

# **Town of Bluffton Initial Master Plan Submittal**

**FOR**

## **PARKWAY CORNERS**

**TOWN OF BLUFFTON, SOUTH CAROLINA  
Buckwalter PUD**

**University Investments, LLC**

**APPLICANT**

**February, 2025**

Thomas & Hutton

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**LIST OF EXHIBITS**

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**Project Team**

<b>Developer:</b>	University Investments, LLC	Mr. John Reed, Mr. Jake Reed
<b>Engineering:</b>	Thomas & Hutton Engineering Co.	Mr. Nathan B. Long, P.E. Mrs. Kathryn Oppenheimer, P.E.
<b>Land Planning &amp; Architecture:</b>	Witmer Jones Keefer, Ltd	Mr. Brian Witmer
<b>Environmental Consultant:</b>	Newkirk Environmental Consultants, Inc.	Mr. Asher Howell
<b>Legal Counsel:</b>	Law Office of Lewis J. Hammet	Mr. Lewis Hammet

## **PARKWAY CORNERS Master Plan Narrative**

### **I. Project Introduction and Overview**

This application is for the Parkway Corners Master Plan, which is located within the Buckwalter PUD, in the southwest quadrant of the intersection between Buckwalter and Bluffton Parkways. This application is submitted under Section 5.8.8 of the Town of Bluffton Planned Development Ordinance, and the Buckwalter PUD Concept Master Plan adopted by the Town in January of 2000 and last revised in November of 2024.

The Town of Bluffton approved both the revised Concept Plan and the 13<sup>th</sup> Amendment to the Development Agreement for the Buckwalter PUD in November of 2024. The Concept Plan defines the allowed land uses in the various areas of the Buckwalter PUD. The documents also define the development standards, which will govern all development activity within the Concept Plan, including the Parkway Corners Master Plan. These negotiated land uses and development standards are binding upon both the Town and this Applicant, so that the Concept Plan and Development Agreement set the binding framework for this Master Plan application. As part of the 13<sup>th</sup> Amendment to the Development Agreement, 65.592 acres of a new Land Use Area named Grande Oak Commons was annexed into the Town of Bluffton and into the Buckwalter PUD. The Development Agreement between Branigar Organization, Inc., its successors and assigns and the Town of Bluffton applies to future landowners.

The Parkway Corners master plan area is bounded on the north by the Bluffton Parkway, on the east by Buckwalter Parkway, on the south by Grande Oaks PUD, within Beaufort County, consisting mainly of residential development, and on the west by the Hampton Lake master planned area.

This entire written narrative, together with all exhibits hereto, constitutes the full application, and upon approval, shall constitute the official Parkway Corners Master Plan site development.

### **II. Existing Conditions**

The applicant, University Investments, LLC, submits this application for the Master Plan of Parkway Corners.

This application seeks final approval of the Initial Master Plan based on the conditions approved under the Buckwalter PUD Development Agreement and all subsequent amendments, and the matters contained in this application.

The project, consisting of seven (7) parcels totaling approximately 114.55 acres, in the Buckwalter PUD has been planned based on the available information. The project includes Parcel 12-A (R610-029-000-0611-0000), Parcel 12-B (R610-029-000-2343-0000), Parcel 12-C (R610-029-000-2344-0000), Parcel 12-D (R600-029-000-2410-0000), Parcel 12-E (R600-029-000-2487-0000), Parcel 14 (R600-029-000-0014-0000), and Parcel 14-A (R600-029-000-2484-0000). Changes may be required based on constraints identified during the development permit process. Generally, the

land is in the central portion of the Buckwalter PUD south of the Bluffton Parkway and west of the Buckwalter Parkway.

The project site is located within Bluffton, SC, in the southwestern quadrant of the intersection of Bluffton Parkway and Buckwalter Parkway, as depicted on Exhibit A. Parcel 12-A consists of 23.96 acres, Parcel 12-B consists of 6.12 acres, Parcel 12-C consists of 21.094 acres, Parcel 12-D consists of 12.858 acres, Parcel 12-E consists of 5.41 Acres, Parcel 14 consists of 24.65 acres and Parcel 14A consists of 20.457 acres. There is a 100-foot-wide Santee Cooper power easement and a 100-foot Dominion Power easement along the northern portion of the site, running parallel to Bluffton Parkway. There also exists an 80-foot right-of-way for the future alignment of Innovation Drive, belonging to the Town of Bluffton, between Parcel 12A and Parcel 12C, connecting to Bluffton Parkway.

The parcels are currently owned by University Investments, LLC and U.I. Investments, LLC. For the purposes of this Master Plan, these parcels are hereby known as the project site.

Tree cover mostly consists of a pine plantation with very few hardwoods. Most of the hardwood trees are located within the contiguous wetlands on the property. A system of freshwater wetlands exists in various portions of the property. Wetland within the property are subject to change, based upon the Army Corps of Engineers final wetland determination, or wetlands consultant's determination based on the current direction of the Army Corps of Engineers.

The attached Exhibits give detailed information regarding the existing conditions of the property. These items include:

**A. Boundary Plat (Exhibit B)**

There are multiple boundary survey plats of the property, included herein as (Exhibit B), containing the following information:

- 1) Vicinity Map
- 2) Boundary and Dimensions
- 3) Existing Easements
- 4) Existing Roads
- 5) Property Owners of Adjacent Property
- 6) Existing Drainage Ways
- 7) FEMA Zones

**B. Wetlands Verification (Exhibit J)**

Newkirk Environmental, Inc., is the environmental consultant for the property and is anticipated to delineate the freshwater wetlands on the property. The U.S. Army Corps of Engineers has jurisdiction over contiguous wetlands within the project boundaries. Anticipated wetland boundaries are included as Exhibit J. The previous wetland impact permit expired in June 2024 and a new wetland study is currently being prepared. Wetlands will be delineated and verified prior to development permit, as required by the Army Corps of Engineers and state agencies that govern wetlands.

**C. Topography (Exhibit F)**

- 1) Vicinity Map
- 2) Topographic Data

**D. Conceptual Wastewater Collection Master Plan (Exhibit C)**

- 1) Proposed Sanitary Sewer Collection System

**E. Conceptual Water Distribution Master Plan (Exhibit D)**

- 1) Proposed Water Distribution System

**F. Conceptual Drainage Master Plan (Exhibit E)**

- 1) Proposed Drainage System

**G. Open Space Plan (Exhibit G)**

- 1) Proposed Open Space

**III. Development Master Plan (Exhibit A)**

The project will be developed in accordance with the Buckwalter PUD Concept Plan, dated January 2000, and last revised in November 2024. The exact location of roads, lagoons, open spaces, buildings, parking, recreational amenities and other elements may vary at the time of Development Permit Applications. The plan demonstrates a potential arrangement of road corridors. The final layout will vary based on market conditions and environmental constraints. The property is anticipated to be accessed from 4 locations: Innovation Drive, Inspiration Avenue, Buckwalter Place Boulevard and Lake Point Drive.

**A. Phasing**

Preliminary phasing for Parkway Corners will consist of approximately 7 development areas, A-G, as shown in Exhibit A. The exact limits of each development area and the timing of development will vary based on market conditions and environmental constraints.

**B. Site Design and Development Standards**

Architectural guidelines and covenants and restrictions, anticipated to be developed by the applicant, will set standards for design and construction materials and will meet or exceed the Town of Bluffton Zoning and Development Standards Ordinance (DSO) approved with the Buckwalter PUD. Applicable site design standards shall be as set forth under the Concept Plan (including Attachment I, thereto) and Development Agreement. The applicant intends to responsibly exercise the design functions entrusted to it as the private developer under the Concept Plan and Development Agreement.

Site development within the Buckwalter PUD is governed by the Development Standards included as part of the original Concept Plan approval. The Site Design and Development Standards set forth in the Buckwalter PUD will be adhered to. The applicant will control internal site standards through the use of architectural guidelines and covenants and restrictions. As stated in the Concept Plan, setbacks and buffer for the Master Plan Area apply to the Buckwalter PUD boundary only. The Buckwalter PUD perimeter buffer of 50 feet will apply only to the portions of the property located adjacent to the Grande Oaks PUD, located within the municipal limits of Beaufort County, SC.

Parkway Corners is planned to consist of various uses, as defined in the Buckwalter Commons and Grande Oaks Commons land use areas. The site is made up of two different land use tracts within the Buckwalter PUD. The northern portion of the site falls within the Buckwalter Commons Land Use Tract and the southern portion of the site falls within the recently created Grande Oaks Commons Land Use Tract. These two land use tracts have very similar allowed uses. The allowed uses for the Grande Oaks Commons Land Use Tract are outlined in the Use Table attached to the Thirteenth Amendment to the Buckwalter PUD Development Agreement.

Building setbacks and heights will be reviewed by the applicant's Architectural Review Board and conform to life safety regulations and will further conform to the standards set forth in the Concept Plan and Development Agreement.

**C. Preliminary Drainage (Exhibit E)**

The Drainage Master Plan has been included. The stormwater will be filtered through a system of lagoons or equivalent Best Management Practices (BMPs) prior to being released to the adjacent wetlands. The stormwater treatment will meet or exceed the requirements set forth by the current stormwater ordinance as approved by the Town of Bluffton at the time each phase of design is submitted for development permit. The stormwater requirements set forth in the Buckwalter PUD will be adhered to.

A proposed lagoon system, pipes and the existing freshwater wetland system will function as the primary means of conveyance for runoff leaving the developed property. As previously described, all runoff will be attenuated to pre-development levels for the required storm events through BMPs and detention facilities. These facilities will consist primarily of wet detention ponds and stormwater BMPs, which will also be sized to meet water quality requirements.

**D. Utility Services**

- 1) Potable Water Distribution (Exhibit D)

Potable Water will be provided by Beaufort–Jasper Water & Sewer Authority (BJWSA). An existing 12" water main along Lake Point Drive will serve the development as well as a 10" water main on the adjacent property to the west. These water mains are anticipated to provide adequate flow to support this project. (See letter from BJWSA and SCDHEC Exhibit H.)

2) Wastewater Collection (Exhibit C)

Wastewater Collection will be provided by a combination of gravity sewer manholes with piped connections, pumping stations, and force main located within the development parcels. The wastewater will be collected in the gravity system and pump station and then shall be pumped to downstream pump stations, owned and operated by BJWSA, and ultimately conveyed to the Cherry Point Wastewater Treatment Plant. (See letters from BJWSA and SCDHEC Exhibit H.)

3) Power Supply and Service

The electrical service will be provided by Palmetto Electric. Service will be extended as development progresses. Initial Master Plan approval does not amend any rights provided to a landowner by the Public Service Commission or South Carolina law. (See letter from Palmetto Electric- Exhibit I.)

4) Telecommunication Service

The developer is coordinating its plans with licensed and franchised telecommunications service providers in the Master Plan area. The telecommunications infrastructure will include voice, data, and video facilities. Service will be extended and activated as development progresses. Master Plan approval does not amend any rights provided to a landowner or telecommunications provider as granted by the Public Service Commission. (See letter from Hargray Communications Exhibit K.)

5) Bluffton Fire District

The community falls within the jurisdiction of the Bluffton Fire District. The water supply system will be designed to provide fire flow.

**E. Proposed Streets – Conceptual Plan**

Roads and Right of Ways in Parkway Corners will be privately owned and maintained by a Property Owner's Association, or other entity assigned with legal responsibility. Access restriction, excluding the road network for parcel interconnectivity, will be at the Owner's discretion.

**F. Ownership and Maintenance of Common Areas and Utilities**

1) Common Areas

Development in the Parkway Corners Master Plan will be controlled by the covenants and restrictions that establish guidelines for Common Area ownership and maintenance, unless otherwise provided at the time of Development Approval. The Common Areas, which include road rights-of-way, easements, protected wetlands, open space (including stormwater BMPs), etc. will be owned by a Property Owners Association or some other legal entity, established in the rules and regulations. This ownership will include the maintenance of facilities, including roads and drainage, on the property. Fees will be assessed from all property owners to provide funding for the operation and maintenance. In some cases, individual elements of the overall stormwater retention and drainage system may be constructed on individually owned development sites, but all functioning elements will be subject to master covenants, including easements and maintenance rights, which will ensure the ability and means to maintain the system in perpetuity. The Master Plan shall adhere to the required wetland restrictions and commercial limitations as referenced in the 13<sup>th</sup> Amendment to the Development Agreement.

2) Utilities

Beaufort-Jasper Water & Sewer Authority will own and operate the water and sewer facilities necessary for this project. Electrical power facilities will be owned and operated by Palmetto Electric, or other provider as approved by the Public Service Commission.

#### **IV. Development Rights and Assignments**

The Development Agreement for the Buckwalter Tract was entered between the Town of Bluffton ("Town") and Union Camp Corporation. The Buckwalter PUD Concept Plan was submitted on behalf of The Branigar Organization, Inc., a subsidiary of Union Camp Corporation. The merger between International Paper and Union Camp took place soon after the Development Agreement was approved.

The Development Agreement stated that the Owner would be required to notify the Town when Development Rights were transferred to a Developer, including the name and address of such Developer, the location and number of acres transferred, the residential density transferred, the commercial acreage transferred, and other relevant information.

#### **V. Land Use Parcel Delineations and Uses**

The Parkway Corners Master Plan (Exhibit A) delineates approximately 114.55 acres. The land uses are labeled on the Master Plan to identify the most likely



uses that are expected under current market forecasts. This Master Plan Application does not limit those previously approved uses but identifies current forecasts.

All development on each parcel will be subject to design guidelines that comply with the development standards of the Town, as applicable to the Buckwalter PUD and must also comply with the architectural and site design standards of the land use covenants. All environmental standards, including Best Management Practices regarding stormwater runoff, will be demonstrated at the time of final design and Development Permit Application. Future development permits will be issued for site-specific development on each parcel upon individual applications for development approval, which demonstrate compliance with these applicable use and site standards.

#### **VI. Development Approvals within Parkway Corners Master Plan Area**

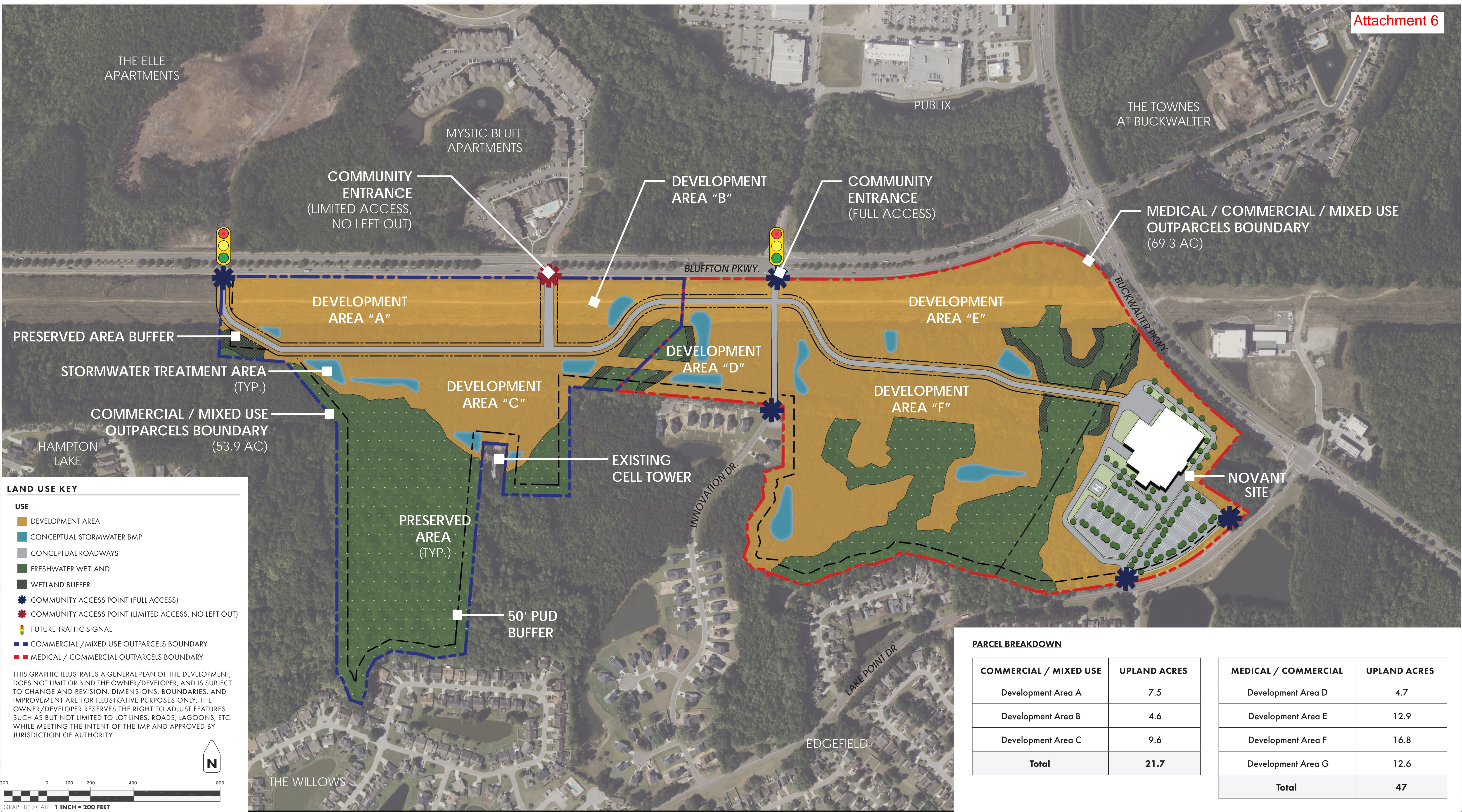
Such applications must meet the application standards of the Bluffton Development Standards Ordinance, as modified and approved under the Concept Plan, the Development Agreement, and Attachment I of the Buckwalter PUD Zoning Approval, and further such applications must meet all standards that are set forth in this Master Plan approval and any applicable land use covenants. Development which meets these specified conditions shall be approved, upon proper application to the Town. Any ambiguities or inconsistencies shall be governed by the hierarchy of applicable standards established under the Concept Plan approval, as set forth under Attachment I of the Concept Plan approval. Any development proposal, which demonstrates compliance with these standards, shall be approved.

#### **VII. Traffic Impact and Mitigation**

A comprehensive traffic impact study and master plan was developed for the Buckwalter Tract and included in the Concept Plan approved by the Town of Bluffton in April 2000. This traffic study determined 3 access points along Bluffton Parkway, including two full access locations with traffic lights. Development of Parkway Corners will utilize these 3 access locations. These access locations were further solidified with the Bluffton Parkway Access Management plan, approved by Beaufort County Council and adopted by resolution, within the Town of Bluffton.

Using the original study as a template, ownership commissioned a traffic impact study specifically for Parkway Corners. A draft of the report is submitted as Exhibit L to the Master Plan document. The traffic report indicates that improvements will be necessary at the Buckwalter Parkway and Lake Point Drive intersection, Bluffton Parkway and Innovation Drive intersection, and the Lake Point Drive access point. The final configuration of these improvements are subject to change, based upon future approvals from Beaufort County, as required by future encroachment permit applications.





PREPARED FOR:

REED COMMERCIAL PARTNERS

INITIAL MASTER PLAN

# PARKWAY CORNERS

BLUFFTON | BEAUFORT COUNTY | SOUTH CAROLINA

FEBRUARY 2025

PREPARED BY:

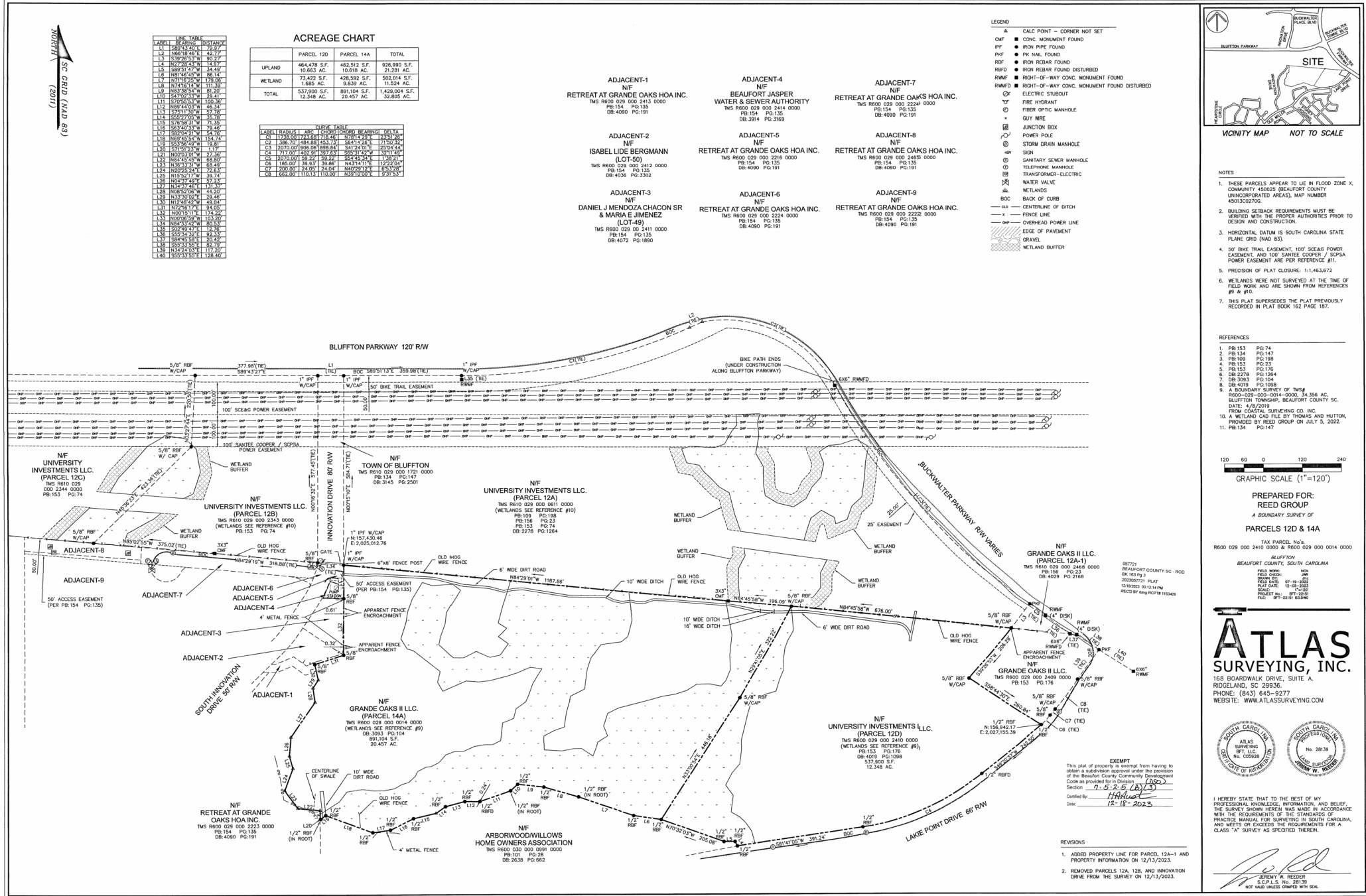
**THOMAS HUTTON**

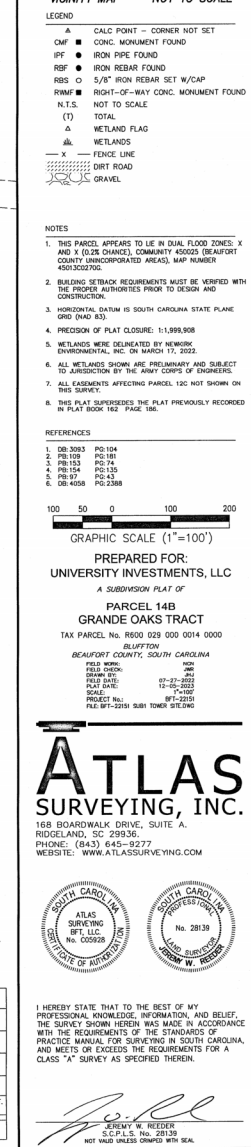
50 PARK OF COMMERCE WAY  
SAVANNAH, GA 31405 • 912.234.5300  
WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

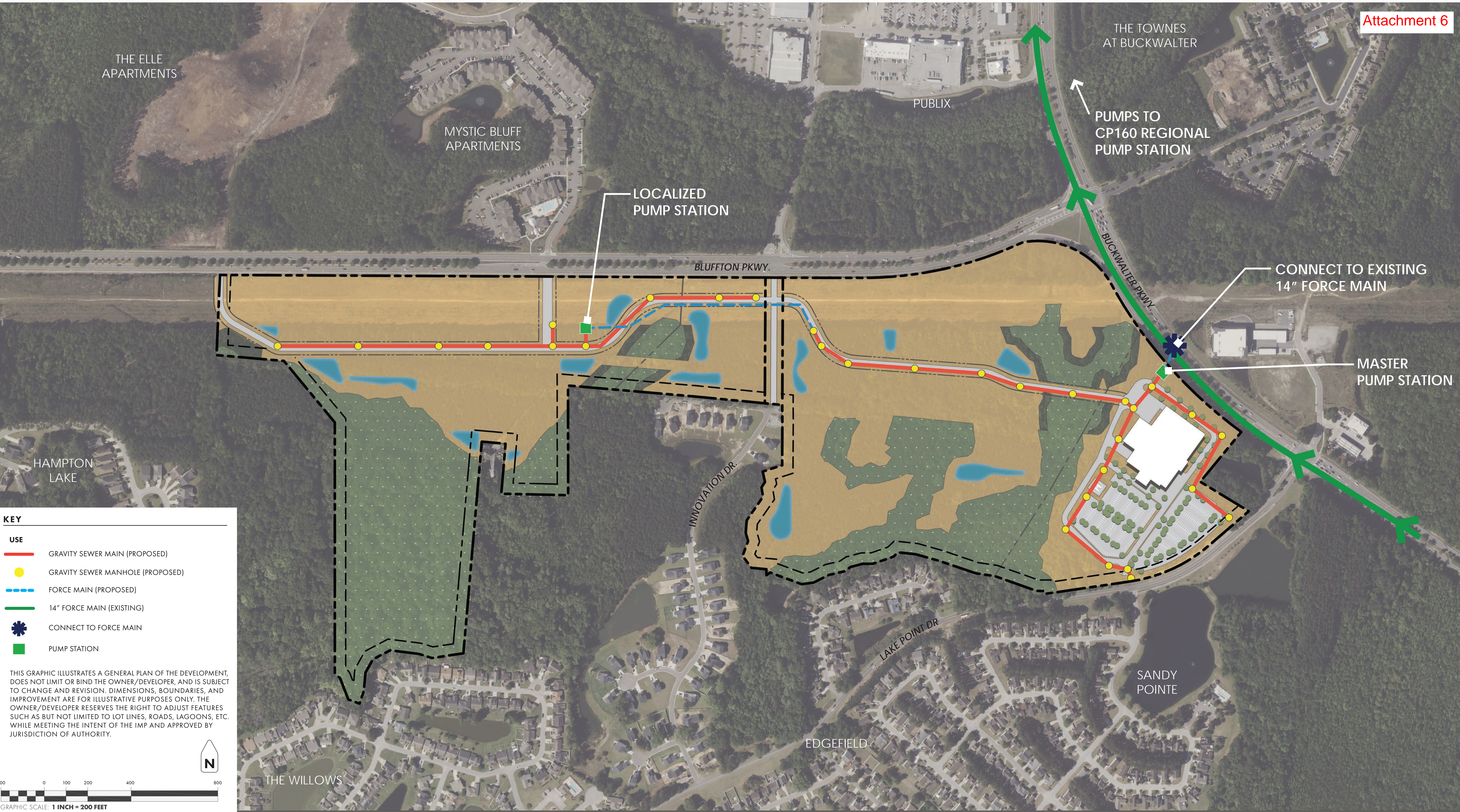
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PREPARED FOR:

**REED COMMERCIAL PARTNERS**

SEWER MASTER PLAN

# PARKWAY CORNERS

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FEBRUARY 2025

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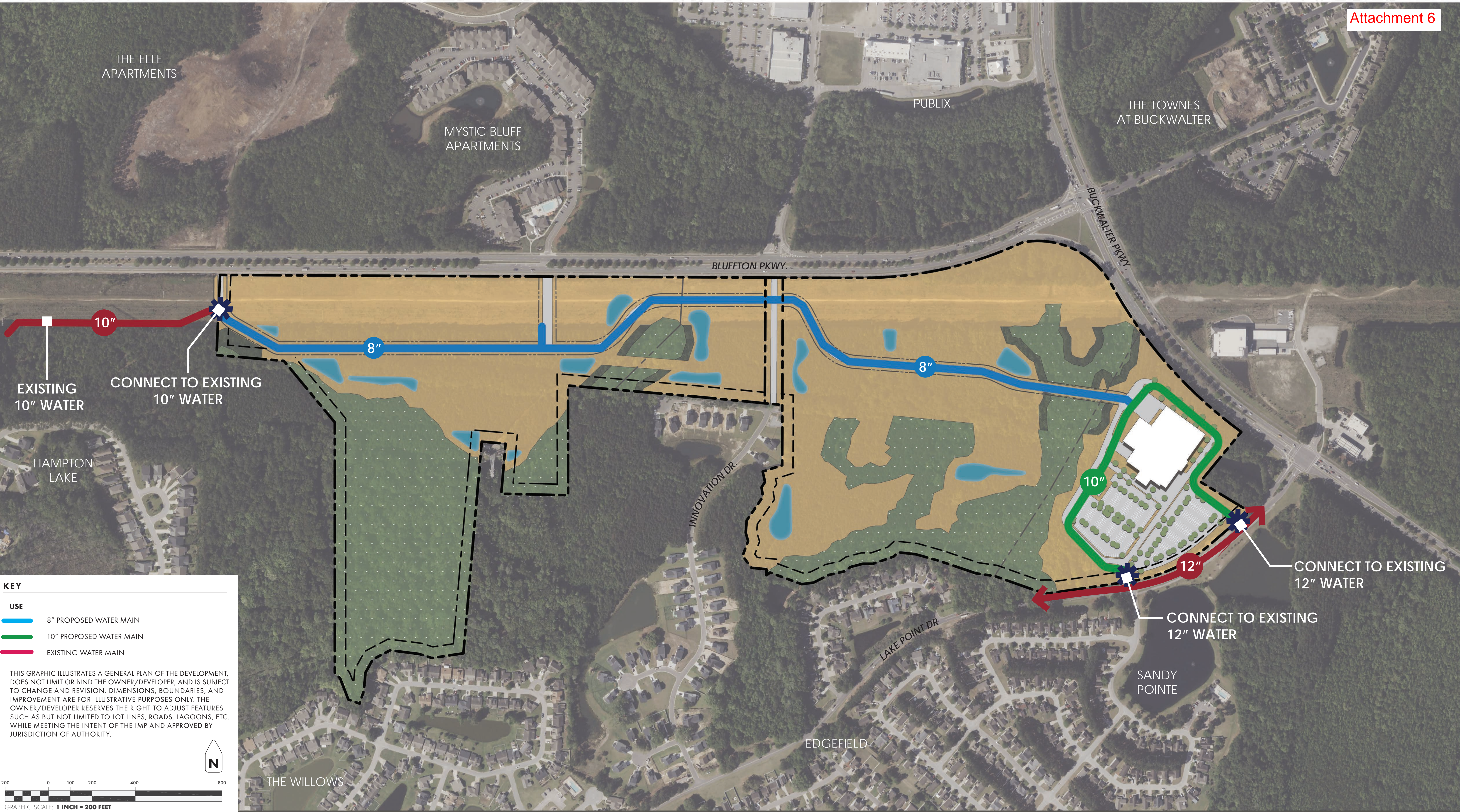
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WATER DISTRIBUTION MASTER PLAN

**PARKWAY CORNERS**

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FEBRUARY 2025

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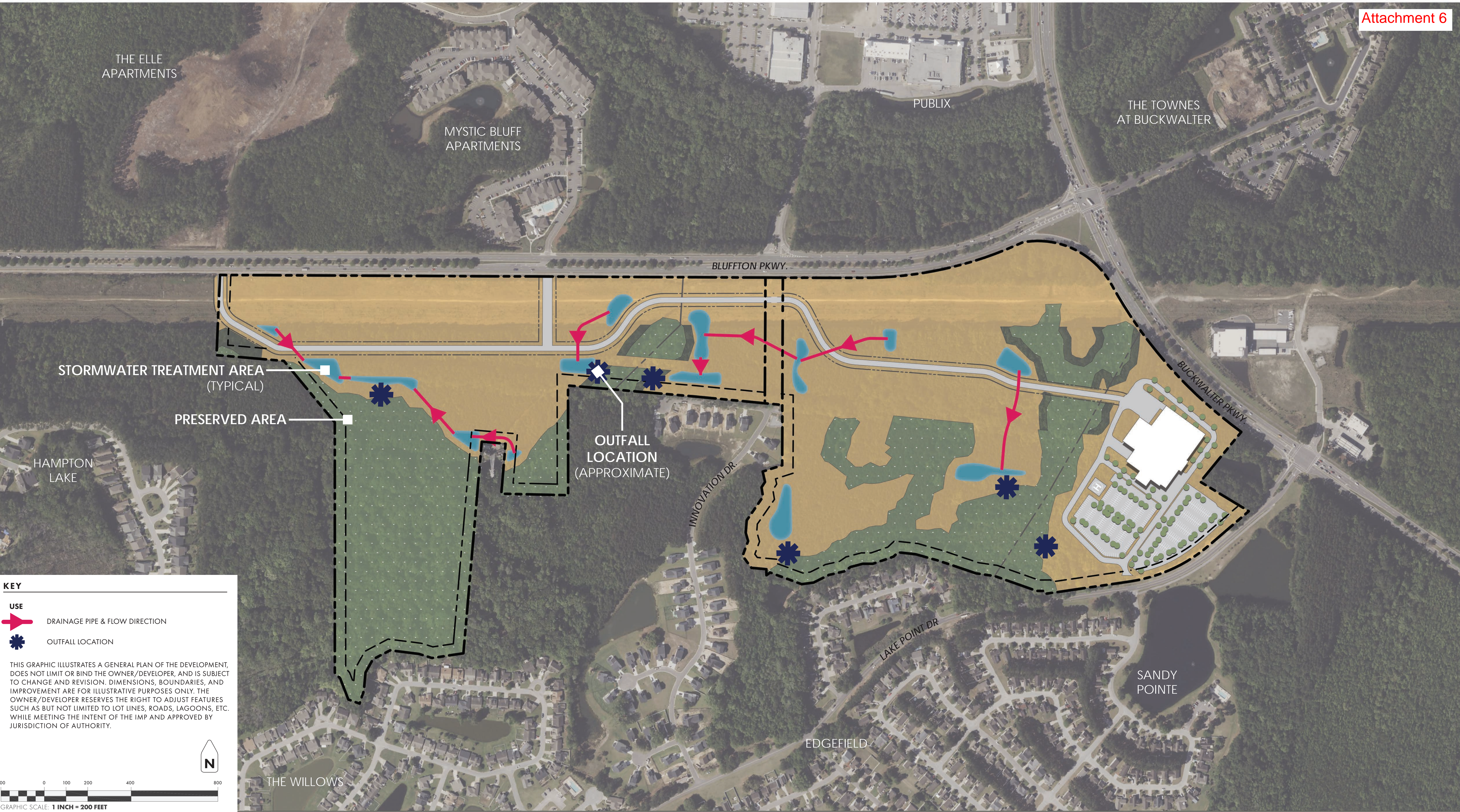
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DRAINAGE MASTER PLAN

**PARKWAY CORNERS**

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FEBRUARY 2025

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SC GRID (NAD 83)  
(2011)

## LEGEND

△	CALC POINT - CORNER NOT SET
CMF	■ CONC. MONUMENT FOUND
IPF	● IRON PIPE FOUND
PKF	● PK NAIL FOUND
PKS	○ PK NAIL SET
RBF	● IRON REBAR FOUND
RBFD	● IRON REBAR FOUND DISTURBED
RBS	○ 5/8" IRON REBAR SET W/CAP
RWMF	■ RIGHT-OF-WAY CONC. MONUMENT FOUND
RWMFD	■ RIGHT-OF-WAY CONC. MONUMENT FOUND DISTURBED
⊠	AIR RELEASE VALVE
⊠	AIR RELEASE VALVE MANHOLE
⊠	CURB INLET
⊠	CABLE JUNCTION BOX
⊠	COMMUNICATION MANHOLE
⊠	ELECTRIC BOX
⊠	ELECTRIC METER
⊠	ELECTRIC MANHOLE
⊠	ELECTRIC OUTLET
⊠	ELECTRIC STUBOUT
⊠	FIRE HYDRANT
⊠	FIBER OPTIC MANHOLE
⊠	GRATE INLET
⊠	GROUND LIGHT
⊠	GAS VALVE
⊠	GUY WIRE
⊠	IRRIGATION CONTROL VALVE
⊠	JUNCTION BOX
⊠	LIGHT POLE

