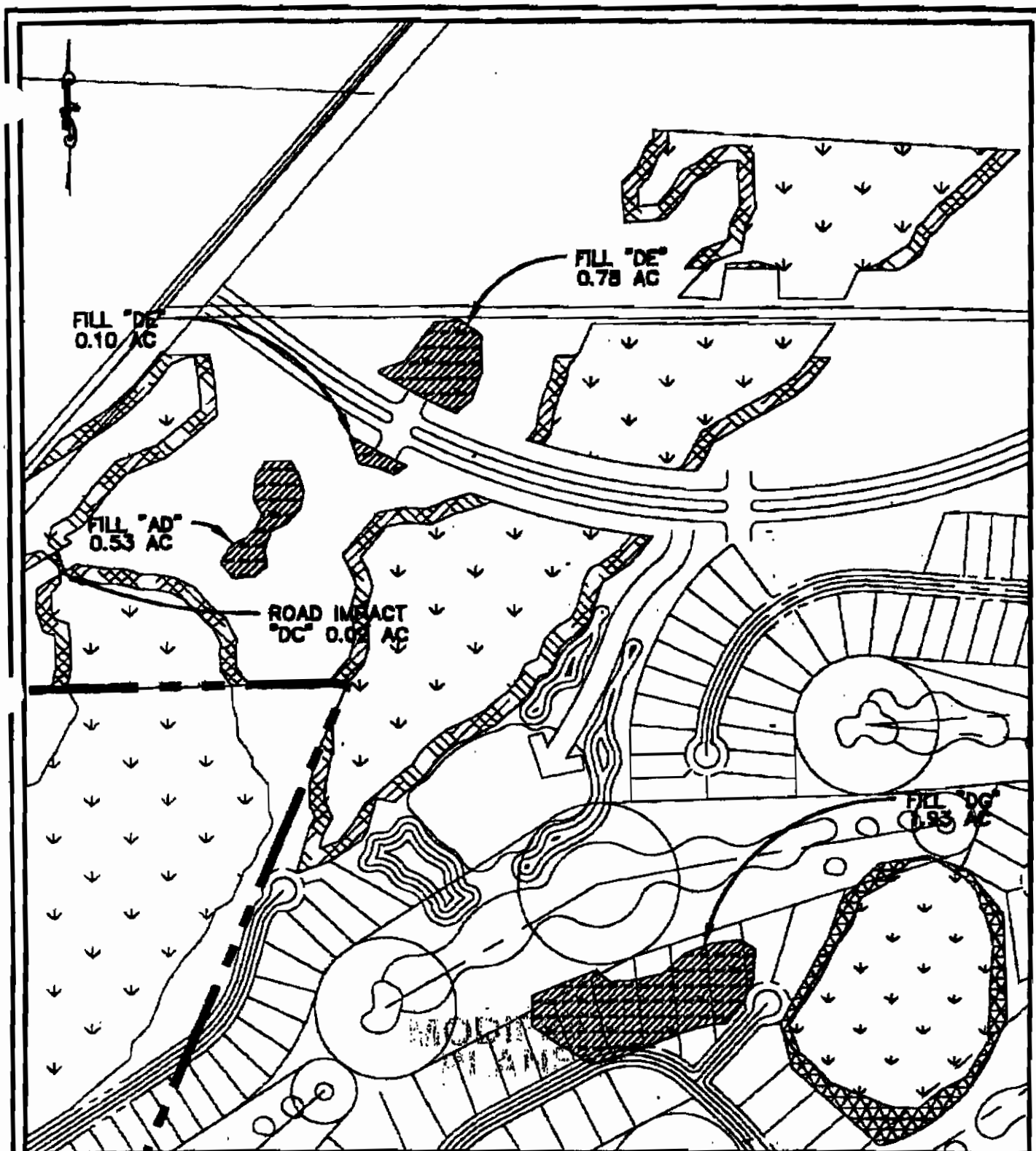
WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

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

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

Jan. 25. 2006 8:35AM Newkirk Environmental, Inc

No. 6058 P. 7



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

#2003-1G-066-REVISED

DATE: FEBRUARY 10, 2003
REVISION DATE: SEPTEMBER 21, 2004
SHEET 8 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

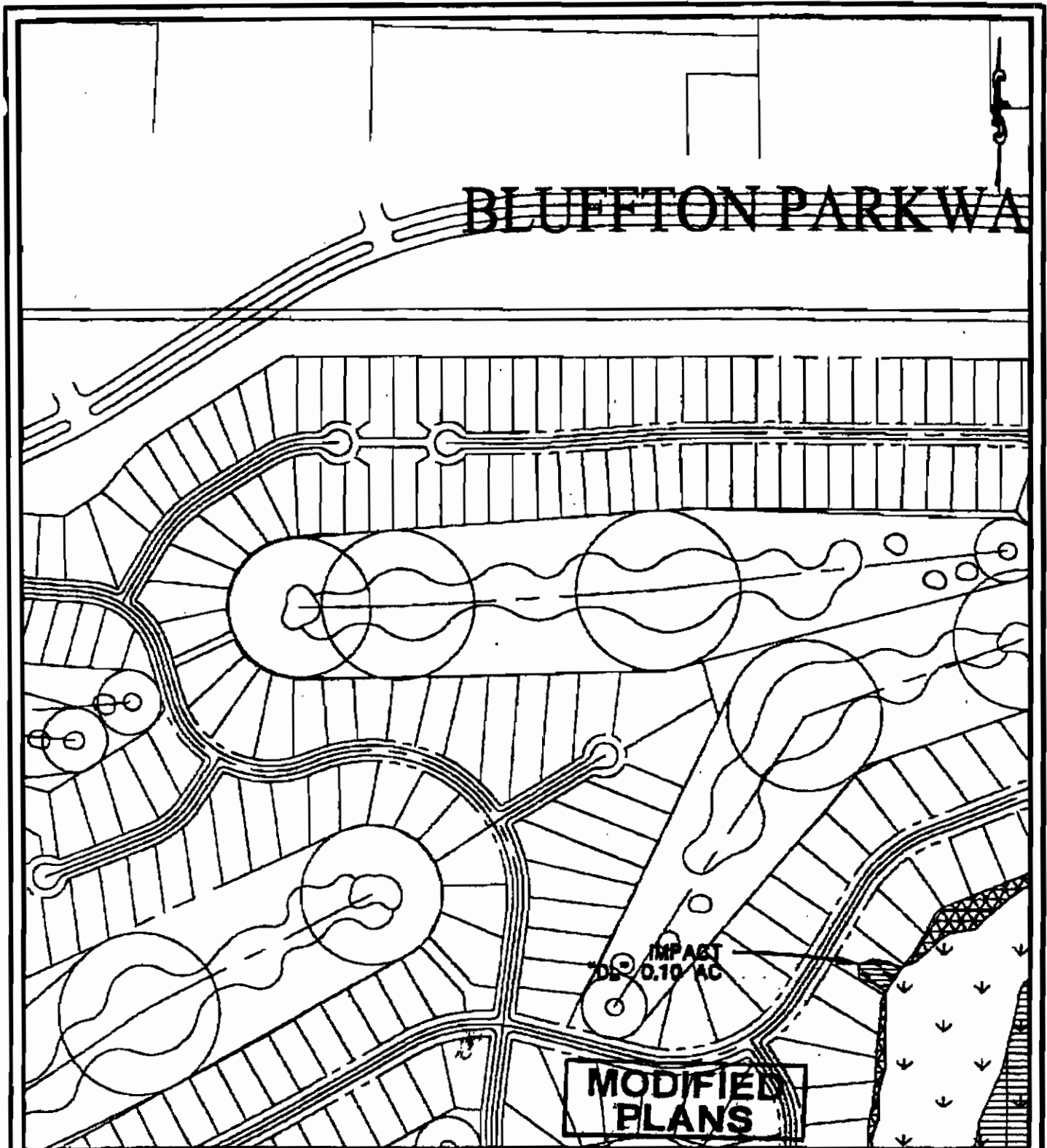
DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

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

APPLICANT: BHR ACQUISITION CO., L.L.C.
WINDING RIVER STS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

#2003-1G-066-REVISED

DATE: FEBRUARY 10, 2003
REVISION DATE: SEPTEMBER 21, 2004
SHEET 7 OF 38
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

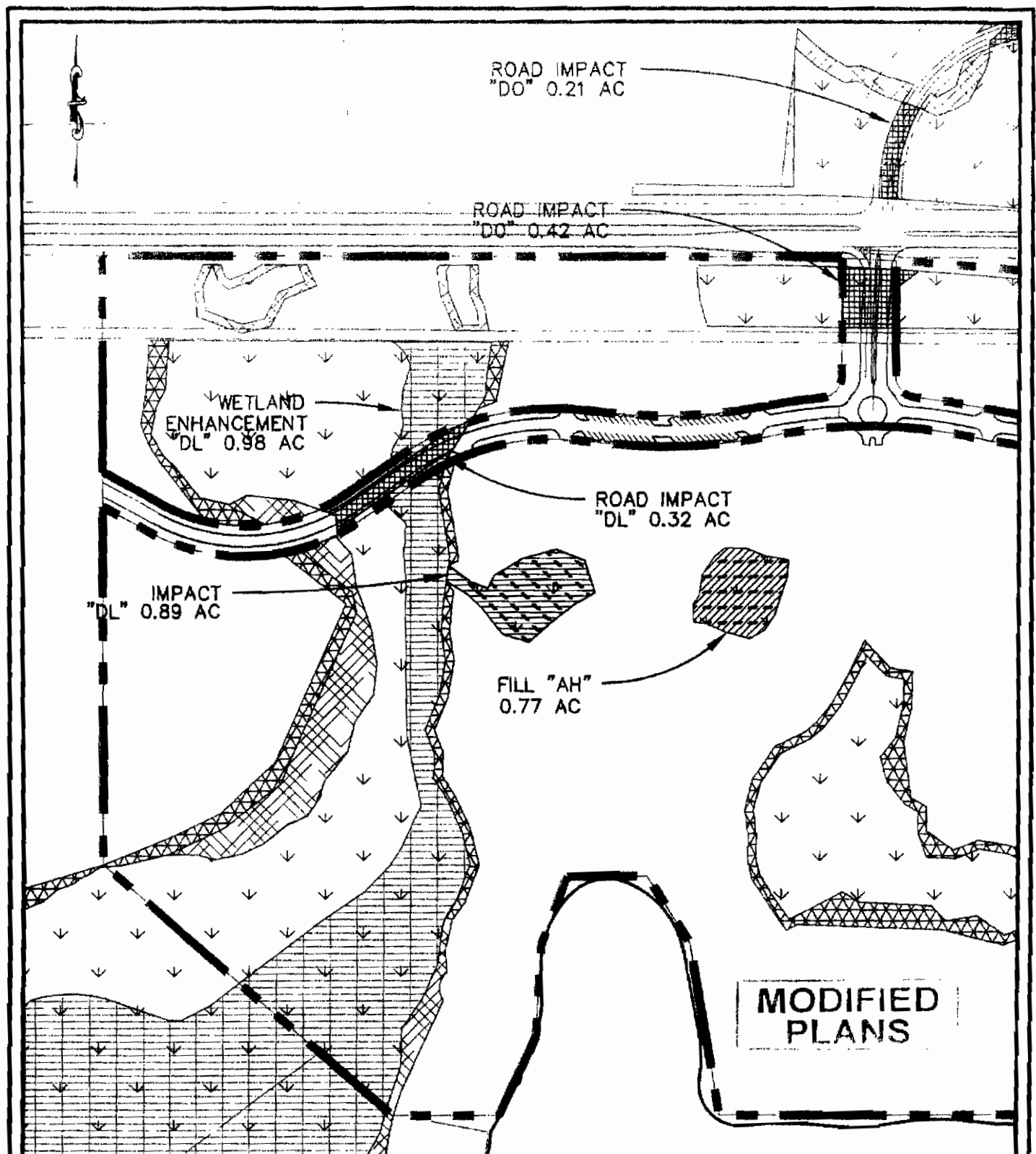
DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

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

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



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

PERMIT # 2003-1G-066 ISSUED 4-21-2004

LAST MODIFIED DATE: APRIL 6, 2006
REVISION DATE: SEPTEMBER 28, 2006

SHEET 8 OF 39
SCALE: 1"=300'

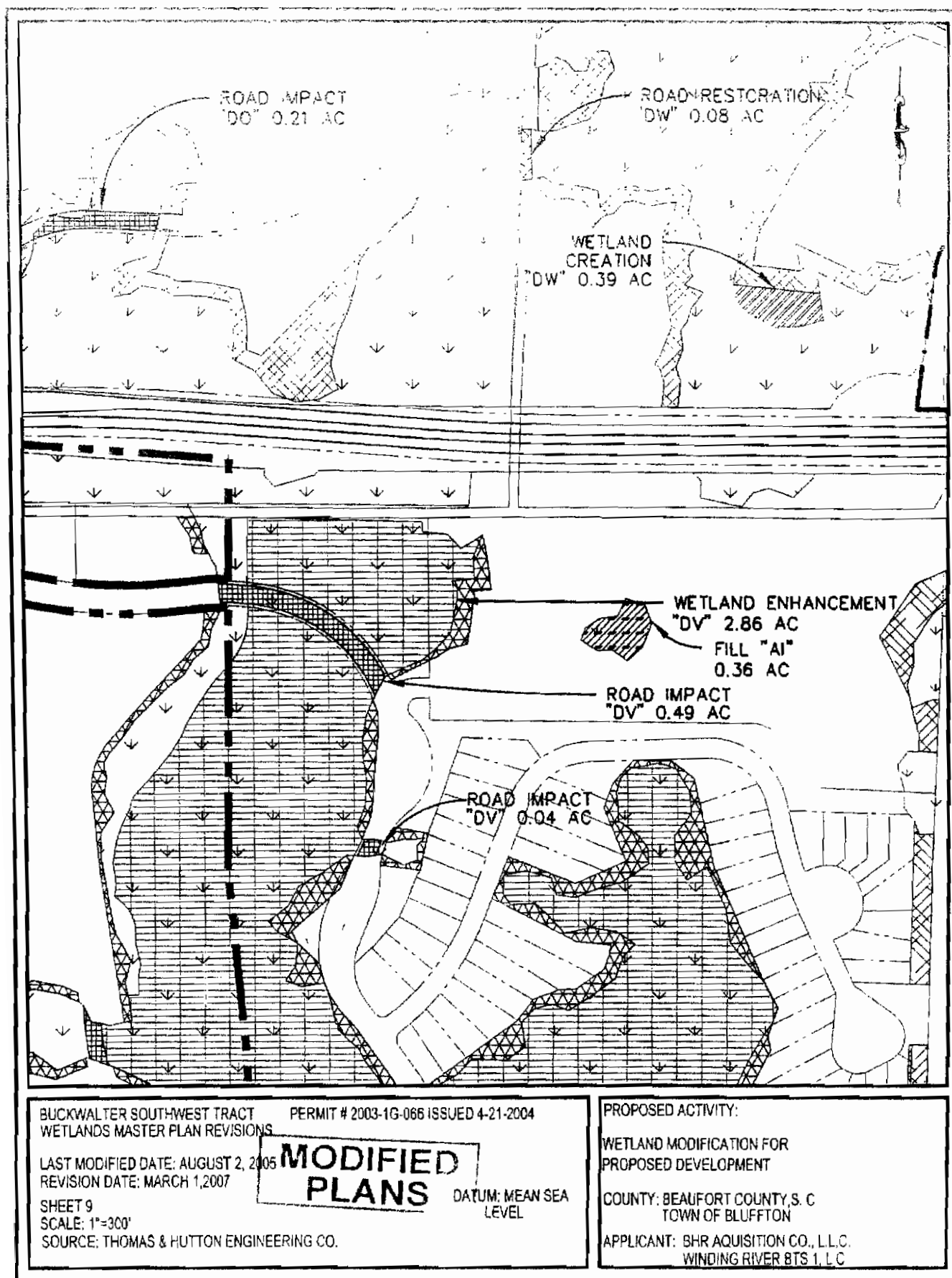
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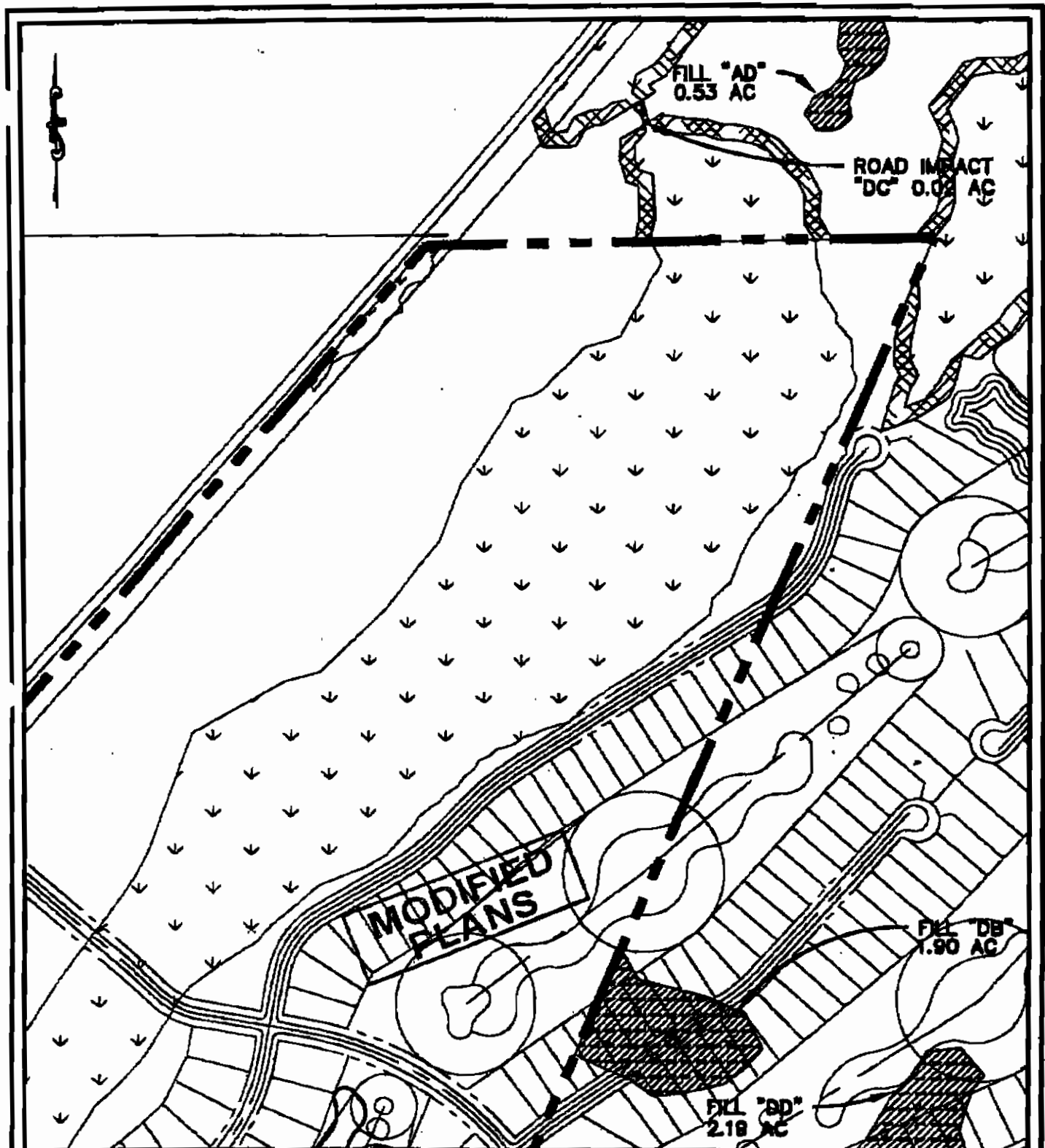
DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON
APPLICANT: BHR ACQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.





BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

#2003-1G-066-REVISED

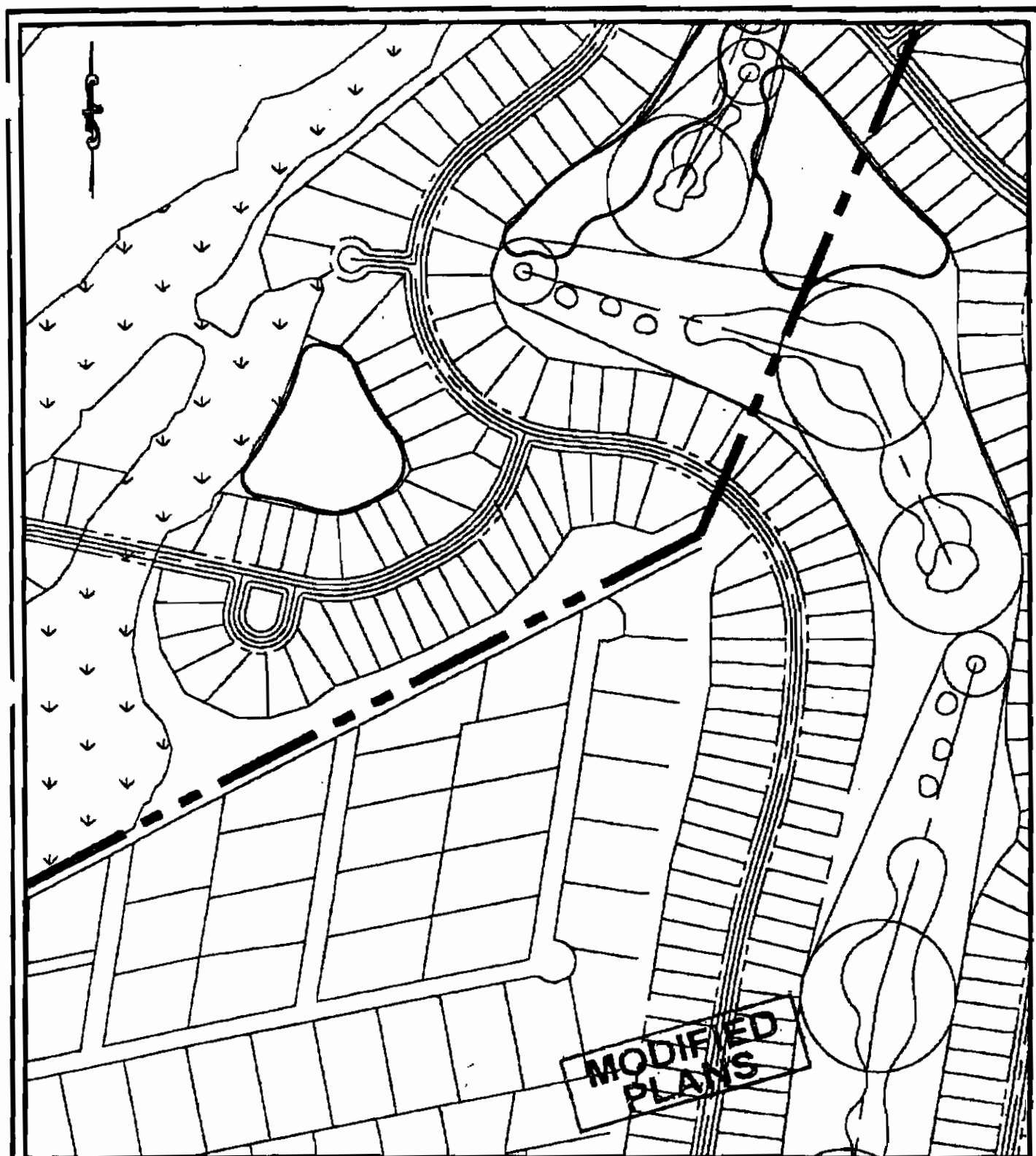
DATE: FEBRUARY 10, 2003
REVISION DATE: SEPTEMBER 21, 2004
SHEET 10 OF 38
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON
APPLICANT: BHR ACQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

#2003-1G-066-REVISED

DATE: FEBRUARY 10, 2003
REVISION DATE: SEPTEMBER 21, 2004
SHEET 11 OF 99
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

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

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



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

#2003-1G-066-REVISED

DATE: FEBRUARY 10, 2003
REVISION DATE: SEPTEMBER 21, 2004
SHEET 12 OF 39
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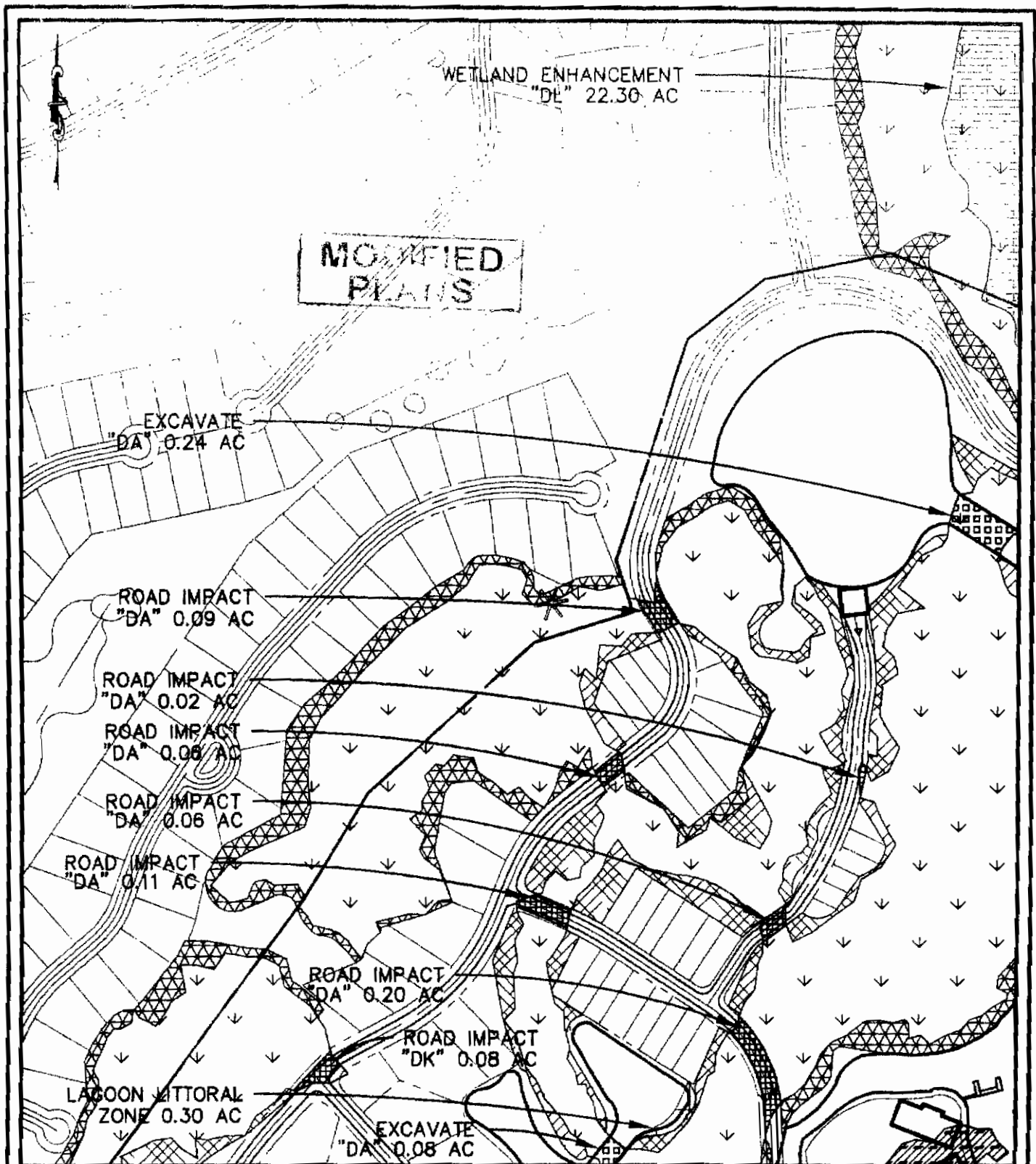
DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

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

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



BUCKWALTER SOUTHWEST TRACT PERMIT # 2003-1G-068 ISSUED: 4-21-2004
WETLANDS MASTER PLAN REVISIONS

LAST MODIFIED DATE: AUGUST 2, 2005
REVISION DATE: SEPTEMBER 28, 2006

SHEET 13 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

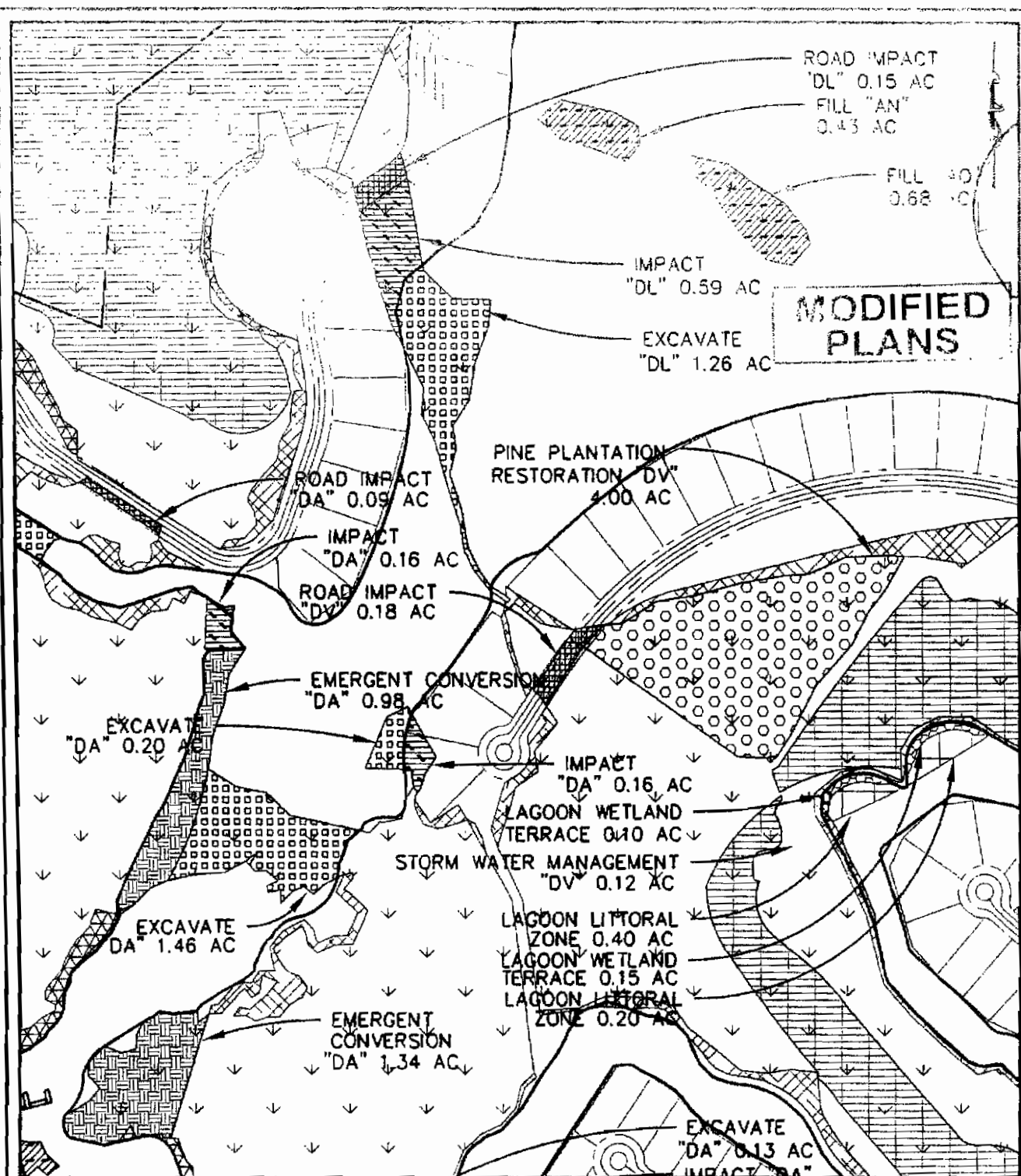
DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

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

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



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN
LAST MODIFIED DATE: SEPTEMBER 28, 2006
REVISION DATE: MARCH 1, 2007

PERMIT # 2003-1G-066 ISSUED: 4-21-2004

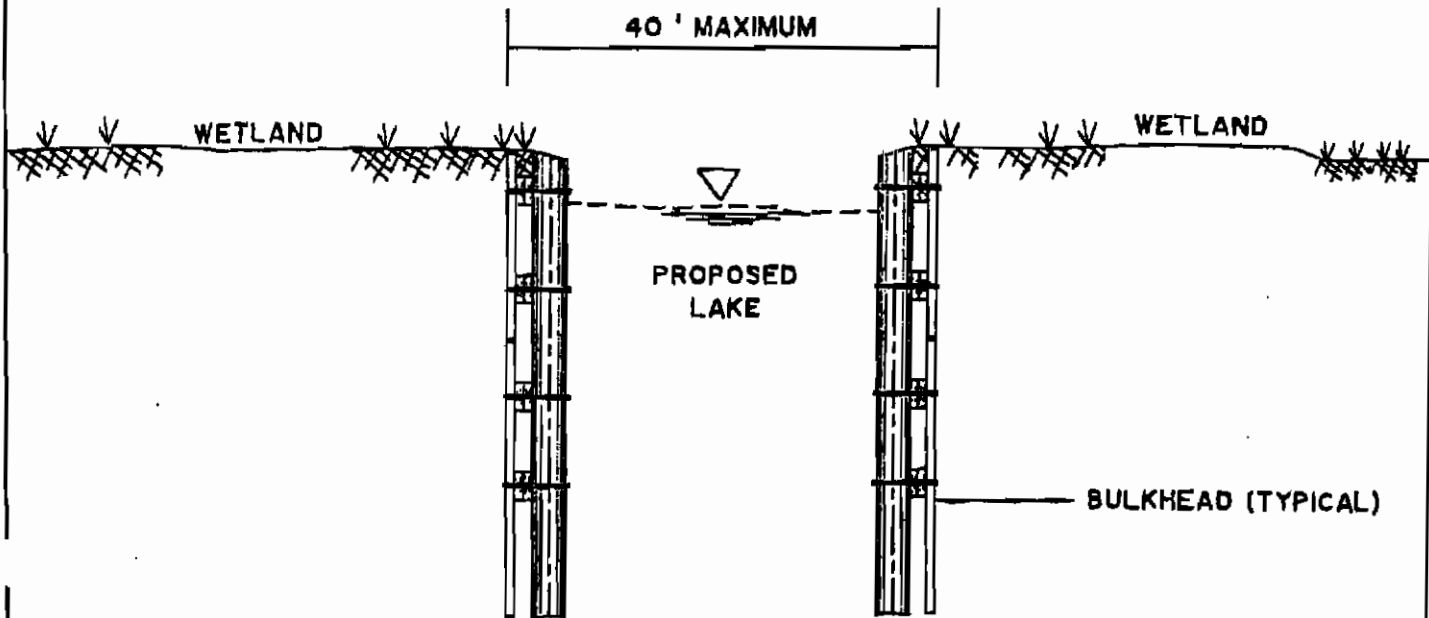
SHEET 14 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY S. C.
TOWN OF BLUFFTON
APPLICANT: BHR ACQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.



"A"
BULKHEAD CROSS SECTION DETAIL
NOT TO SCALE

**MODIFIED
PLANS**

PERMIT # 2003-IG-066 ISSUED: 4-21-2004
BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN
DATE: AUGUST 2, 2005

SHEET 14A OF 39
DETAIL "A"

DATUM: MEAN SEA
LEVEL

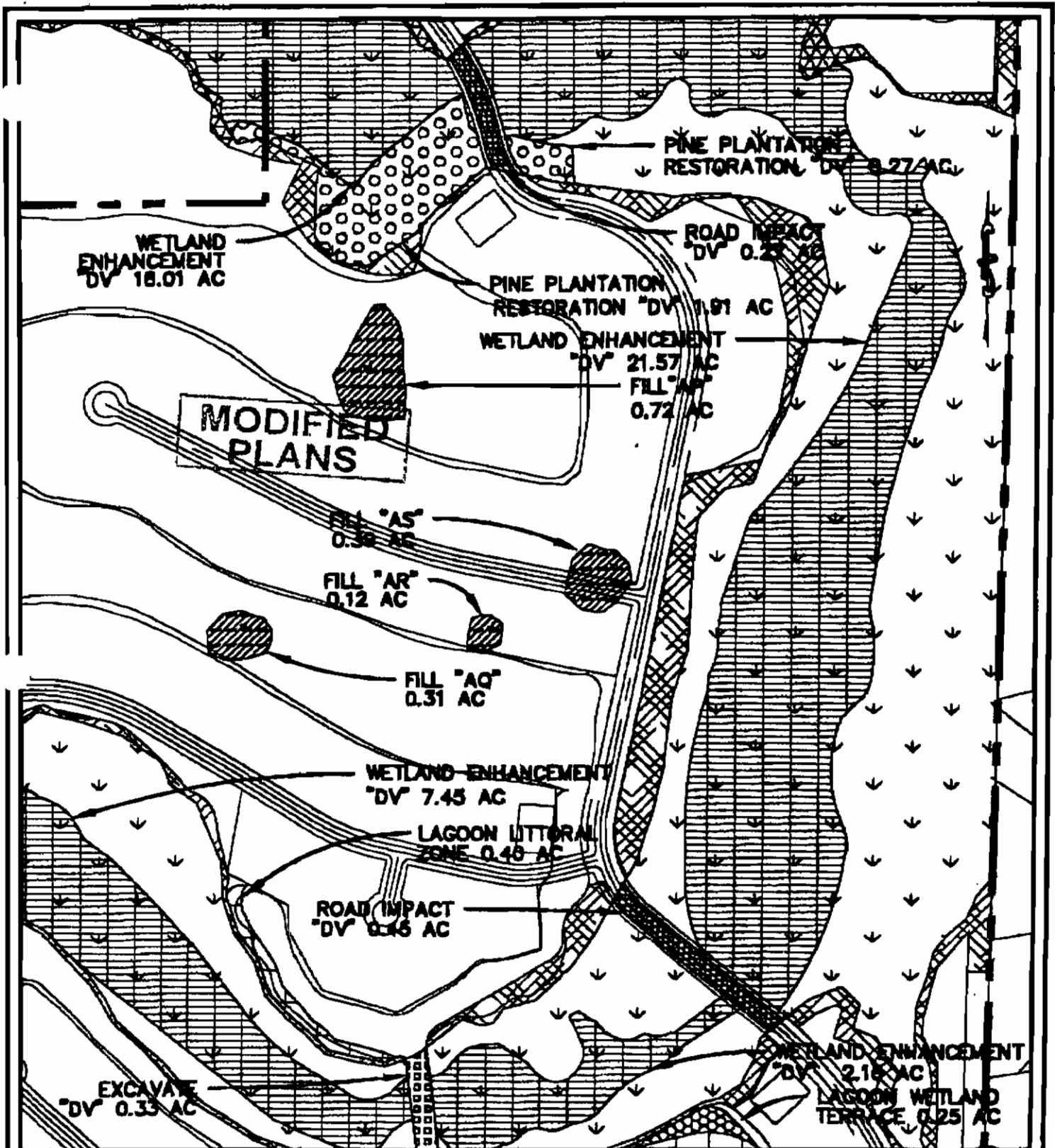
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

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

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



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

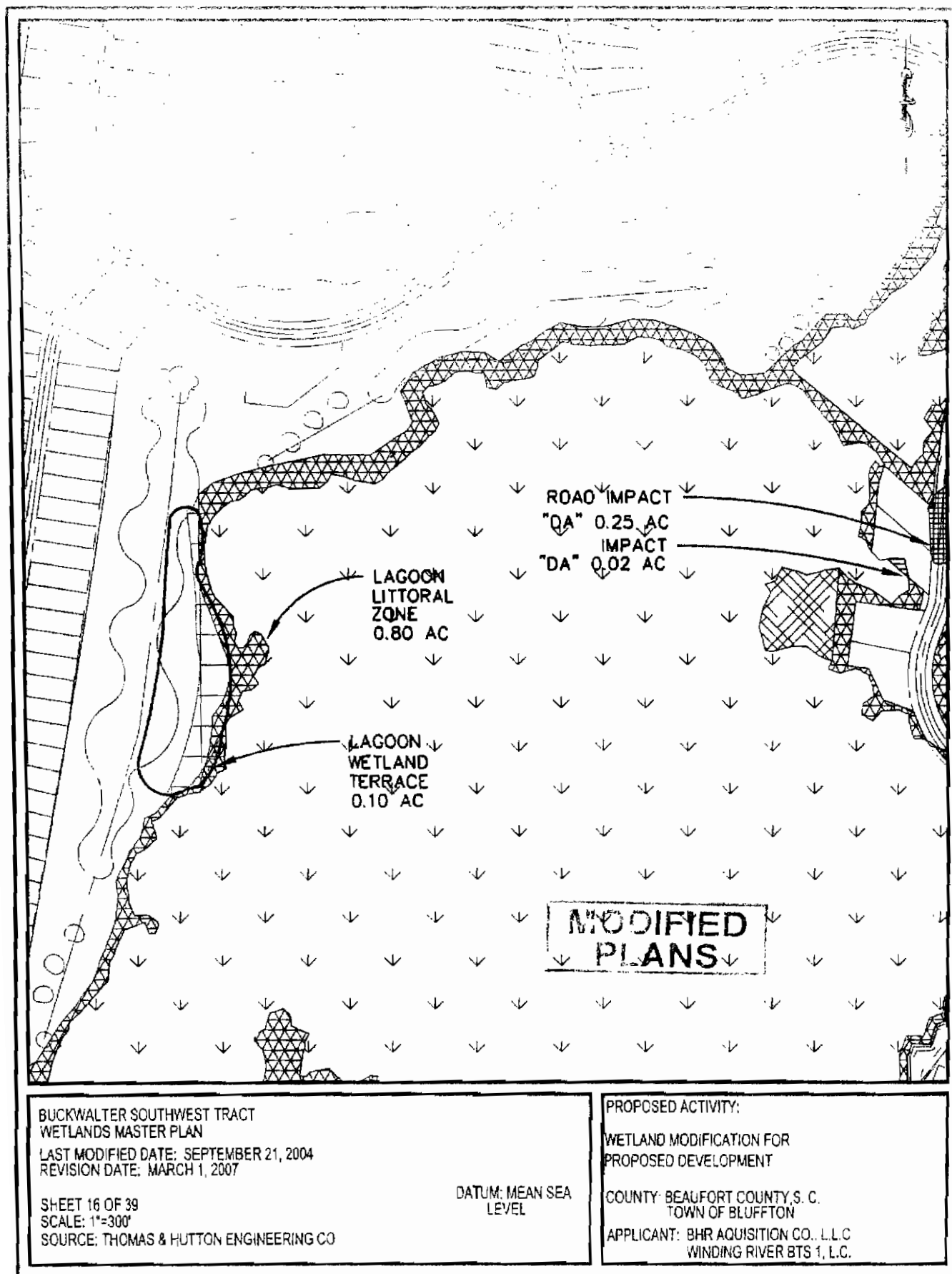
DATE: FEBRUARY 10, 2003
REVISION DATE: MARCH 29, 2005
SHEET 15 OF 39
SCALE: 1"=300'
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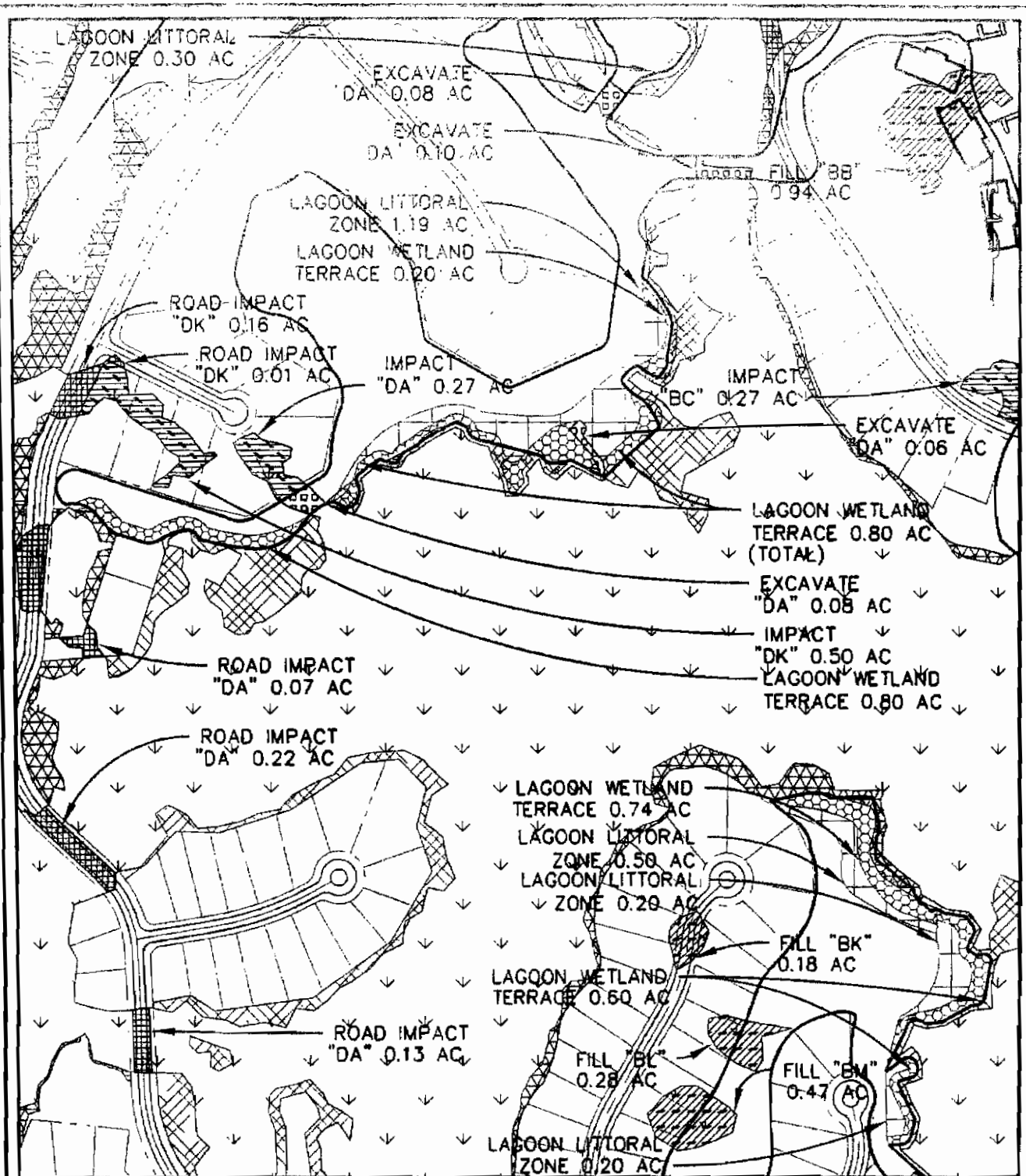
DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON
APPLICANT: BHR ACQUISITION CO., L.L.C.
WINDING RIVER BTS 1, L.C.





BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

LAST MODIFIED DATE: SEPTEMBER 28, 2007
REVISION DATE: MARCH 1, 2007

SHEET 17 OF 39
SCALE: 1"=300'

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PERMIT # 2003-1G-066 ISSUED: 4-21-2004

**MODIFIED
PLANS**

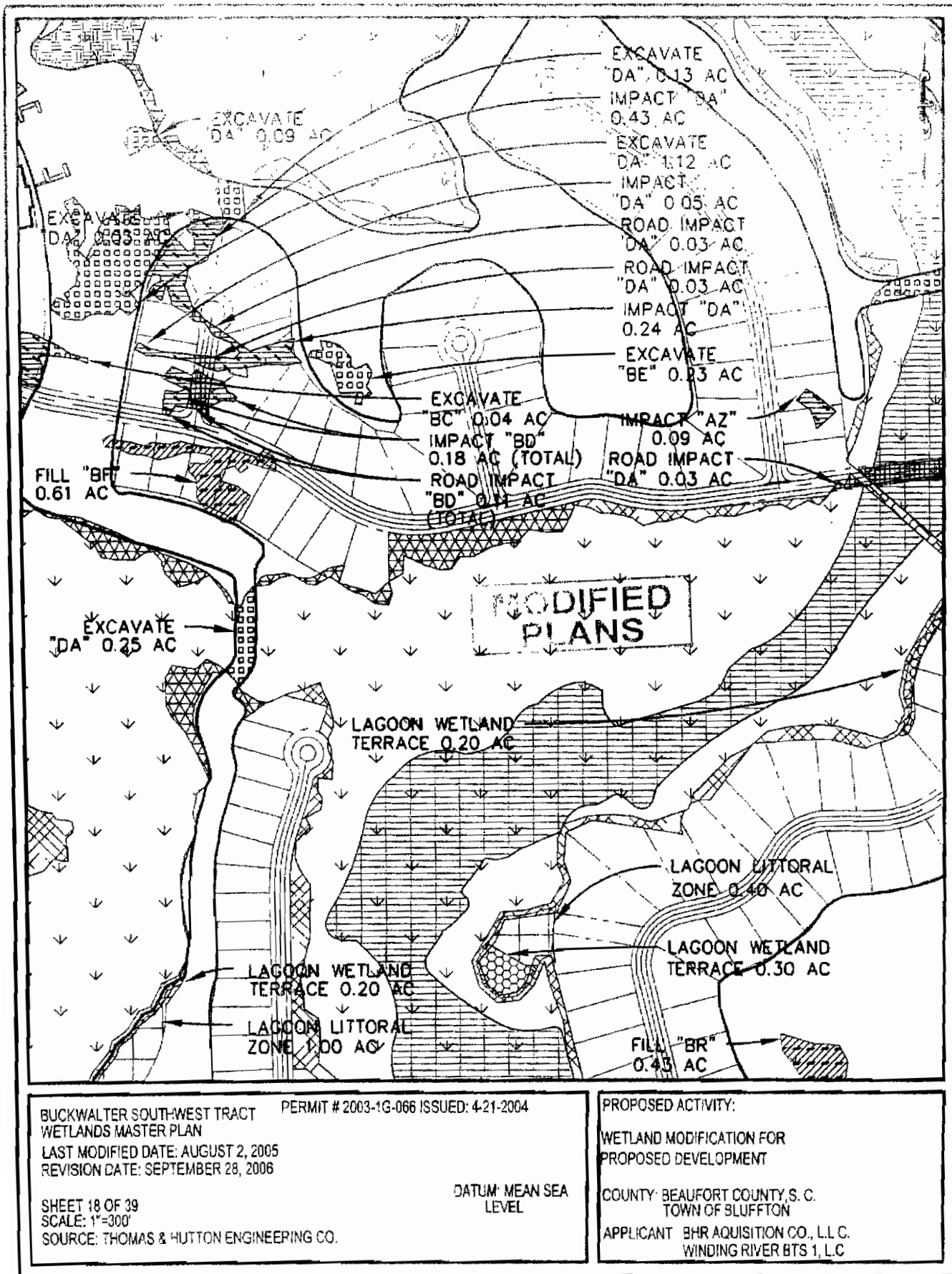
DATUM: MEAN SEA
LEVEL

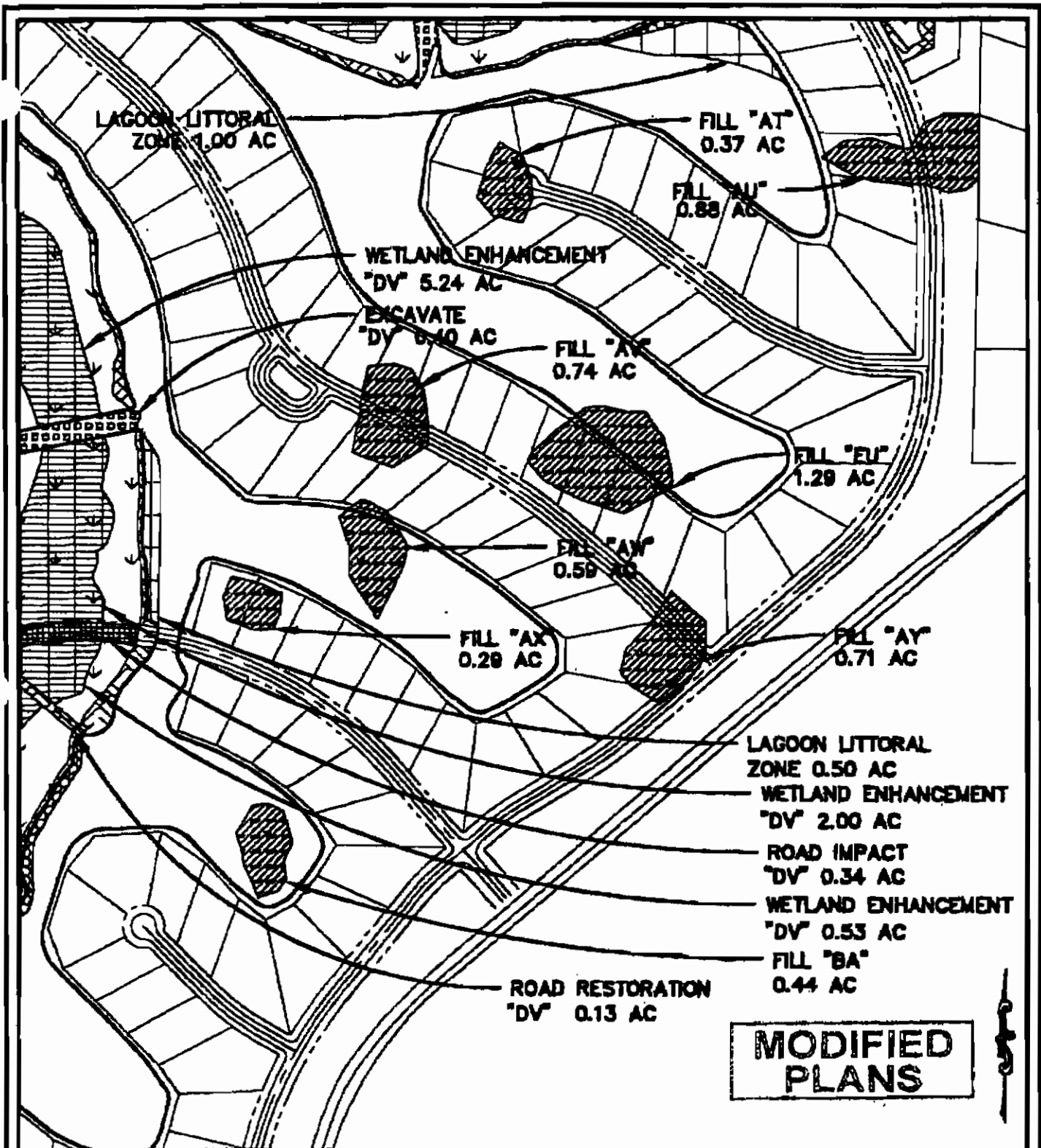
PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY S.C.
TOWN OF BLUFFTON

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





BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

#2003-1G-066-REVISED

DATE: FEBRUARY 10, 2003
REVISION DATE: SEPTEMBER 21, 2004
SHEET 19 OF 39
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

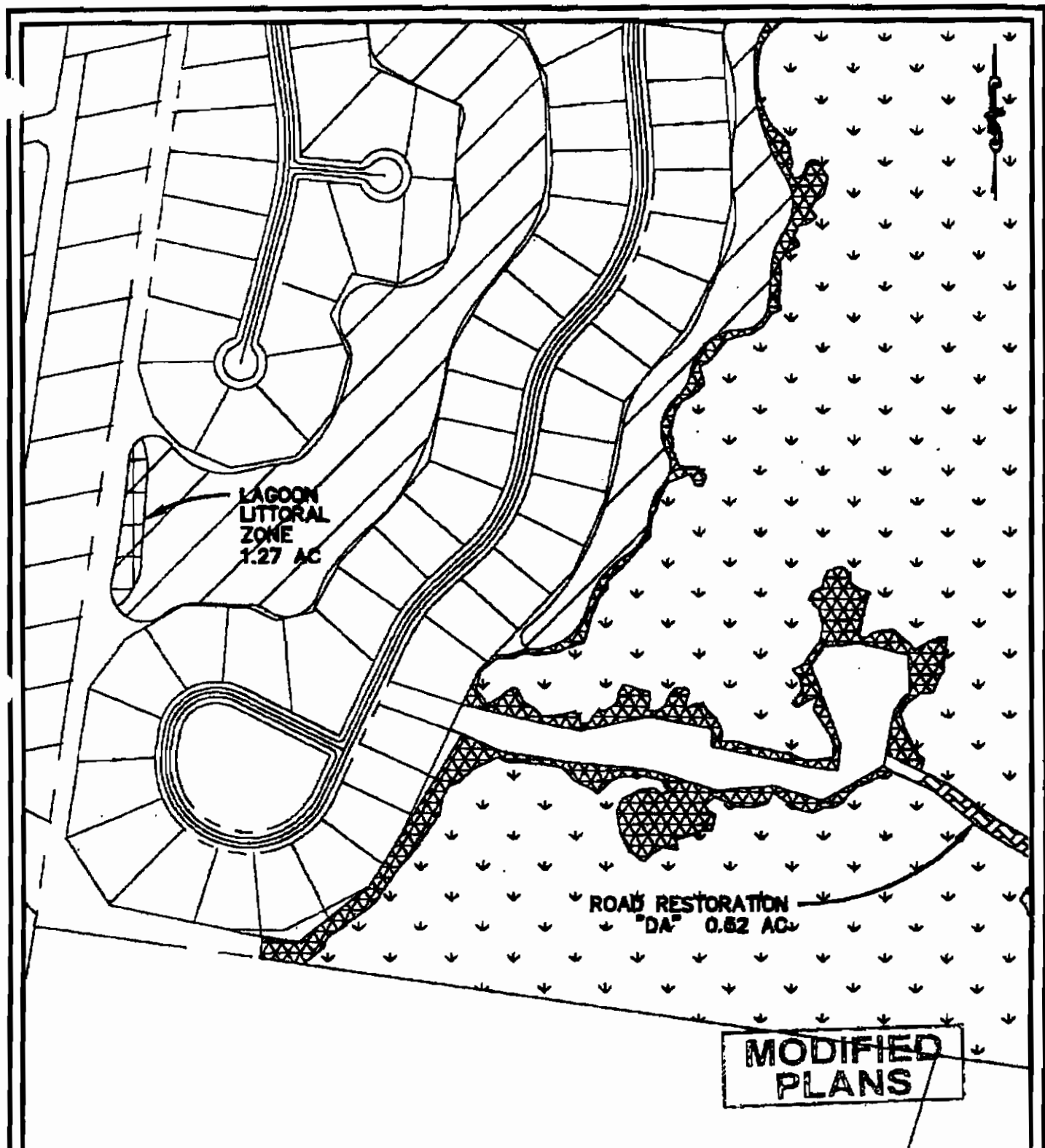
DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

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

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



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

#2003-1G-066-REVISED

DATE: FEBRUARY 10, 2003
REVISION DATE: SEPTEMBER 21, 2004
SHEET 20 OF 30

SCALE: 1"=300'

SOURCE: THOMAS & HUTTON ENGINEERING CO.

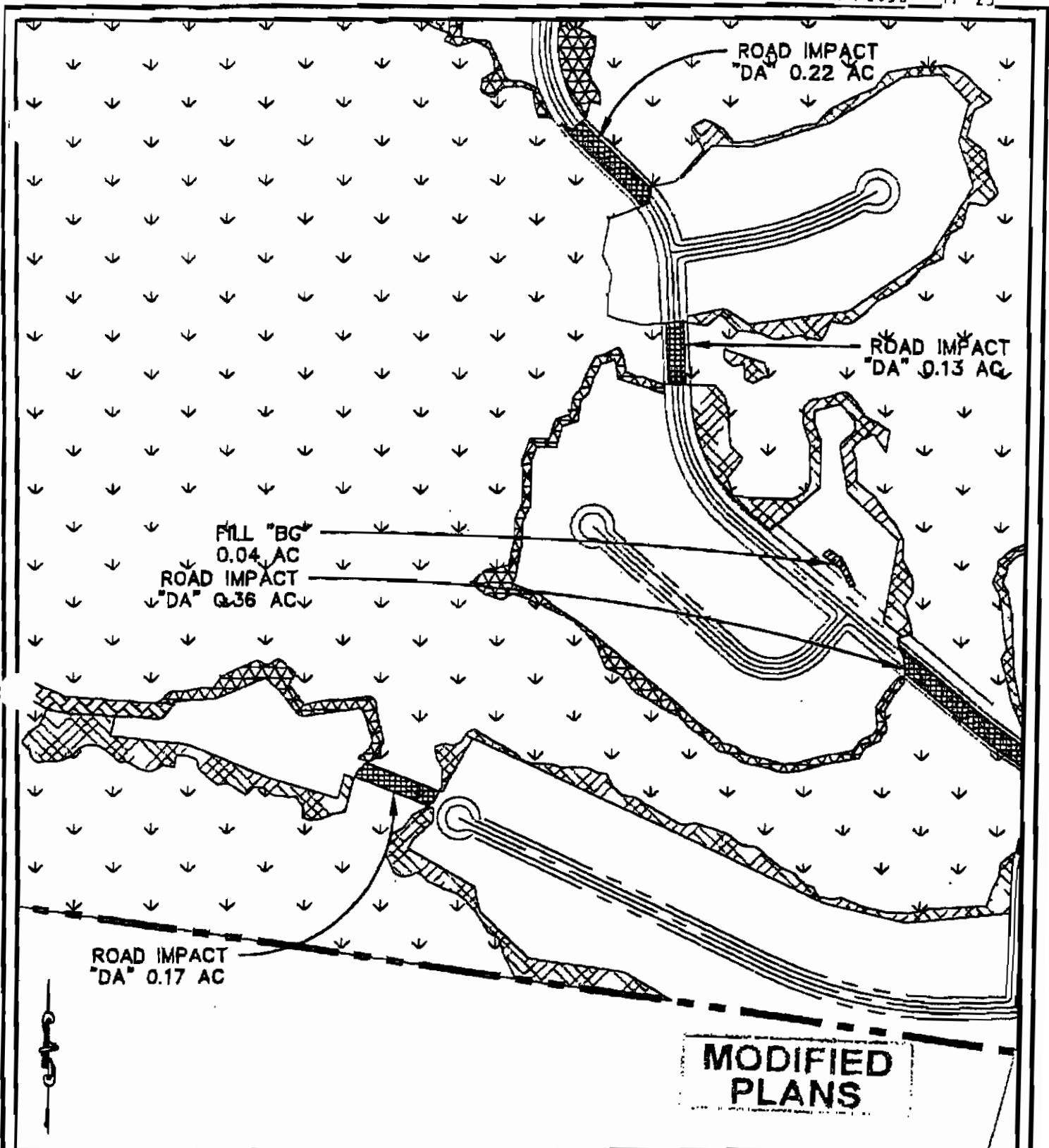
DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY S. C.
TOWN OF BLUFFTON

APPLICANT: BHR ACQUISITION CO., L.L.C.
WINDING RIVER STR 1, L.C.

**MODIFIED
PLANS**

BUCKWALTER SOUTHWEST TRACT PERMIT # 2003-1G-068 ISSUED: 4-21-2004
WETLANDS MASTER PLAN
DATE: SEPTEMBER 21, 2004
REVISED: AUGUST 2, 2005

SHEET 21 OF 38
SCALE: 1"=300'
SOURCE: THOMAS & HUTTON ENGINEERING CO.