⊠	POWER POLE
⊠	STORM DRAIN MANHOLE
12.9	SPOT ELEVATION
✕	SIGN
⊠	SANITARY SEWER LATERAL OR STUBOUT
⊠	SANITARY SEWER MANHOLE
⊠	SANITARY SEWER VALVE
⊠	SANITARY SEWER VALVE MARKER
⊠	TRAFFIC SIGNAL BOX
⊠	TRAFFIC SIGNAL POLE
⊠	TELEPHONE JUNCTION BOX
⊠	TELEPHONE MANHOLE
⊠	TRANSFORMER-ELECTRIC
⊠	UNDERGROUND ELECTRIC MARKER
⊠	UNDERGROUND FIBER OPTICS MARKER
⊠	UNDERGROUND GAS MARKER
⊠	WATER METER
⊠	WATER VALVE
⊠	WATER VALVE MARKER
⊠	WETLANDS
⊠	BAY
⊠	BIRCH
⊠	BLACK GUM
⊠	CHERRY
⊠	ELM
⊠	SWEET GUM
⊠	HICKORY
⊠	HOLLY
⊠	LAUREL OAK

LO	LIVE OAK
MAP	RED MAPLE
MAG	MAGNOLA
MP	MAPLE
P	PINE
PA	PALMETTO
PO	POST OAK
POP	POPLAR
RO	RED OAK
SCO	SWAMP CHESTNUT OAK
SYC	SYCAMORE
SWO	SWAMP OAK
TUP	TUPELO
WHO	WHITE OAK
WIL	WILLOW OAK
WO	WATER OAK
WXM	WAX MYRTLE
YP	YELLOW POPLAR
///	THREE BLAZE MARKS ON TREE
BOC	BACK OF CURB
CNA	COULD NOT ACCESS/ACQUIRE
CMP	CORRUGATED METAL PIPE
DWS	DETECTABLE WARNING SURFACE
DYL	DOUBLE YELLOW LINE (SOLID)
FES	FLARED END SECTION
HDPE	HIGH DENSITY POLY-ETHYLENE PIPE
IE	INVERT ELEVATION
PD	PIPE DIRECTION
PVC	POLYVINYL CHLORIDE PIPE

RCP	REINFORCED CONCRETE PIPE
SBA	STOP BAR
SWL	SINGLE WHITE LINE (SOLID)
SDWL	SINGLE DASHED WHITE LINE
SYL	SINGLE YELLOW LINE (SOLID)
WSE	WATER SURFACE ELEVATION
—	BOTTOM OF BANK
—	CONTOUR LINE
—	CENTERLINE OF DITCH
—	FENCE LINE
—	OVERHEAD POWER LINE
—	TOP OF BANK
—	TREE LINE
—	UNDERGROUND DRAINAGE LINE
—	UNDERGROUND SEWER LINE
—	UNDERGROUND WATER LINE
—	CONCRETE
—	DETECTABLE WARNING SURFACE
—	EDGE OF PAVEMENT
—	GRAVEL
—	RIP-RAP
—	WETLAND BUFFER

LABEL	RADIUS	ARC	CHORD	CHORD BEARING	DELTA
C1	1736.00	723.68	718.48	N78°14'29"E	23°51'28"
C2	386.70	484.88	453.73	S64°14'26"E	71°50'32"
C3	2070.00	906.06	898.84	S41°24'01"E	25°04'44"
C4	717.00	402.91	397.83	S65°51'42"W	32°11'49"
C5	2070.00	59.22	59.22	S54°45'34"E	1°38'21"
C6	185.00	39.93	39.86	N43°14'11"E	12°22'04"
C7	200.00	24.05	24.04	N40°29'12"E	6°53'29"
C8	662.00	110.13	110.00	N39°10'00"E	9°31'53"

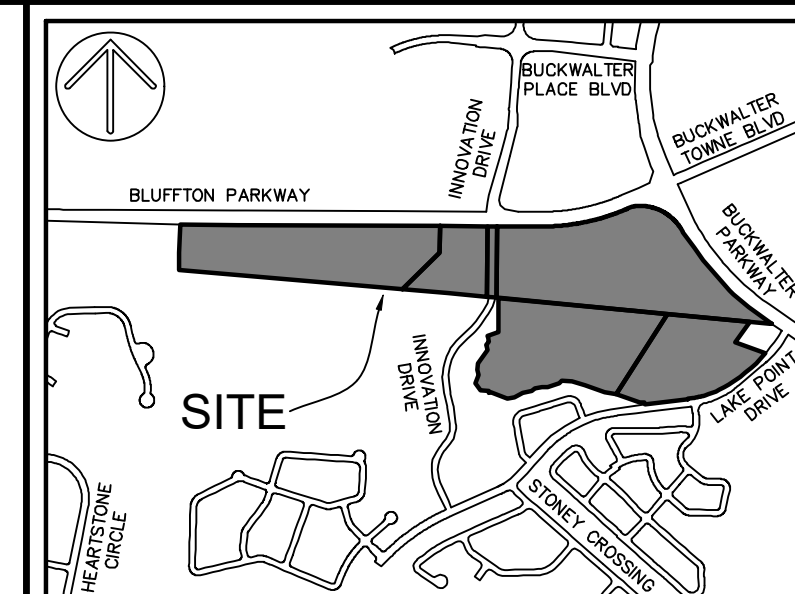
LABEL	BEARING	DISTANCE
L1	N66°18'46"E	42.77
L2	N27°28'43"W	14.97
L3	S89°51'47"W	34.49
L4	S47°02'33"W	29.41
L5	S55°27'05"W	35.78
L6	S53°56'49"W	19.81
L7	S71°51'23"W	11.7
L8	N00°03'01"W	27.36
L9	N15°52'17"W	39.74
L10	N08°52'06"W	44.20
L11	N33°30'02"E	29.46
L12	S02°49'47"E	12.76
L13	S84°45'58"E	20.42

## PARCEL ACREAGE CHART

	PARCEL 12A	PARCEL 12B	PARCEL 12C	PARCEL 12D	PARCEL 14A	INNOVATION DRIVE	TOTAL
UPLAND	1,093,739 S.F. 25,109 AC.	229,281 S.F. 5,264 AC.	854,946 S.F. 19,627 AC.	464,478 S.F. 10,663 AC.	462,512 S.F. 10,618 AC.	46,536 S.F. 1,068 AC.	3,161,492 S.F. 72,349 AC.
UPLAND WITH BUFFER	1,148,330 S.F. 26,362 AC.	241,204 S.F. 5,537 AC.	882,493 S.F. 20,259 AC.	N/A	N/A	N/A	2,272,027 S.F. 52,148 AC.
BUFFER	54,591 S.F. 1,253 AC.	11,923 S.F. 0.273 AC.	27,547 S.F. 0.632 AC.	N/A	N/A	N/A	692,761 S.F. 15,948 AC.
WETLAND	130,931 S.F. 3,006 AC.	24,353 S.F. 0.559 AC.	37,337 S.F. 0.857 AC.	73,422 S.F. 1,685 AC.	428,592 S.F. 9,839 AC.	N/A	694,635 S.F. 15,948 AC.
TOTAL	1,279,261 S.F. 29,368 AC.	265,557 S.F. 6,096 AC.	919,830 S.F. 21,116 AC.	537,800 S.F. 12,348 AC.	891,104 S.F. 20,457 AC.	46,536 S.F. 1,068 AC.	4,548,888 S.F. 90,453 AC.

## WETLAND ACREAGE CHART

PARCEL 12A				PARCEL 12B				PARCEL 12C			
WETLANDS		WETLAND BUFFER		WETLANDS		WETLAND BUFFER		WETLANDS		WETLAND BUFFER	
WETLAND A-1	92,470 S.F. 2,123 AC.	WETLAND BUFFER A-1	11,804 S.F. 0.271 AC.	WETLAND B-1	14,895 S.F. 0.342 AC.	WETLAND BUFFER B-1	6,109 S.F. 0.140 AC.	WETLAND C-1	21,394 S.F. 0.491 AC.	WETLAND BUFFER C-1	6,329 S.F. 0.145 AC.
WETLAND A-2	38,461 S.F. 0.883 AC.	WETLAND BUFFER A-2	14,651 S.F. 0.336 AC.	WETLAND B-2	9,458 S.F. 0.217 AC.	WETLAND BUFFER B-2	5,814 S.F. 0.133 AC.	WETLAND C-2	12,446 S.F. 0.286 AC.	WETLAND BUFFER C-2	5,030 S.F. 0.115 AC.
TOTAL	130,931 S.F. 3,006 AC.	WETLAND BUFFER A-3	15,656 S.F. 0.359 AC.	TOTAL	24,353 S.F. 0.559 AC.	TOTAL	11,923 S.F. 0.273 AC.	WETLAND PSVP PROP	3,497 S.F. 0.080 AC.	WETLAND BUFFER C-3	16,188 S.F. 0.372 AC.
		WETLAND BUFFER A-4	6,392 S.F. 0.147 AC.					TOTAL	37,337 S.F. 0.857 AC.	TOTAL	27,547 S.F. 0.632 AC.
		WETLAND BUFFER A-5	6,088 S.F. 0.140 AC.								
		TOTAL	54,591 S.F. 1,253 AC.								



VICINITY MAP NOT TO SCALE

## NOTES

- FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHARTS ARE LOCATED ON COVER SHEET.
- THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 4501300270G.
- VERTICAL DATUM IS NAVD 88.
- BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
- HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
- PRECISION OF PLAT CLOSURE: 1:1,829,091
- WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

## REFERENCES

- PB:153 PG:74
- PB:134 PG:147
- PB:109 PG:198
- PB:153 PG:25
- PB:153 PG:176
- DB:2278 PG:1264
- DB:3093 PG:104
- DB:4019 PG:1098
- A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC.
- A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.
- PB:134 PG:147
- PB:109 PG:181

180 90 0 180 360  
GRAPHIC SCALE (1"=180')

PREPARED FOR:  
UNIVERSITY INVESTMENTS  
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF  
INTERSECTION OF BLUFFTON PARKWAY  
AND BUCKWALTER PARKWAY,  
PARCELS 12A, 12B, 12C, 12D & 14A  
AND INNOVATION DRIVE

TAX PARCEL No's.  
R610 029 000 0014 0000,  
R610 029 000 0611 0000,  
R610 029 000 1721 0000,  
R600 029 000 2343 0000,  
R600 029 000 2344 0000

R600 029 000 2410 0000

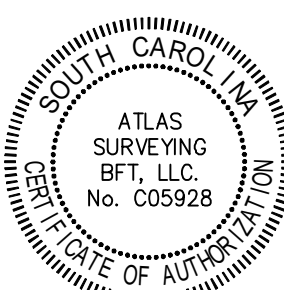
BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SD/NCH  
FIELD CHECK: JWR  
DRAWN BY: JWR  
DATE: 02-14-2023  
SCALE: 1"=180'  
PROJECT No.: BFT-22151  
FILE: BFT-22151 ATI-FULLDWS

## COVER SHEET

**ATLAS**  
SURVEYING, INC.

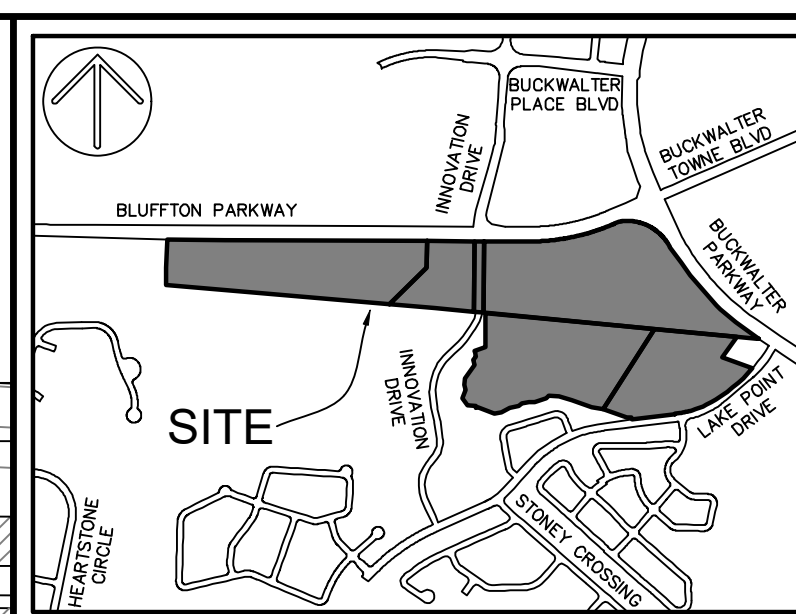
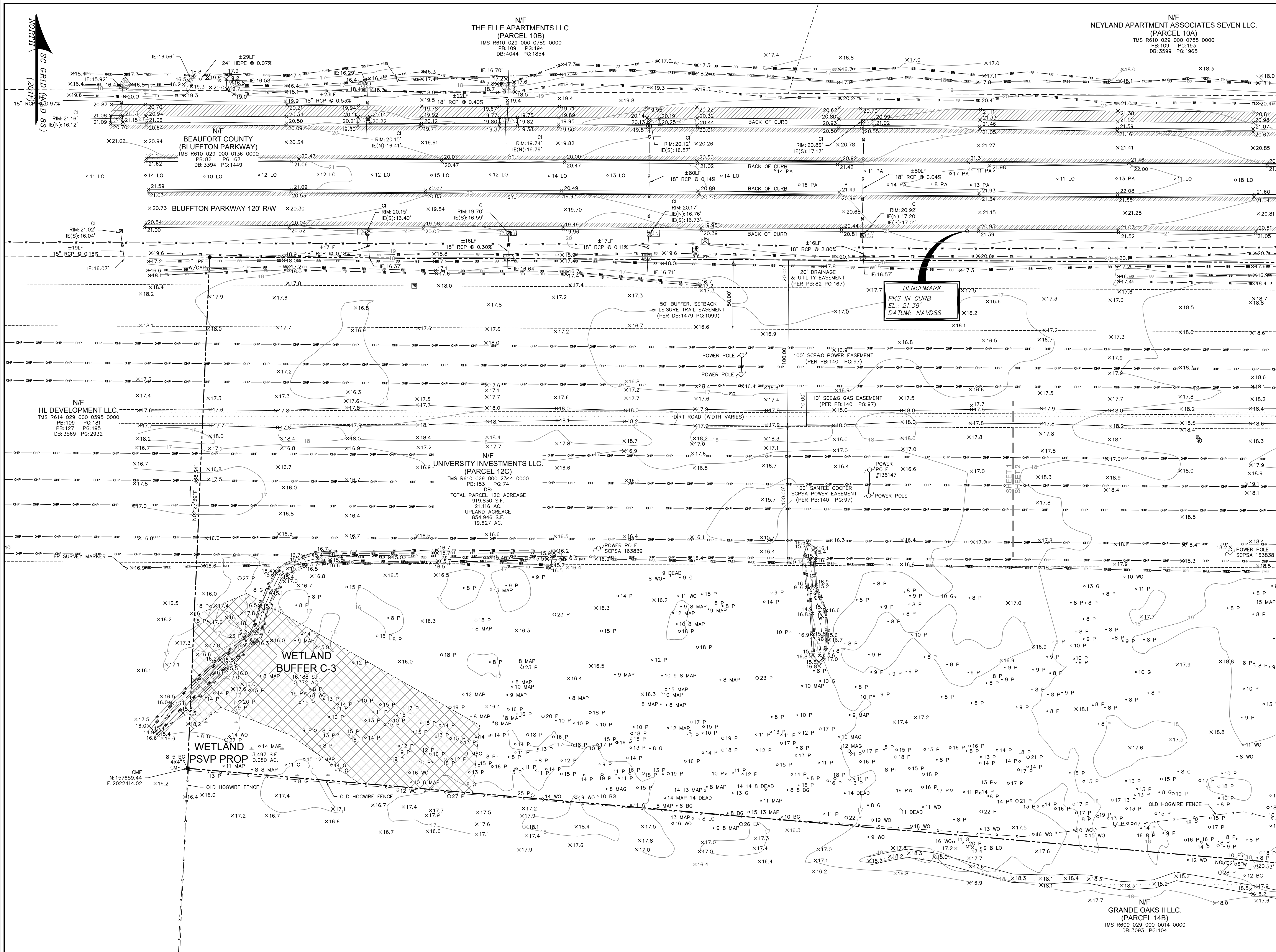
168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASSURVEYING.COM



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

JEREMY W. REEDER  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS CRIMPED WITH SEAL





VICINITY MAP NOT TO SCALE

- NOTES
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  3. VERTICAL DATUM IS NAVD 88.
  4. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
  5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
  6. PRECISION OF PLAT CLOSURE: 1:1,829,091
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- REFERENCES
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  2. PB:134 PG:147
  3. PB:109 PG:198
  4. PB:153 PG:23
  5. PB:153 PG:176
  6. DB:2278 PG:1264
  7. DB:3093 PG:104
  8. DB:4019 PG:1098
  9. A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BLUFFTON COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC.
  10. A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.
  11. PB:134 PG:147
  12. PB:109 PG:181



PREPARED FOR:  
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INTERSECTION OF BLUFFTON PARKWAY  
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PARCELS 12A, 12B, 12C, 12D & 14A  
AND INNOVATION DRIVE

TAX PARCEL No's.  
R610 029 000 0014 0000,  
R610 029 000 0611 0000,  
R610 029 000 1721 0000,  
R600 029 000 2343 0000,  
R600 029 000 2344 0000  
&  
R600 029 000 2410 0000  
BLUFFTON  
BLUFFTON COUNTY, SOUTH CAROLINA

FIELD WORK: SD/NCH  
FIELD CHECK: JWR  
DRAWN BY: SCSA 163839  
DATE: 02-14-2023  
SCALE: 1"=30'  
PROJECT No.: BFT-22151  
FILE: BFT-22151 AT-FULLDWS

SHEET 1 OF 15

**ATLAS**  
SURVEYING, INC.

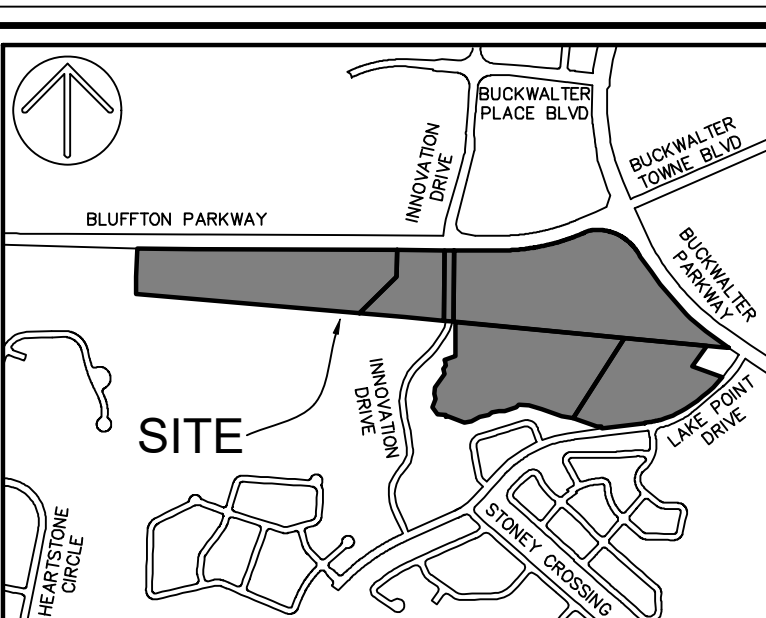
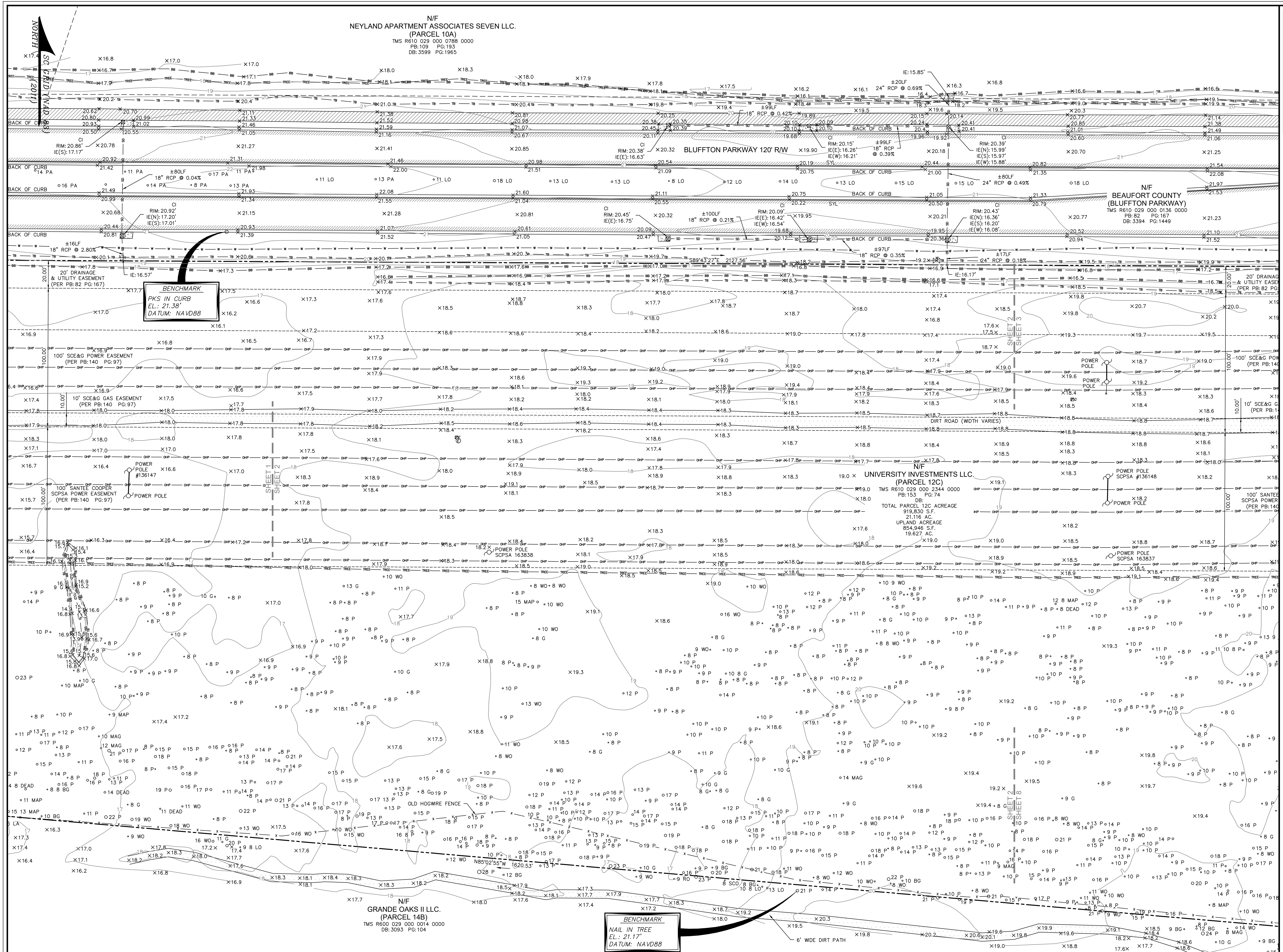
168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASSURVEYING.COM



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VICINITY MAP NOT TO SCALE

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3. VERTICAL DATUM IS NAVD 88.
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6. PRECISION OF PLAT CLOSURE: 1:1,829,091
7. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

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1. PB: 153 PG: 74
  2. PB: 134 PG: 147
  3. PB: 109 PG: 198
  4. PB: 153 PG: 23
  5. PB: 153 PG: 176
  6. PB: 2278 PG: 1264
  7. DB: 3093 PG: 104
  8. DB: 4019 PG: 1098
- A BOUNDARY SURVEY OF TMS#  
R600-029-00-0014-0000, 34.356 AC,  
BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC.  
DATE: 4/8/2019  
FROM COASTAL SURVEYING CO. INC.  
A. WELAND CAD FILE BY THOMAS AND HUTTON,  
PROCESSED BY GROUP ON JULY 5, 2022.
11. PB: 134 PG: 147
  12. PB: 109 PG: 181



PREPARED FOR:  
UNIVERSITY INVESTMENTS  
*AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF*  
INTERSECTION OF BLUFFTON PARKWAY  
AND BUCKWALTER PARKWAY,  
PARCELS 12A, 12B, 12C, 12D & 14A  
AND INNOVATION DRIVE

TAX PARCEL No's.

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&				
R600	029	000	2410	0000

BLUFFTON

BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SD/NCN

FIELD CHECK: JWR

DRAWN BY: JHU

DATE: 02-14-2023

SCALE: 1"=30'

PROJECT No.: BFT-22151

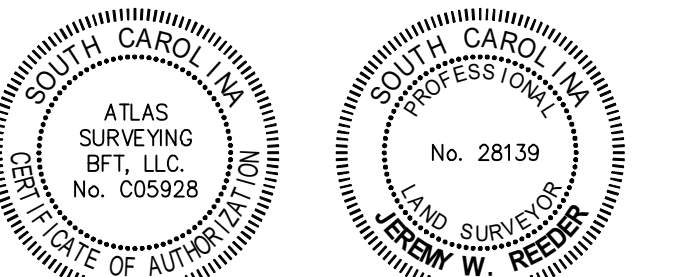
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*SHEET 2 OF 15*

# ATLAS

SURVEYING, INC.

68 BOARDWALK DRIVE, SUITE A.  
DUGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: [WWW.ATLASSURVEYING.COM](http://WWW.ATLASSURVEYING.COM)



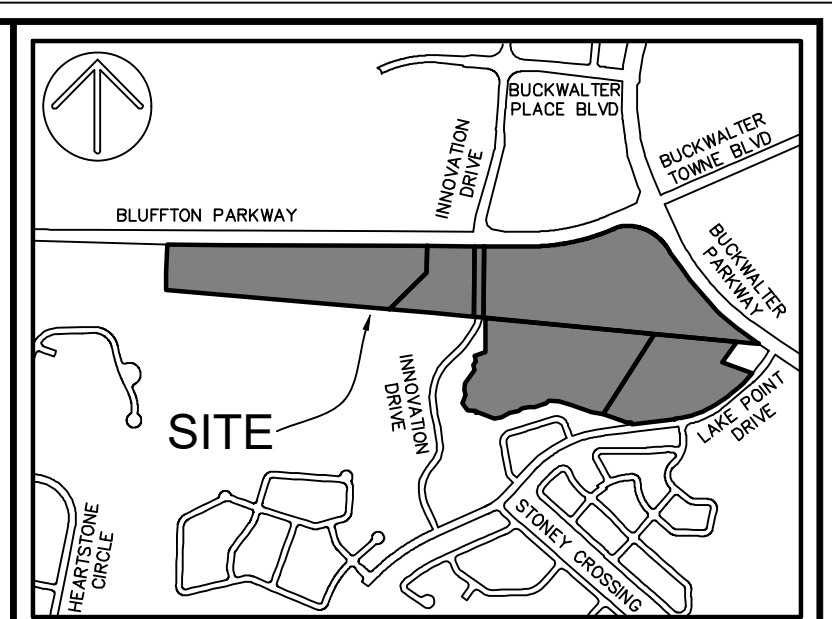
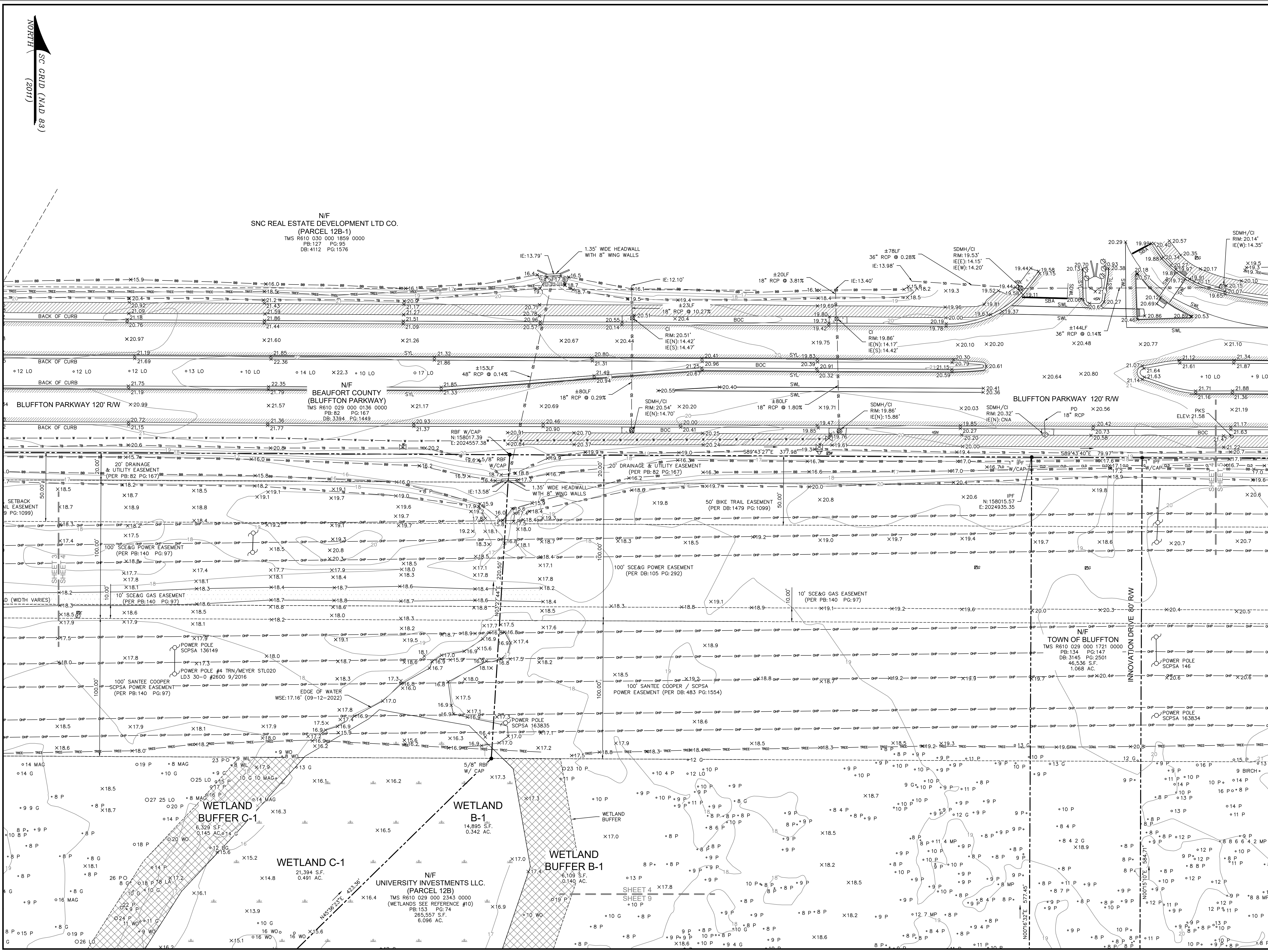
HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

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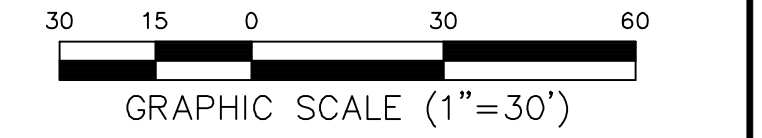






- NOTES
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- REFERENCES
1. PB:153 PG:74
  2. PB:134 PG:147
  3. PB:109 PG:198
  4. PB:153 PG:23
  5. PB:153 PG:176
  6. DB:2278 PG:1264
  7. DB:3093 PG:104
  8. DB:4019 PG:1099
  9. A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC.
  10. A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.
  11. PB:134 PG:147
  12. PB:109 PG:181



PREPARED FOR:  
UNIVERSITY INVESTMENTS  
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF  
INTERSECTION OF BLUFFTON PARKWAY  
AND BUCKWALTER PARKWAY,  
PARCELS 12A, 12B, 12C, 12D & 14A  
AND INNOVATION DRIVE

TAX PARCEL No's.  
R610 029 000 0014 0000,  
R610 029 000 0611 0000,  
R610 029 000 1721 0000,  
R600 029 000 2343 0000,  
R600 029 000 2344 0000  
R600 029 000 2410 0000  
BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SD/NCH  
FIELD CHECK: JMR  
DRAWN BY: JMR  
DATE: 02-14-2023  
SCALE: 1"=30'  
PROJECT NO.: BFT-22151  
FILE: BFT-22151 ATT-FULLDWS

SHEET 4 OF 15

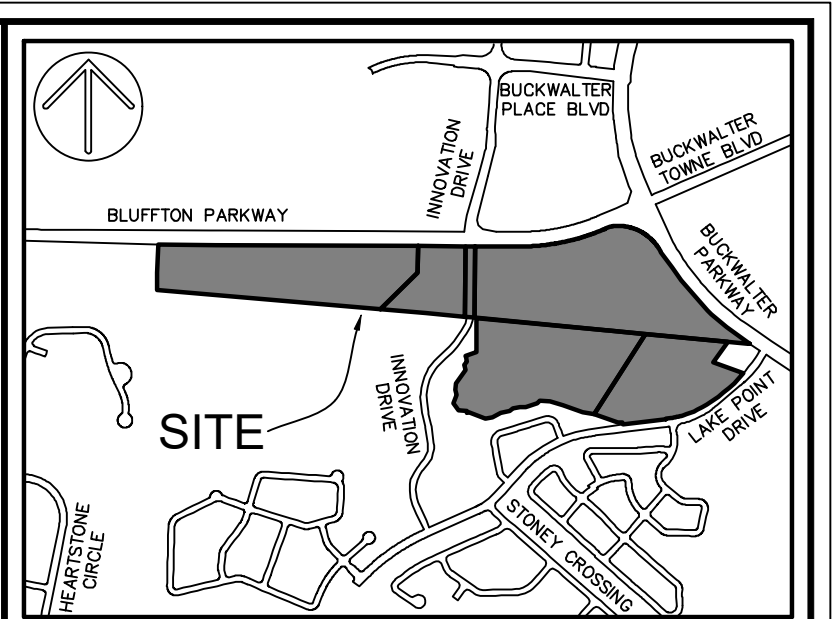
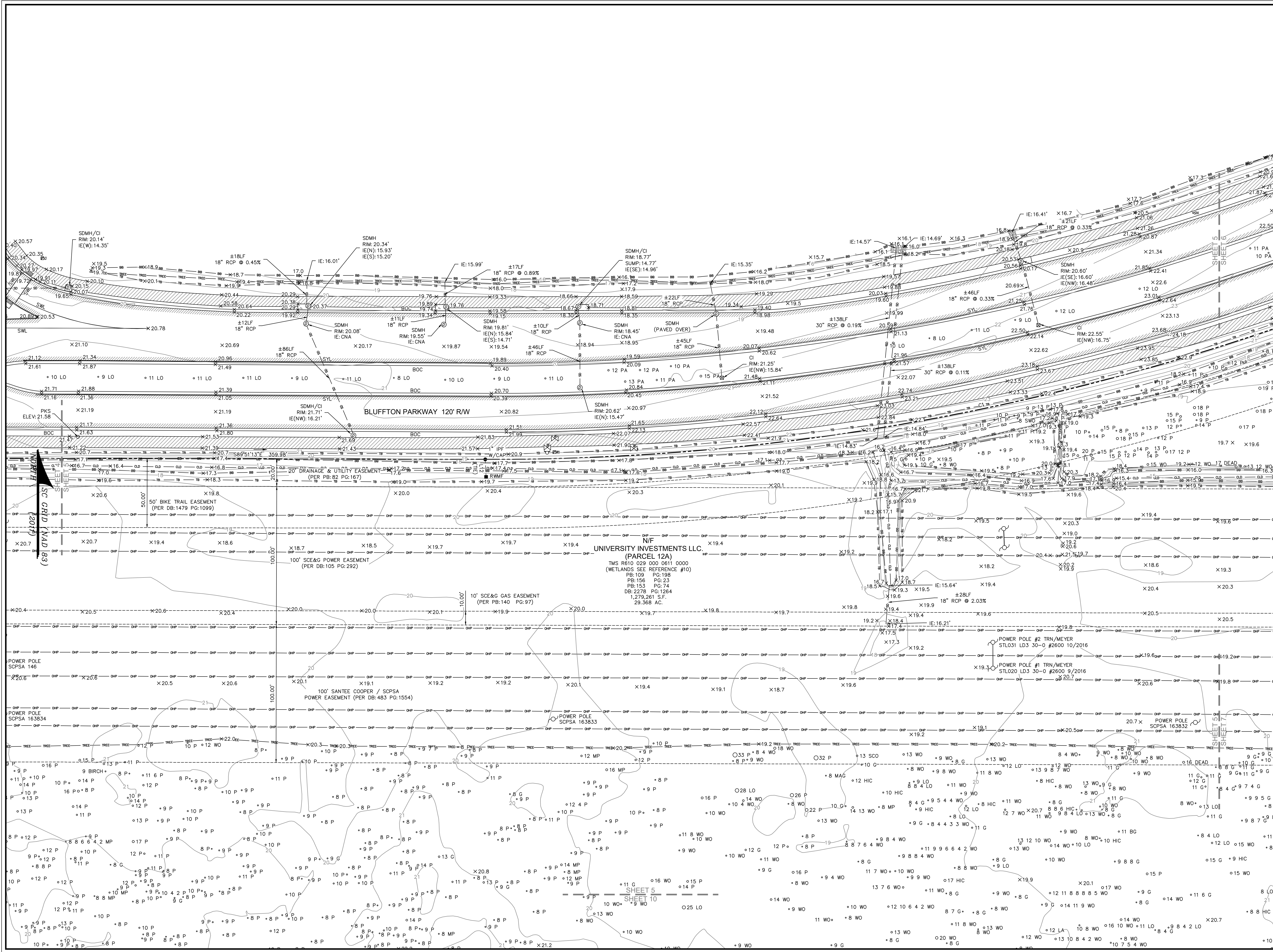
**ATLAS**  
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASSURVEYING.COM

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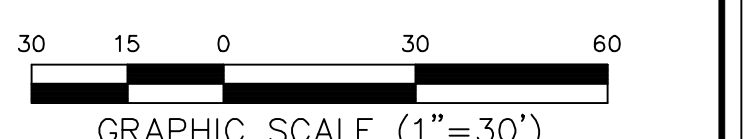
JEREMY W. REEDER  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS CRIMPED WITH SEAL





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- REFERENCES
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|--|---------|
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| 3. PB:109  | PG:198  |
| 4. PB:153  | PG:23   |
| 5. PB:153  | PG:176  |
| 6. DB:2278   | PG:1264 |
| 7. DB:3093   | PG:104  |
| 8. DB:4019   | PG:108  |
| 9. A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC. A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022. |         |
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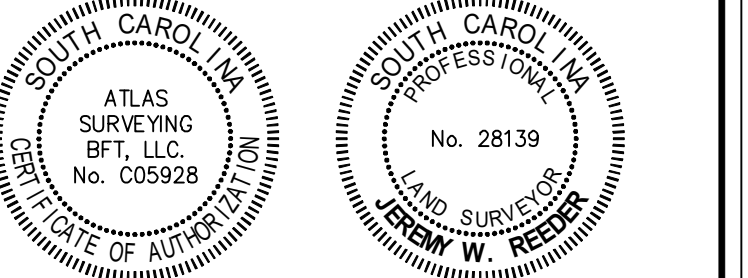
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R610 029 000 0611 0000,  
R610 029 000 1721 0000,  
R600 029 000 2343 0000,  
R600 029 000 2344 0000  
&  
R600 029 000 2410 0000  
BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SD/NCH  
FIELD CHECK: JMR  
DRAWN BY: JMR  
DATE: 02-14-2023  
SCALE: 1"=30'  
PROJECT No.: BFT-22151  
FILE: BFT-22151 ATT-FULLDWS

SHEET 5 OF 15

**ATLAS**  
SURVEYING, INC.

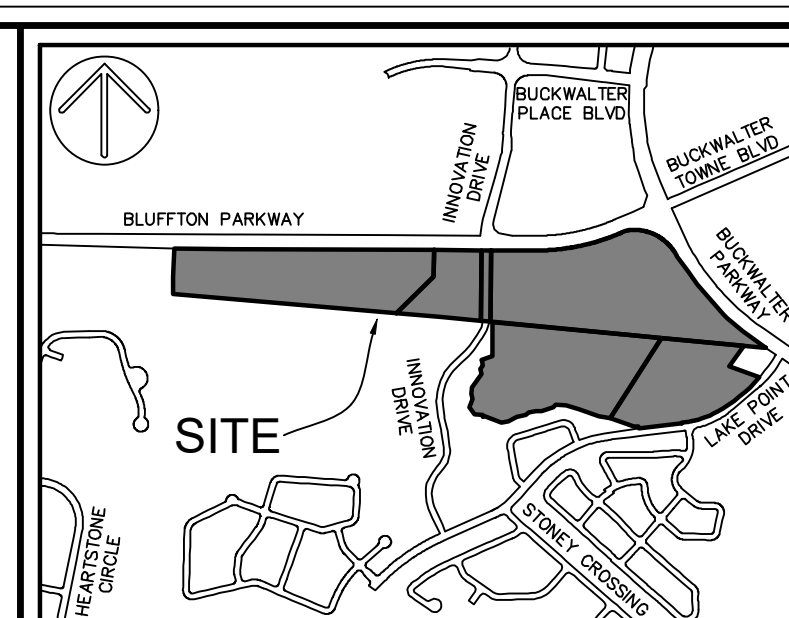
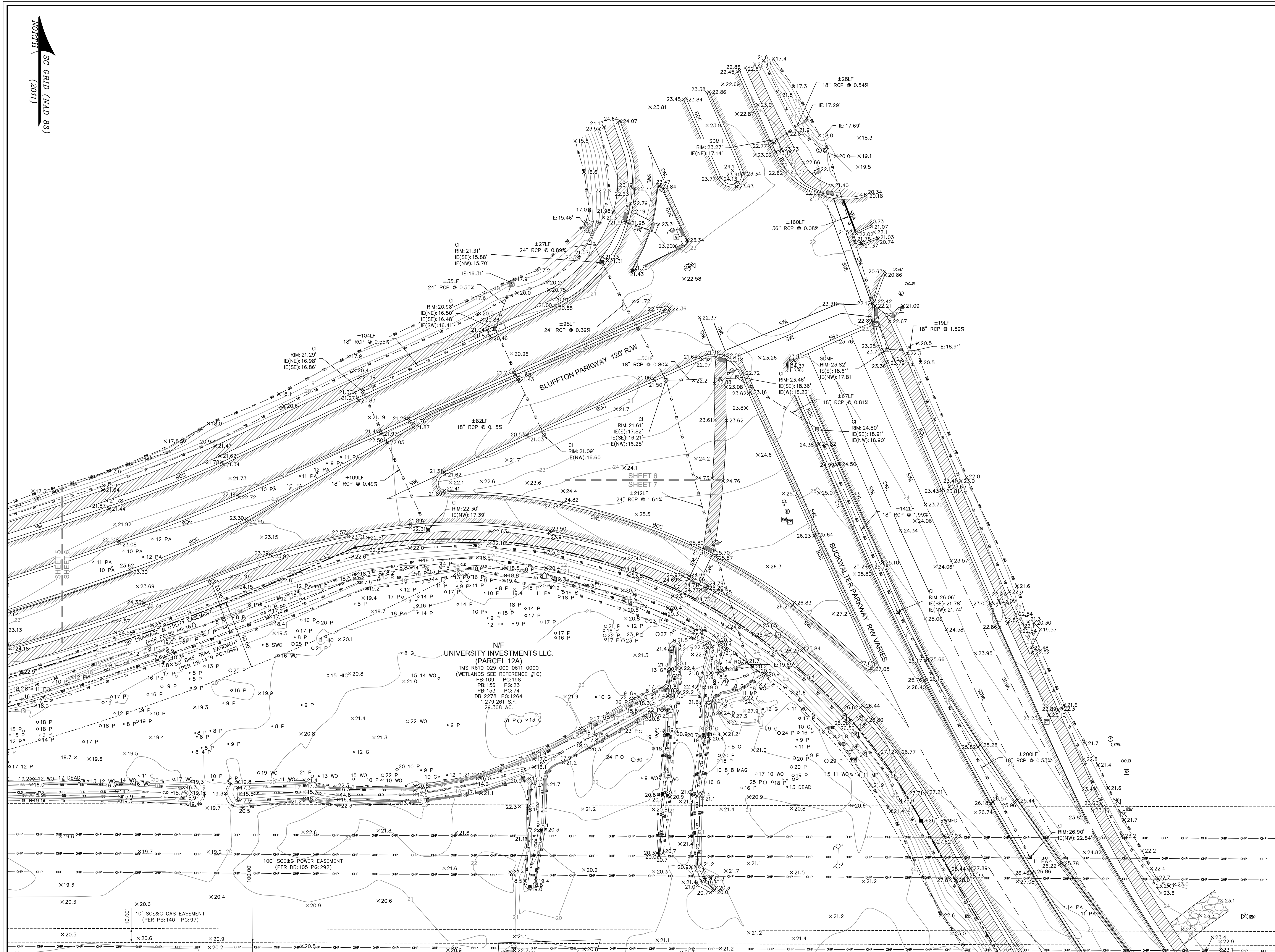
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JEREMY W. REEDER  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS CRIMPED WITH SEAL





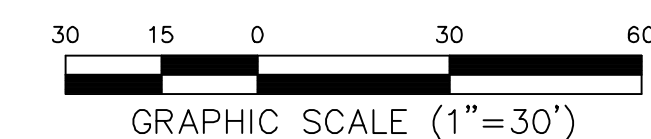
NOT TO SCALE

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## REFERENCES

- |   |         |
|---|---------|
| 1. PB:153   | PG:74   |
| 2. PB:134   | PG:147  |
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| 8. DB:4019  | PG:1009 |
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**PREPARED FOR:**  
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TAX PARCEL No's.  
 R610 029 000 0014 0000,  
 R610 029 000 0611 0000,  
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 R600 029 000 2343 0000,  
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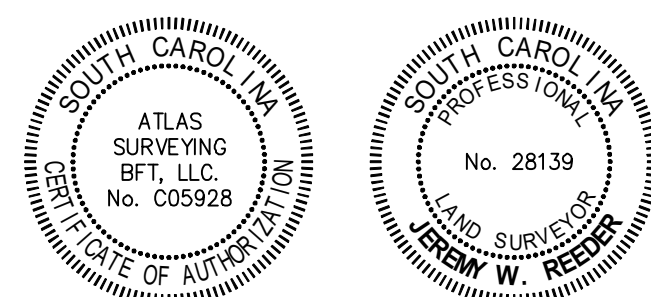
BLUFFTON  
 BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SD/NCH  
 FIELD CHECK: JMR  
 DRAWING BY: 02-14-2023  
 DATE: 02-14-2023  
 SCALE: 1"=30'  
 PROJECT No.: BFT-22151  
 FILE: BFT-22151 ATT-FULLDWS

SHEET 6 OF 15

**ATLAS**  
**SURVEYING, INC.**

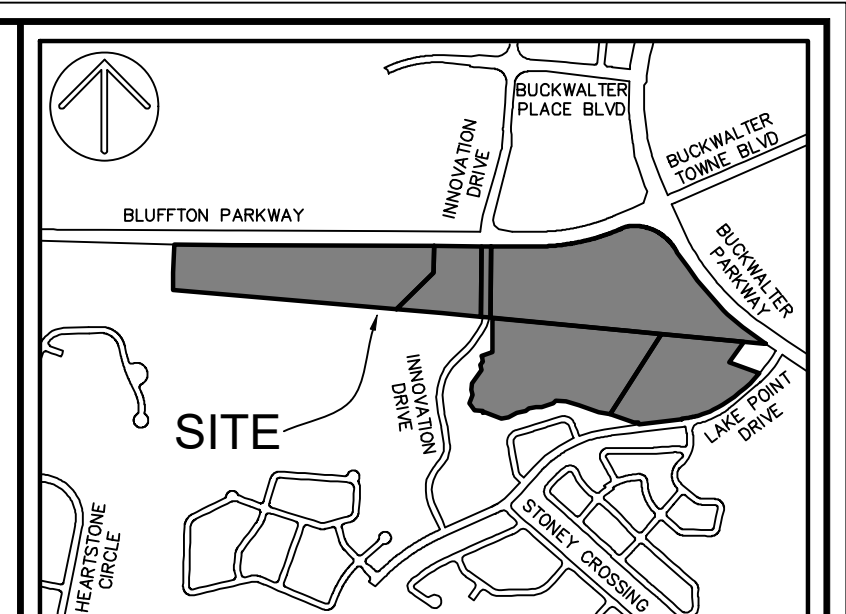
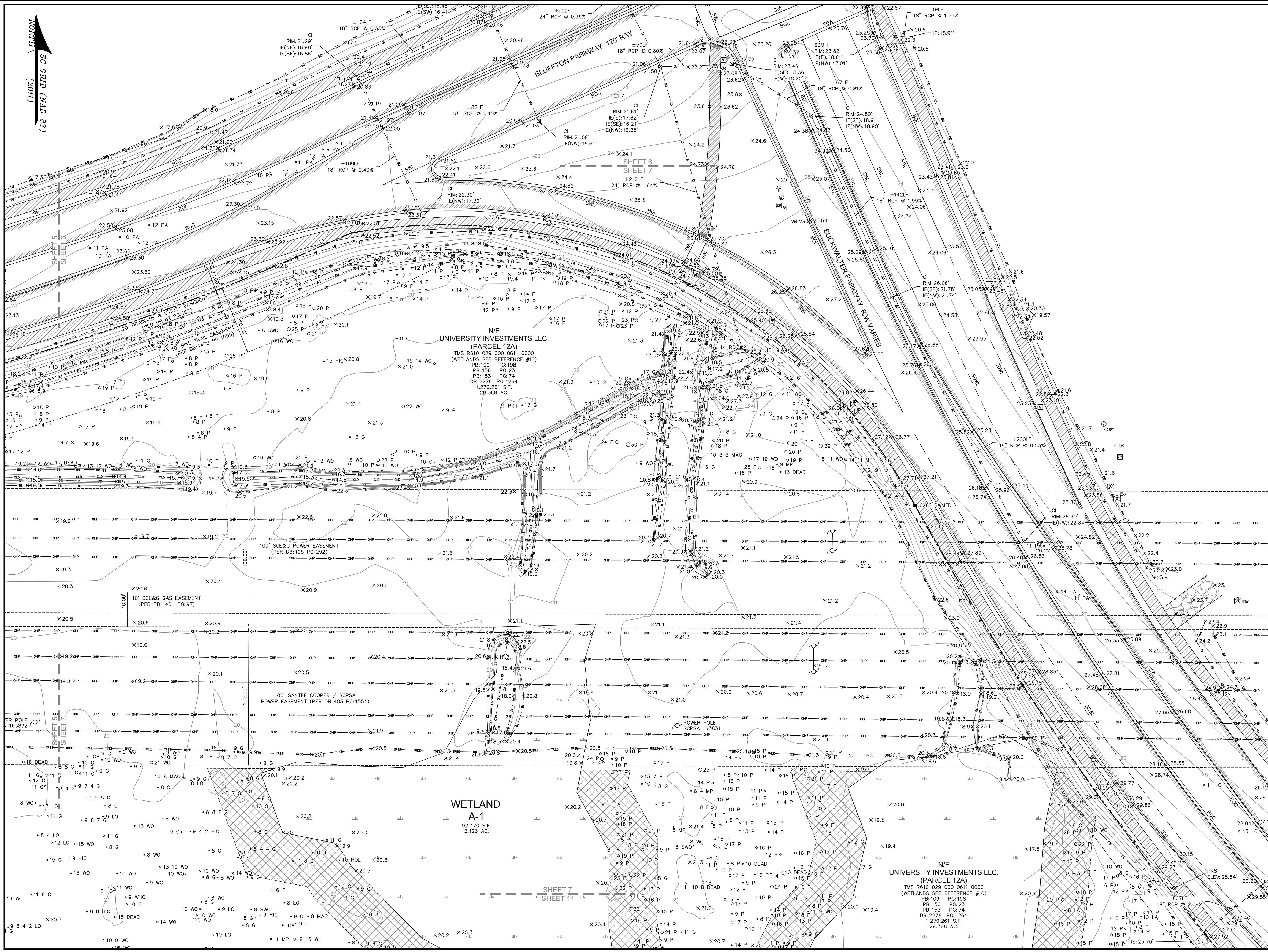
168 BOARDWALK DRIVE, SUITE A.  
 RIDGELAND, SC 29936.  
 PHONE: (843) 645-9277  
 WEBSITE: WWW.ATLASSURVEYING.COM



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

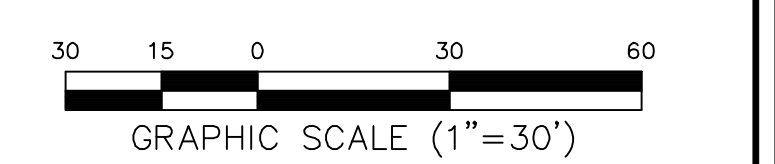
JEREMY W. REEDER  
 S.C.P.L.S. No. 28139  
 NOT VALID UNLESS CRIMPED WITH SEAL





- NOTES**
1. FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHARTS ARE LOCATED ON COVER SHEET.
  2. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 450130C270G.
  3. VERTICAL DATUM IS NAVD 88.
  4. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
  5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
  6. PRECISION OF PLAT CLOSURE: 1:1,829,091
  7. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

- REFERENCES**
1. PB:153 PG:74
  2. PB:134 PG:147
  3. PB:109 PG:198
  4. PB:153 PG:23
  5. PB:153 PG:176
  6. DB:2278 PG:1264
  7. DB:3093 PG:104
  8. DB:4019 PG:1098
  9. A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC. A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.
  10. PB:134 PG:147
  11. PB:109 PG:181



**PREPARED FOR:**  
**UNIVERSITY INVESTMENTS**  
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF  
**INTERSECTION OF BLUFFTON PARKWAY AND BUCKWALTER PARKWAY, PARCELS 12A, 12B, 12C, 12D & 14A AND INNOVATION DRIVE**

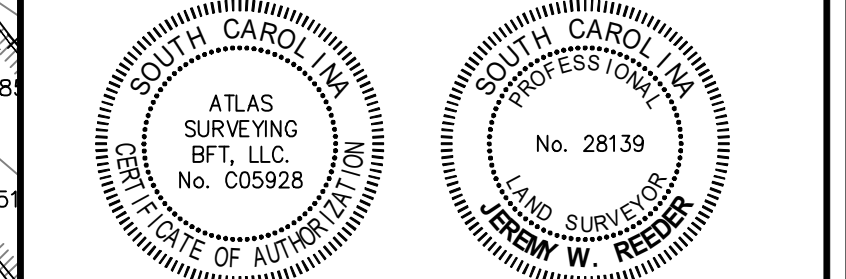
**TAX PARCEL No's.**  
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R610 029 000 0611 0000,  
R610 029 000 1721 0000,  
R600 029 000 2343 0000,  
R600 029 000 2344 0000  
R600 029 000 2410 0000  
BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

**FIELD WORK:** SD/NCH  
**FIELD CHECK:** JWR  
**DRAWN BY:** JWR  
**DATE:** 02-14-2023  
**SCALE:** AS SHOWN  
**PROJECT No.:** BFT-22151  
**FILE:** BFT-22151 ATT-FOLLOWING

**SHEET 7 OF 15**

**ATLAS SURVEYING, INC.**

168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASSURVEYING.COM



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

**JEREMY W. REEDER**  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS CRIMPED WITH SEAL



- NOTES
- 
1. FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHARTS ARE LOCATED ON COVER SHEET.
  2. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X, OF THE COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 45013C0270G.
  3. VERTICAL DATUM IS NAVD 88.
  4. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
  5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
  6. PRECISION OF PLAT CLOSURE: 1:1,829,091
  7. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

## REFERENCES

1. PB:153 PG:74
2. PB:134 PG:147
3. PB:109 PG:198
4. PB:153 PG:23
5. PB:153 PG:176
6. DB:2278 PG:1264
7. DB:3093 PG:104
8. DB:4019 PG:1098
9. A BOUNDARY SURVEY OF TMS#  
R600-029-000-0014-0000, 34.356 AC,  
BUEFFTON TOWNSHIP, BEAUFORT COUNTY SC.  
DATE: 4/5/2019  
FROM COASTAL SURVEYING CO. INC.
10. W. H. LAND CADLE BY THOMAS AND HUTTON,  
PROVIDED BY REED GROUP ON JULY 5, 2022.
11. PB:134 PG:147
12. PB:109 PG:181



PREPARED FOR:  
UNIVERSITY INVESTMENTS  
*AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF*  
INTERSECTION OF BLUFFTON PARKWAY  
AND BUCKWALTER PARKWAY,  
PARCELS 12A, 12B, 12C, 12D & 14A  
AND INNOVATION DRIVE

TAX PARCEL No's.

R610 029 000 0014 0000,  
R610 029 000 0591 0000,  
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R600 029 000 2343 0000,  
R600 029 000 2344 0000  
&  
R600 029 000 2410 0000

BLUFFTON

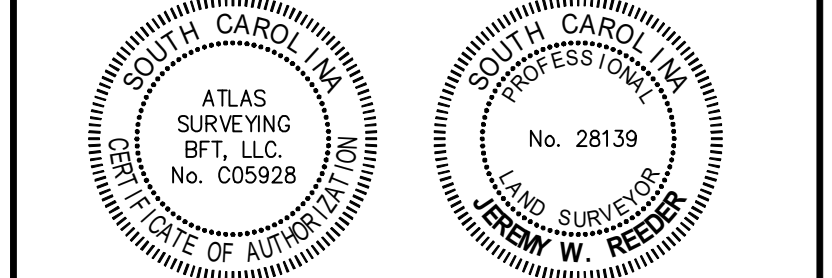
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SD/NCN  
FIELD CHECK: JWR  
DRAIN BY: JHJ  
DATE: 02-14-2023  
SCALE: 1"=40'  
PROJECT NO: BFT-22151  
FILE: BFT-22151 ATT-FIELDWORK

SHEET 8 OF 15

**ATLAS**  
SURVEYING, INC.

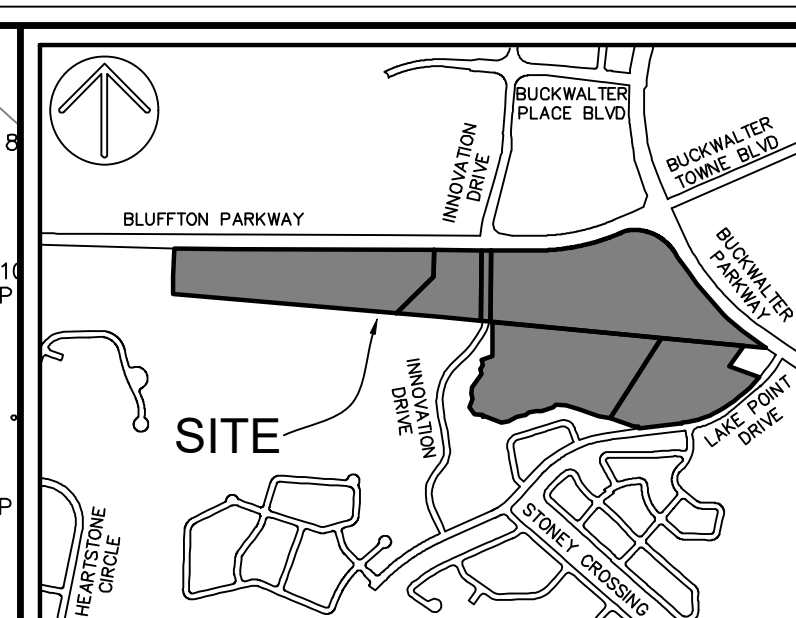
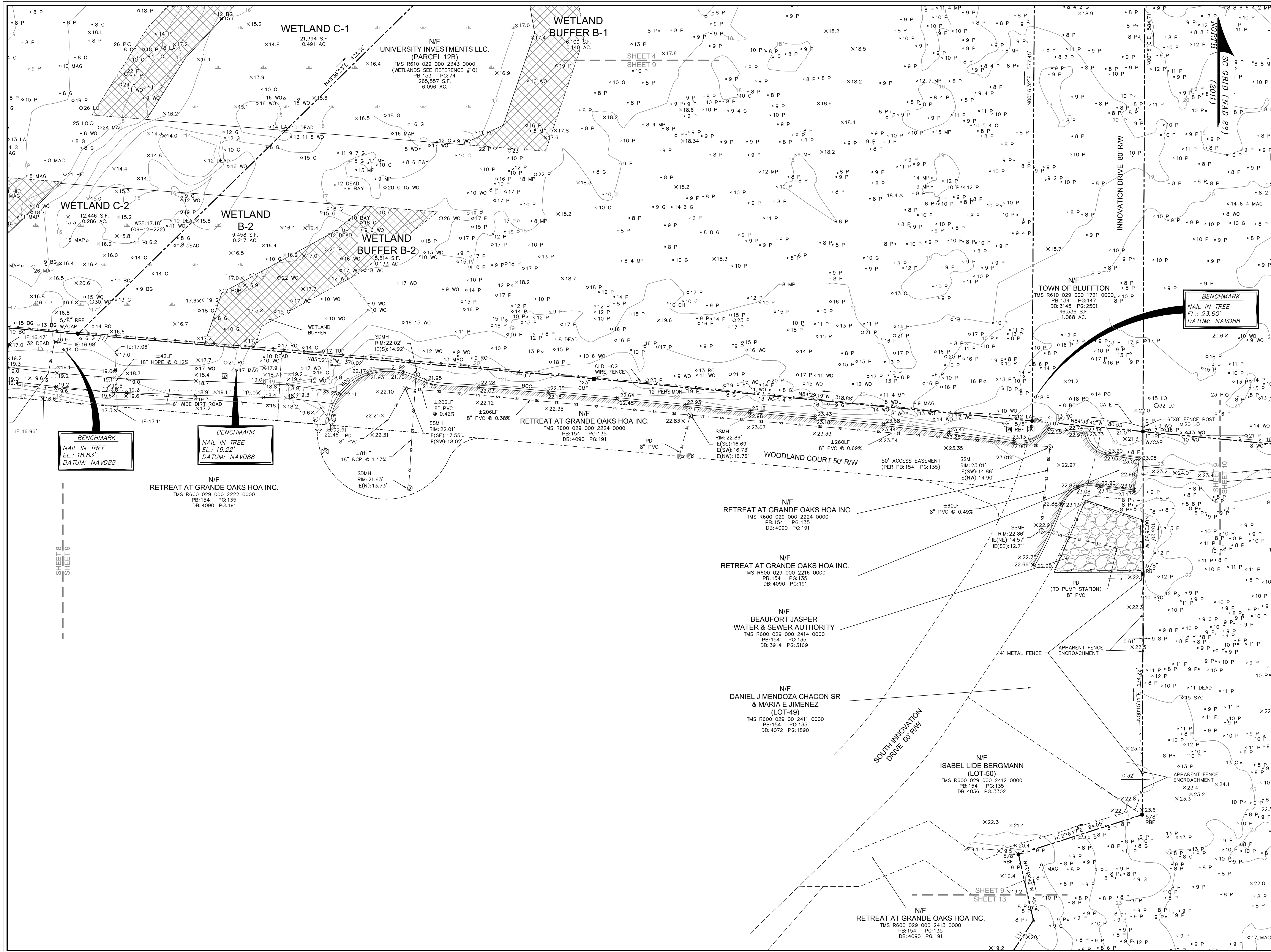
168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: [WWW.ATLASSURVEYING.COM](http://WWW.ATLASSURVEYING.COM)



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JEREMY W. REEDER  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS CRIMPED WITH SEAL





VICINITY MAP NOT TO SCALE

## NOTES

1. FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHARTS ARE LOCATED ON COVER SHEET.
2. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X, DUAL COMMUNITIES 45025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 45013C0270G.
3. VERTICAL DATUM IS NAVD 88.
4. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
6. PRECISION OF PLAT CLOSURE: 1:1,829,091
7. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

## REFERENCES

- |   |         |
|---|---------|
| 1. PB:153   | PG:74   |
| 2. PB:134   | PG:147  |
| 3. PB:109   | PG:198  |
| 4. PB:153   | PG:23   |
| 5. PB:153   | PG:176  |
| 6. DB:2278  | PG:1264 |
| 7. DB:3093  | PG:104  |
| 8. DB:4019  | PG:109  |
| 9. A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC. |         |
| 10. A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.  |         |
| 11. PB:134  | PG:147  |
| 12. PB:109  | PG:181  |



PREPARED FOR:  
UNIVERSITY INVESTMENTS  
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF  
INTERSECTION OF BLUFFTON PARKWAY  
AND BUCKWALTER PARKWAY,  
PARCELS 12A, 12B, 12C, 12D & 14A  
AND INNOVATION DRIVE

TAX PARCEL No's.  
R610 029 000 0014 0000,  
R610 029 000 0611 0000,  
R610 029 000 1721 0000,  
R600 029 000 2343 0000,  
R600 029 000 2344 0000

R600 029 000 2410 0000

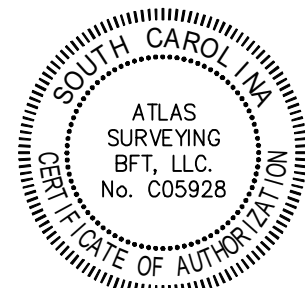
BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SD/NCH  
FIELD CHECK: JMR  
DRAWN BY: JMR  
DATE: 02-14-2023  
SCALE: 1"=30'  
PROJECT No.: BFT-22151  
FILE: BFT-22151 ATT-FULLDWS

SHEET 9 OF 15

# ATLAS SURVEYING, INC.

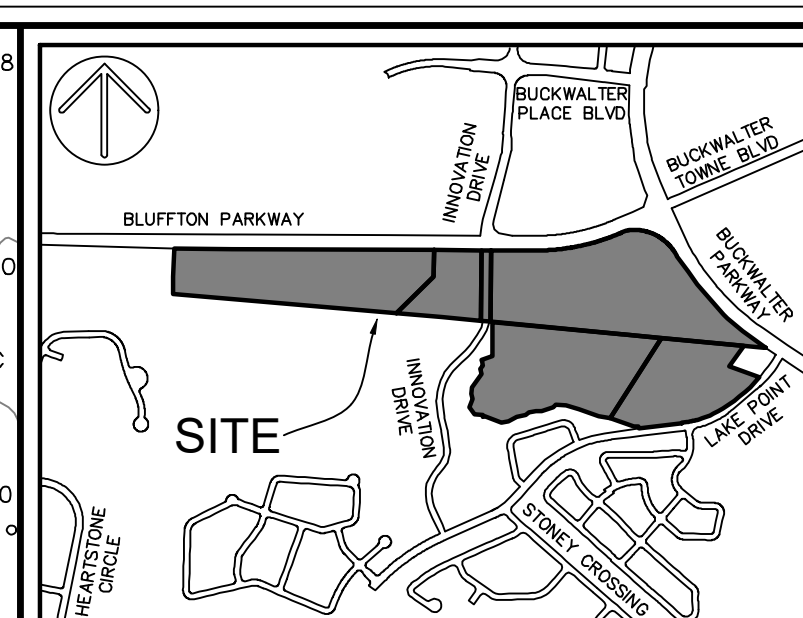
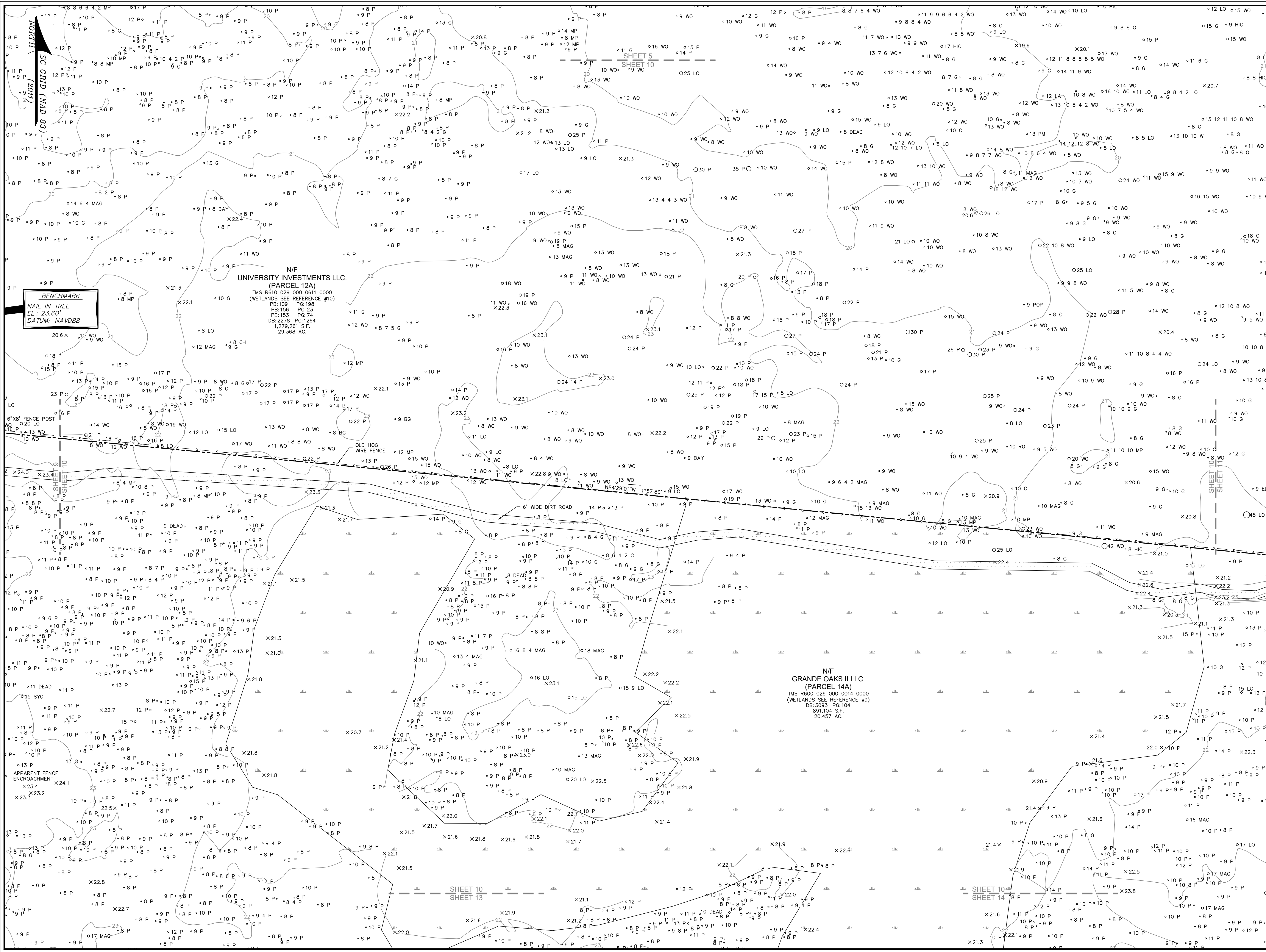
168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASSURVEYING.COM



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JEREMY W. REEDER  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS CRIMPED WITH SEAL





VICINITY MAP NOT TO SCALE

- NOTES
1. FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHARTS ARE LOCATED ON COVER SHEET.
  2. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 45013C0270G.
  3. VERTICAL DATUM IS NAVD 88.
  4. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
  5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
  6. PRECISION OF PLAT CLOSURE: 1:1,829,091
  7. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

- REFERENCES
1. PB:153 PG:74
  2. PB:134 PG:147
  3. PB:109 PG:198
  4. PB:153 PG:23
  5. PB:153 PG:176
  6. DB:2278 PG:1264
  7. DB:3093 PG:104
  8. DB:4019 PG:1059
  9. A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC.
  10. A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.
  11. PB:134 PG:147
  12. PB:109 PG:181



PREPARED FOR:  
UNIVERSITY INVESTMENTS  
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF  
INTERSECTION OF BLUFFTON PARKWAY  
AND BUCKWALTER PARKWAY,  
PARCELS 12A, 12B, 12C, 12D & 14A  
AND INNOVATION DRIVE

TAX PARCEL No's.  
R610 029 000 0014 0000,  
R610 029 000 0611 0000,  
R610 029 000 1721 0000,  
R600 029 000 2343 0000,  
R600 029 000 2344 0000  
&  
R600 029 000 2410 0000  
BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA  
FIELD WORK: SD/NCH  
FIELD CHECK: JMR  
DRAWN BY: JMR  
DATE: 02-14-2023  
SCALE: 1"=30'  
PROJECT No.: BFT-22151  
FILE: BFT-22151 ATT-FULLDWS