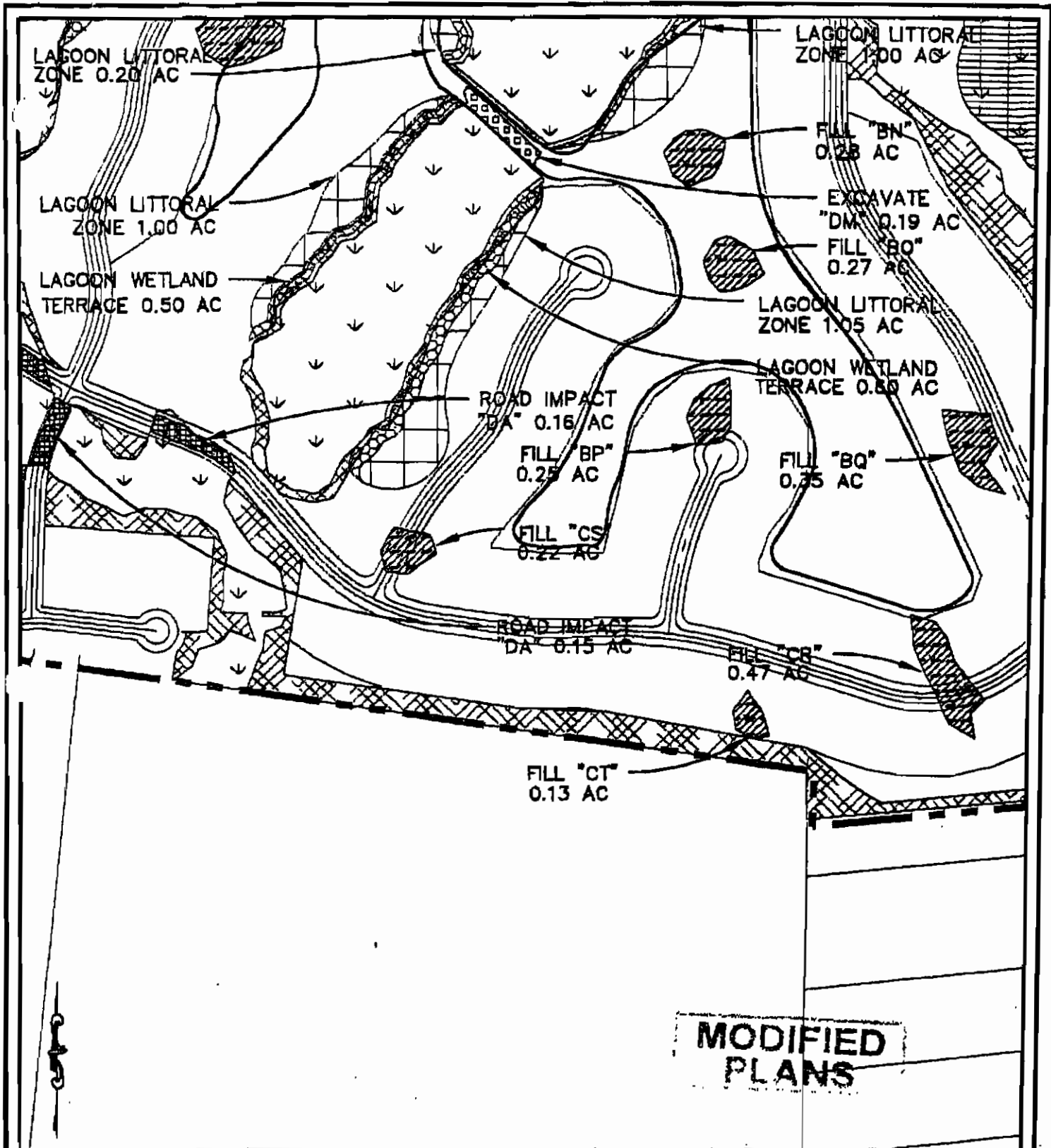
DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY S. C.
TOWN OF BLUFFTON

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



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: SEPTEMBER 21, 2004
REVISED: AUGUST 2, 2005

SHEET 22 OF 38
SCALE: 1"=300'

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PERMIT # 2003-1G-066 ISSUED: 4-21-2004

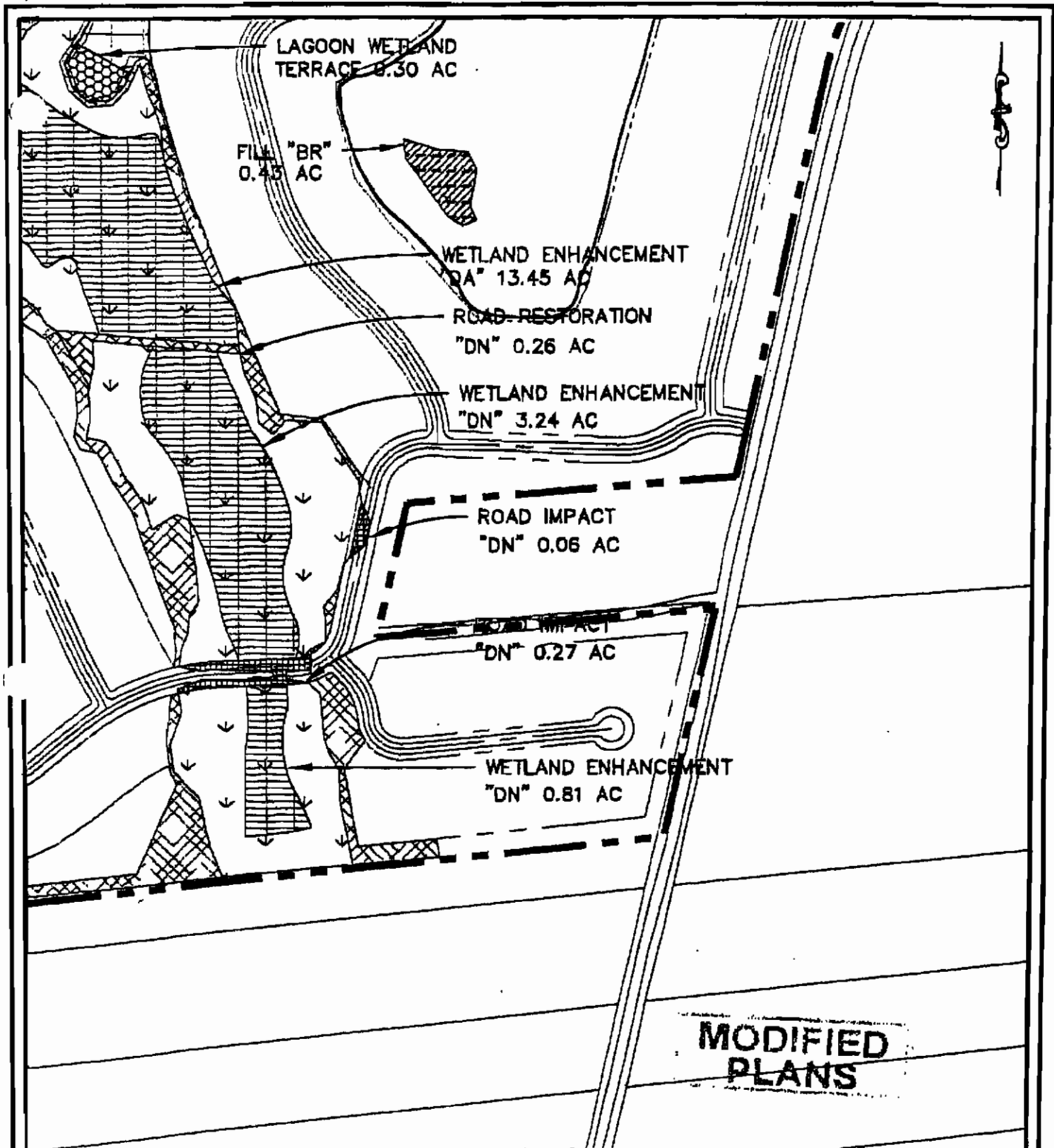
DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY S. C.
TOWN OF BLUFFTON

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



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: SEPTEMBER 21, 2004
REVISED: AUGUST 2, 2005

SHEET 23 OF 39

SCALE: 1"=300'

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PERMIT # 2003-1G-068 ISSUED: 4-21-2004

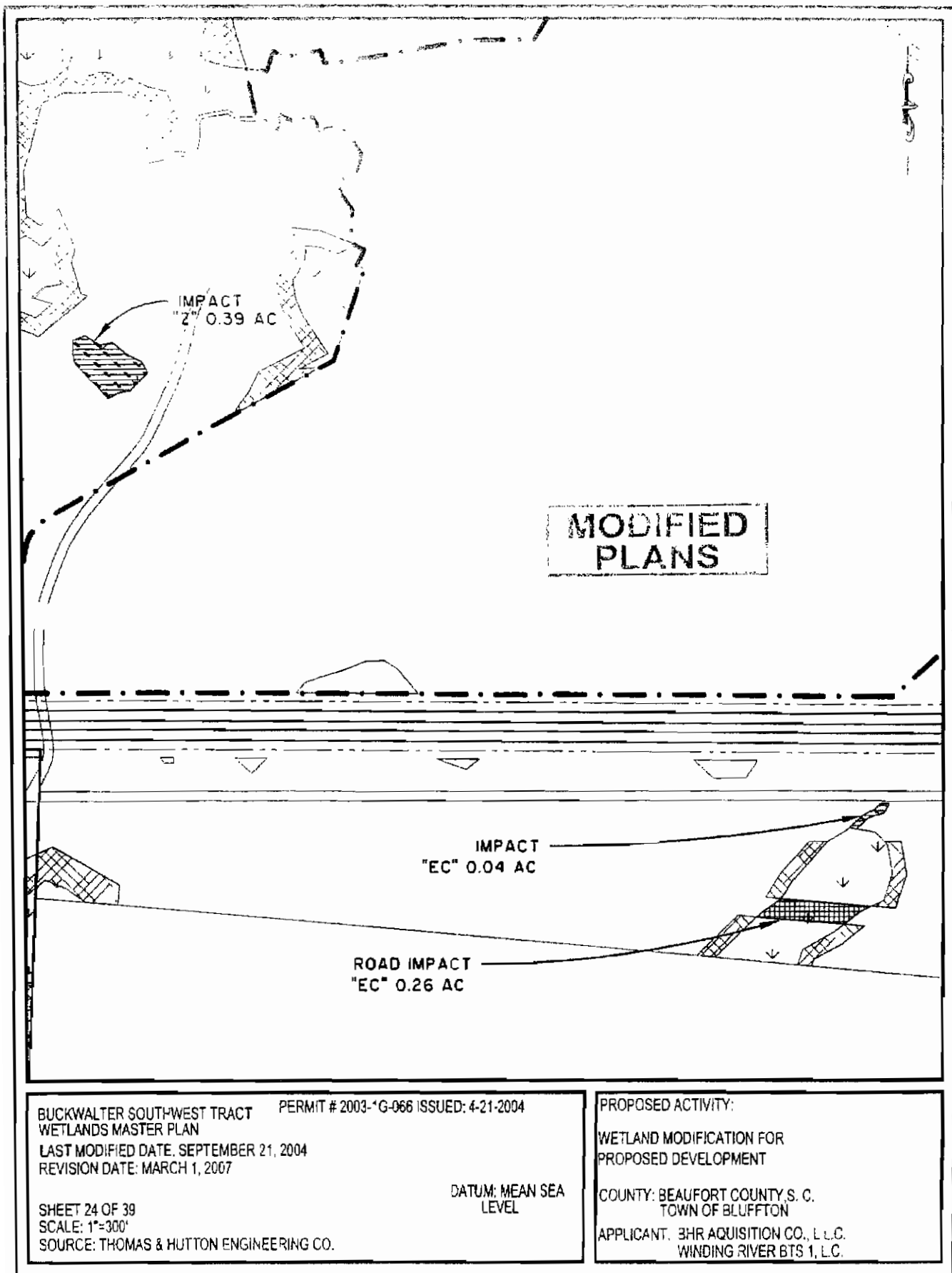
DATUM: MEAN SEA
LEVEL

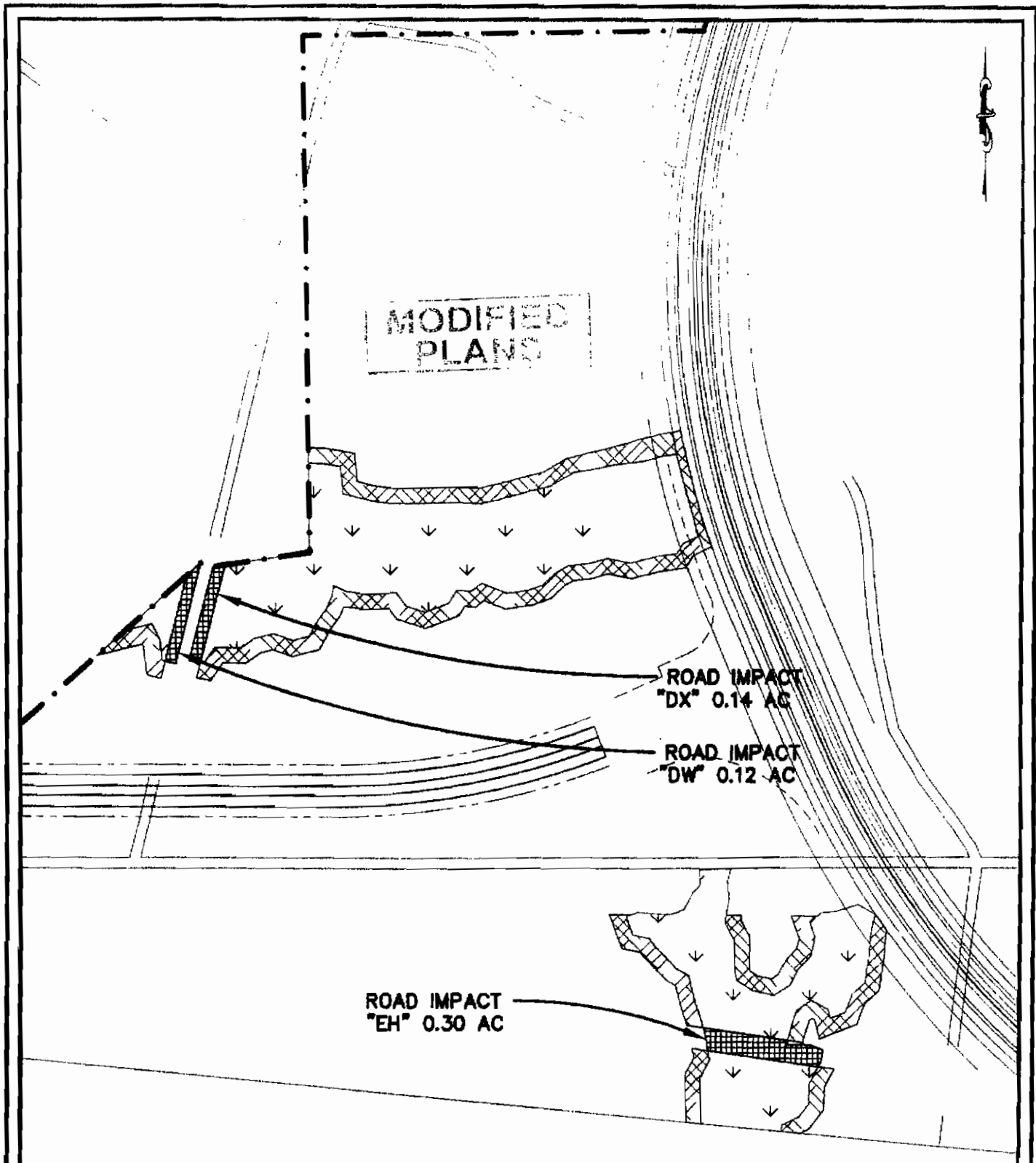
PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

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

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





BUCKWALTER SOUTHWEST TRACT PERMIT # 2003-1G-066 ISSUED: 4-21-2004
 WETLANDS MASTER PLAN
 LAST MODIFIED DATE: SEPTEMBER 21 2004
 REVISION DATE: SEPTEMBER 28, 2006

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

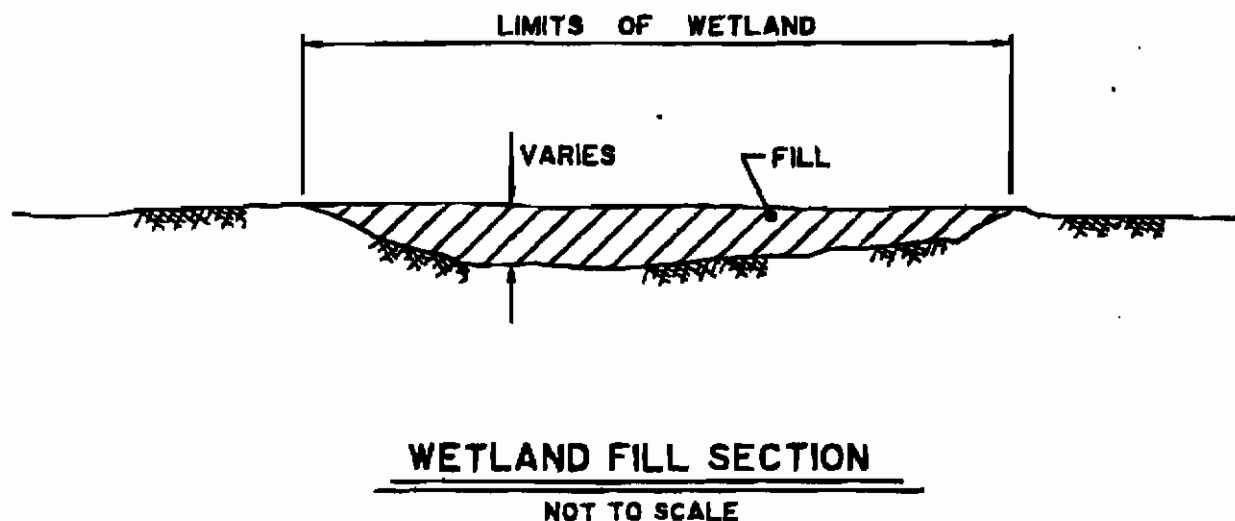
DATUM: MEAN SEA
 LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
 PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
 TOWN OF BLUFFTON
 APPLICANT: BHR ACQUISITION CO., L.L.C.
 WINDING RIVER BTS 1, L.C.

TOTAL CU. YDS. OF IMPACT = 25,071 CY.
TOTAL CU. YDS. OF EXCAVATION = 58,564 CY.



**MODIFIED
PLANS**

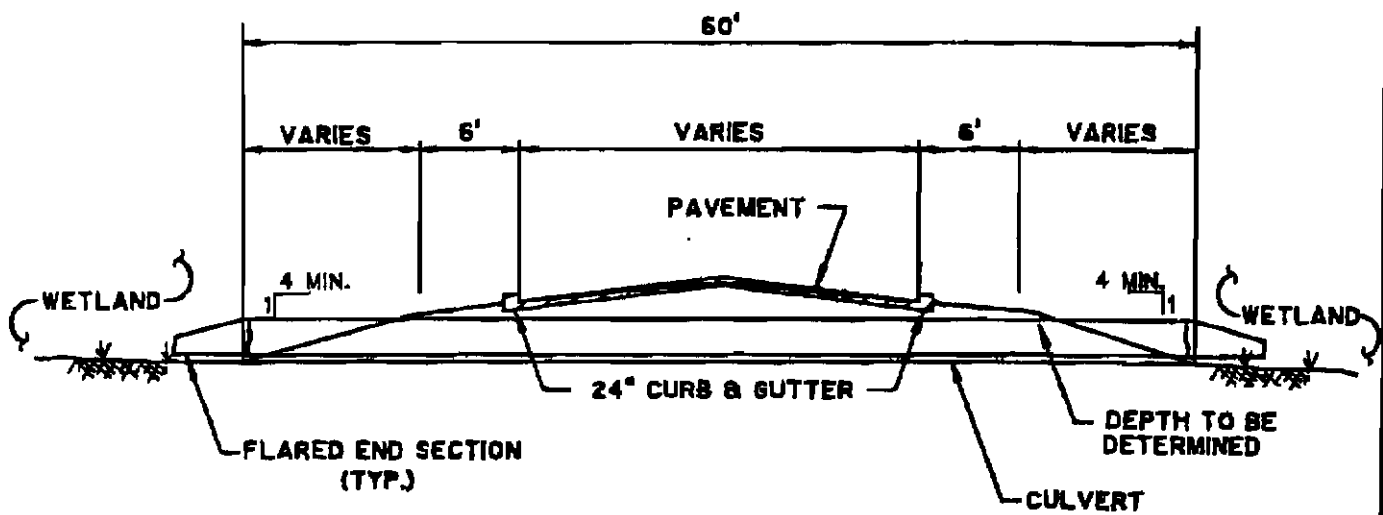
BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN #2003-1G-066-REVISED

DATE: FEBRUARY 10, 2003
REVISION DATE: SEPTEMBER 21, 2004
SHEET 26 OF 39
SOURCE: THOMAS & HUTTON ENGINEERING CO.

DATUM: MEAN SEA
LEVEL

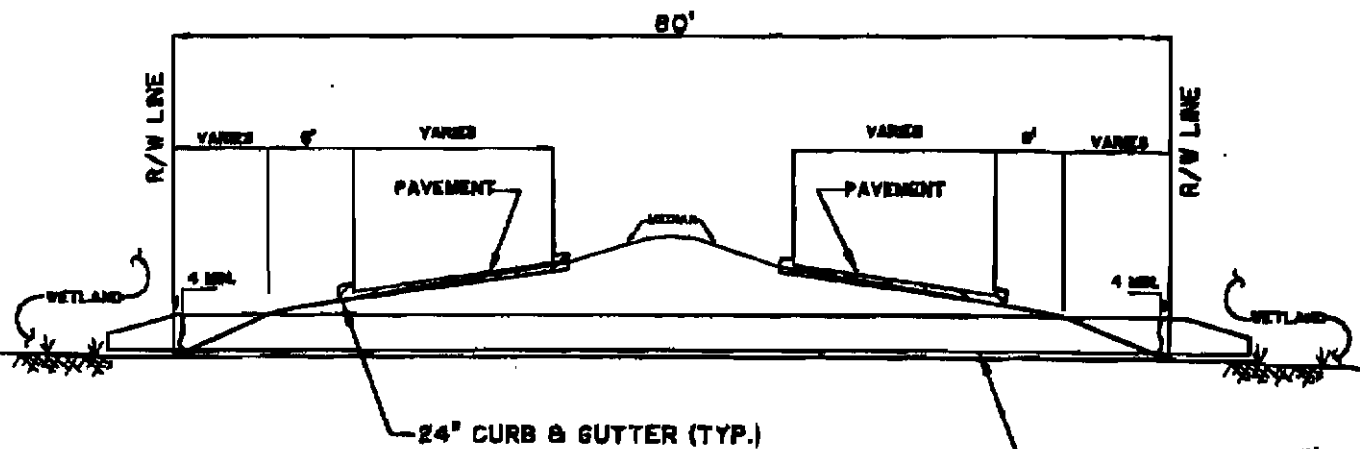
PROPOSED ACTIVITY:
WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON
APPLICANT: BHR ACQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.



TYPICAL WETLAND CROSSING W/ PIPE ROAD SECTION

NOT TO SCALE



TYPICAL WETLAND CROSSING W/ PIPE BOULEVARD SECTION

NOT TO SCALE

**MODIFIED
PLANS**

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN #2003-1G-066-REVISED

DATE: FEBRUARY 10, 2003
REVISION DATE: SEPTEMBER 21, 2004 DATUM: MEAN SEA
SHEET 27 OF 39 LEVEL

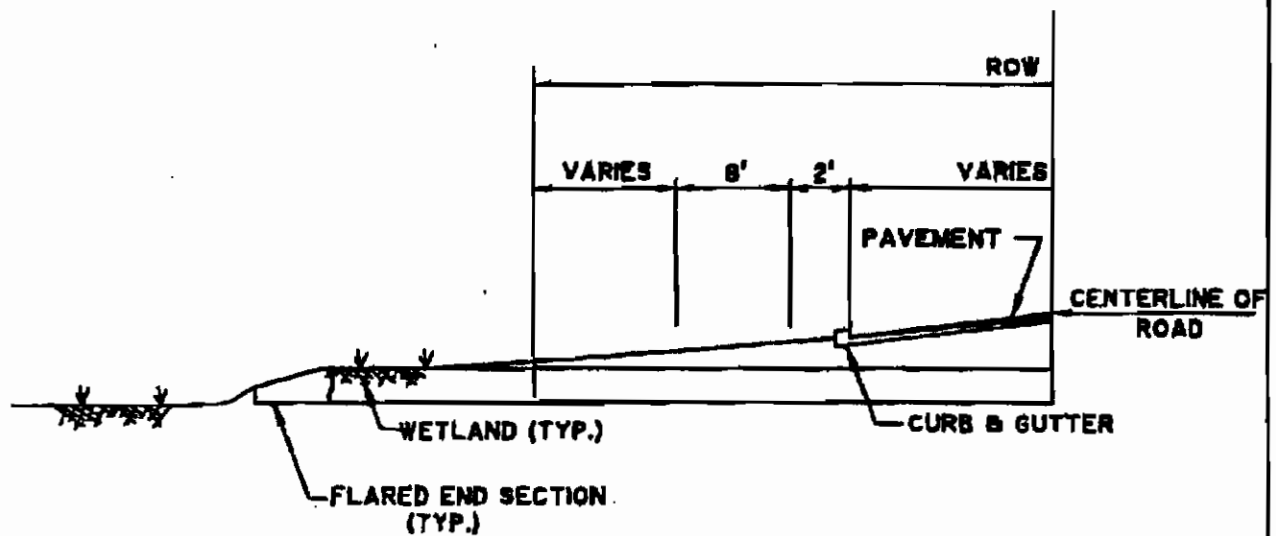
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

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

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

**PIPING TO WETLAND**

NOT TO SCALE

**MODIFIED
PLANS**BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

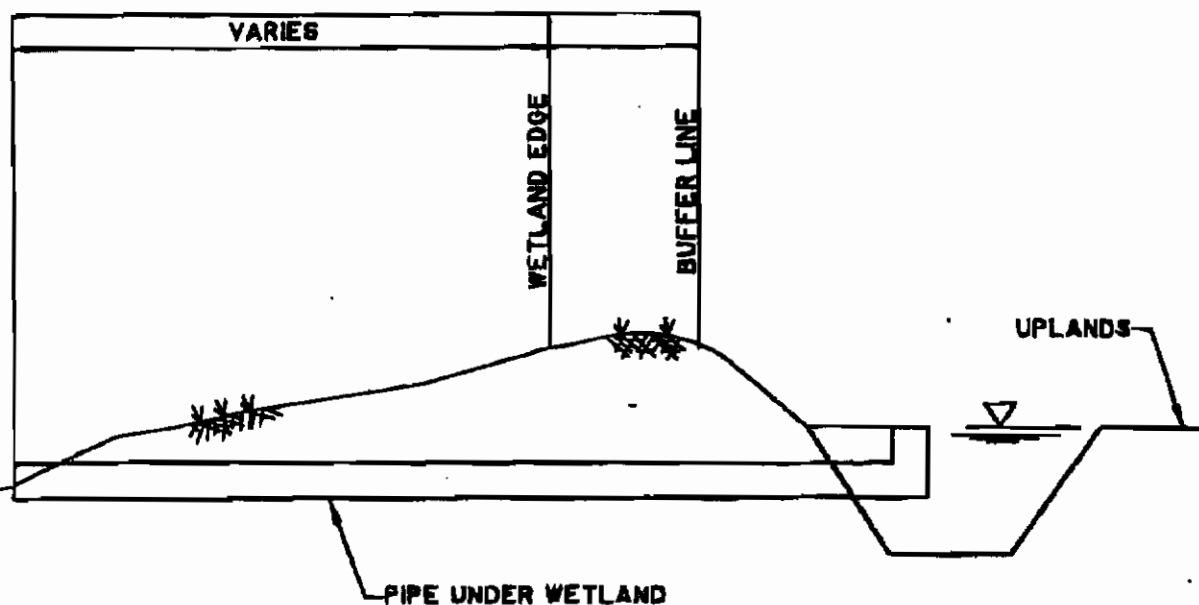
#2003-1G-066-REVISED

DATE: FEBRUARY 10, 2003

REVISION DATE: SEPTEMBER 21, 2004
SHEET 28 OF 39DATUM: MEAN SEA
LEVEL

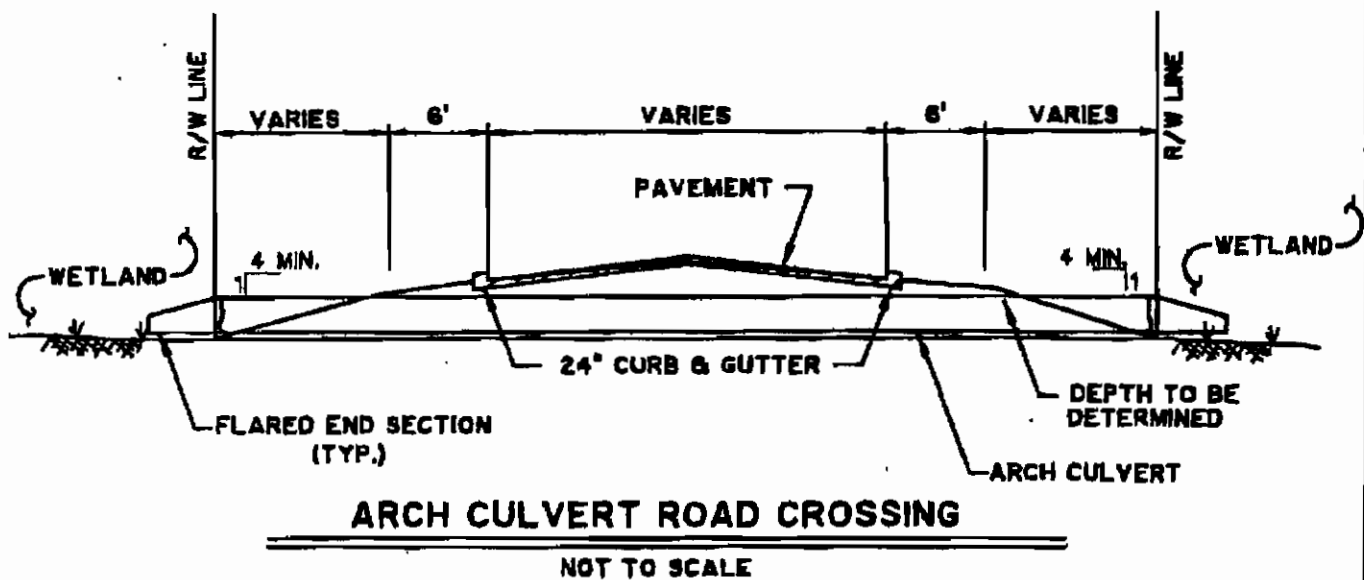
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENTCOUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTONAPPLICANT: BHR ACQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.