SHEET 10 OF 15

**ATLAS**  
SURVEYING, INC.

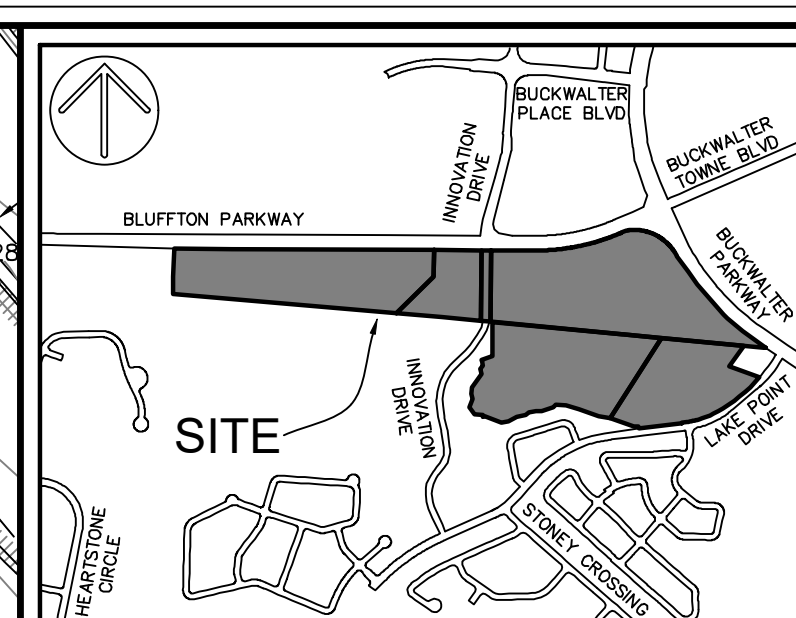
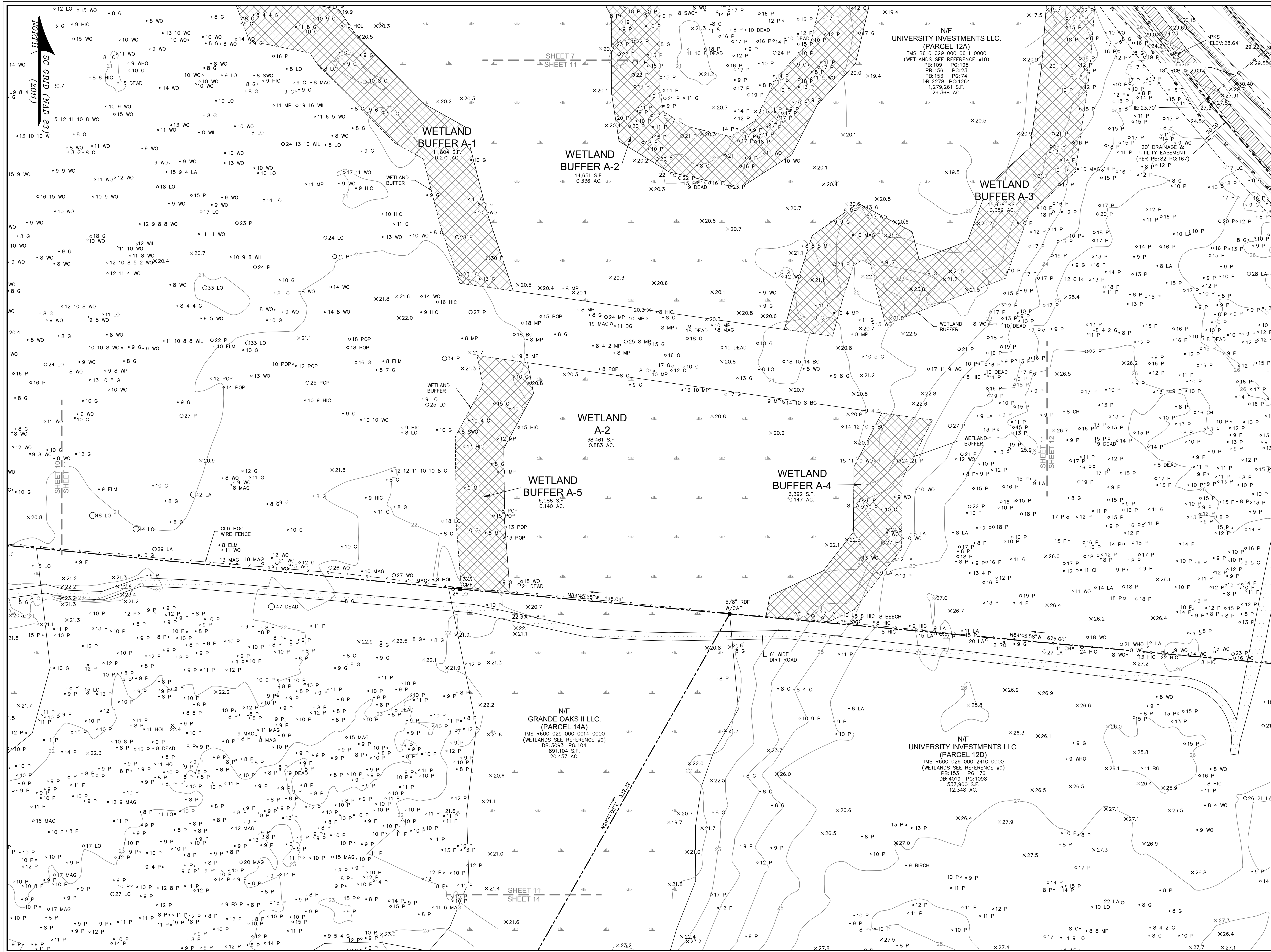
168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASSURVEYING.COM



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JEREMY W. REEDER  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS CRIMPED WITH SEAL





VICINITY MAP NOT TO SCALE

## NOTES

1. FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHARTS ARE LOCATED ON COVER SHEET.
2. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 4501300270G.
3. VERTICAL DATUM IS NAVD 88.
4. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
6. PRECISION OF PLAT CLOSEURE: 1:1,829,091
7. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

## REFERENCES

- |   |         |
|---|---------|
| 1. PB:153   | PG:74   |
| 2. PB:134   | PG:147  |
| 3. PB:109   | PG:198  |
| 4. PB:153   | PG:25   |
| 5. PB:153   | PG:176  |
| 6. DB:2278  | PG:1264 |
| 7. DB:3093  | PG:104  |
| 8. DB:4019  | PG:1098 |
| 9. A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC. BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC. |         |
| 10. A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.  |         |
| 11. PB:134  | PG:147  |
| 12. PB:109  | PG:181  |



PREPARED FOR:  
UNIVERSITY INVESTMENTS  
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF  
INTERSECTION OF BLUFFTON PARKWAY  
AND BUCKWALTER PARKWAY,  
PARCELS 12A, 12B, 12C, 12D & 14A  
AND INNOVATION DRIVE

TAX PARCEL No's.  
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R610 029 000 1721 0000,  
R600 029 000 2343 0000,  
R600 029 000 2344 0000  
&  
R600 029 000 2410 0000

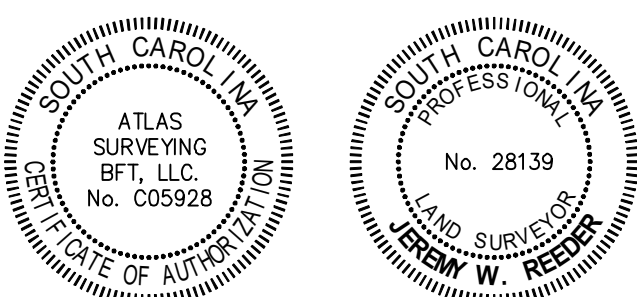
BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SD/NCH  
FIELD CHECK: JMR  
DATE: 02-14-2023  
SCALE: 1"=30'  
PROJECT No.: BFT-22151  
FILE: BFT-22151 ATI-FULLDWS

SHEET 11 OF 15

# ATLAS SURVEYING, INC.

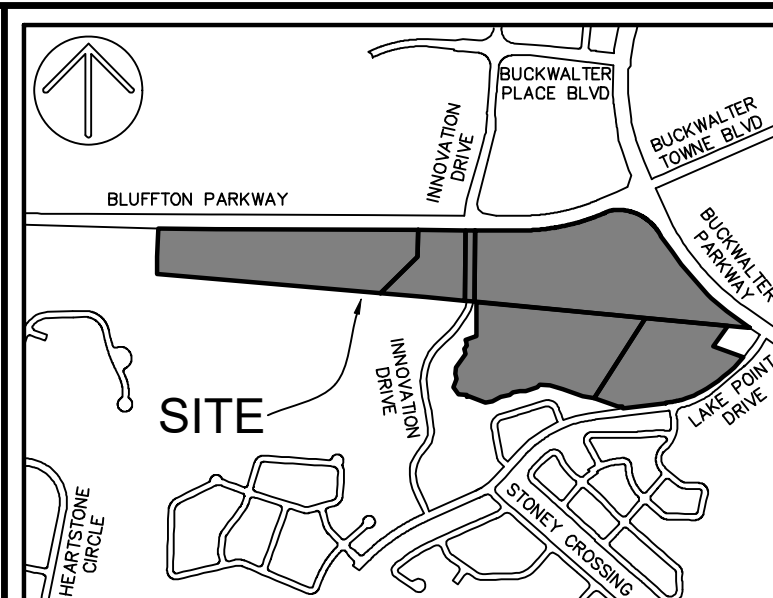
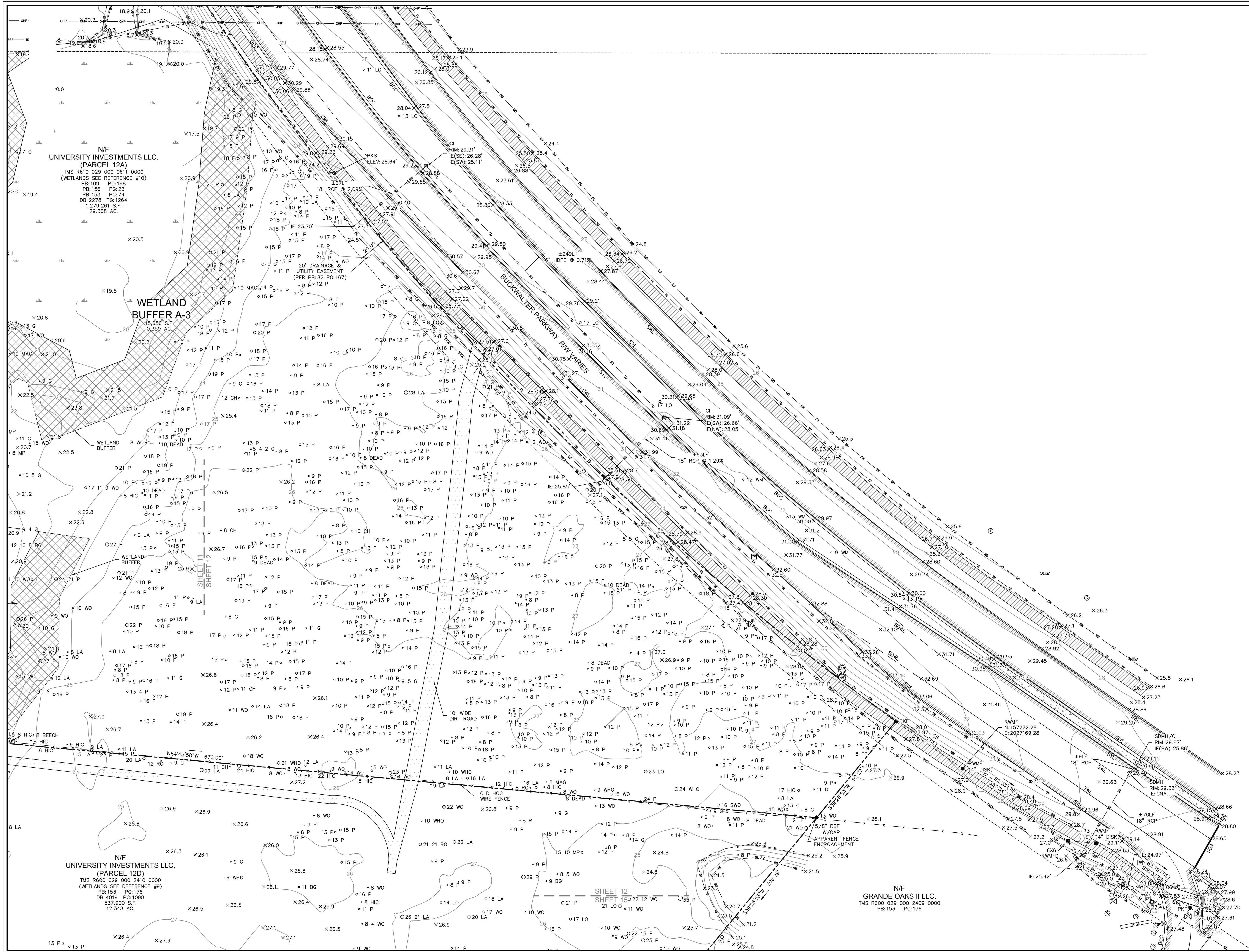
168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASSURVEYING.COM



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JEREMY W. REEDER  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS CRIMPED WITH SEAL





VICINITY MAP NOT TO SCALE

## NOTES

1. FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHARTS ARE LOCATED ON COVER SHEET.
2. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 4501302070G.
3. VERTICAL DATUM IS NAVD 88.
4. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
6. PRECISION OF PLAT CLOSURE: 1:1,829,091
7. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

## REFERENCES

- |   |         |
|---|---------|
| 1. PB:153   | PG:74   |
| 2. PB:134   | PG:147  |
| 3. PB:109   | PG:198  |
| 4. PB:153   | PG:23   |
| 5. PB:153   | PG:176  |
| 6. DB:2278  | PG:1264 |
| 7. DB:3093  | PG:104  |
| 8. DB:4019  | PG:1098 |
| 9. A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC. |         |
| 10. A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.  |         |
| 11. PB:134  | PG:147  |
| 12. PB:109  | PG:181  |



PREPARED FOR:  
UNIVERSITY INVESTMENTS  
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF  
INTERSECTION OF BLUFFTON PARKWAY  
AND BUCKWALTER PARKWAY,  
PARCELS 12A, 12B, 12C, 12D & 14A  
AND INNOVATION DRIVE

TAX PARCEL No's.  
R610 029 000 0014 0000,  
R610 029 000 0611 0000,  
R610 029 000 1721 0000,  
R600 029 000 2343 0000,  
R600 029 000 2344 0000  
&  
R600 029 000 2410 0000

BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

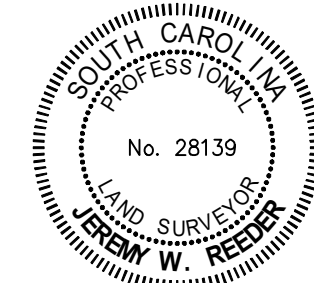
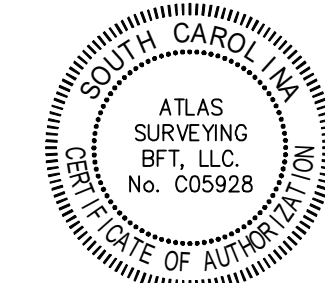
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FIELD CHECK: JMR  
DRAWN BY: JMR  
DATE: 02-14-2023  
SCALE: 1"=30'  
PROJECT No.: BFT-22151  
FILE: BFT-22151 ATI-FULLDWS

SHEET 12 OF 15

# ATLAS

## SURVEYING, INC.

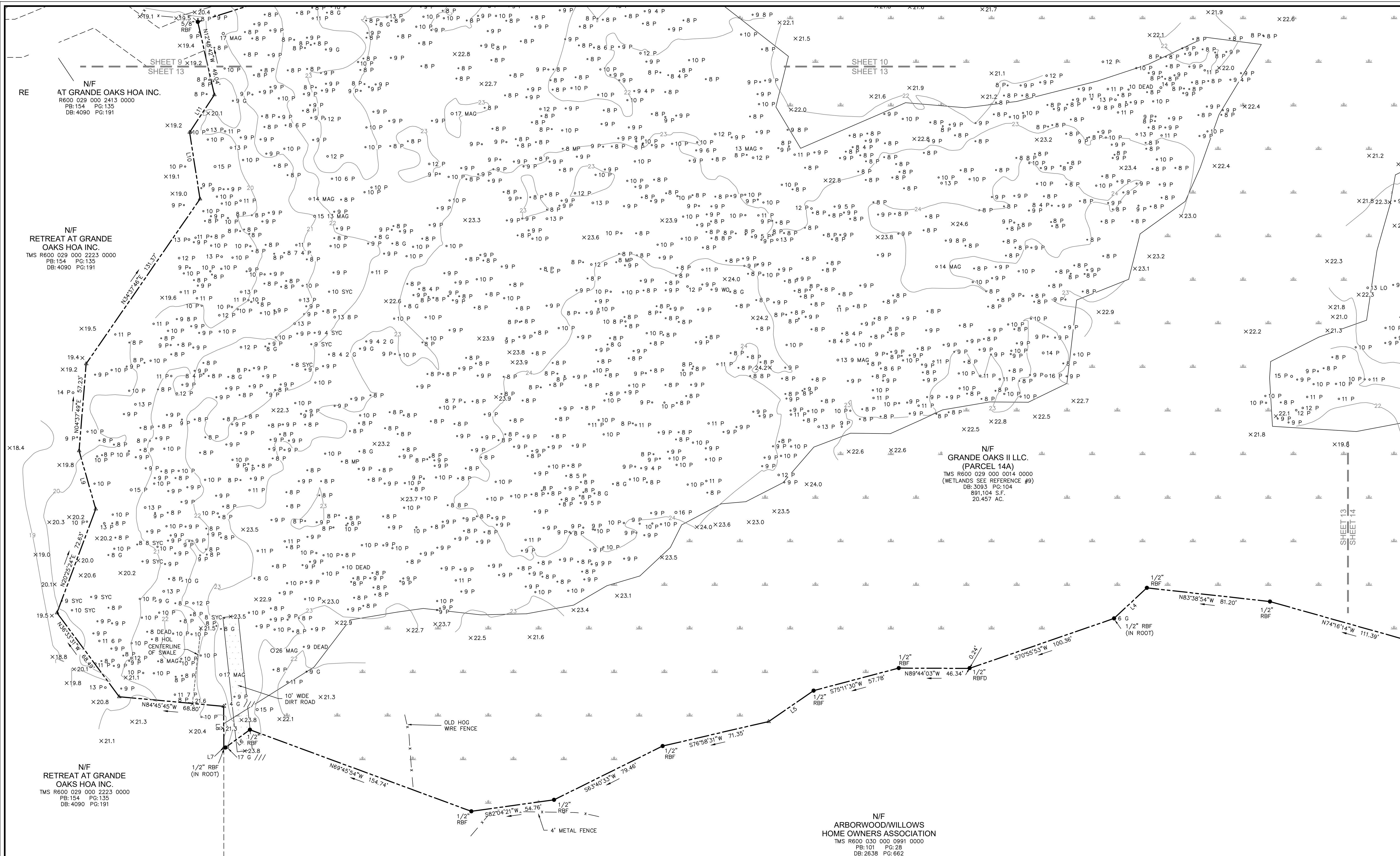
168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASURVEYING.COM



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

JEREMY W. REEDER  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS CRIMPED WITH SEAL







VICINITY MAP NOT TO SCALE

## NOTES

1. FULL LEGEND, LINE & CURVE TABLES, AND  
ACCREAGE CHARTS ARE LOCATED ON COVER SHEET.
2. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X  
DUAL COMMUNITIES 450025 (BEAUFORT COUNTY  
UNINCORPORATED AREAS) AND 450251 (TOWN OF  
BLUFFTON), MAP NUMBER 45013C0270G.
3. VERTICAL DATUM IS NAVD 88.
4. BUILDING SETBACK REQUIREMENTS MUST BE  
VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO  
DESIGN AND CONSTRUCTION.
5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE  
PLANE GRID (NAD 83).
6. PRECISION OF PLAT CLOSURE: 1:1,829,091
7. WETLANDS WERE NOT SURVEYED AT THE TIME OF  
FIELD WORK AND ARE SHOWN PER REFERENCES #8  
& #10.

## REFERENCES

1. PB:153 PG:74
2. PB:134 PG:147
3. PB:109 PG:198
4. PB:153 PG:23
5. PB:153 PG:176
6. DB:2278 PG:1264
7. DB:3093 PG:104
8. DB:4019 PG:1098
9. A BOUNDARY SURVEY OF TMS#  
R6060-029-000-0014-0000, 34.356 AC,  
BEEFTON TOWNSHIP, BEAUFORT COUNTY SC.  
DATE: 4/8/2019  
FROM COASTAL SURVEYING CO. INC.
10. A WETLAND CAD FILE BY THOMAS AND HUTTON,  
REMOVED BY REED GROUP ON JULY 5, 2022.
11. PB:134 PG:147
12. PB:109 PG:181



PREPARED FOR:  
UNIVERSITY INVESTMENTS  
*AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF*  
INTERSECTION OF BLUFFTON PARKWAY  
AND BUCKWALTER PARKWAY,  
PARCELS 12A, 12B, 12C, 12D & 14A  
AND INNOVATION DRIVE

TAX PARCEL No's.

R610 029 000 0014 0000,  
R610 029 000 0611 0000,  
R610 029 000 1721 0000,  
R600 029 000 2343 0000,  
R600 029 000 2344 0000  
    &  
R600 029 000 2410 0000

BLUFFTON

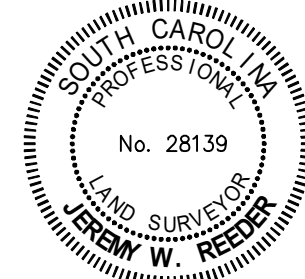
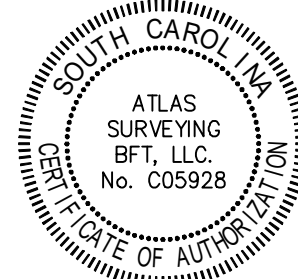
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: SD/MCN  
FIELD CHECK: JHR  
DRAWN BY: JHR  
DATE: 02-14-2003  
SCALE: 1"=30'  
PROJECT NO: BFT-22151  
FILE: BFT-22151 ATI-FULL-DWG

*SHEET 14 OF 15*

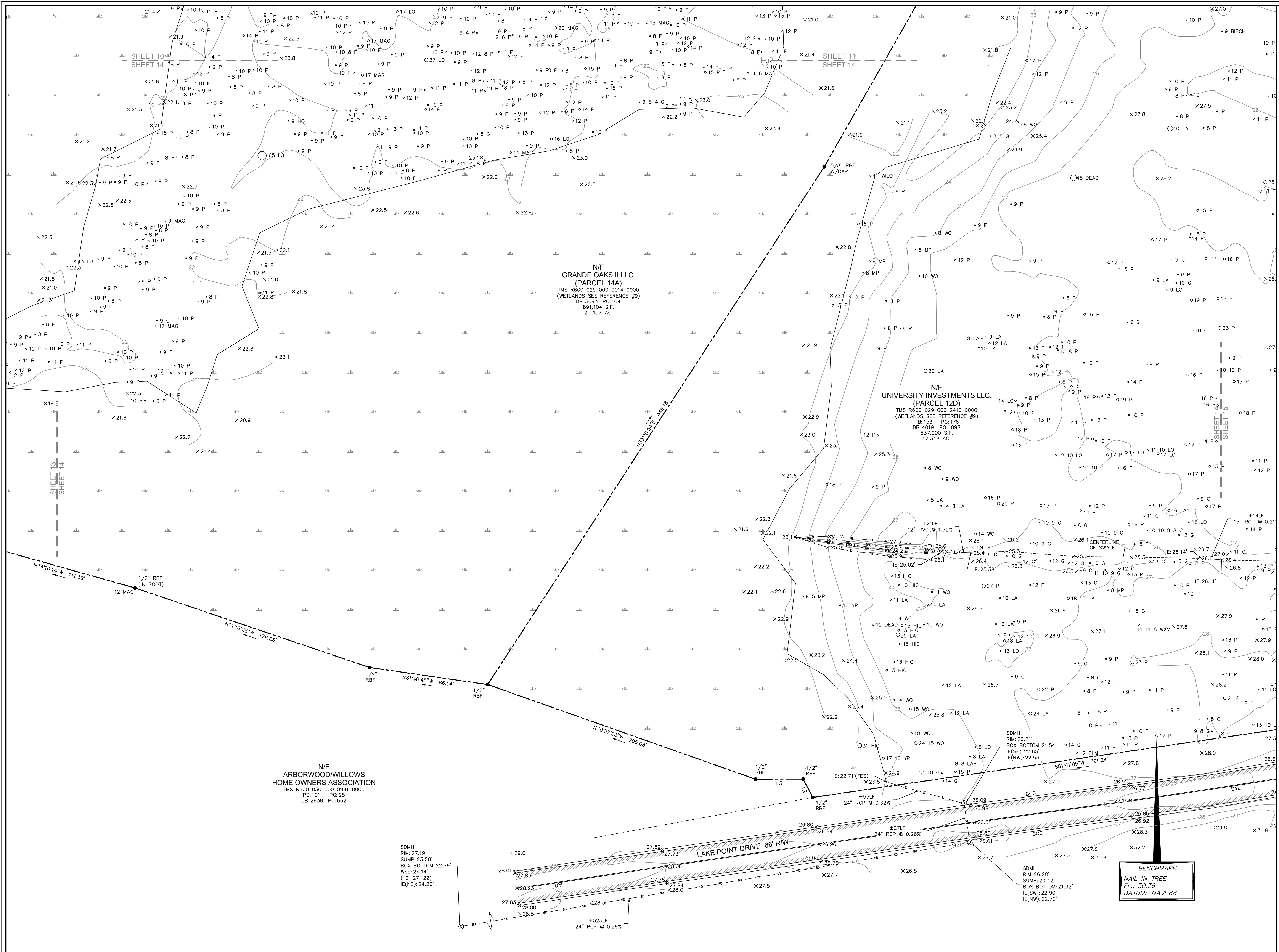
**ATLAS**  
SURVEYING, INC.

168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: [WWW.ATLASSURVEYING.COM](http://WWW.ATLASSURVEYING.COM)

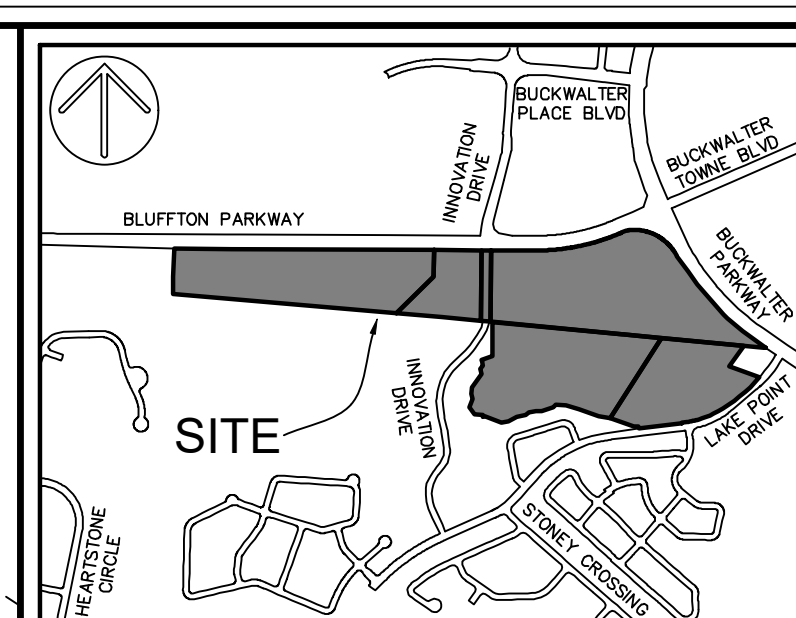
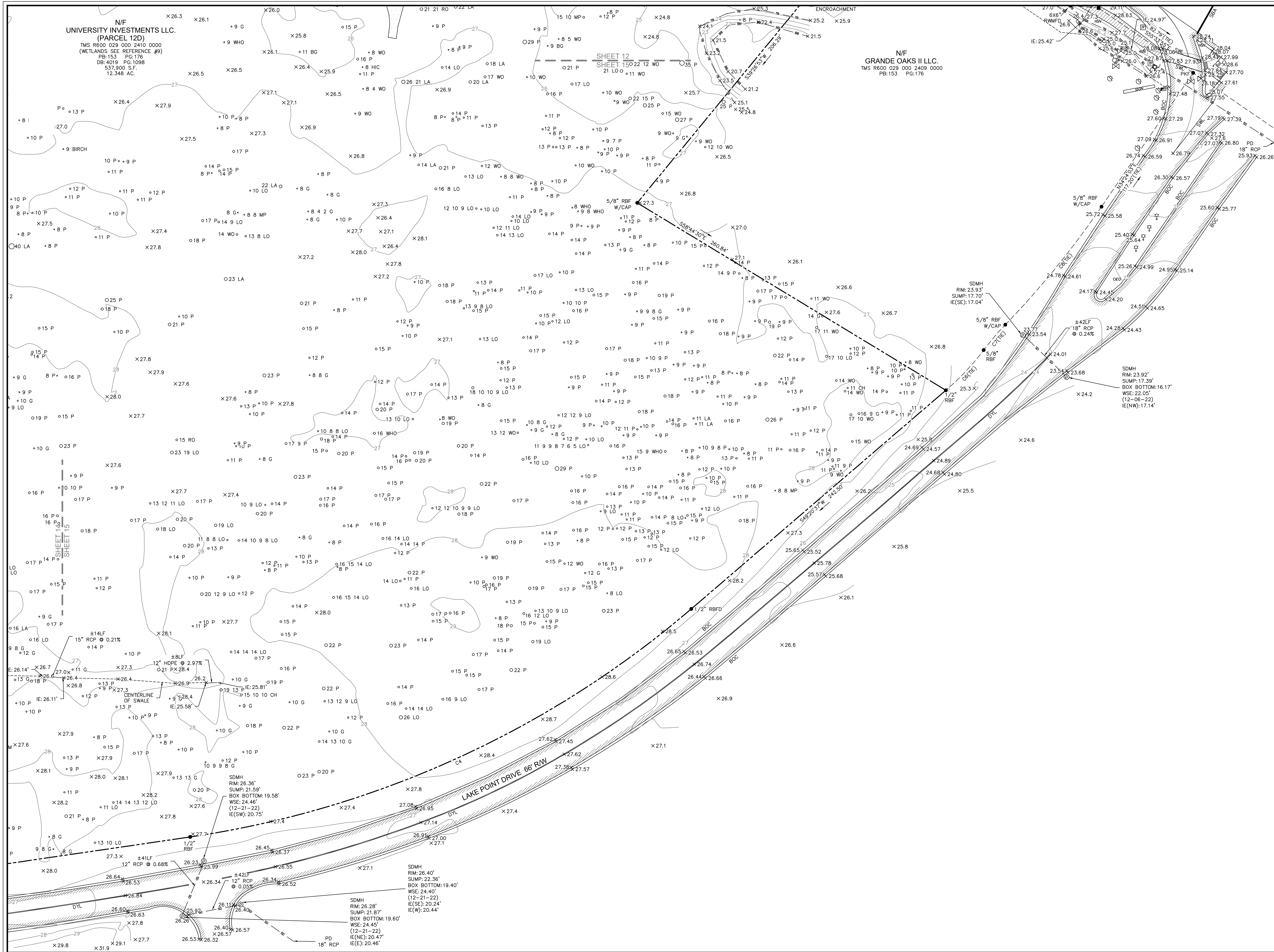


I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

JEREMY W. REEDER  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS CRIMPED WITH SEAL







VICINITY MAP NOT TO SCALE

## NOTES

1. FULL LEGEND, LINE & CURVE TABLES, AND ACREAGE CHARTS ARE LOCATED ON COVER SHEET.
2. THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X. DUAL COMMUNITIES 450025 (BEAUFORT COUNTY UNINCORPORATED AREAS) AND 450251 (TOWN OF BLUFFTON), MAP NUMBER 45013C0270G.
3. VERTICAL DATUM IS NAVD 88.
4. BUILDING SETBACK REQUIREMENTS MUST BE VERIFIED WITH THE PROPER AUTHORITIES PRIOR TO DESIGN AND CONSTRUCTION.
5. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).
6. PRECISION OF PLAT CLOSURE: 1:1,829,091
7. WETLANDS WERE NOT SURVEYED AT THE TIME OF FIELD WORK AND ARE SHOWN PER REFERENCES #9 & #10.

## REFERENCES

- |   |         |
|---|---------|
| 1. PB:153   | PG:74   |
| 2. PB:134   | PG:147  |
| 3. PB:109   | PG:198  |
| 4. PB:153   | PG:23   |
| 5. PB:153   | PG:176  |
| 6. DB:2278  | PG:1264 |
| 7. DB:3093  | PG:104  |
| 8. DB:4019  | PG:1059 |
| 9. A BOUNDARY SURVEY OF TMS# R600-029-000-0014-0000, 34.356 AC, BLUFFTON TOWNSHIP, BEAUFORT COUNTY SC. DATE: 4/8/2019 FROM COASTAL SURVEYING CO. INC. |         |
| 10. A WETLAND CAD FILE BY THOMAS AND HUTTON, PROVIDED BY REED GROUP ON JULY 5, 2022.  |         |
| 11. PB:134  | PG:147  |
| 12. PB:109  | PG:181  |



PREPARED FOR:  
UNIVERSITY INVESTMENTS  
AN AS-BUILT, TREE & TOPOGRAPHIC SURVEY OF  
INTERSECTION OF BLUFFTON PARKWAY  
AND BUCKWALTER PARKWAY,  
PARCELS 12A, 12B, 12C, 12D & 14A  
AND INNOVATION DRIVE

TAX PARCEL No's.  
R610 029 000 0014 0000,  
R610 029 000 0611 0000,  
R610 029 000 1721 0000,  
R600 029 000 2343 0000,  
R600 029 000 2344 0000  
&  
R600 029 000 2410 0000

BLUFFTON  
BEAUFORT COUNTY, SOUTH CAROLINA

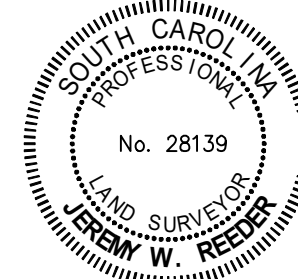
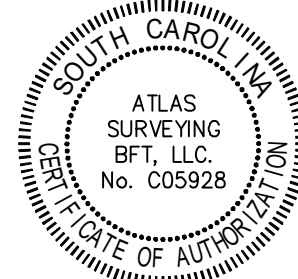
FIELD WORK: SD/NCH  
FIELD CHECK: JMR  
DRAWN BY: 02-14-2023  
DATE: 17-07-2023  
SCALE: BFT-22151  
PROJECT No.: BFT-22151  
FILE: BFT-22151 ATT-FULLDWS

SHEET 15 OF 15

# ATLAS

## SURVEYING, INC.

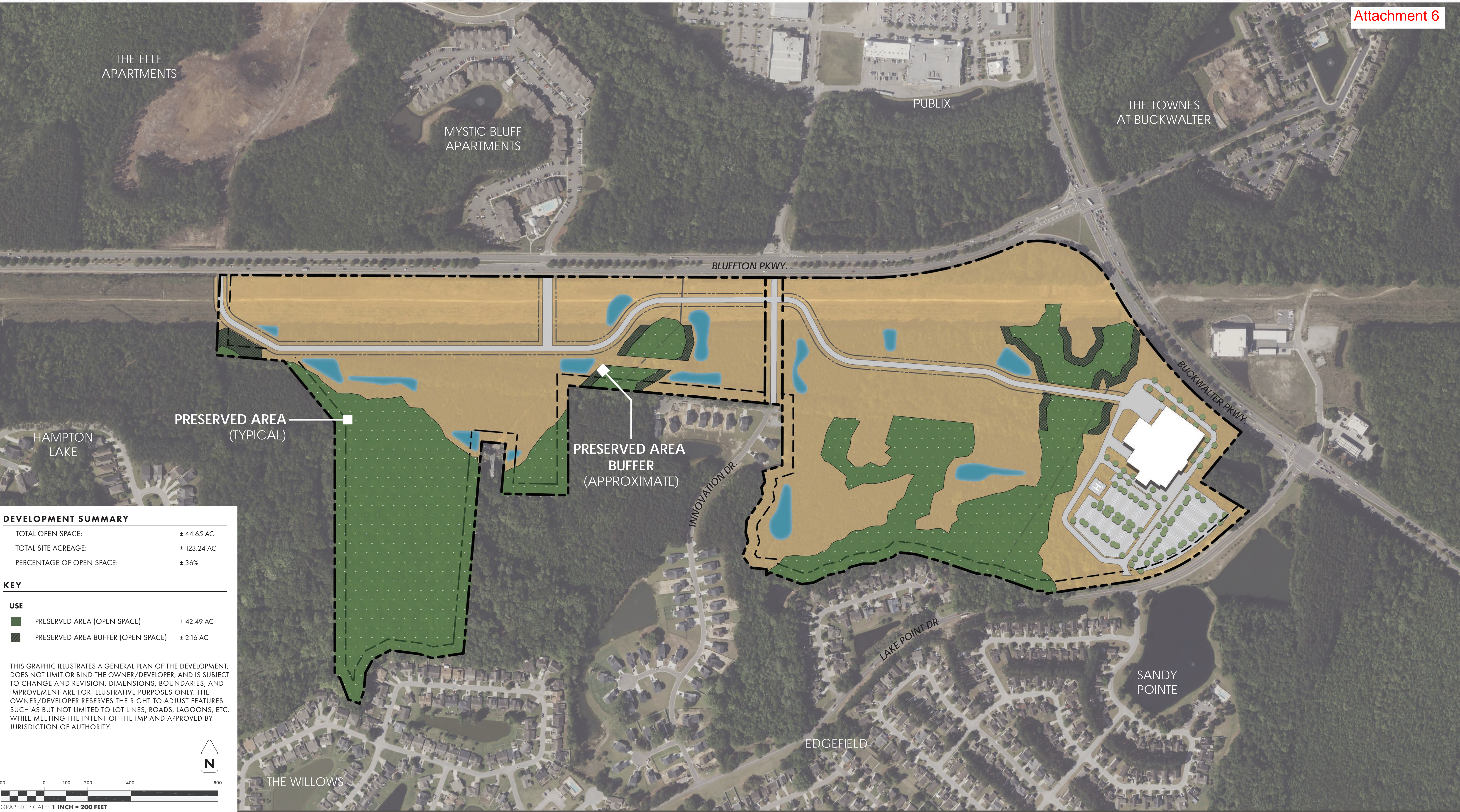
168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASSURVEYING.COM



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

JEREMY W. REEDER  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS CRIMPED WITH SEAL





PREPARED FOR:

REED COMMERCIAL PARTNERS

OPEN SPACE PLAN

# PARKWAY CORNERS

BLUFFTON | BEAUFORT COUNTY | SOUTH CAROLINA

FEBRUARY 2025

PREPARED BY:

 50 PARK OF COMMERCE WAY  
SAVANNAH, GA 31405 • 912.234.5300  
WWW.THOMASANDHUTTON.COM

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

COPYRIGHT © 2025 THOMAS & HUTTON





POST OFFICE BOX 2149 / BEAUFORT, SOUTH CAROLINA 29901-2149  
 8 SNAKE ROAD, OKATIE, SC 29910  
 843/987/9292 FAX 843/987/9293  
 Customer Service 843/987/9200  
 Operations & Maintenance 843/987/9220 • Engineering 843/987/9250

151

DEAN MOSS, General Manager

Exhibit J

February 9, 2000

Mr. Samuel G. McCachern, P.E.  
 Thomas & Hutton Engineering Co.  
 Post Office Box 2727  
 Savannah, Georgia 31402

Re: Buckwalter Tract  
 PUD Application and Conceptual Plan

Dear Sam:

As you know, BJWSA and Branigar have been working on a plan to serve water and wastewater services to the Buckwalter PUD tract. We have reviewed the conceptual plan for the Buckwalter PUD and approve it as submitted. Water and wastewater service is currently being provided to Woodbridge, a Buckwalter tract project.