**TYPICAL STORMWATER MANAGEMENT IMPACT**

NOT TO SCALE

**MODIFIED
PLANS****BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN #2003-1G-066-REVISED****DATE: FEBRUARY 10, 2003
REVISION DATE: SEPTEMBER 21, 2004 DATUM: MEAN SEA
SHEET 29 OF 39 LEVEL****SOURCE: THOMAS & HUTTON ENGINEERING CO.****PROPOSED ACTIVITY:
WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT****COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON
APPLICANT: BHR ACQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.**



**MODIFIED
PLANS**

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN #2003-1G-066-REVISED

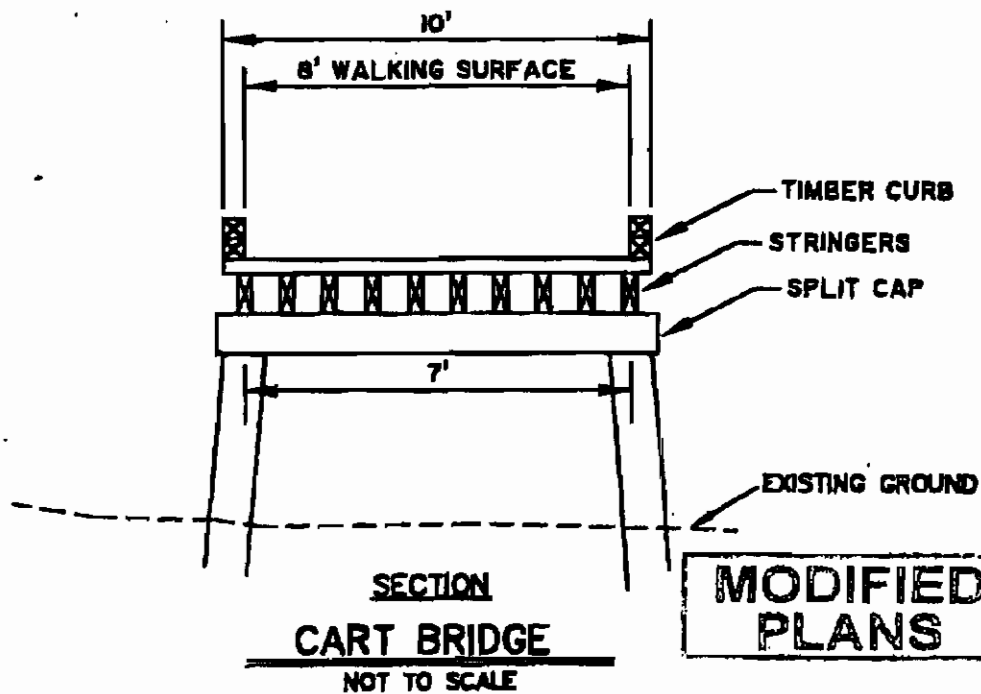
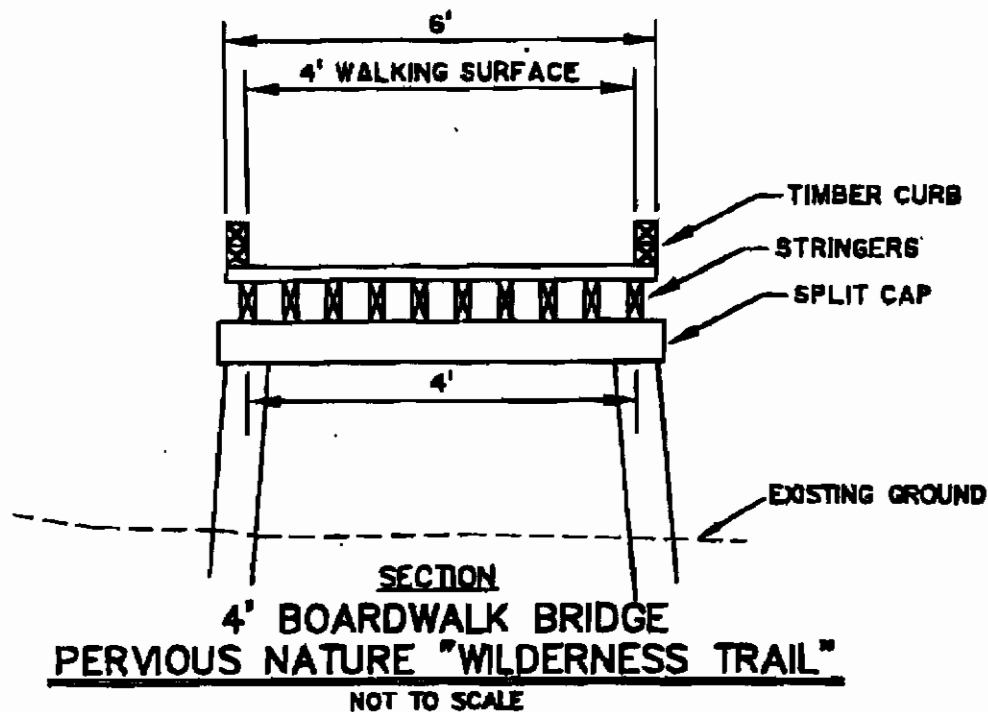
DATE: FEBRUARY 10, 2003
REVISION DATE: SEPTEMBER 21, 2004
SHEET 30 OF 39
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

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

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



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

DATE: FEBRUARY 10, 2003

REVISION DATE: SEPTEMBER 21, 2004

SHEET 31 OF 39

#2003-1G-066-REVISED

DATUM: MEAN SEA
LEVEL

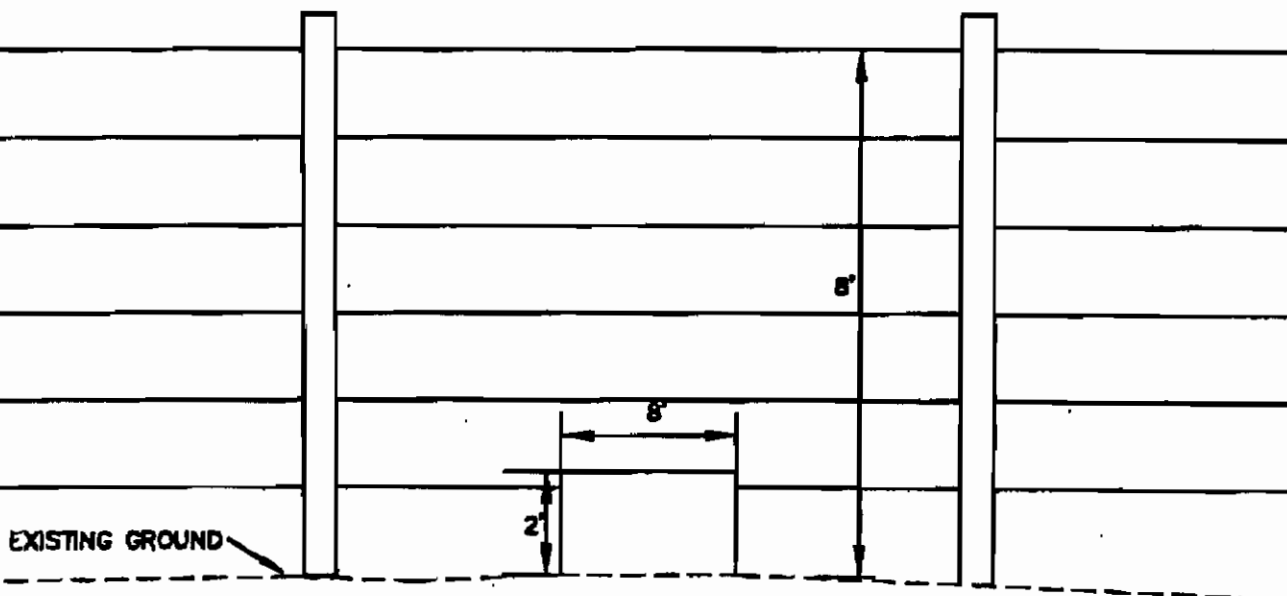
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

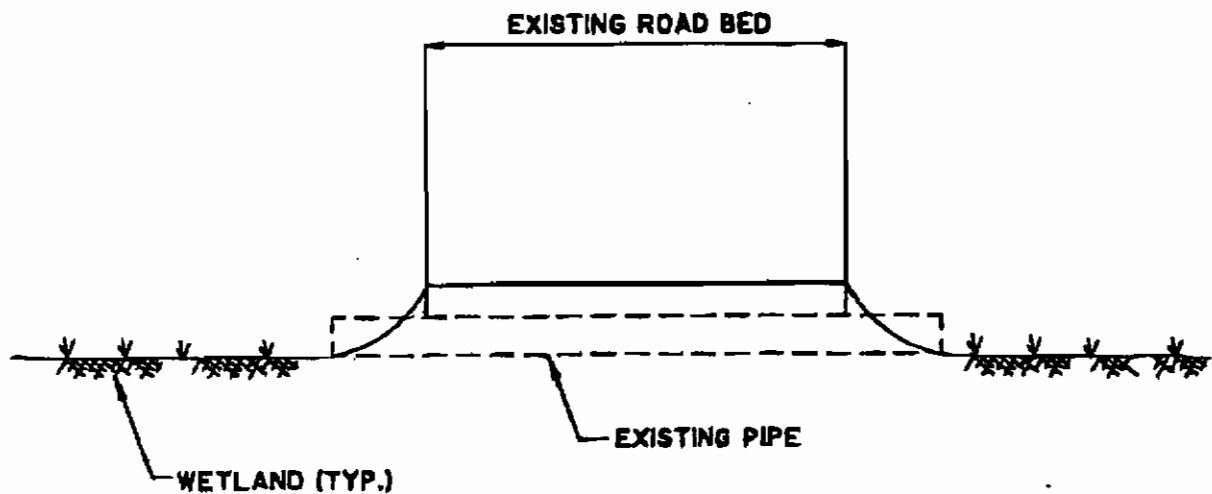
COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON

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

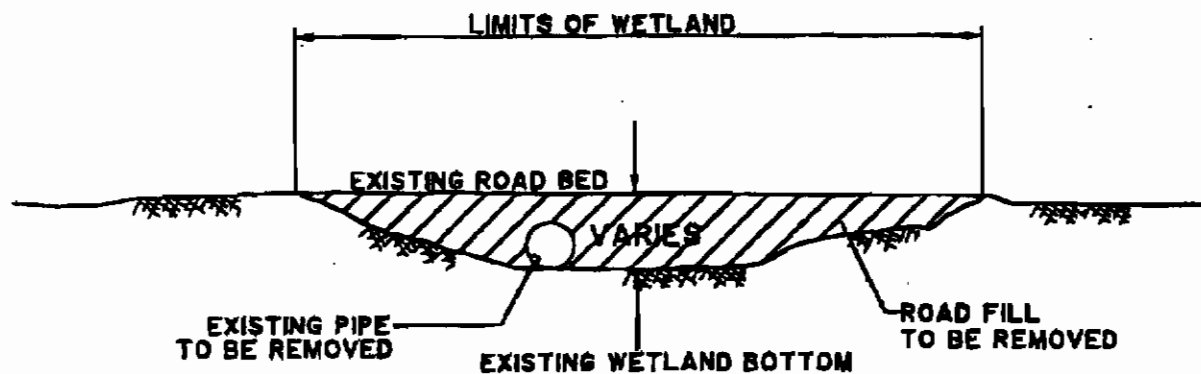
**SECTION****FENCE DETAIL**

NOT TO SCALE

**MODIFIED
PLANS****BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN****#2003-1G-066-REVISED****DATE: FEBRUARY 10, 2003****REVISION DATE: SEPTEMBER 21, 2004
SHEET 32 OF 39****DATUM: MEAN SEA
LEVEL****SOURCE: THOMAS & HUTTON ENGINEERING CO.****PROPOSED ACTIVITY:****WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT****COUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTON****APPLICANT: BHR ACQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.**

**SECTION**

NOT TO SCALE



NOTE: EXISTING PIPE VARIES

ROAD RESTORATION PROFILE

NOT TO SCALE

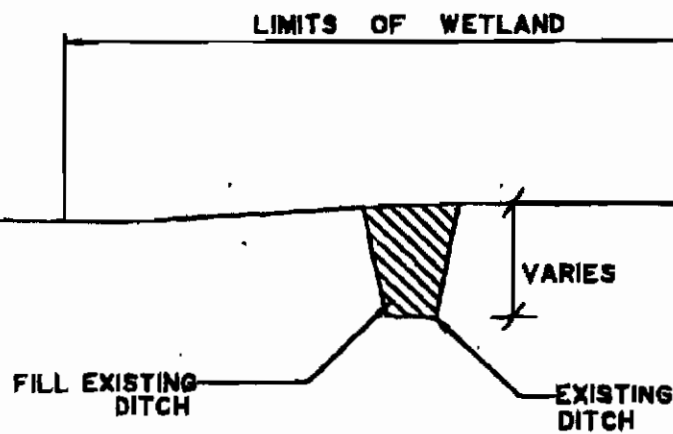
**MODIFIED
PLANS**BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

#2003-1G-066-REVISED

DATE: FEBRUARY 10, 2003
REVISION DATE: SEPTEMBER 21, 2004
SHEET 33 OF 39DATUM: MEAN SEA
LEVEL

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENTCOUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTONAPPLICANT: BHR ACQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.



DITCH PLUG SECTION

NOT TO SCALE

**MODIFIED
PLANS**

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN #2003-1G-066-REVISED

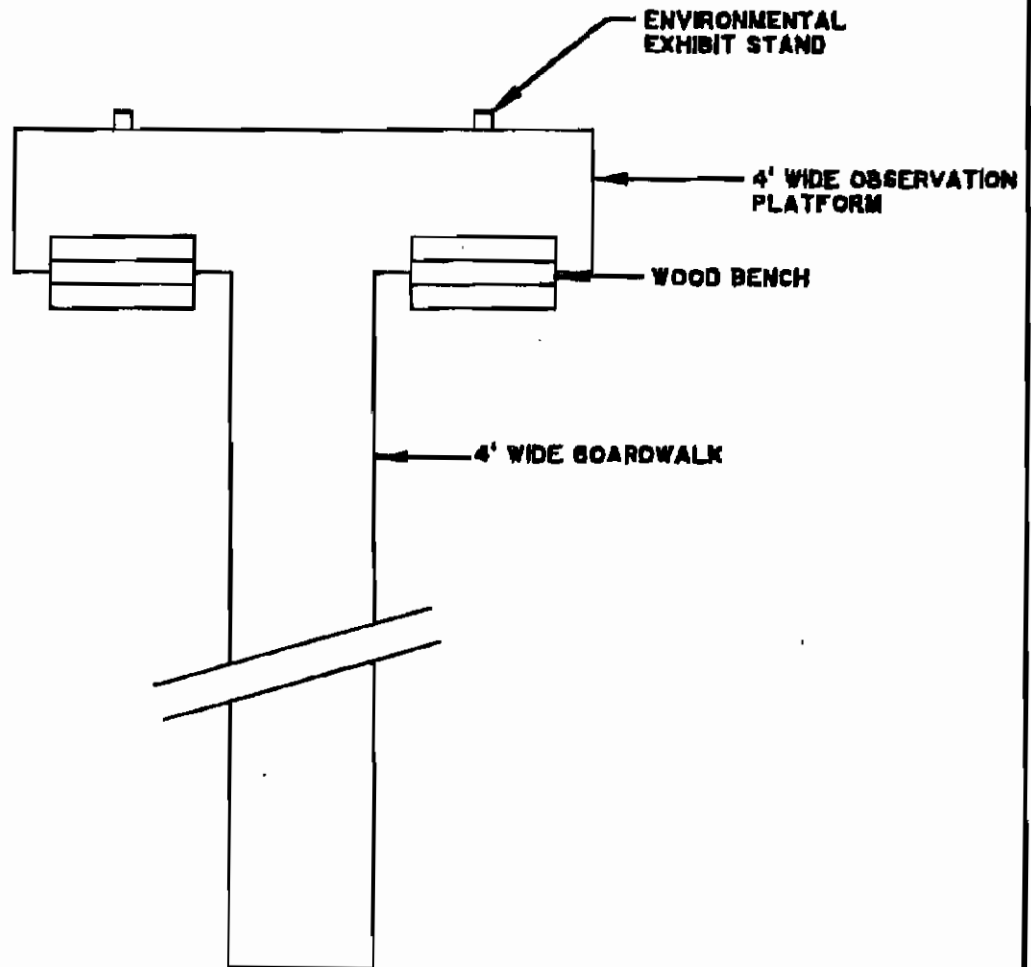
DATE: FEBRUARY 10, 2003
REVISION DATE: SEPTEMBER 21, 2004
SHEET 34 OF 39
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

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

APPLICANT: BHR ACQUISITION CO., L.L.C.
WINDING RIVER BTR I, L.C.



OVERLOOK / OBSERVATION DECK SECTION

NOT TO SCALE

**MODIFIED
PLANS**

BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN #2003-1G-066-REVISED

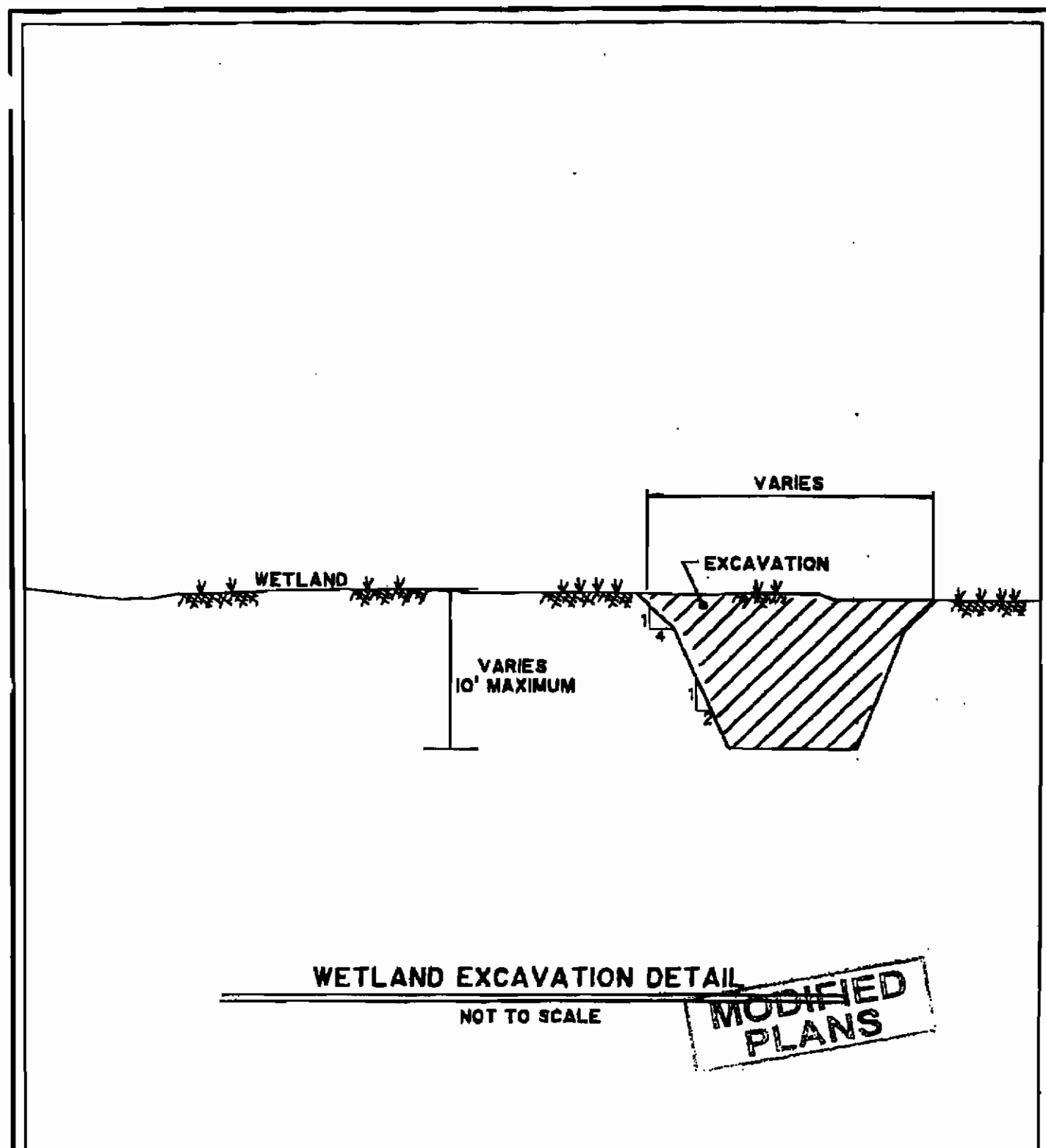
DATE: FEBRUARY 10, 2003
REVISION DATE: SEPTEMBER 21, 2004
SHEET 35 OF 39
SOURCE: THOMAS & HUTTON ENGINEERING CO.
DATUM: MEAN SEA LEVEL

PROPOSED ACTIVITY:

**WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT**

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

APPLICANT: BHR ACQUISITION CO., L.L.C.
WINDING RIVER BTR I, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN #2003-1G-066-REVISED

DATE: FEBRUARY 10, 2003
REVISION DATE: SEPTEMBER 21, 2004
SHEET 36 OF 39
SOURCE: THOMAS & HUTTON ENGINEERING CO.

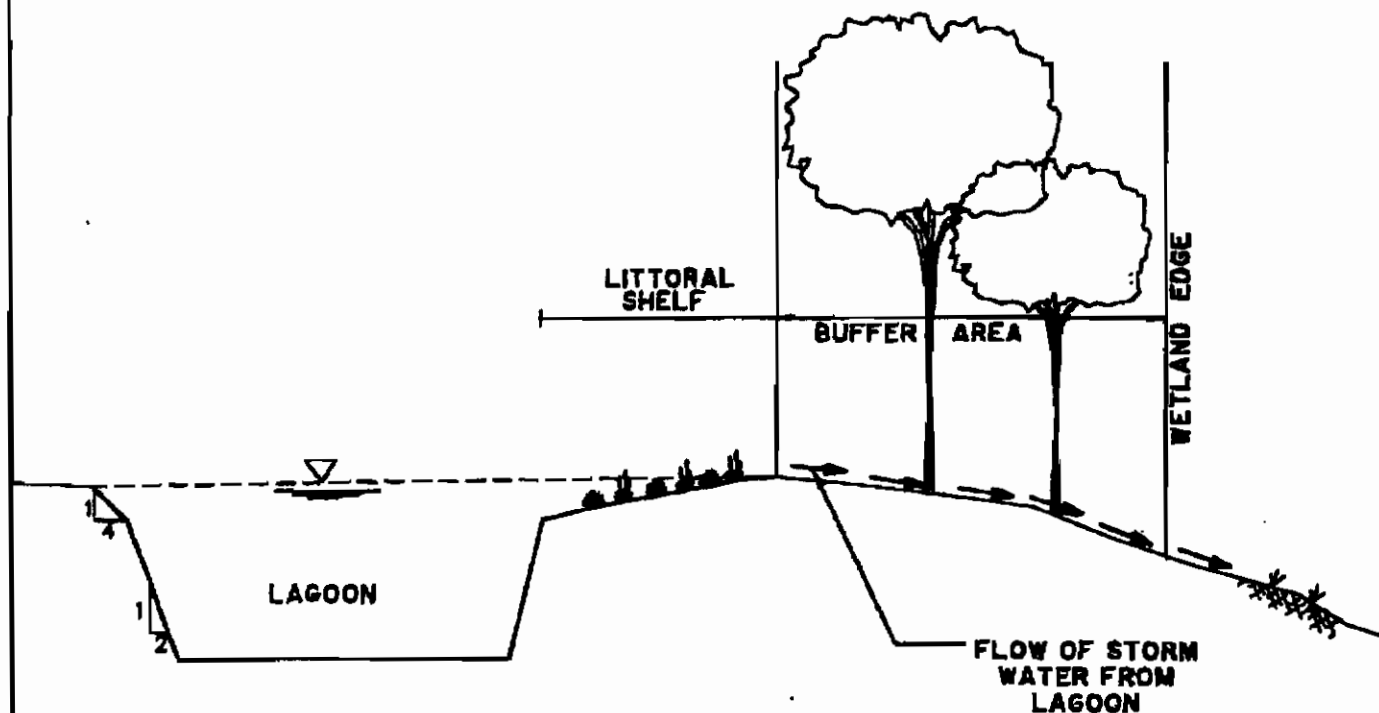
DATUM: MEAN SEA
LEVEL

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

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

APPLICANT: BHR ACQUISITION CO., L.L.C.
WINDING RIVER BTR I, L.C.

**WETLAND TERRACE DETAIL**

NOT TO SCALE

**MODIFIED
PLANS**BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

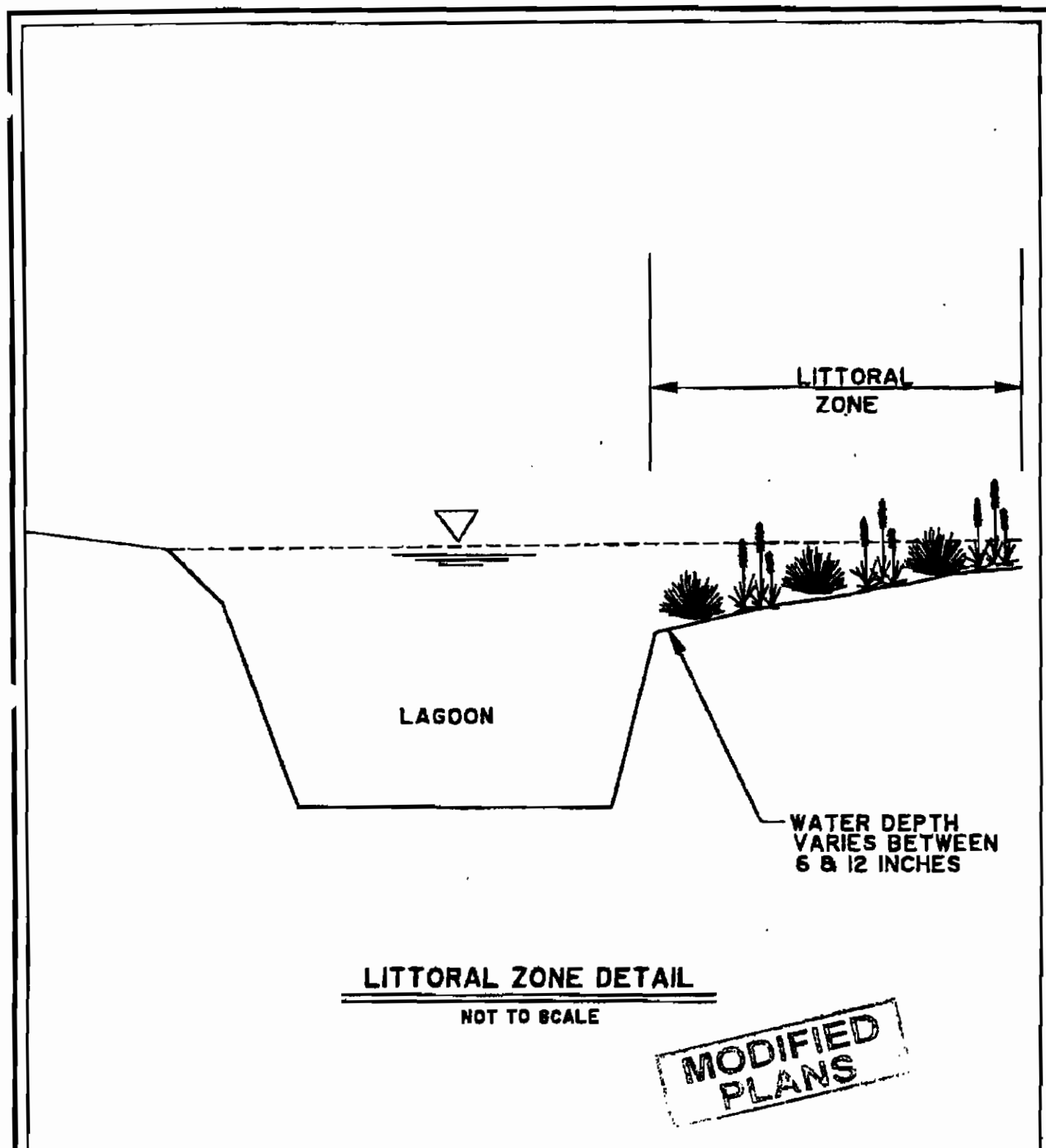
#2003-1G-066-REVISED

DATE: FEBRUARY 10, 2003

REVISION DATE: SEPTEMBER 21, 2004
SHEET 37 OF 39DATUM: MEAN SEA
LEVEL

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENTCOUNTY: BEAUFORT COUNTY, S. C.
TOWN OF BLUFFTONAPPLICANT: BHR ACQUISITION CO., L.L.C.
WINDING RIVER BTS I, L.C.



BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN

#2003-1G-066-REVISED

DATE: FEBRUARY 10, 2003

REVISION DATE: SEPTEMBER 21, 2004
SHEET 38 OF 39

DATUM: MEAN SEA
LEVEL

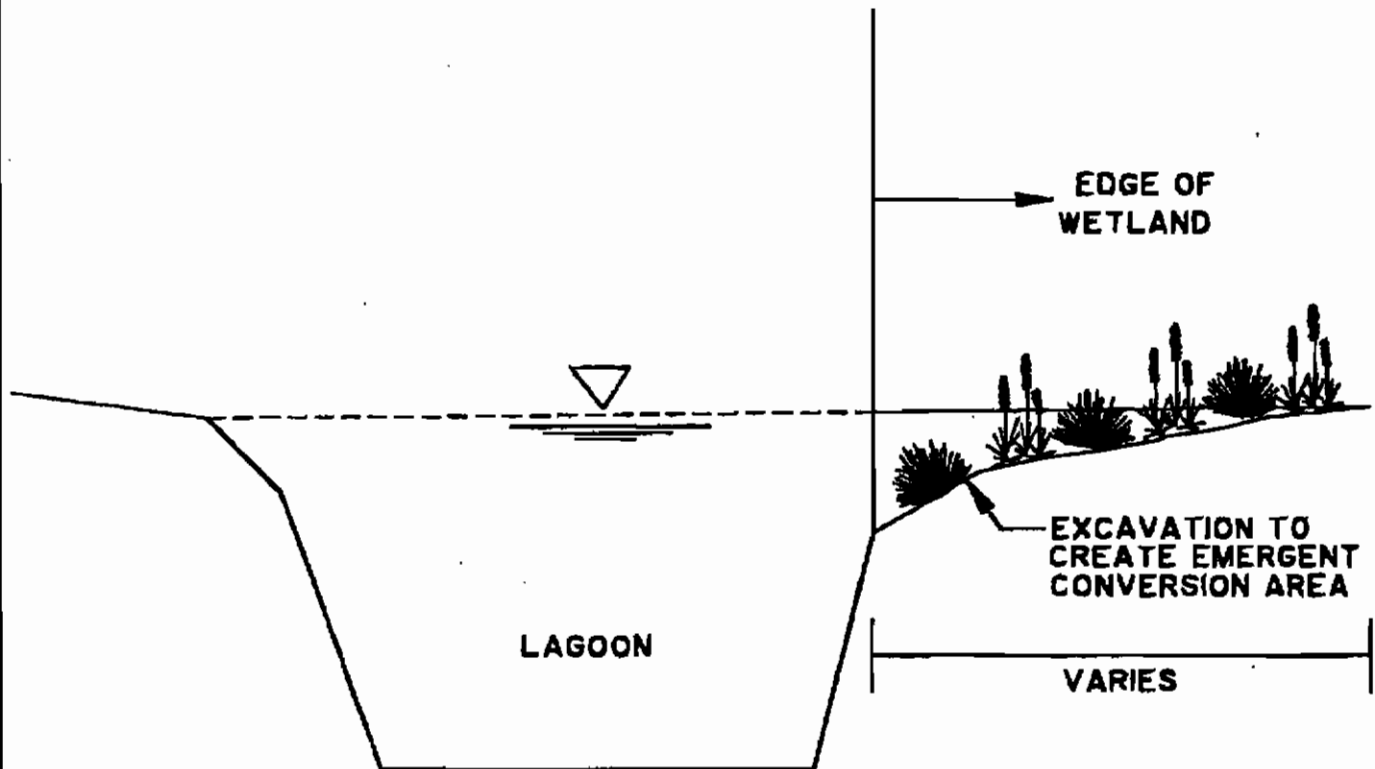
SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT

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

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



WETLAND EMERGENT CONVERSION DETAIL

NOT TO SCALE

**MODIFIED
PLANS**

**BUCKWALTER SOUTHWEST TRACT
WETLANDS MASTER PLAN**

#2003-1G-066-REVISED

DATE: FEBRUARY 10, 2003

REVISION DATE: SEPTEMBER 21, 2004

SHEET 39 OF 39

**DATUM: MEAN SEA
LEVEL**

SOURCE: THOMAS & HUTTON ENGINEERING CO.

PROPOSED ACTIVITY:

**WETLAND MODIFICATION FOR
PROPOSED DEVELOPMENT**

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

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