Should you need further information, please do not hesitate to contact me.

Sincerely,

Ed Saxon, P.E.  
 Chief Engineer

~~MICHAEL L. BELL~~  
~~SECRETARY~~

THOMAS C. DAVIS  
 WILLIAM P. HENDRICKS

~~JOHN L. BALDWIN~~  
~~VICE PRESIDENT~~

THADDEOUS Z. COLEMAN  
 JOHN R. PHILLIPS

~~JOHN D. ROGERS~~  
~~SECRETARY~~

JAMES A. CARLEN III  
 JOHN D. ROGERS

Exhibit J

152



Low Country District  
Environmental Quality Control  
1313 Thirteenth Street  
Port Royal, SC 29935  
803-522-9097 Fax: 803-522-8463

Serving  
Beaufort, Colleton,  
Hampton and Jasper Counties

February 8, 2000

Mr. Samuel G. McCachern, P.E.  
Thomas & Hutton Engineering Co.  
Post Office Box 2727  
Savannah, Georgia 31402-2727

RE: Buckwalter Tract  
Beaufort County

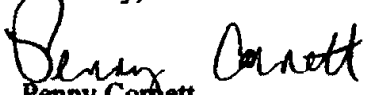
Dear Mr. McCachern:

I am in receipt of your request for preliminary approval of water and sewer service to the proposed development. As stated in your letter, the Buckwalter Tract is located on approximately 5,600 acres, between US Highway 278, SC Highway 46 and Rose Hill/Simmons ville Road. The proposed development consists of 6,885 single-family residential units and 450 acres of commercial uses.

Provided that the Beaufort Jasper Water & Sewer Authority has the capacity and is willing to provide water and sewer service, preliminary approval could be given. As you know, appropriate permits would have to be issued prior to the initiation of any construction of water or sewer lines. This preliminary approval does not mean that construction permits would be issued.

Should have any questions or require any additional information, please feel free to call me at 843-522-9097.

Sincerely,

  
Penny Cornett  
District Engineer  
Environmental Quality Control  
Low Country District EQC

cc: Russell Berry  
David Payne



154



111 Mathews Drive      P.O. Box 23619      Hilton Head Island, SC 29925

843-681-5551

Exhibit K

February 22, 2000

Samuel G. McCachern, P.E.  
Thomas & Hutton Engineering Co.  
P. O. Box 2727  
50 Park of Commerce Way  
Savannah, GA 31402-2727

Re: Buckwalter Tract PUD - 5,600 Acres

Dear Mr. McCachern:

Palmetto Electric Cooperative, Inc. ("PECI") has ample power available to serve the above-referenced site. Please provide electrical load requirements as plans for the site become more definitive.

Thank you for your assistance and cooperation in this matter. If you have any questions or if I may be of further assistance, please do not hesitate to contact me.

Sincerely,

PALMETTO ELECTRIC COOPERATIVE, INC.

A handwritten signature in black ink, appearing to read "Robert J. Casavant", followed by a horizontal line.

Robert J. Casavant  
Manager, Engineering Services

RJC:sdr  
Encl.

c: Mr. A. Berl Davis, Jr., PECI  
Mr. Parks Moss, PECI  
Mr. Charles Mitchell, Branigar Organization  
Mr. Gerrit Albert, Branigar Organization



**Connor Breedlove**

---

**From:** SAC.RD.Charleston <SAC.RD.Charleston@usace.army.mil>  
**Sent:** Monday, September 11, 2023 1:01 PM  
**To:** Connor Breedlove  
**Cc:** Miranda, Alexander M CIV USARMY CESAC (USA)  
**Subject:** SAC-2023-01152 (Grande Oaks)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Breedlove,

The Charleston District Corps of Engineers has received your application and the project has been assigned a project number and project manager:

SAC Number:	SAC-2023-01152
Applicant:	Jake Reed
Project name:	Grande Oaks
Project Manager:	Alexander Miranda

Direct all future inquiries to your Project Manager at [Alexander.M.Miranda@usace.army.mil](mailto:Alexander.M.Miranda@usace.army.mil) or 843-329-8033. In all future correspondence concerning this matter, please refer to the file number above.

**Please Note:** If your proposed project involves the discharge of fill material into waters of the U.S., a Clean Water Act Section 401 Water Quality Certification is likely required before the Corps can complete the review of your proposed project. The U.S. Environmental Protection Agency (EPA) published its Clean Water Act Section 401 Certification Rule in the Federal Register on July 13, 2020. It took effect on September 11, 2020. The federal rule requires that all project proponents submit a Pe-Filing Meeting Request to the certifying authority at least 30 days prior to submitting a Section 401 Water Quality Certification request. Please contact the certifying authority, South Carolina Department of Health and Environmental Control (SCDHEC), for additional information at [wqcwetlands@scdhec.sc.gov](mailto:wqcwetlands@scdhec.sc.gov) or visit their website at <https://scdhec.gov/bow/water-quality-certification-program-section-401-overview>.

Additional information about the Charleston Regulatory Program can be found on our website:  
<https://www.sac.usace.army.mil/Missions/Regulatory/Permitting-Process/>

Thank you,

***Yvette A. Gordon***

Regulatory Program Technician  
 US Army Corps of Engineers, Charleston District  
 843-329-8029  
[Yvette.A.Gordon@usace.army.mil](mailto:Yvette.A.Gordon@usace.army.mil)

Complete our Regulatory Service Survey at:  
<https://regulatory.ops.usace.army.mil/customer-service-survey/>

**Connor Breedlove**

---

**From:** SAC.RD.Charleston <SAC.RD.Charleston@usace.army.mil>  
**Sent:** Friday, June 21, 2024 11:34 AM  
**To:** Connor Breedlove  
**Cc:** Miranda, Alexander M CIV USARMY CESAC (USA)  
**Subject:** SAC-2024-00740 (Murd Parcel)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Breedlove,

The Charleston District Corps of Engineers has received your application and the project has been assigned a project number and project manager:

SAC Number:	SAC-2024-00740
Applicant:	Jake Reed
Project name:	Murd Parcel
Project Manager:	Alexander Miranda

Direct all future inquiries to your Project Manager at [Alexander.M.Miranda@usace.army.mil](mailto:Alexander.M.Miranda@usace.army.mil) or 843-329-8033. In all future correspondence concerning this matter, please refer to the file number above.

**Please Note:** If your proposed project involves the discharge of fill material into waters of the U.S., a Clean Water Act Section 401 Water Quality Certification is likely required before the Corps can complete the review of your proposed project. The U.S. Environmental Protection Agency (EPA) published its Clean Water Act Section 401 Certification Rule in the Federal Register on July 13, 2020. It took effect on September 11, 2020. The federal rule requires that all project proponents submit a Pe-Filing Meeting Request to the certifying authority at least 30 days prior to submitting a Section 401 Water Quality Certification request. Please contact the certifying authority, South Carolina Department of Health and Environmental Control (SCDHEC), for additional information at [wqcwetlands@scdhec.sc.gov](mailto:wqcwetlands@scdhec.sc.gov) or visit their website at <https://scdhec.gov/bow/water-quality-certification-program-section-401-overview>.

Additional information about the Charleston Regulatory Program can be found on our website:  
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### **Submit your next request in RRS!**

USACE is pleased to announce that the new national online application portal and management platform, known as the Regulatory Request System (RRS) now includes an electronic submission option for permit applications. This platform has been introduced to modernize our permit application process and to address our users' expectations by providing a straightforward and transparent process for the submittal of permit requests.

We encourage users to explore and utilize the new Regulatory Request System to take advantage of its benefits and features. Visit [rrs.usace.army.mil](https://rrs.usace.army.mil) today!

\*Note: if you have already submitted your request to our RD email inbox, please do not submit a duplicate request in RRS!

Thank you,

*Yvette A. Gordon*

Regulatory Program Technician

US Army Corps of Engineers, Charleston District

843-329-8029

[Yvette.A.Gordon@usace.army.mil](mailto:Yvette.A.Gordon@usace.army.mil)



Streamline the permitting process with the  
Regulatory Request System (RRS) — your new  
online platform for permit applications.

[rrs.usace.army.mil](https://rrs.usace.army.mil)

Complete our Regulatory Service Survey at:

<https://regulatory.ops.usace.army.mil/customer-service-survey/>

**Connor Breedlove**

---

**From:** SAC.RD.Charleston <SAC.RD.Charleston@usace.army.mil>  
**Sent:** Friday, August 23, 2024 1:25 PM  
**To:** Connor Breedlove  
**Cc:** Foss, Eileen K CIV USARMY CESAC (USA)  
**Subject:** SAC-2024-01000 (Tract 12E)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Mr. Breedlove,

The Charleston District Corps of Engineers has received your application and the project has been assigned a project number and project manager:

SAC Number:	SAC- 2024-01000
Applicant:	Jake Reed
Project name:	Tract 12E
Project Manager:	Eileen Foss

Direct all future inquiries to your Project Manager at [Eileen.K.Foss@usace.army.mil](mailto:Eileen.K.Foss@usace.army.mil) or 843-329-8037. In all future correspondence concerning this matter, please refer to the file number above.

**Please Note:** If your proposed project involves the discharge of fill material into waters of the U.S., a Clean Water Act Section 401 Water Quality Certification is likely required before the Corps can complete the review of your proposed project. The U.S. Environmental Protection Agency (EPA) published its Clean Water Act Section 401 Certification Rule in the Federal Register on July 13, 2020. It took effect on September 11, 2020. The federal rule requires that all project proponents submit a Pe-Filing Meeting Request to the certifying authority at least 30 days prior to submitting a Section 401 Water Quality Certification request. Please contact the certifying authority, South Carolina Department of Health and Environmental Control (SCDHEC), for additional information at [wqcwetlands@des.sc.gov](mailto:wqcwetlands@des.sc.gov) or visit their website at <https://scdhec.gov/bow/water-quality-certification-program-section-401-overview>.

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\*Note: if you have already submitted your request to our RD email inbox, please do not submit a duplicate request in RRS!

Thank you,

*Beverly A. Wright*

Beverly A. Wright

Regulatory Program Technician

US Army Corps of Engineers, Charleston District

Email: [Beverly.a.wright@usace.army.mil](mailto:Beverly.a.wright@usace.army.mil)



Streamline the permitting process with the  
Regulatory Request System (RRS) — your new  
online platform for permit applications.

[rrs.usace.army.mil](https://rrs.usace.army.mil)

Complete our Regulatory Service Survey at

<https://regulatory.ops.usace.army.mil/customer-service-survey/>





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,

A handwritten signature in black ink, appearing to read "Tina B. Hadden", written over a circular stamp or seal.

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:  
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C. Earl Hunter, Commissioner

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

MAY 19

BOARD:  
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Paul C. Aughry, III  
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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:

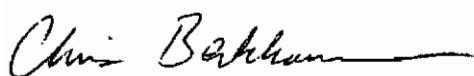
The South Carolina Department of Health and Environmental Control (SCDHEC) received a request for a modification to P/N 2003-1G-066. The proposed modification includes an additional 0.39 acres of fill in an isolated wetland to accommodate development of a senior living facility. BHR also proposes to 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](http://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

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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



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  
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Paul Huger, Commissioner

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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](mailto: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.

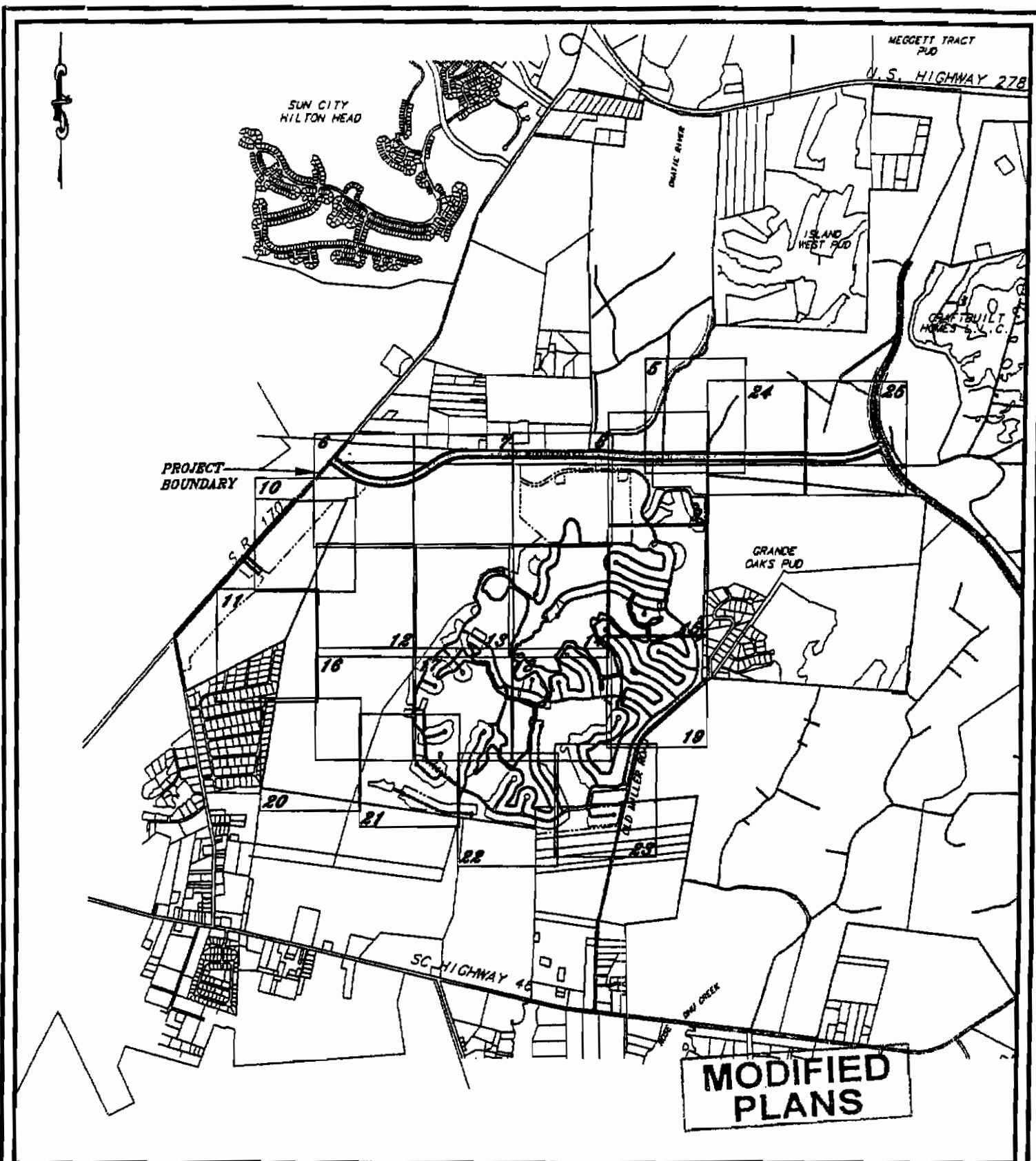
**Required Mitigation Credits Sample Worksheet**

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

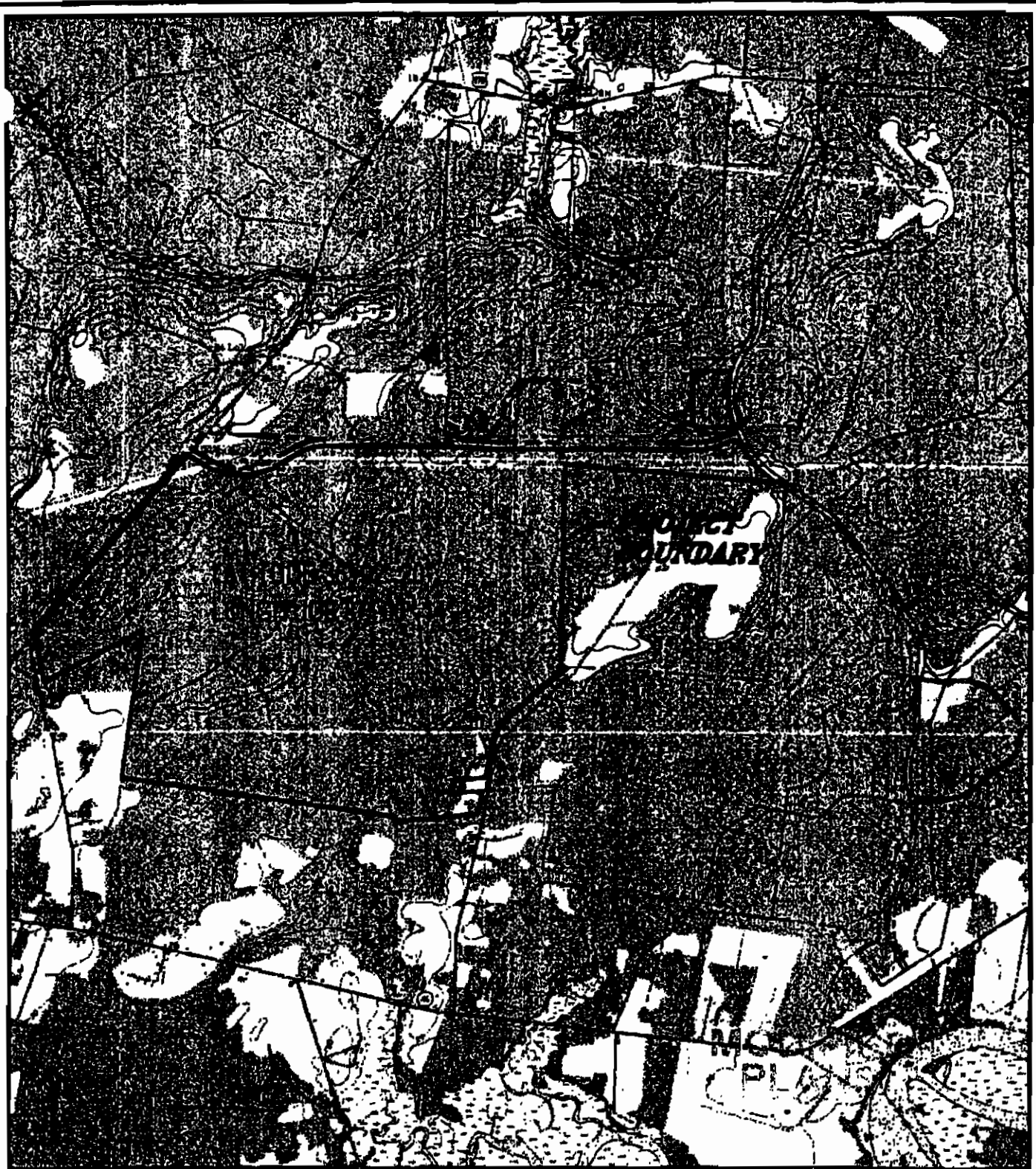
PROPOSED ACTIVITY:

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

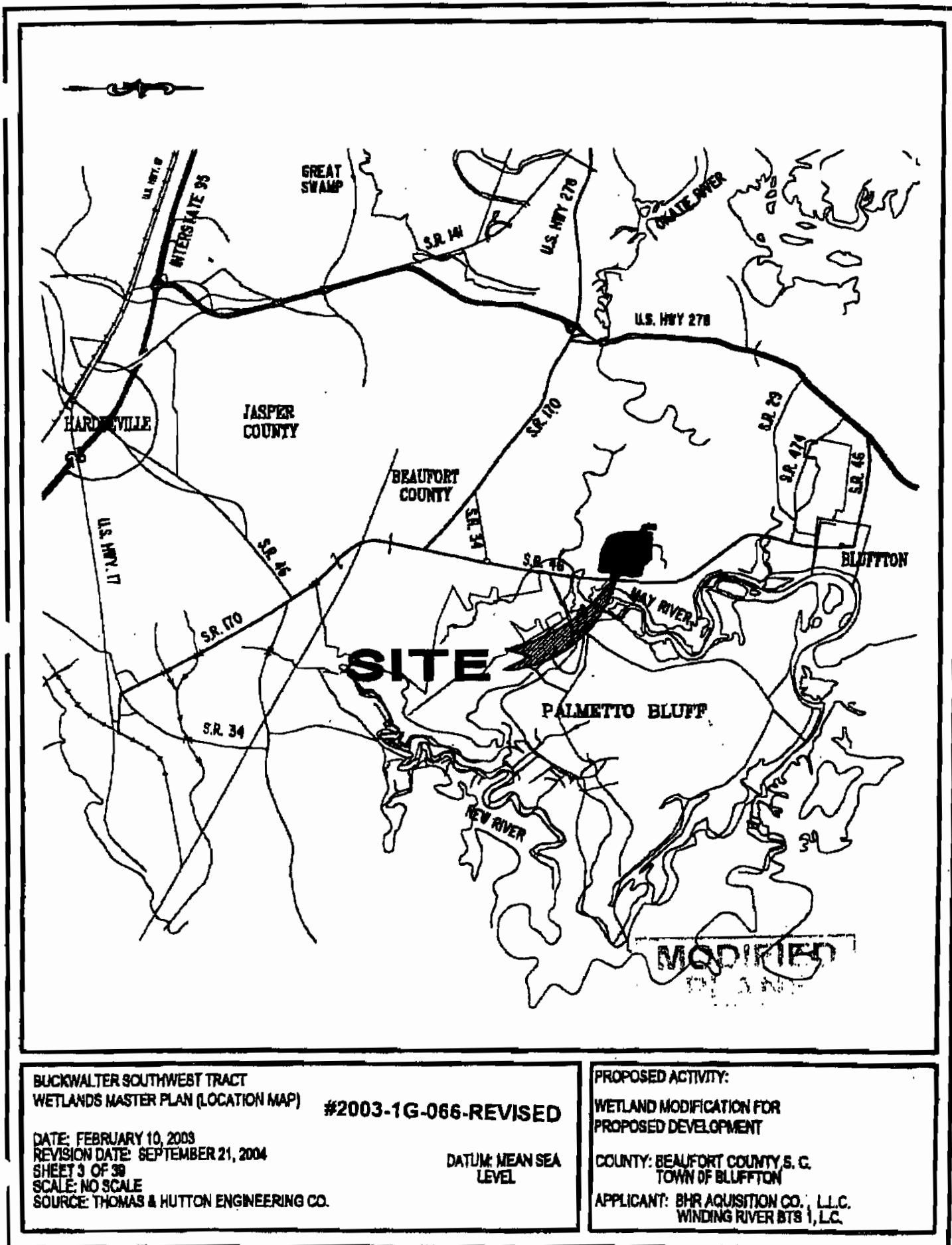
PROPOSED ACTIVITY:

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

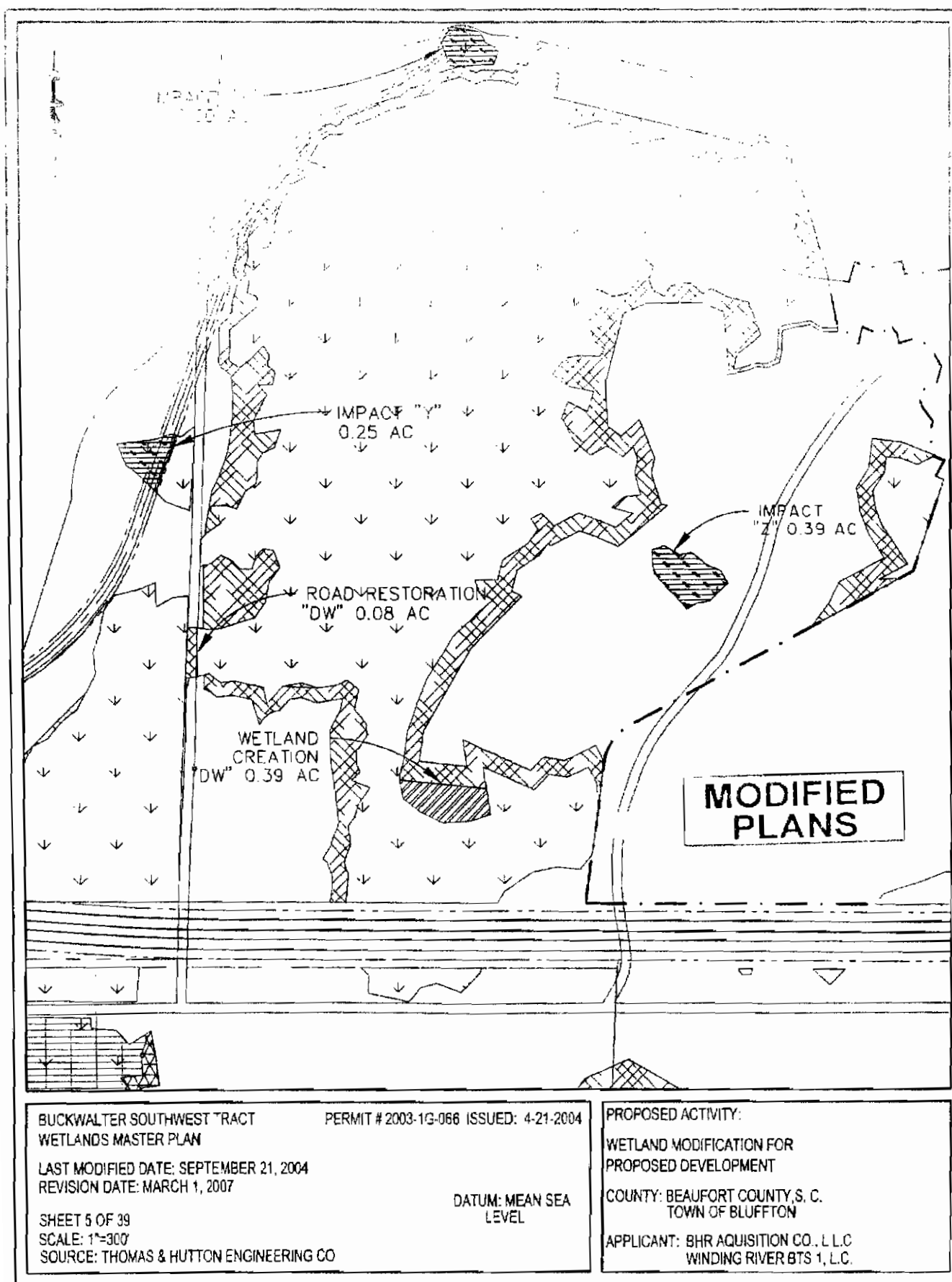
DATUM: MEAN SEA  
LEVEL

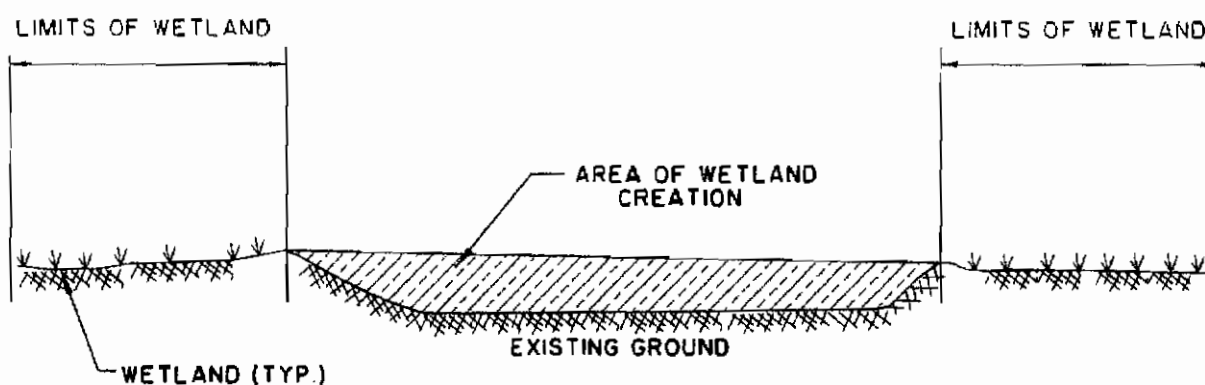
PROPOSED ACTIVITY:

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.





# 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

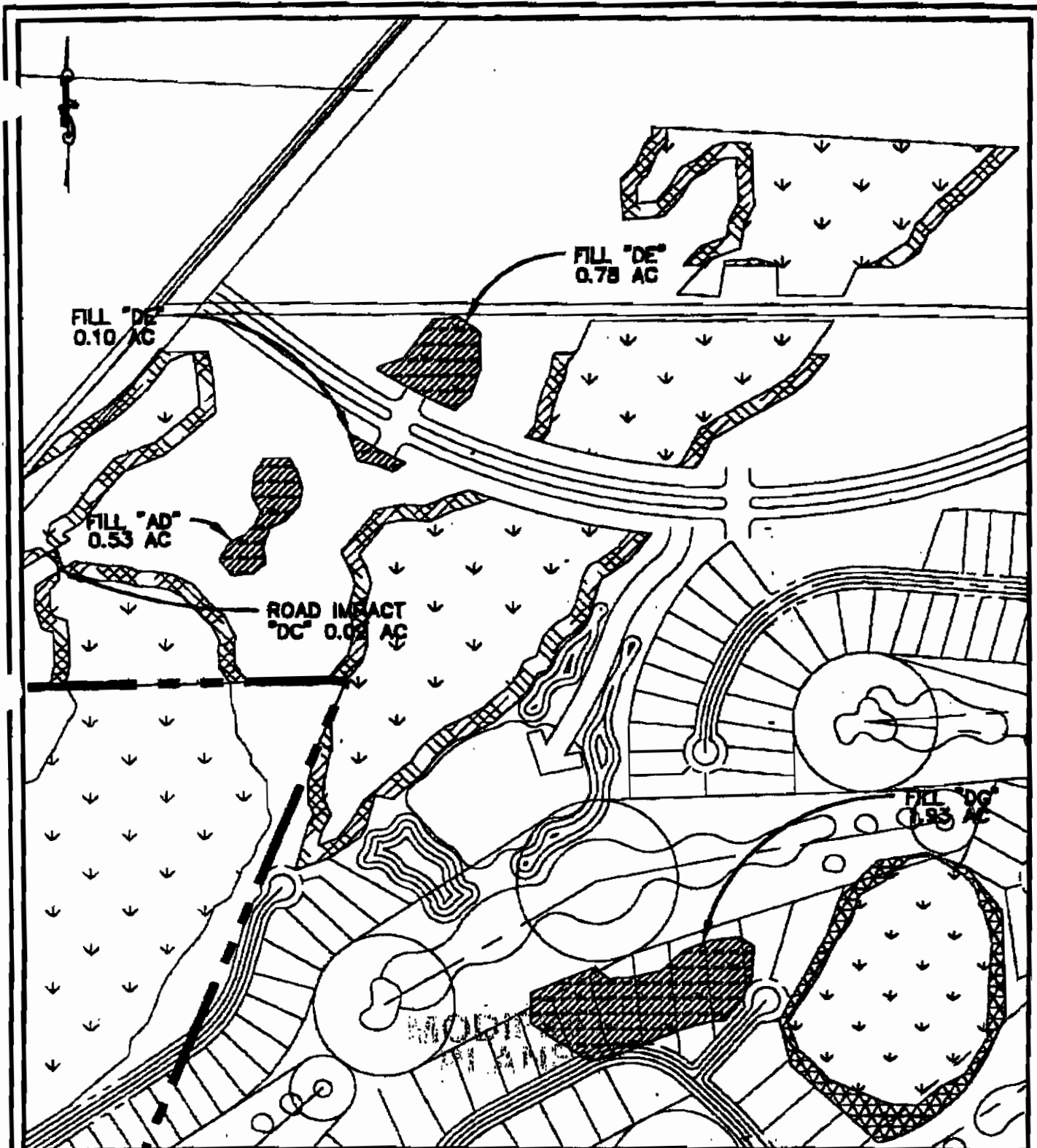
COUNTY: BEAUFORT COUNTY, S. C.  
TOWN OF BLUFFTON

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.

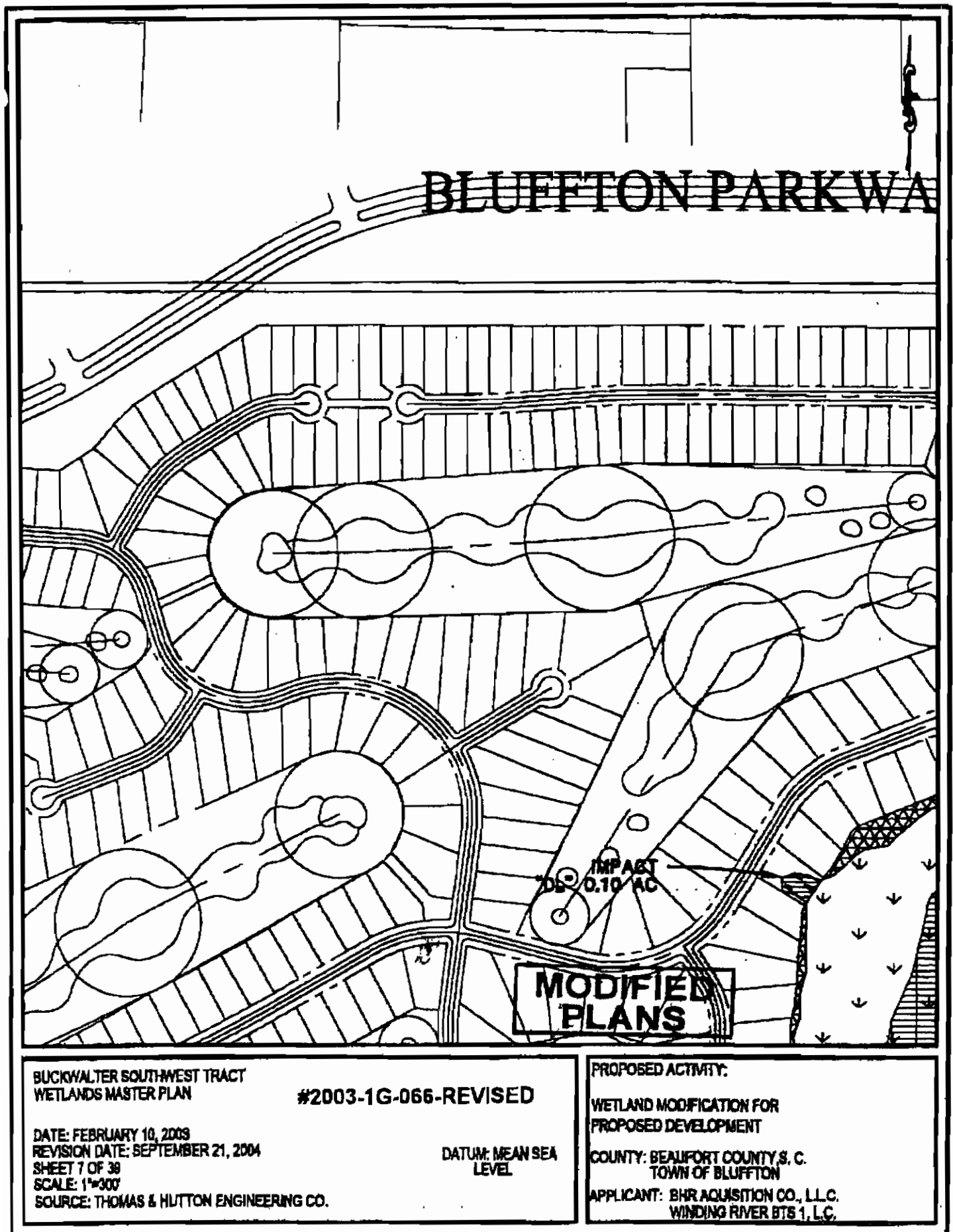
DATUM: MEAN SEA  
LEVEL

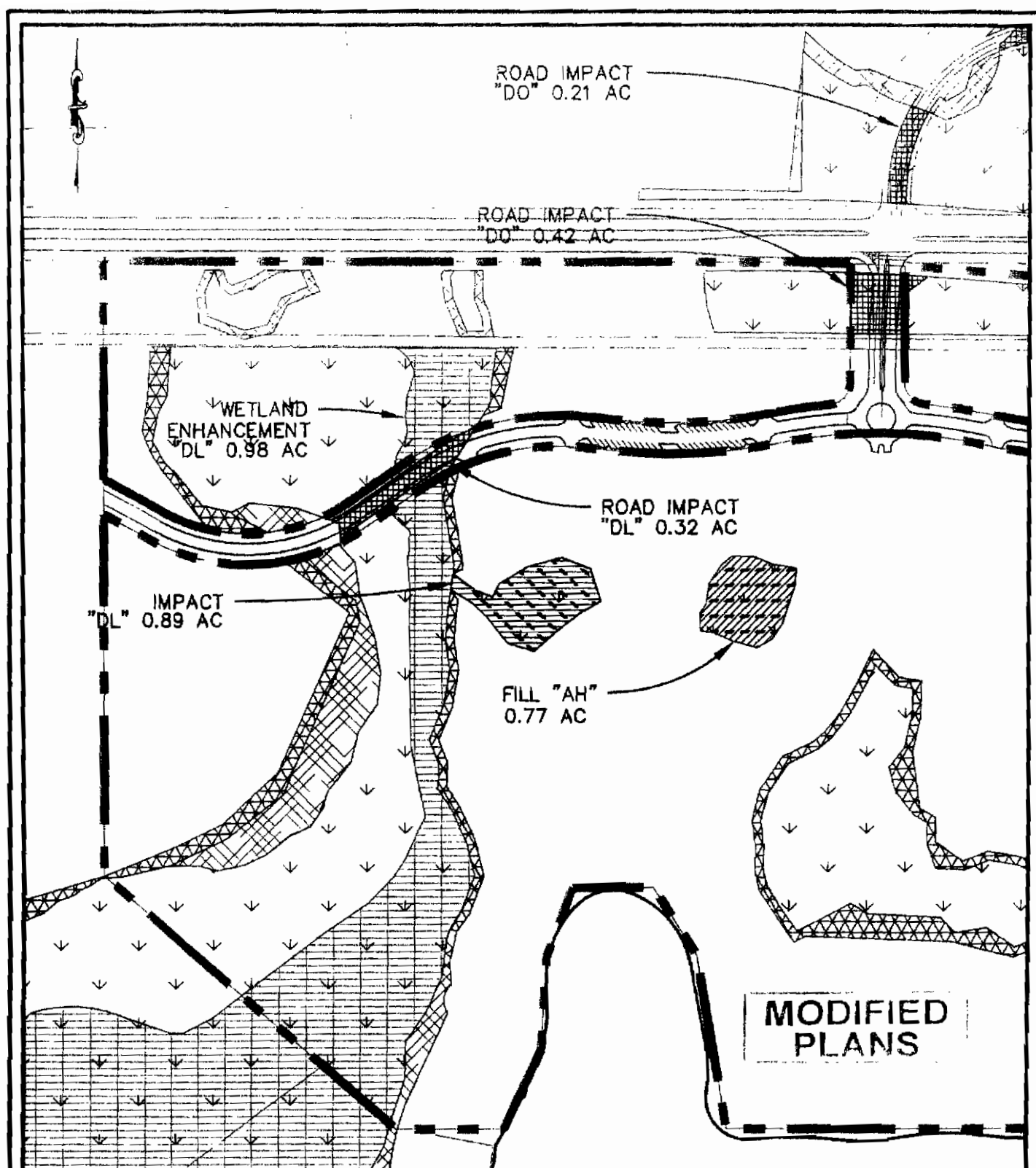
PROPOSED ACTIVITY:

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

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'

SOURCE: THOMAS & HUTTON ENGINEERING CO.

DATUM: MEAN SEA  
LEVEL

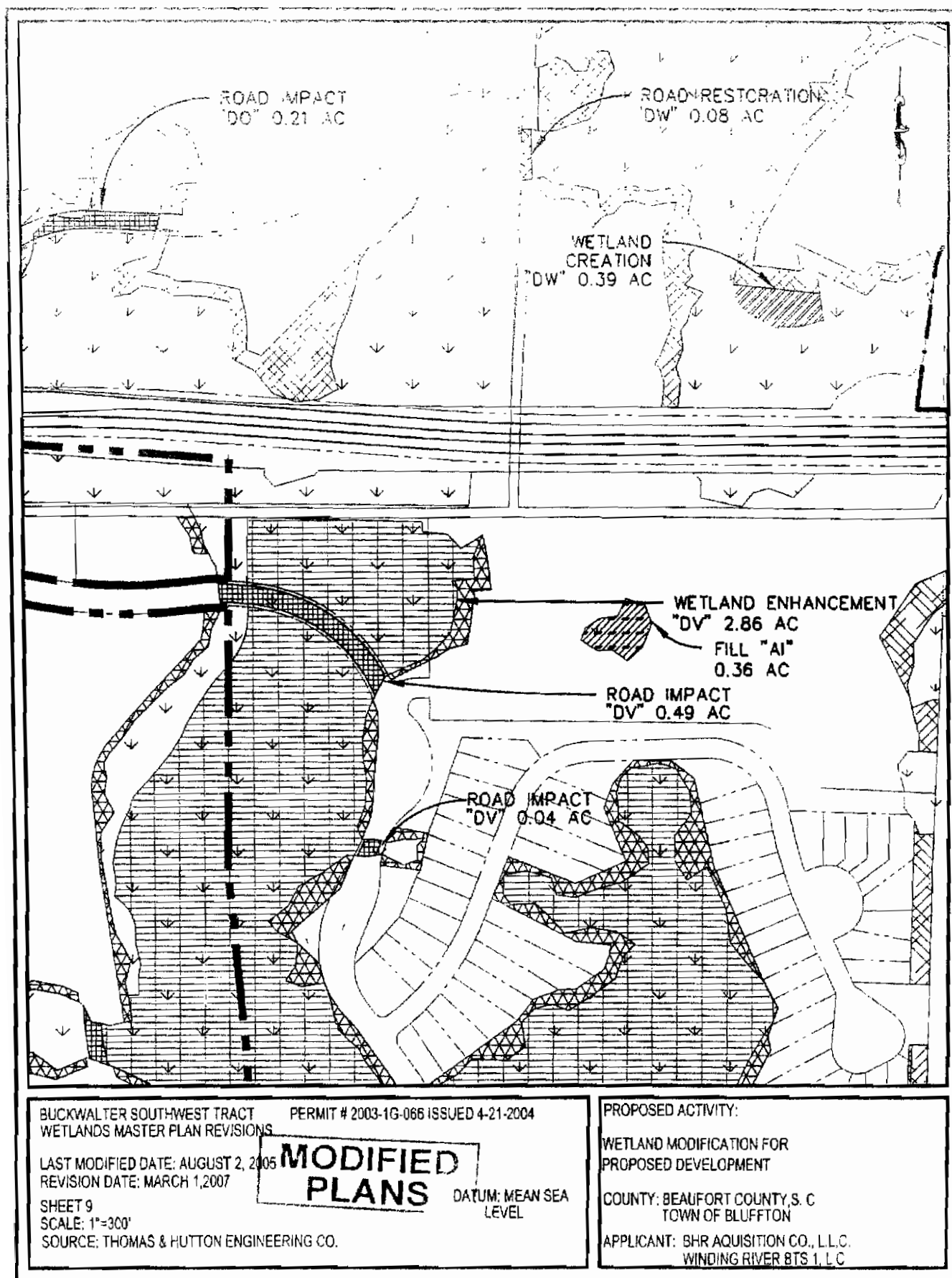
**PROPOSED ACTIVITY:**

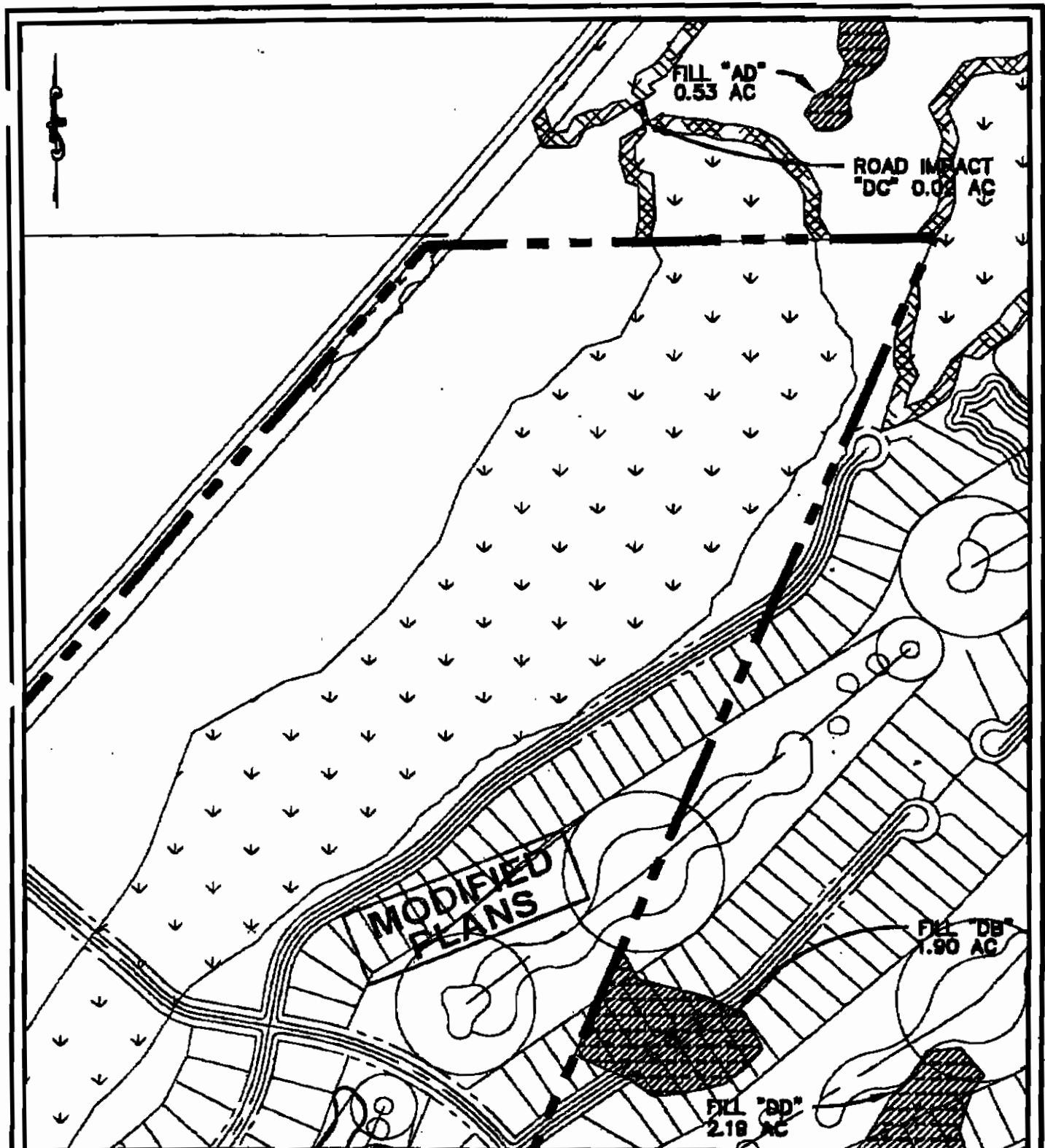
WETLAND MODIFICATION FOR  
PROPOSED DEVELOPMENT

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

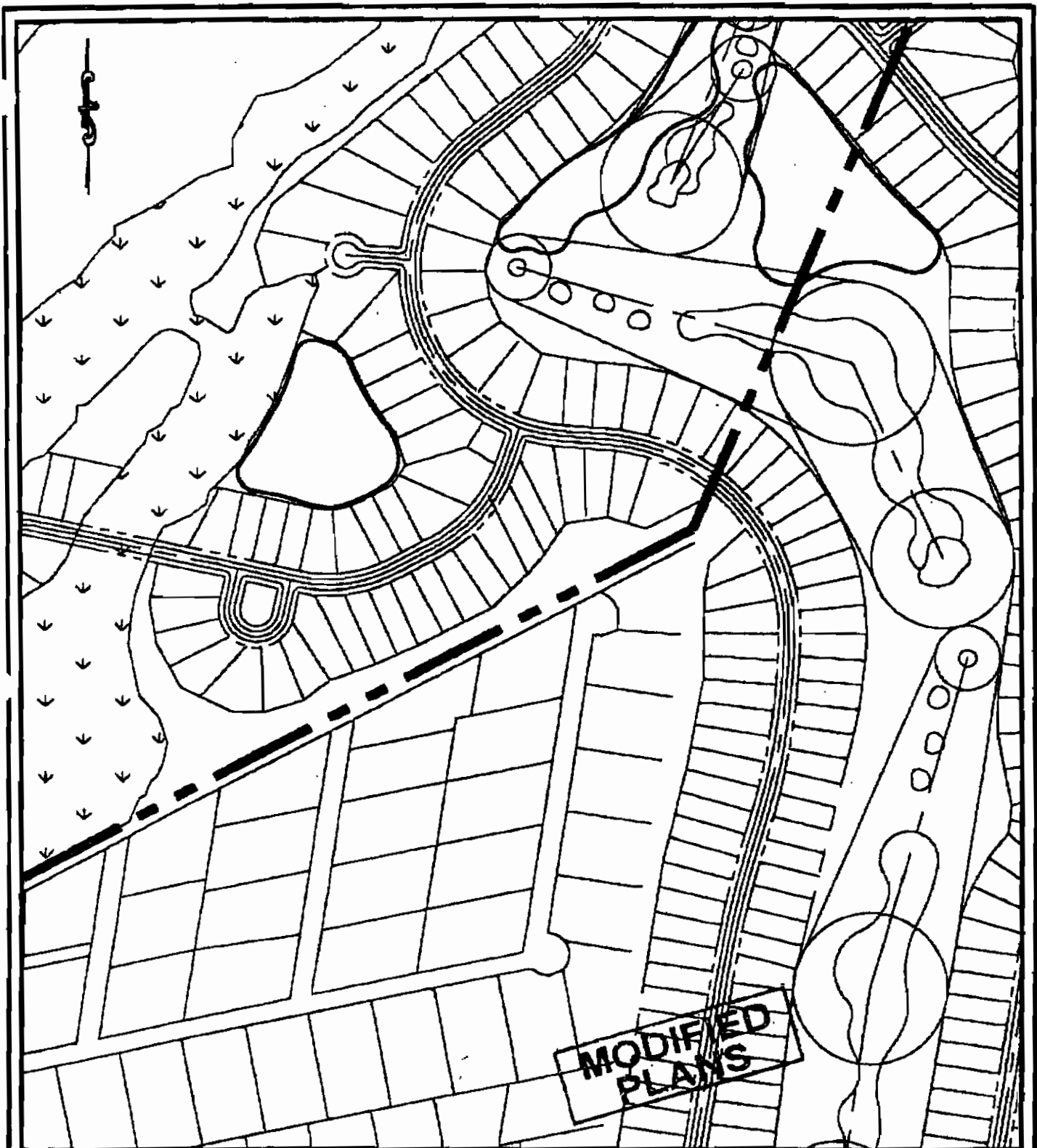
DATE: FEBRUARY 10, 2003  
REVISION DATE: SEPTEMBER 21, 2004  
SHEET 10 OF 38  
SCALE: 1"=300'  
SOURCE: THOMAS & HUTTON ENGINEERING CO.

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  
SCALE: 1"=300'  
SOURCE: THOMAS & HUTTON ENGINEERING CO.

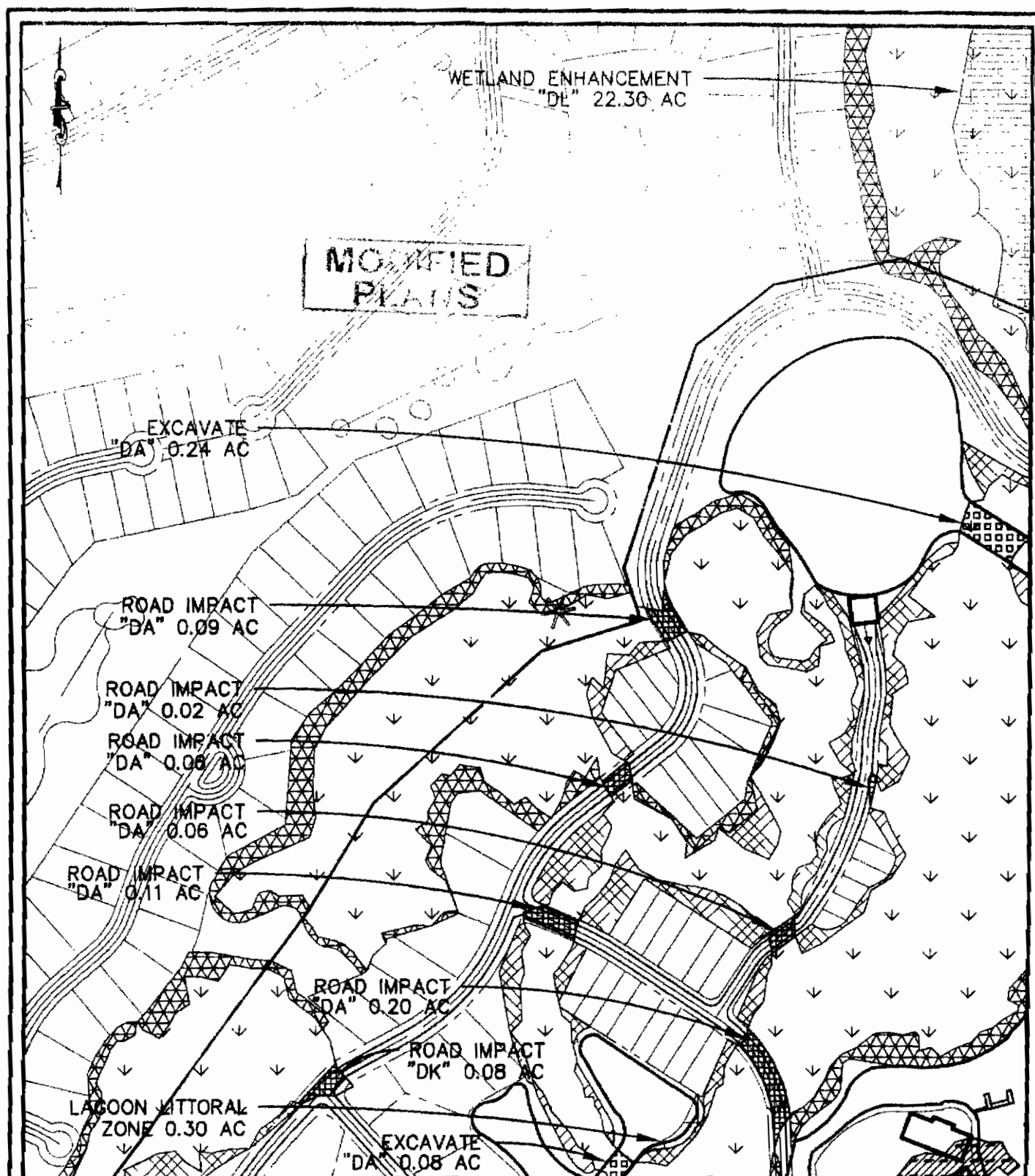
DATUM: MEAN SEA  
LEVEL

**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.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

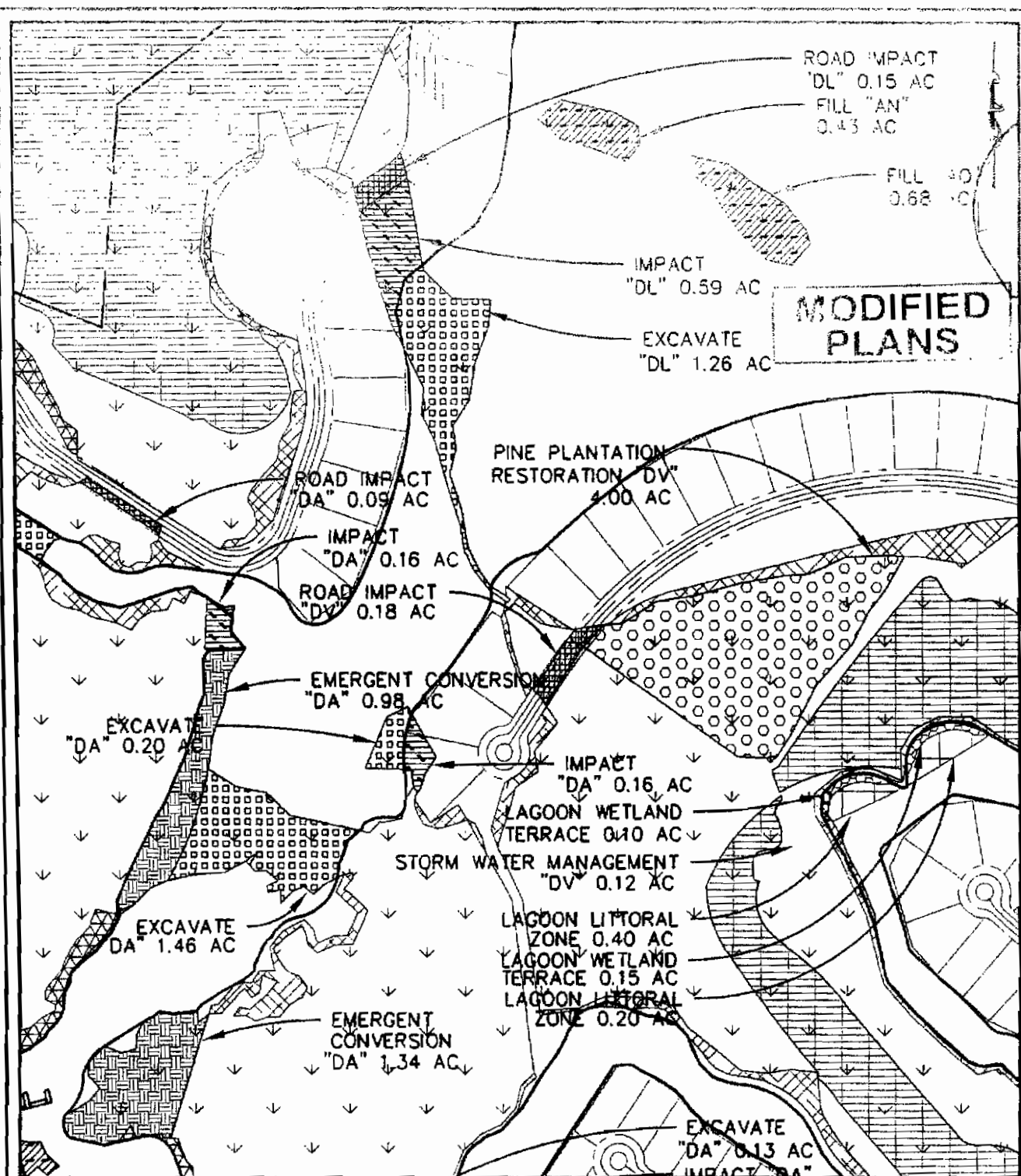
#### PROPOSED ACTIVITY:

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

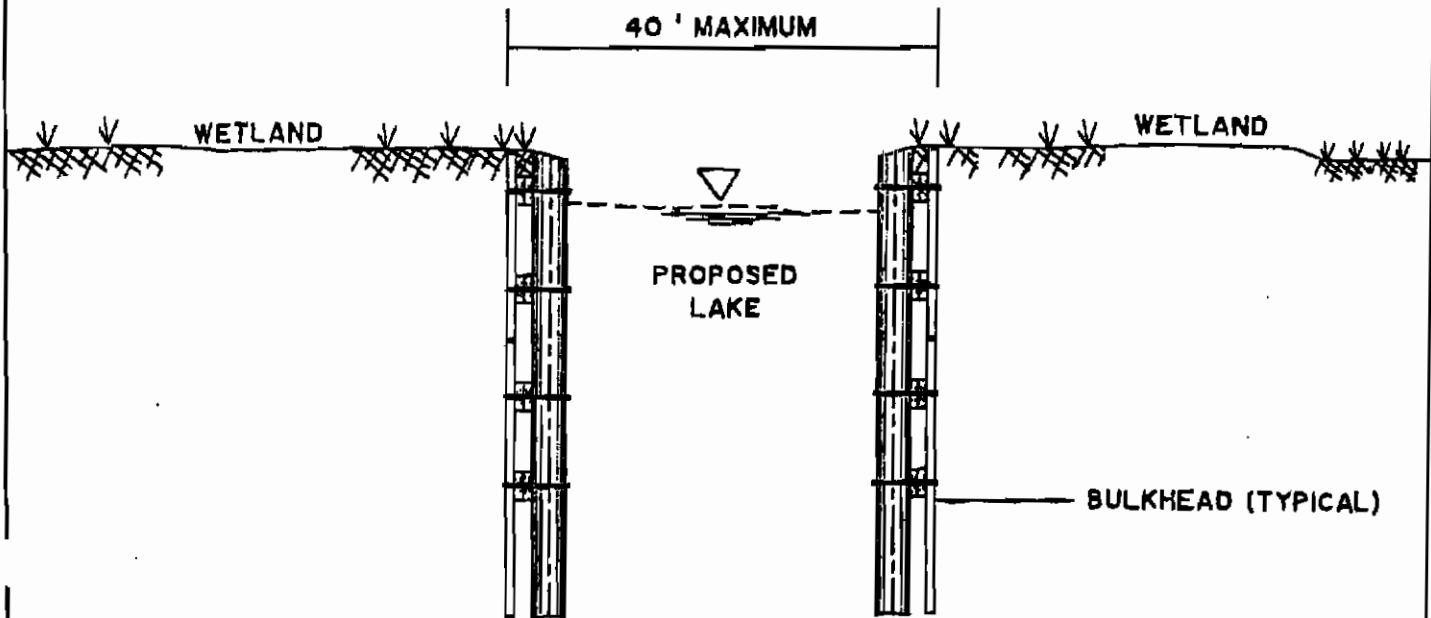
SHEET 14 OF 39  
SCALE: 1"=300'  
SOURCE: THOMAS & HUTTON ENGINEERING CO.

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

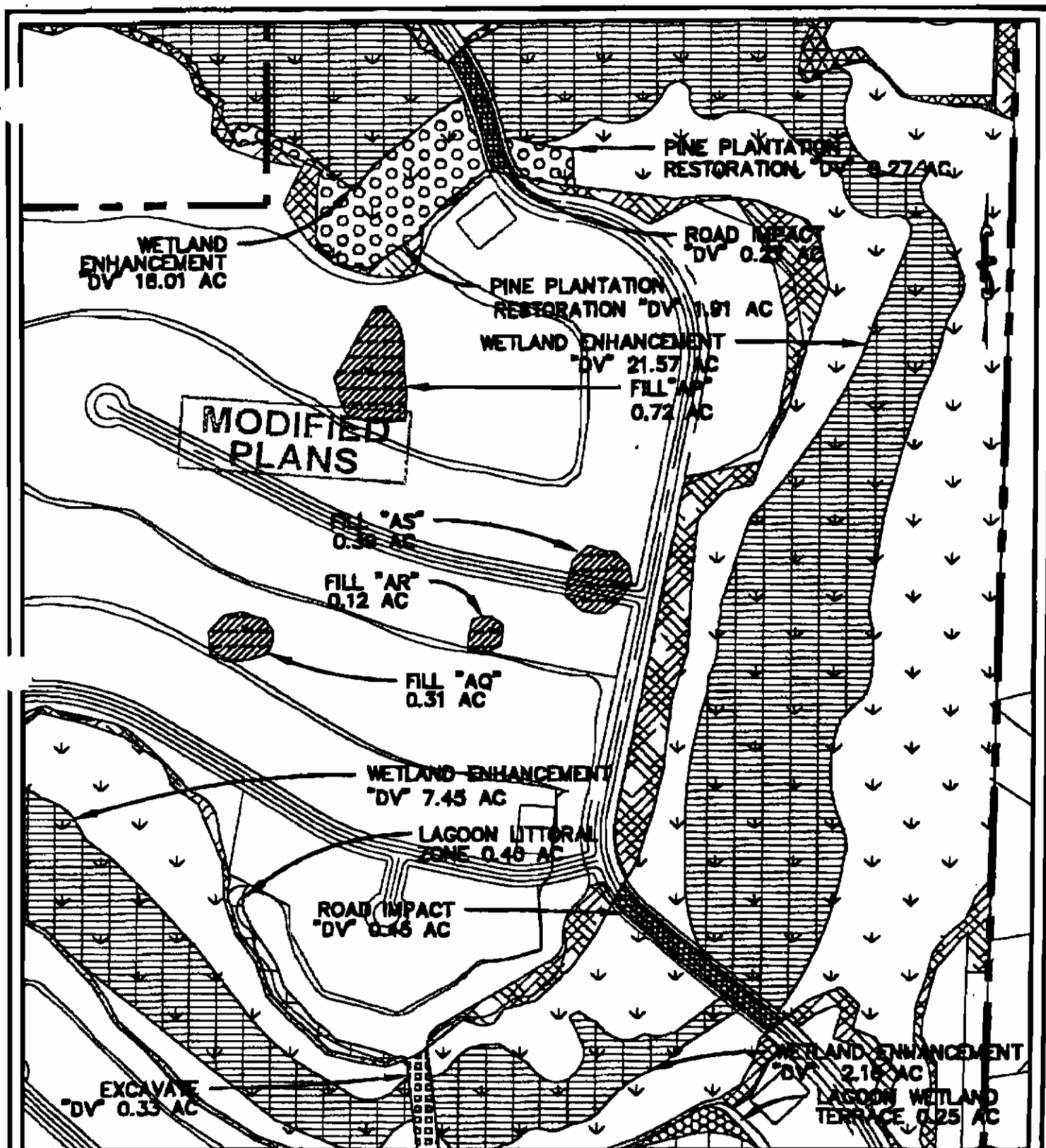
PROPOSED ACTIVITY:  
WETLAND MODIFICATION FOR  
PROPOSED DEVELOPMENT

**SHEET 14A OF 39**  
DETAIL "A"

DATUM: MEAN SEA  
LEVEL

SOURCE: THOMAS & HUTTON ENGINEERING CO.

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'  
SOURCE: THOMAS & HUTTON ENGINEERING CO.

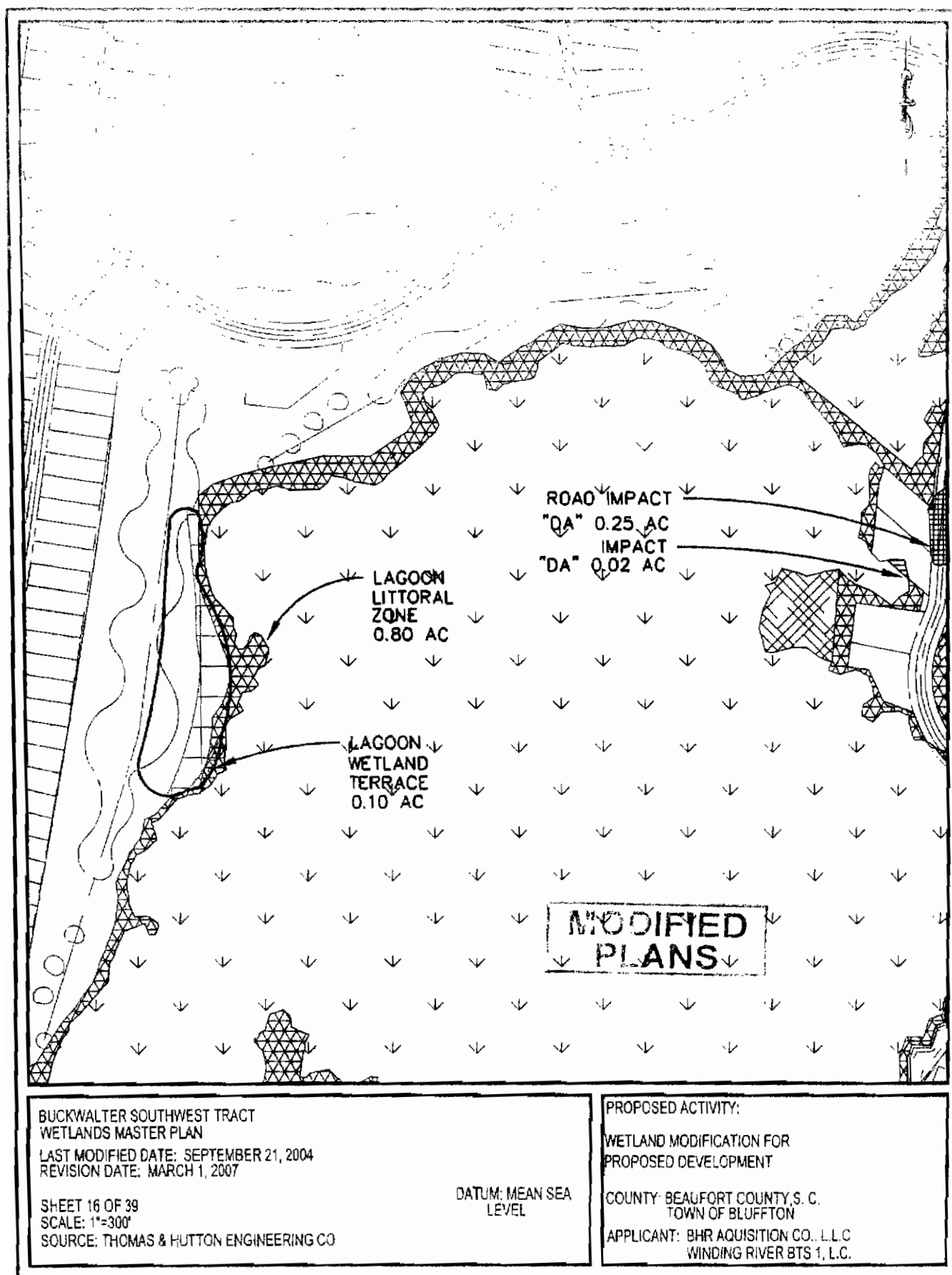
DATUM: MEAN SEA  
LEVEL

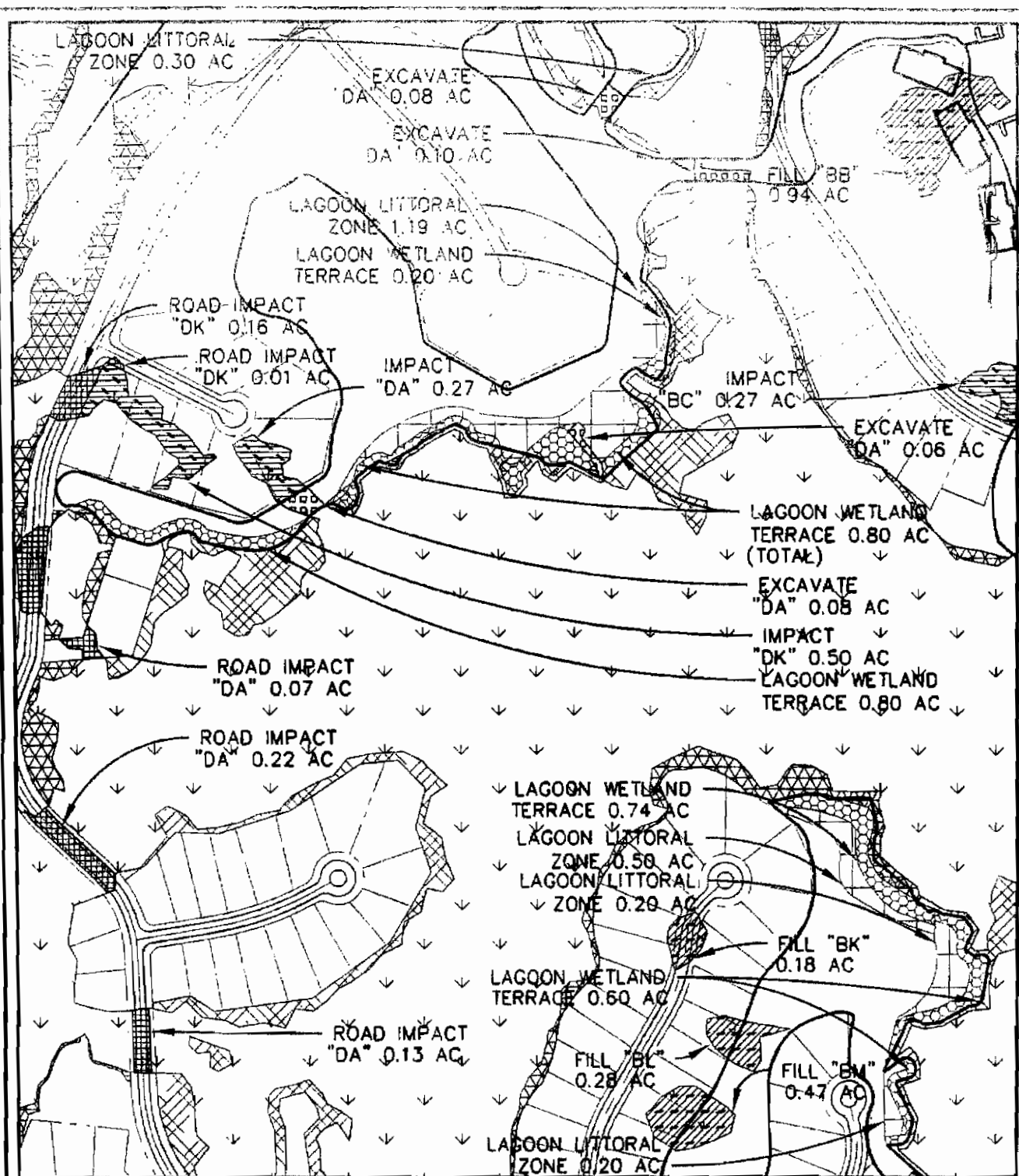
PROPOSED ACTIVITY:

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, 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**

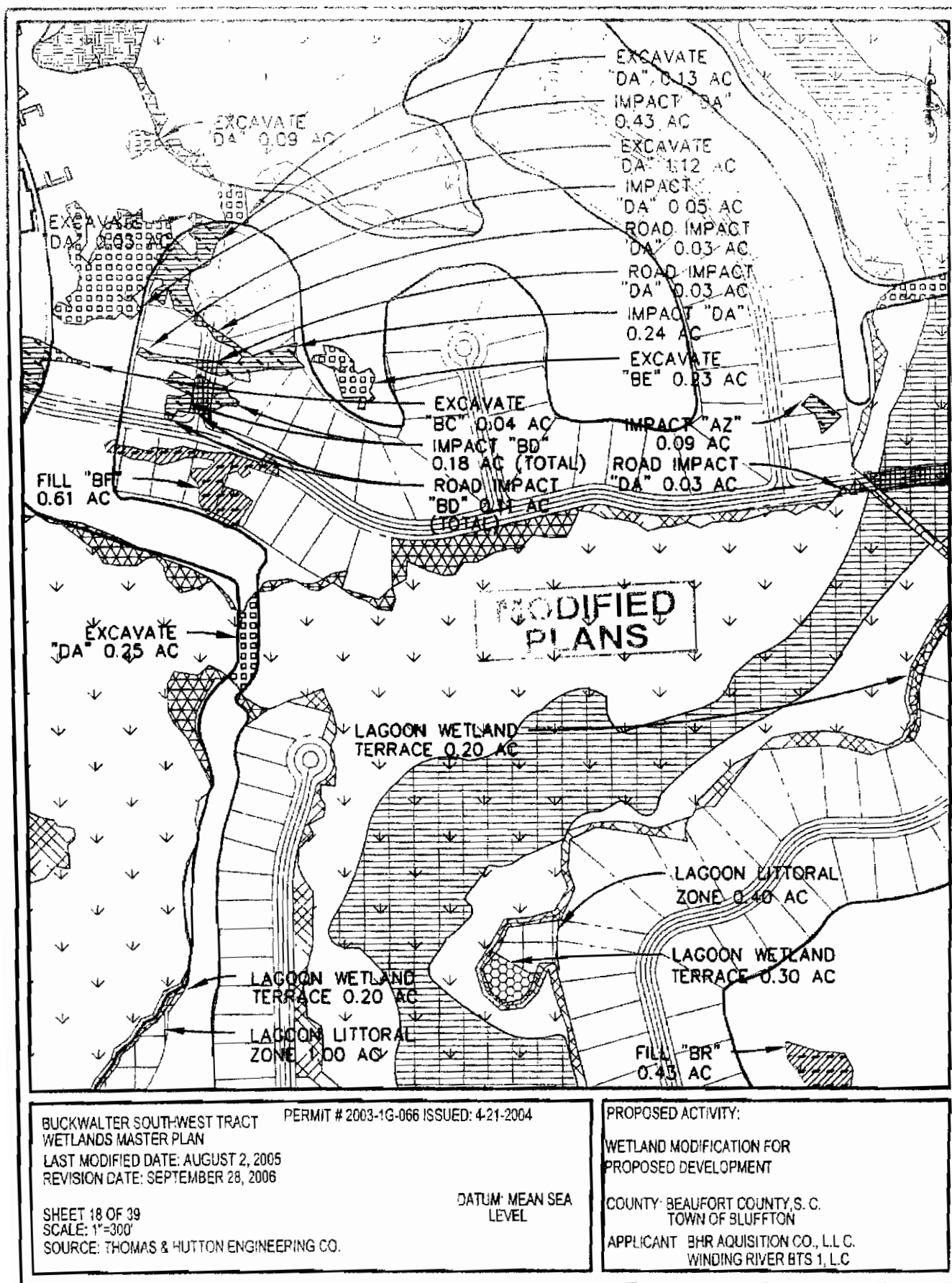
DATUM: MEAN SEA  
LEVEL

PROPOSED ACTIVITY:

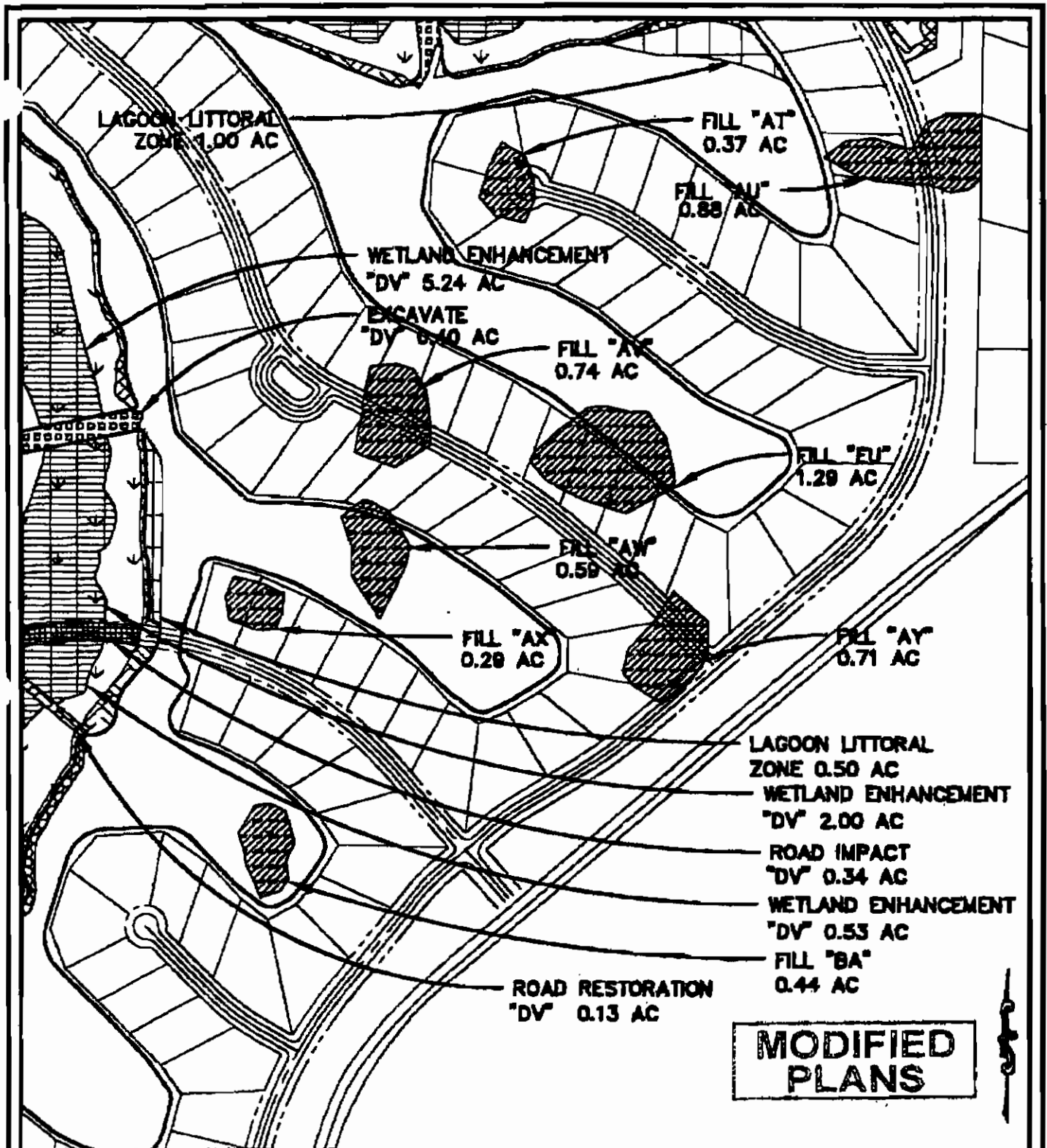
WETLAND MODIFICATION FOR  
PROPOSED DEVELOPMENT

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'

DATUM: MEAN SEA  
LEVEL

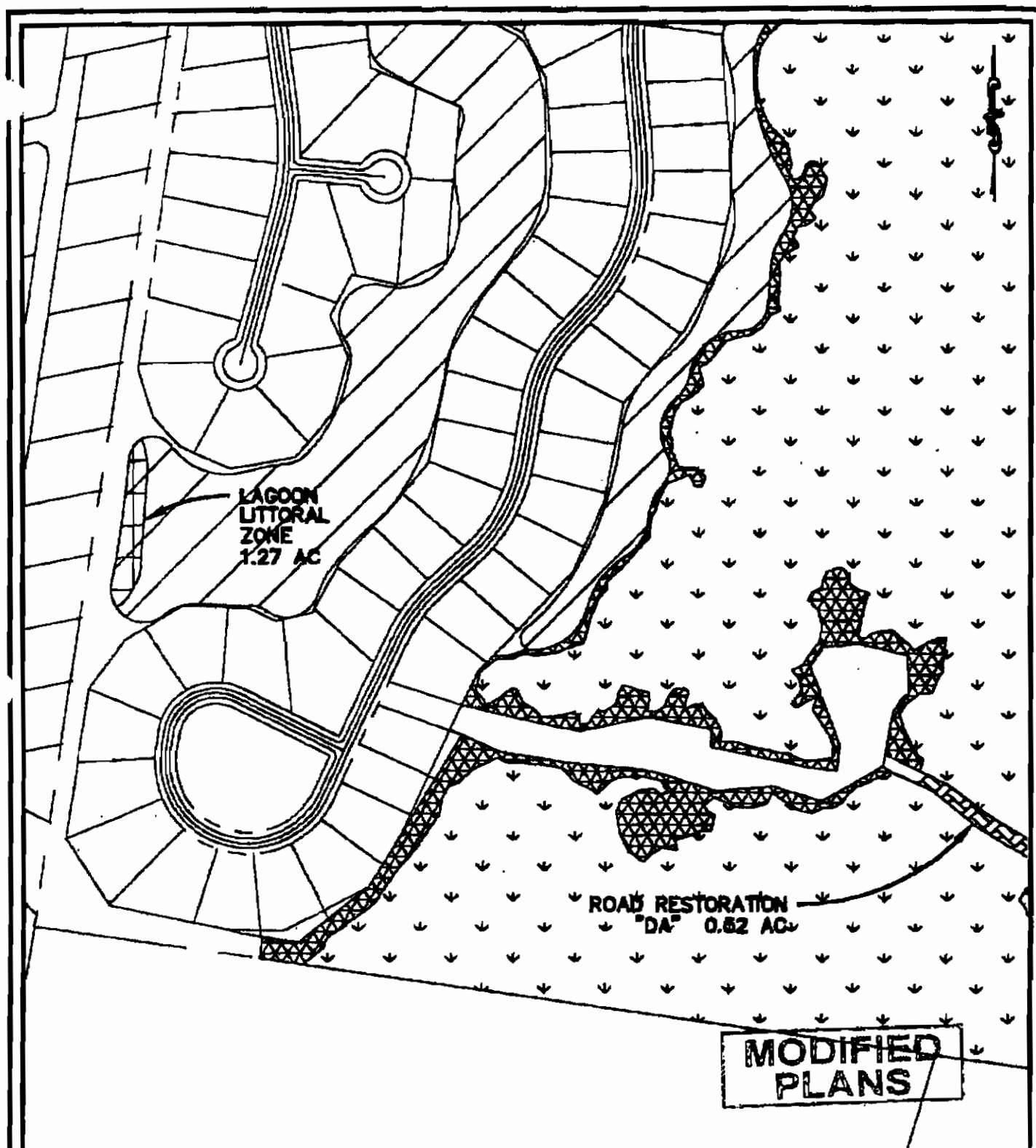
SOURCE: THOMAS & HUTTON ENGINEERING CO.

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 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

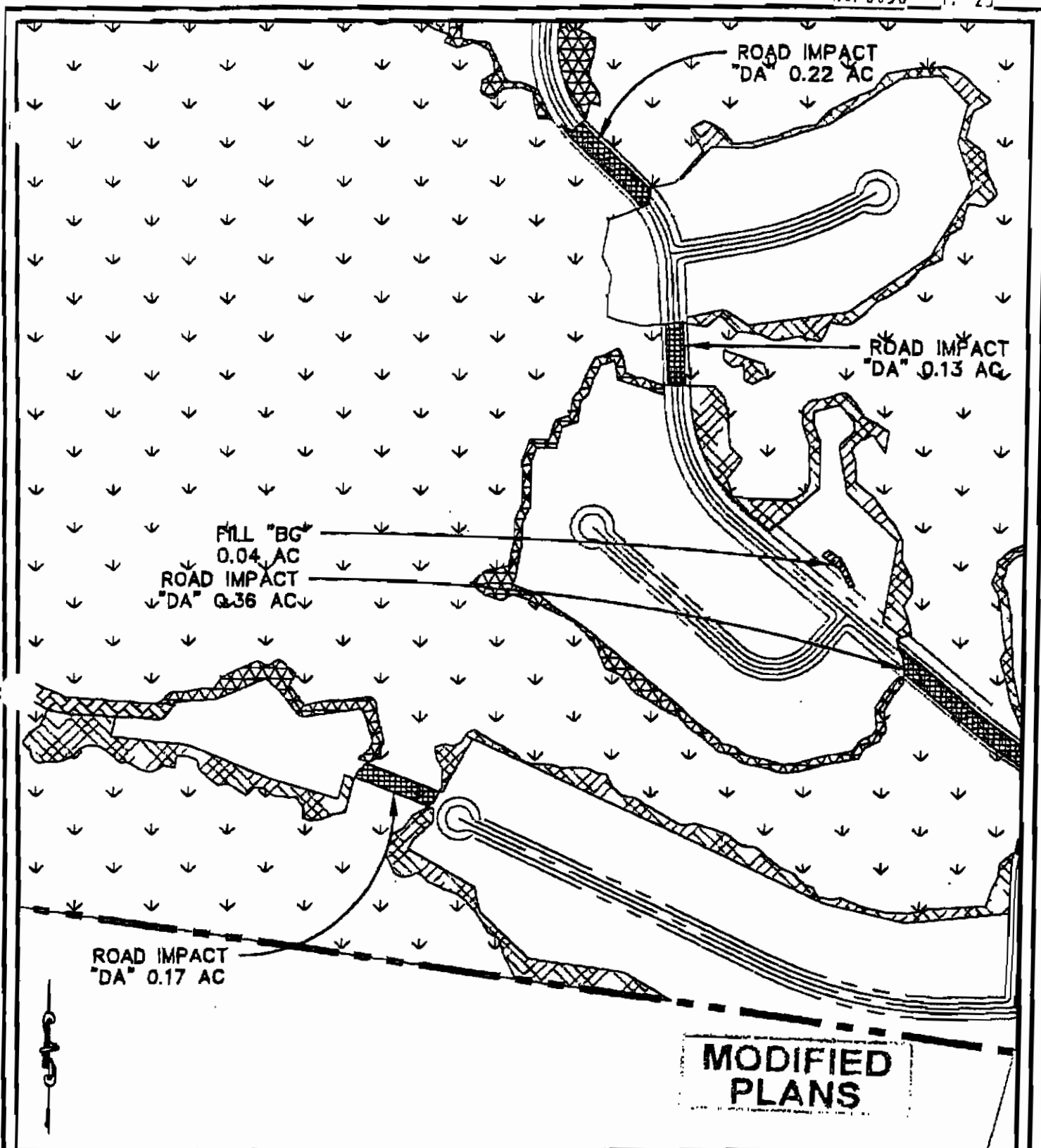
PROPOSED ACTIVITY:

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

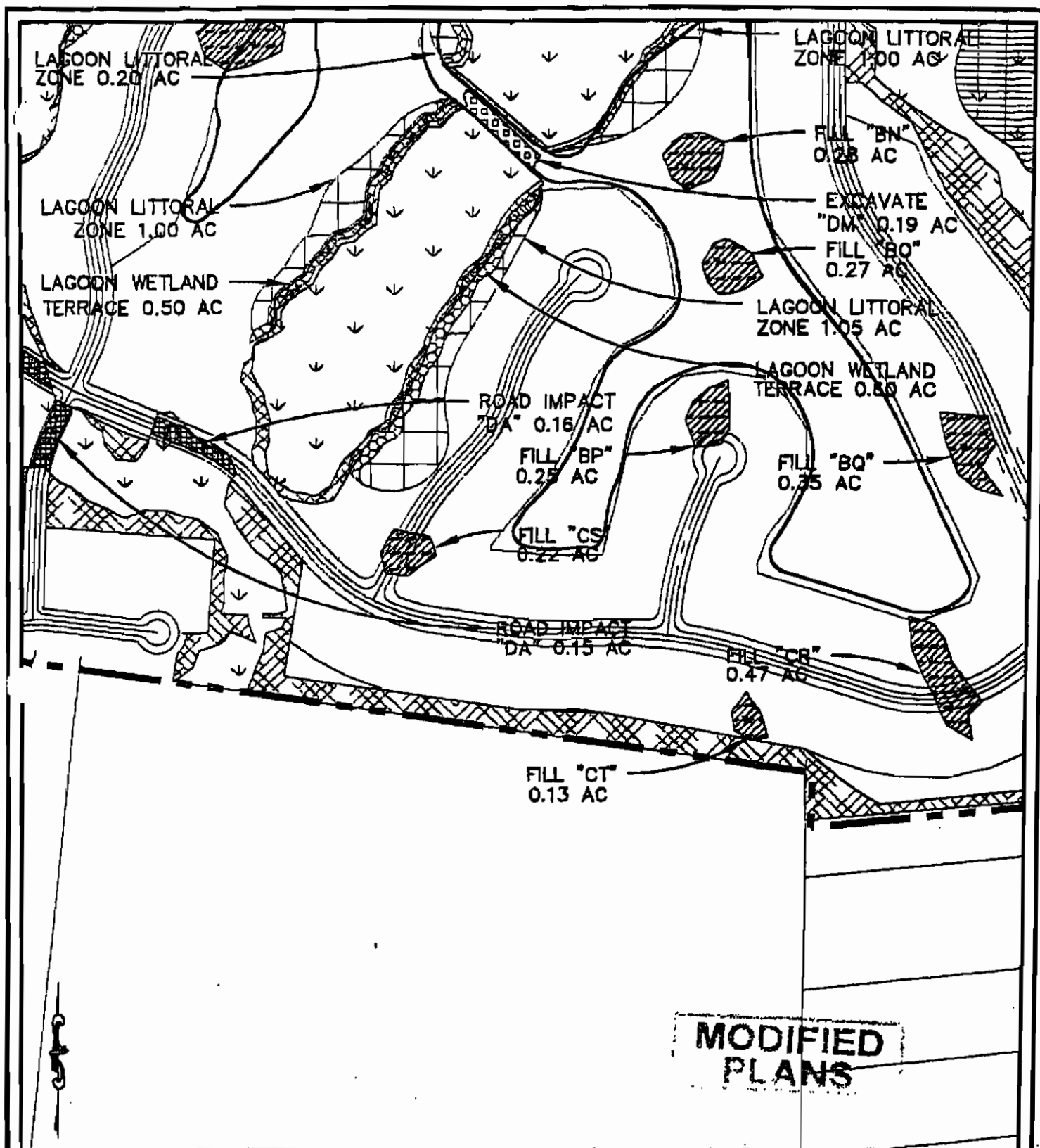
**PROPOSED ACTIVITY:**

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

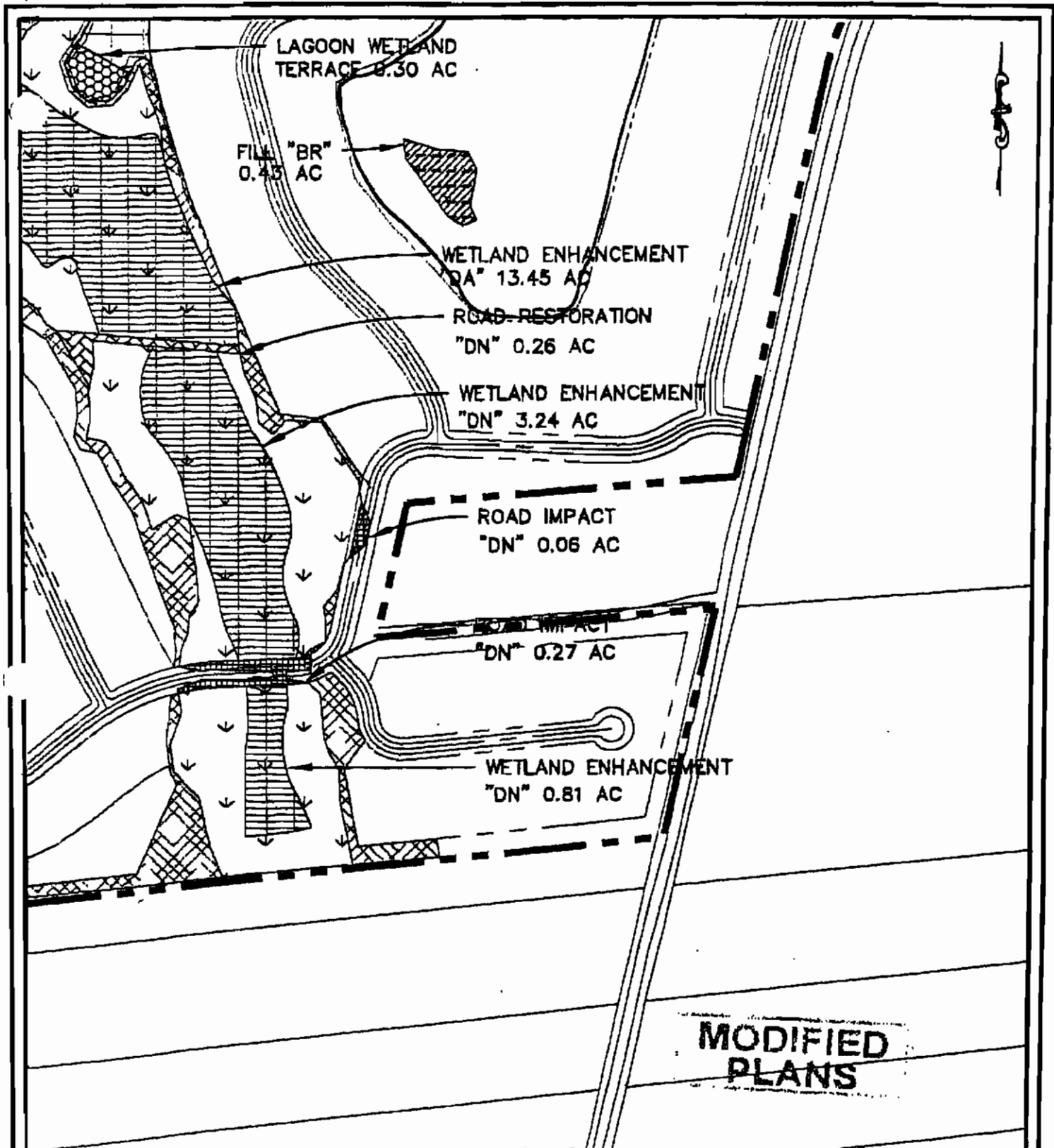
PROPOSED ACTIVITY:

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

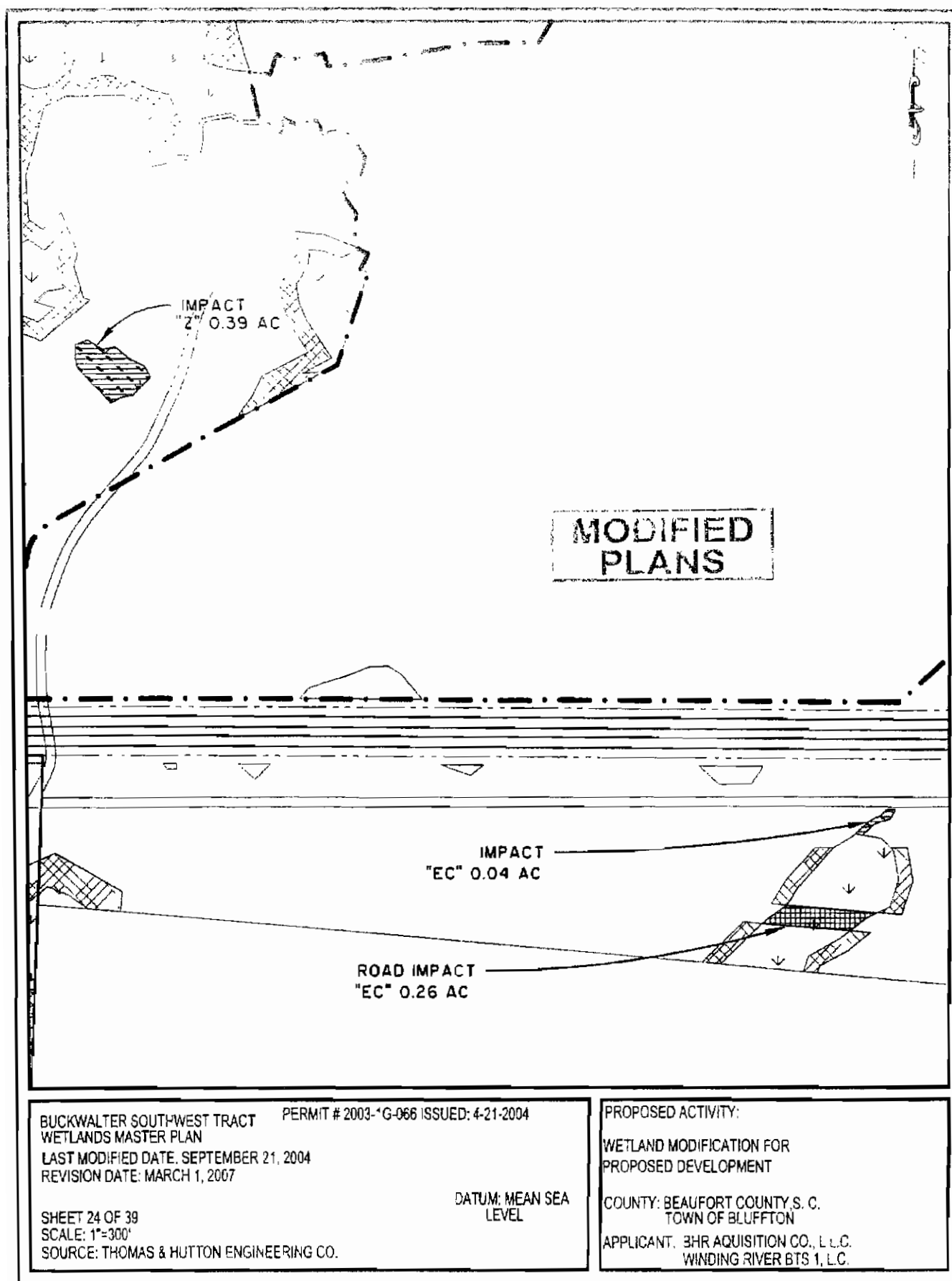
PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR  
PROPOSED DEVELOPMENT

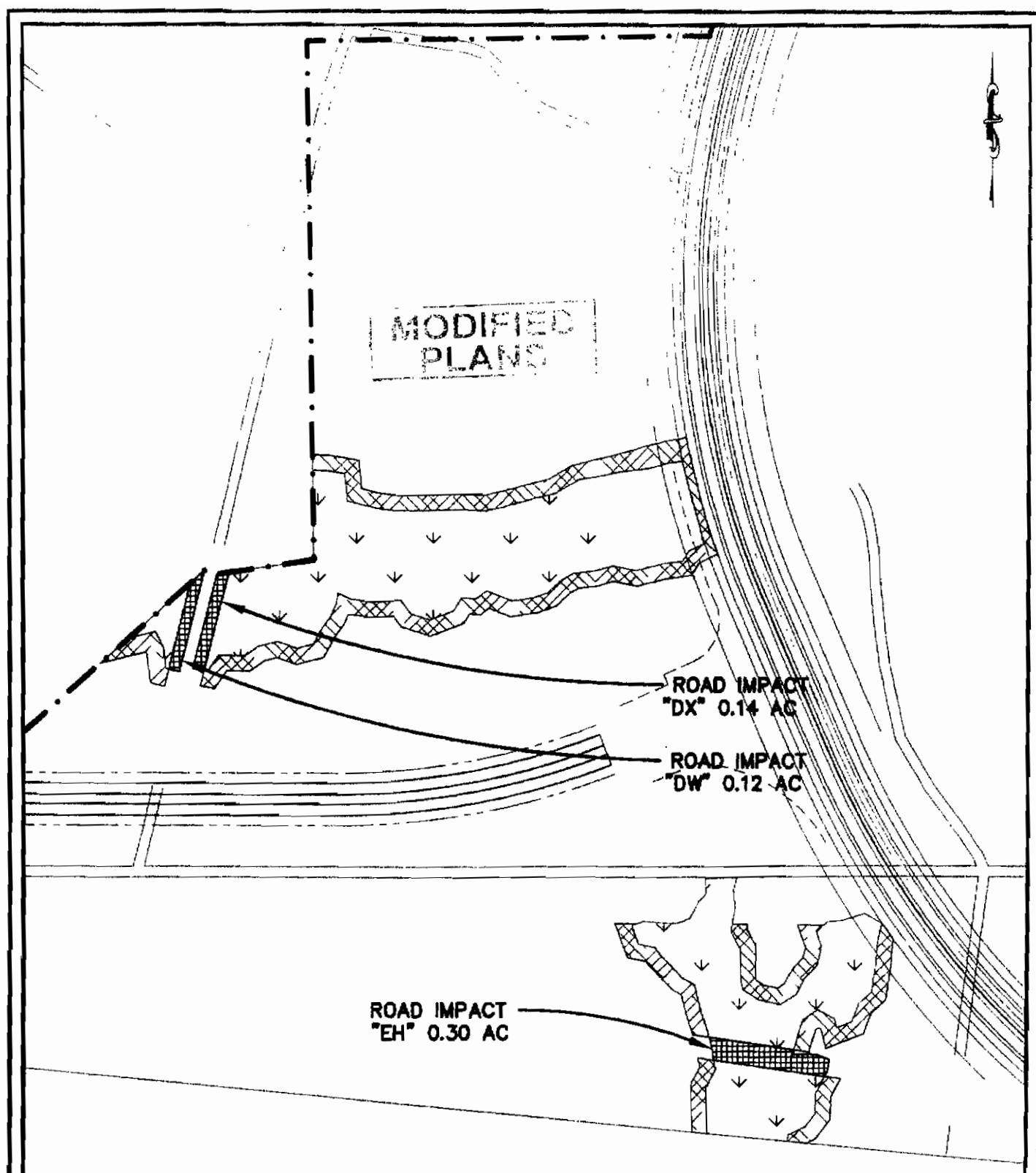
COUNTY: BEAUFORT COUNTY, S. C.  
TOWN OF BLUFFTON

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

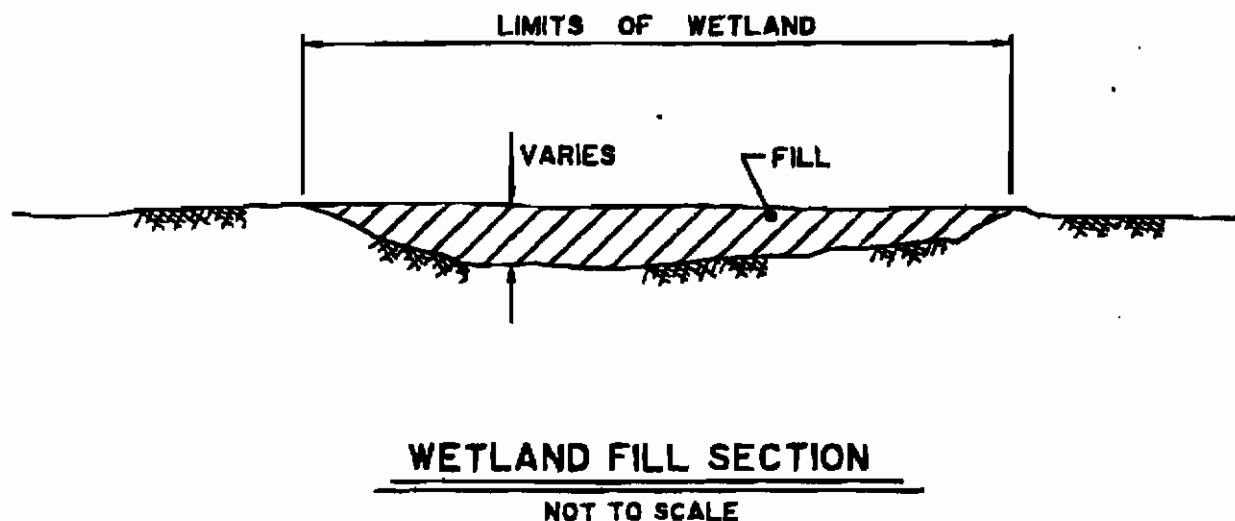
**PROPOSED ACTIVITY:**

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

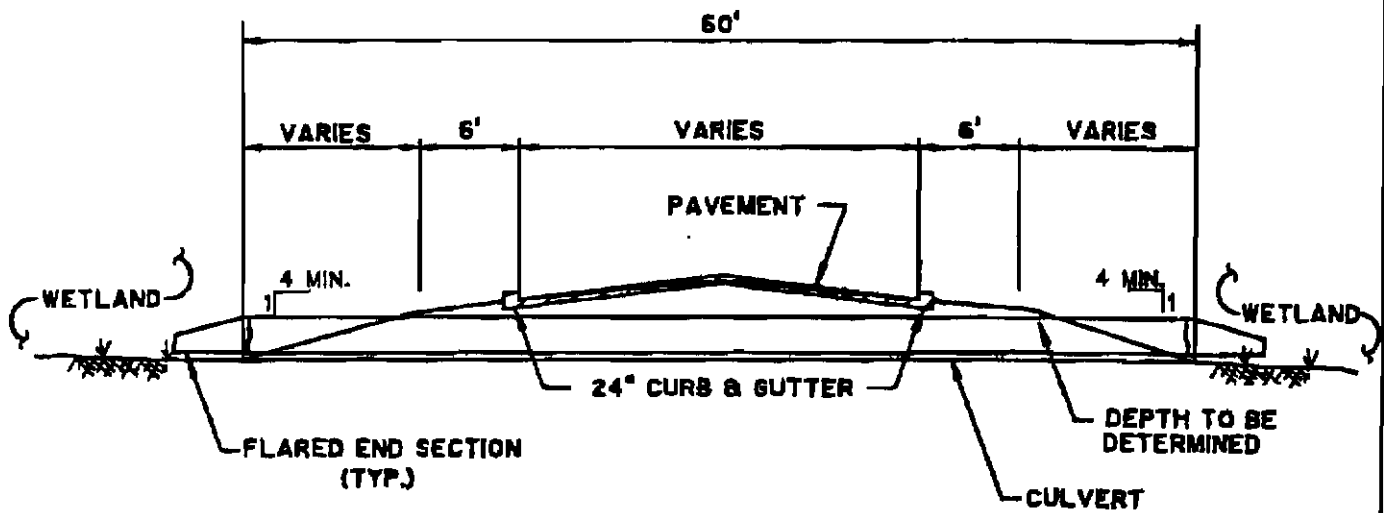
DATE: FEBRUARY 10, 2003  
REVISION DATE: SEPTEMBER 21, 2004  
SHEET 26 OF 39  
SOURCE: THOMAS & HUTTON ENGINEERING CO.

DATUM: MEAN SEA  
LEVEL

PROPOSED ACTIVITY:  
WETLAND MODIFICATION FOR  
PROPOSED DEVELOPMENT

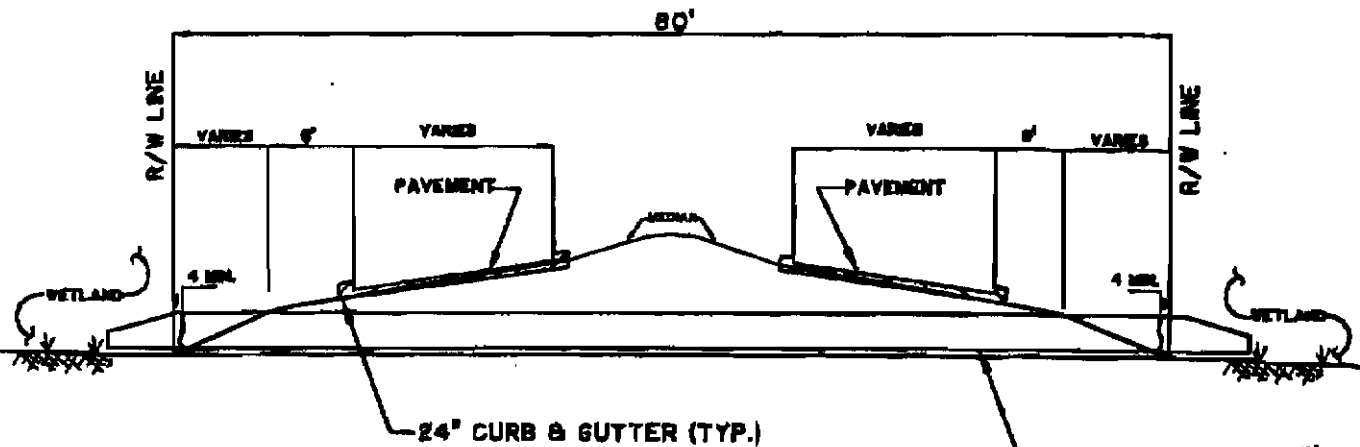
COUNTY: BEAUFORT COUNTY, S. C.  
TOWN OF BLUFFTON  
APPLICANT: BHR ACQUISITION CO., L.L.C.  
WINDING RIVER BTS I, L.C.





**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.

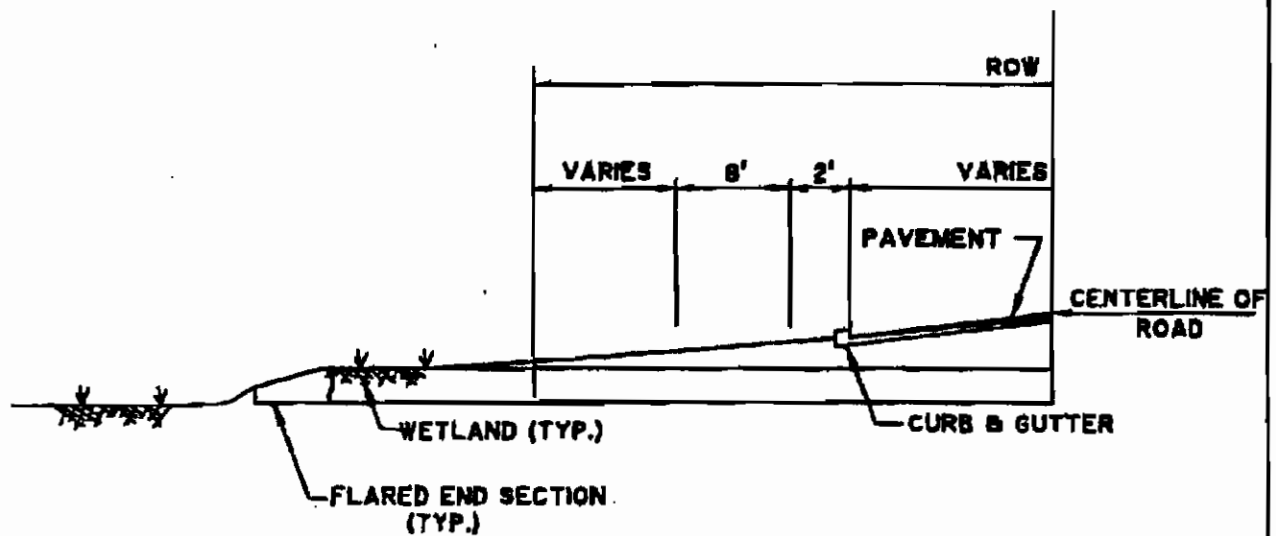
PROPOSED ACTIVITY:

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

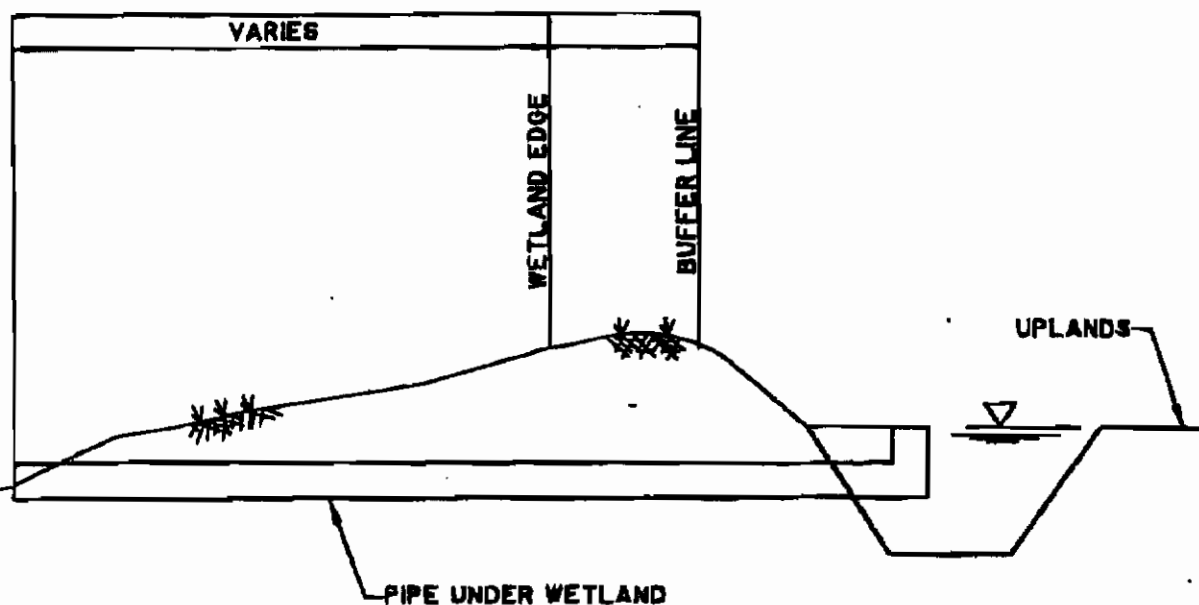
DATE: FEBRUARY 10, 2003

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

SOURCE: THOMAS &amp; 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 BTR I, L.C.





### TYPICAL STORMWATER MANAGEMENT IMPACT

NOT TO SCALE

**MODIFIED  
PLANS**

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

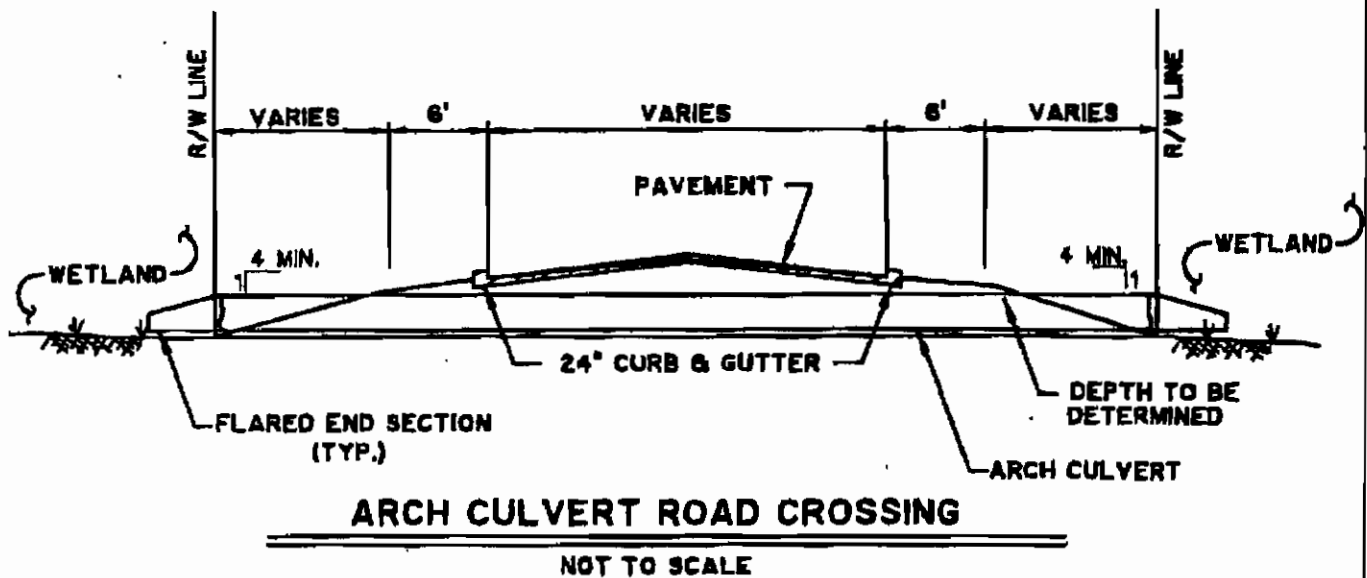
DATE: FEBRUARY 10, 2003  
REVISION DATE: SEPTEMBER 21, 2004 DATUM: MEAN SEA  
SHEET 29 OF 39 LEVEL

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.

DATUM: MEAN SEA  
LEVEL

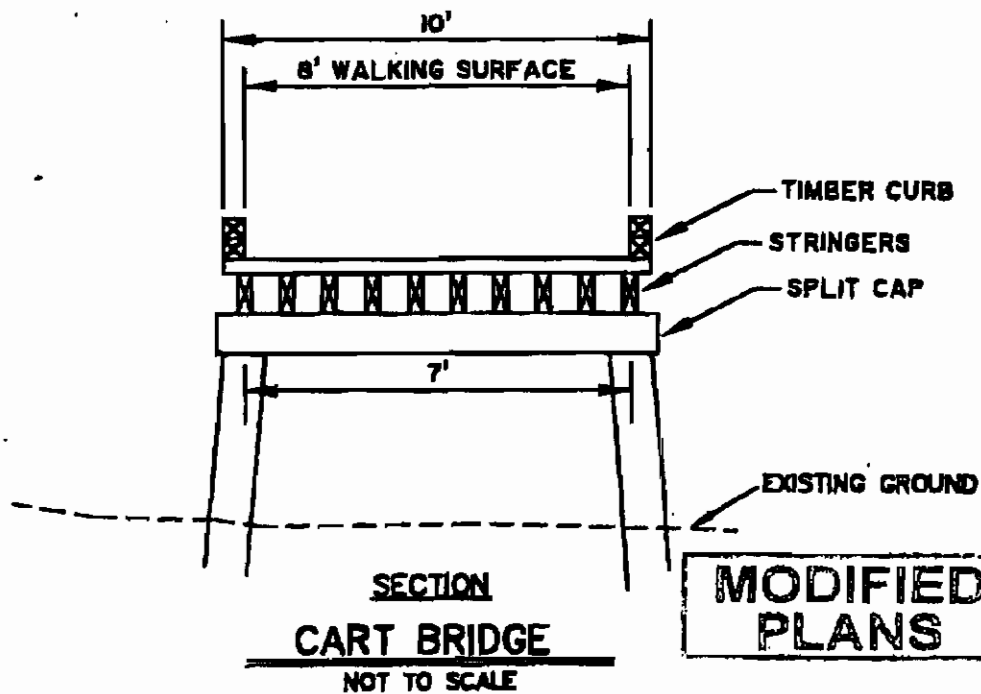
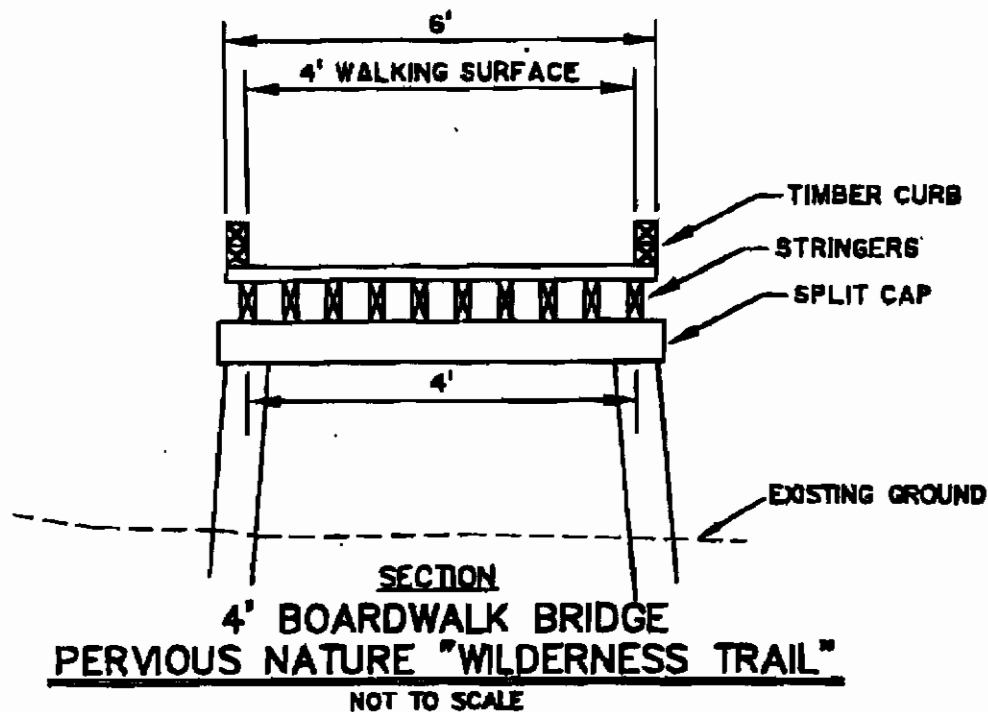
PROPOSED ACTIVITY:

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.





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.

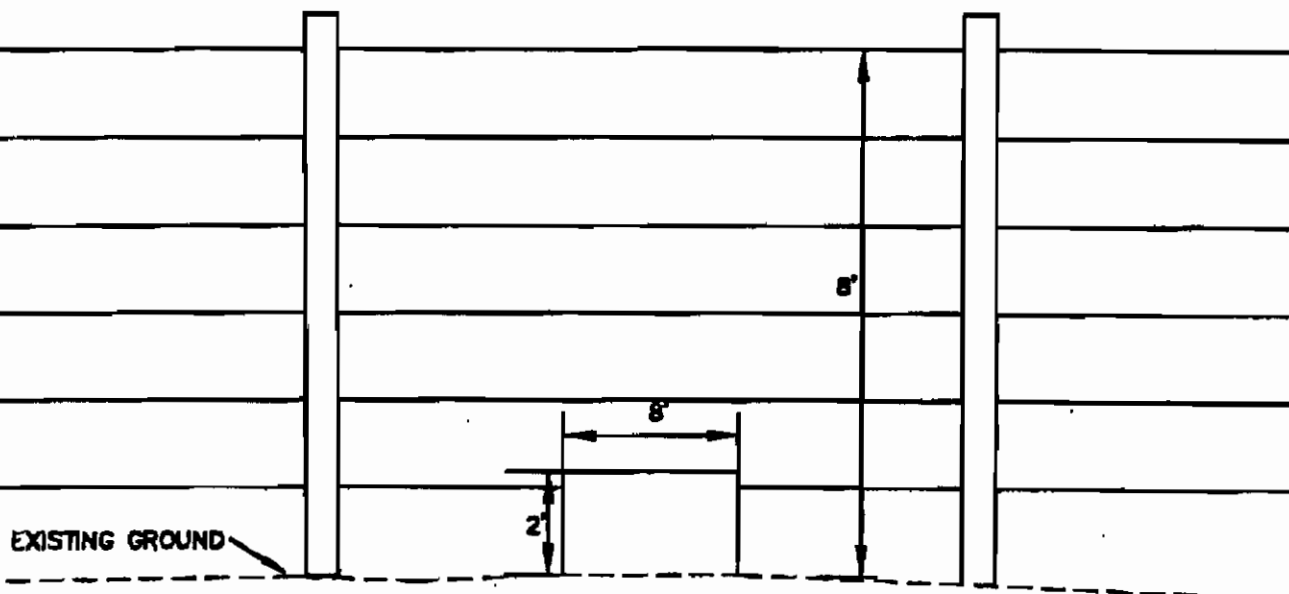
PROPOSED ACTIVITY:

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.

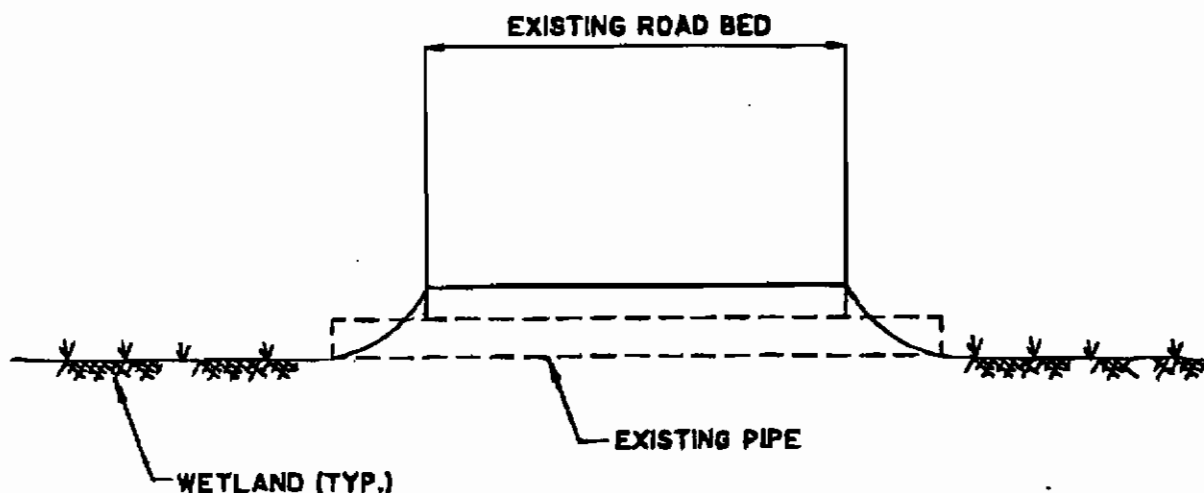
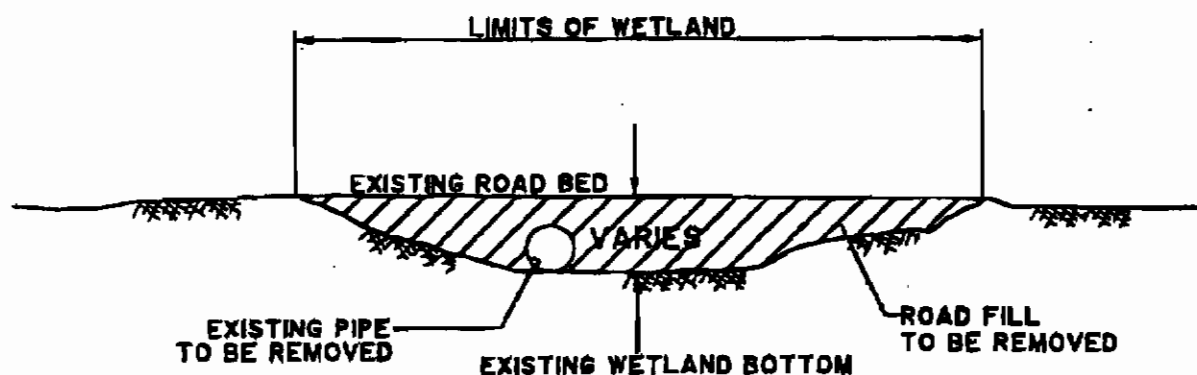


**SECTION****FENCE DETAIL**

NOT TO SCALE

**MODIFIED  
PLANS****BUCKWALTER SOUTHWEST TRACT  
WETLANDS MASTER PLAN****#2003-1G-066-REVISED****DATE: FEBRUARY 10, 2003****REVISION DATE: SEPTEMBER 21, 2004****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

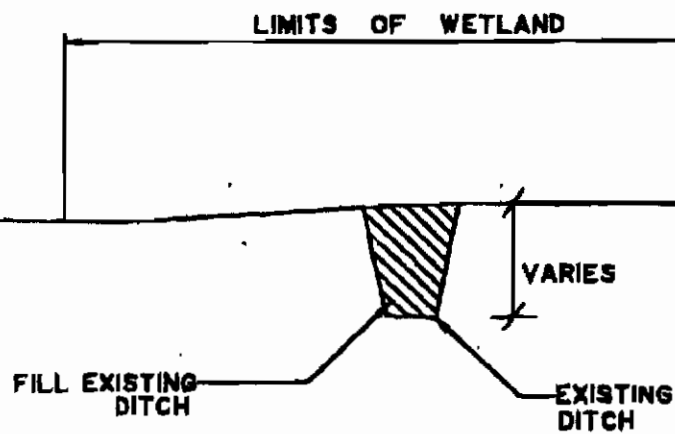
#2003-1G-066-REVISED

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

SOURCE: THOMAS &amp; HUTTON ENGINEERING CO.

**PROPOSED ACTIVITY:****WETLAND MODIFICATION FOR  
PROPOSED DEVELOPMENT**COUNTY: 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.

DATUM: MEAN SEA  
LEVEL

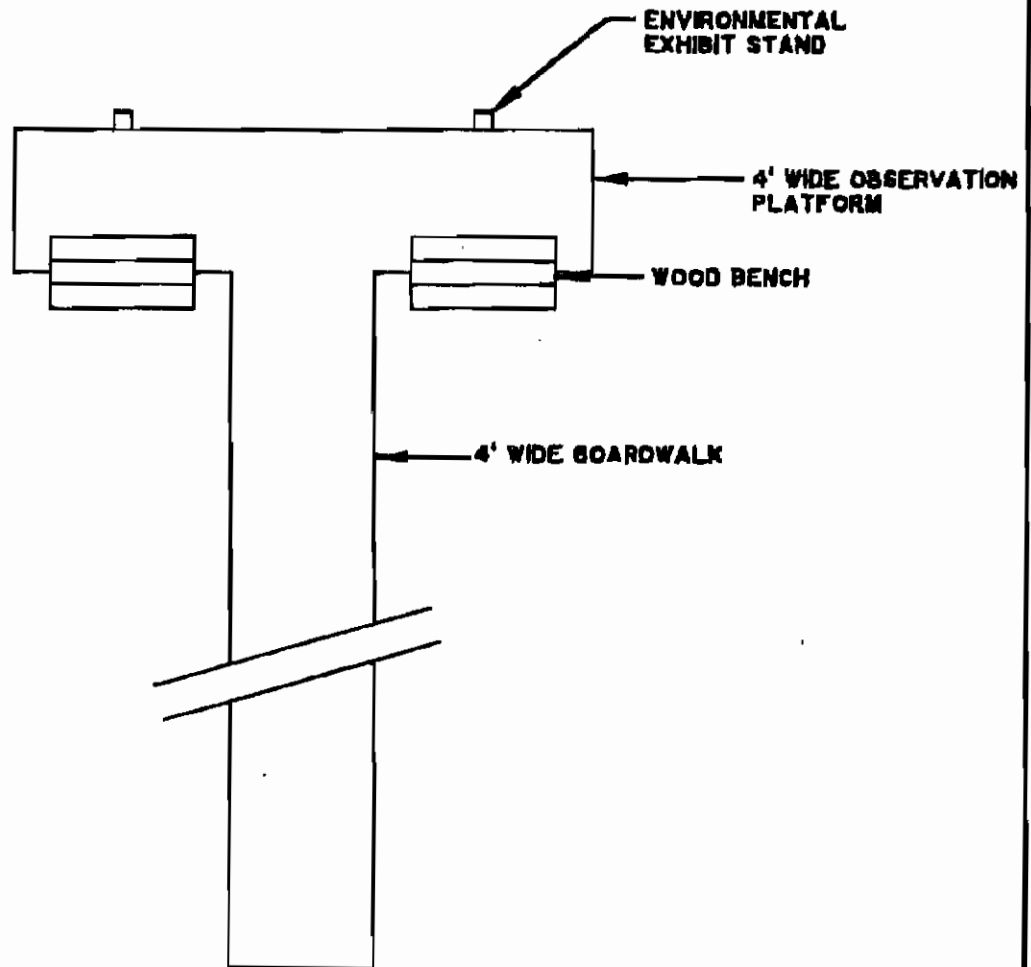
**PROPOSED ACTIVITY:**

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.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

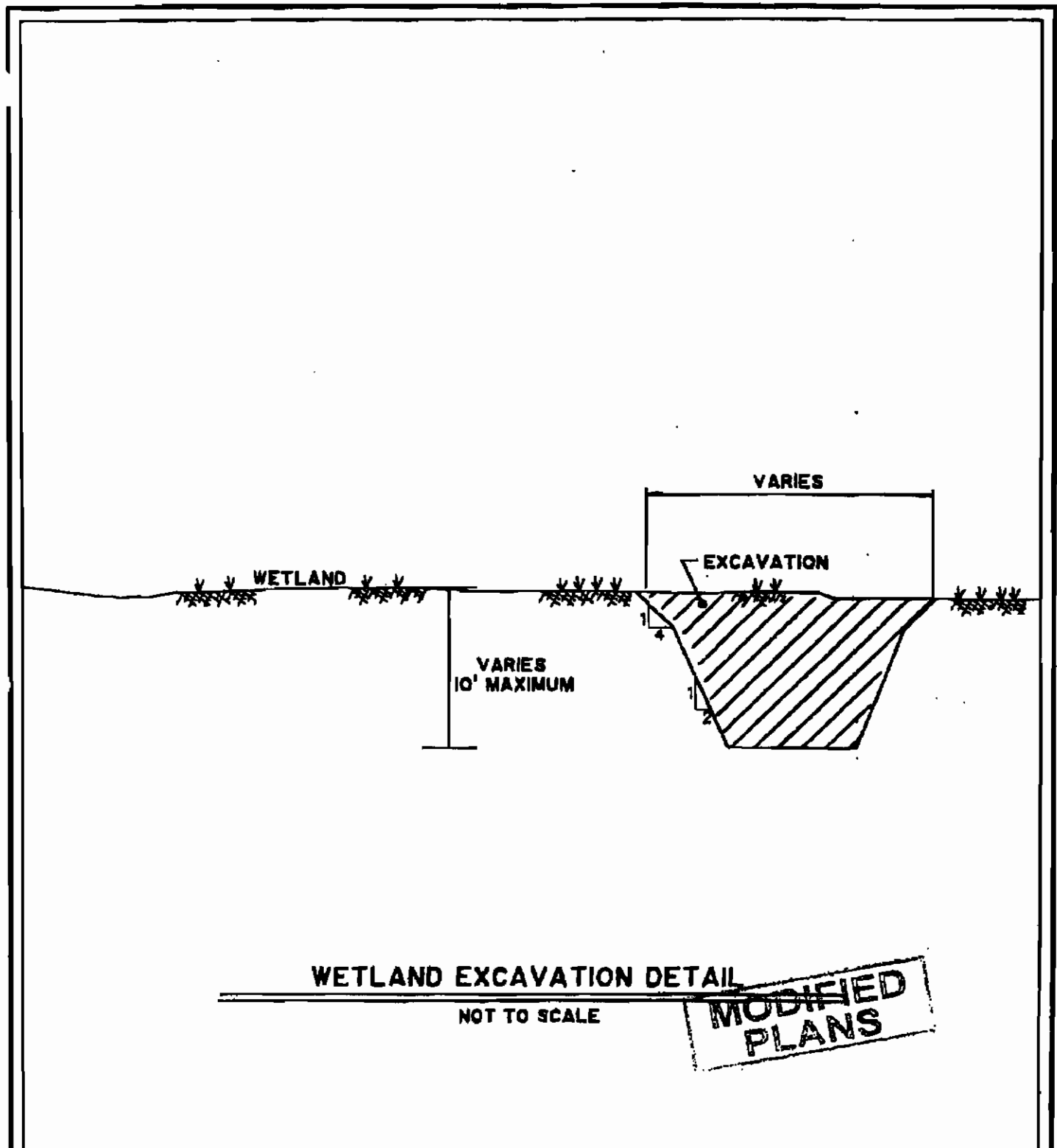
**PROPOSED ACTIVITY:**

**WETLAND MODIFICATION FOR  
PROPOSED DEVELOPMENT**

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

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

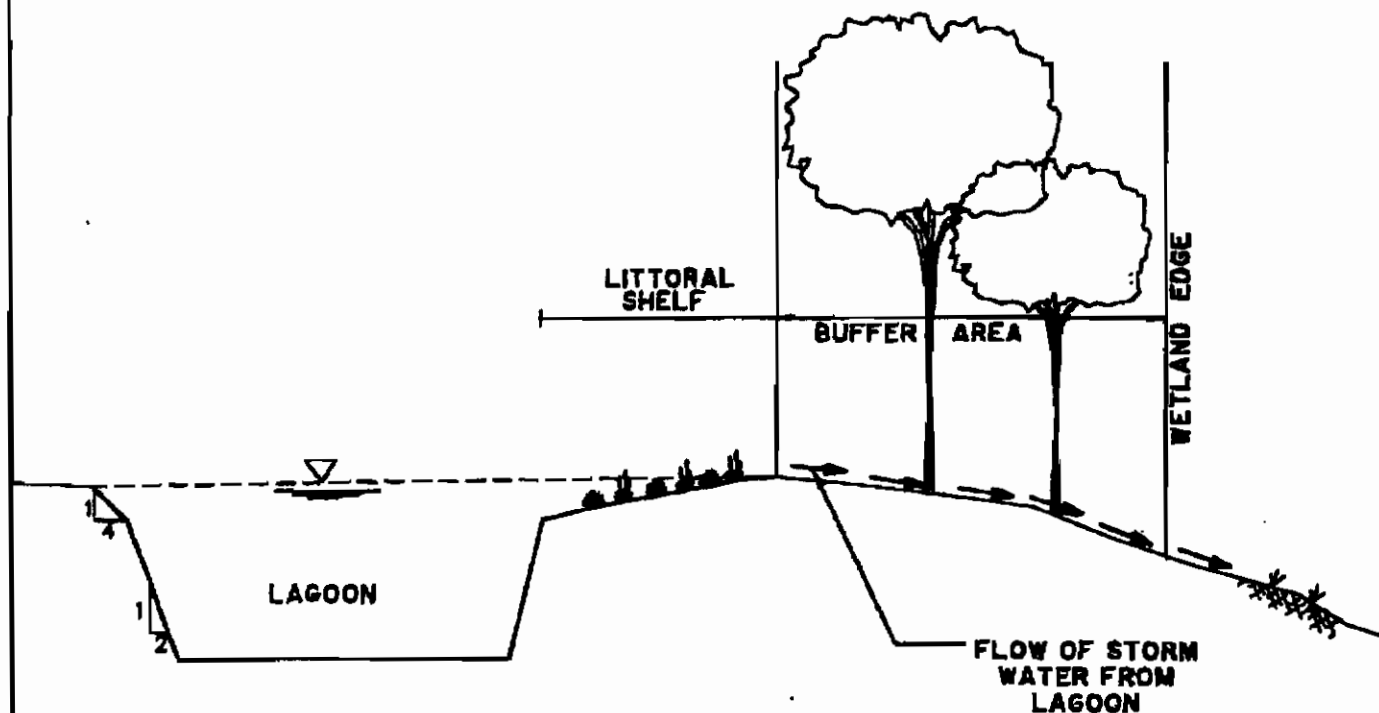
PROPOSED ACTIVITY:

WETLAND MODIFICATION FOR  
PROPOSED DEVELOPMENT

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

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



**WETLAND TERRACE DETAIL**

NOT TO SCALE

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

#2003-1G-066-REVISED

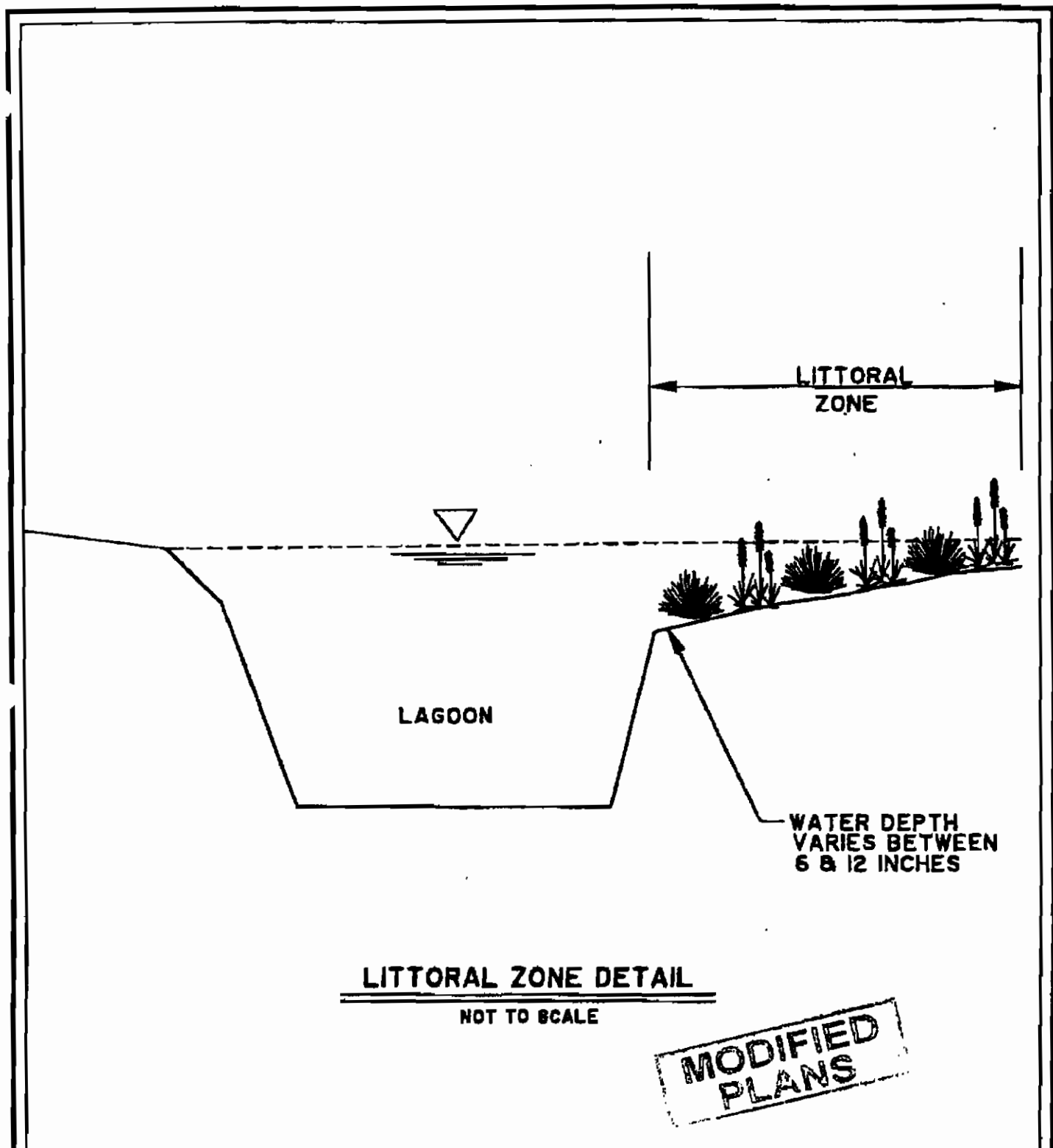
DATE: FEBRUARY 10, 2003

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

SOURCE: THOMAS &amp; HUTTON ENGINEERING CO.

**PROPOSED ACTIVITY:****WETLAND MODIFICATION FOR  
PROPOSED DEVELOPMENT**COUNTY: 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.

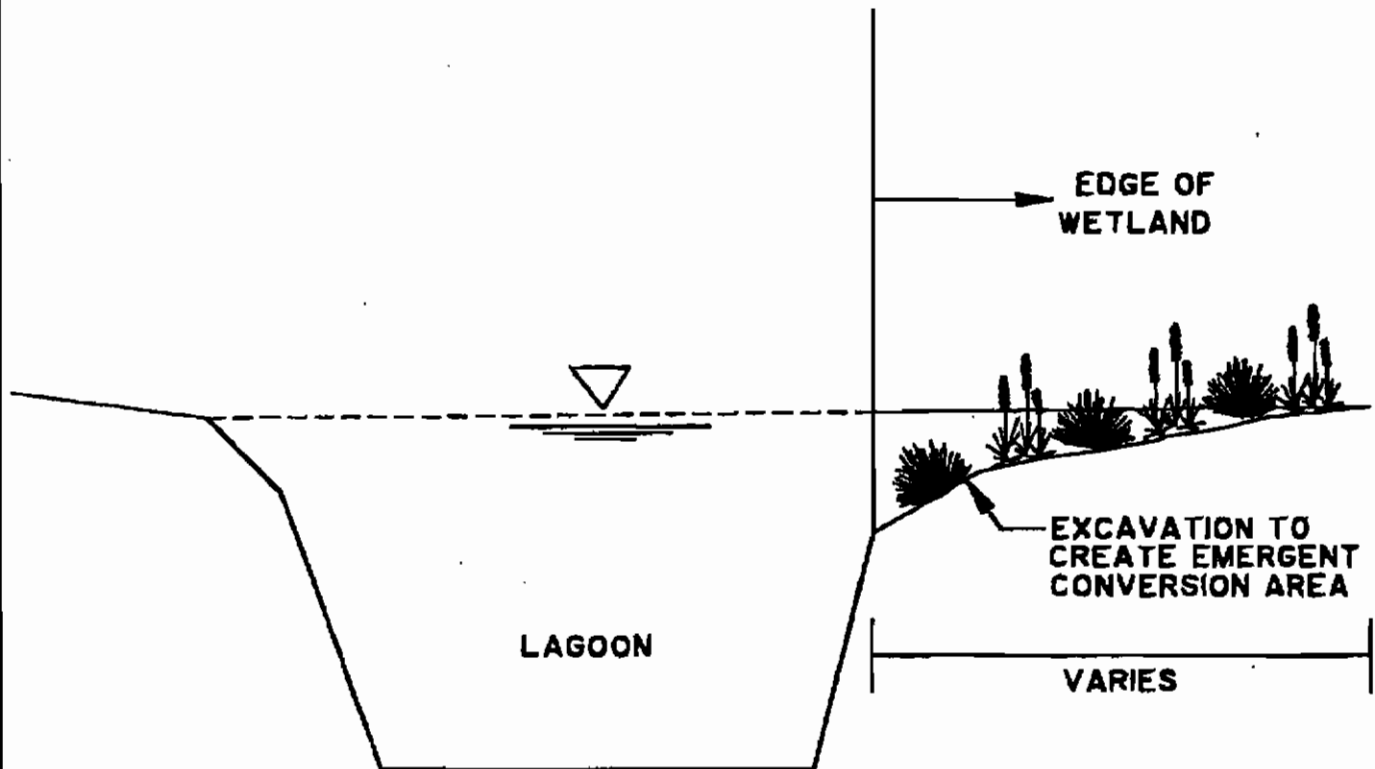
PROPOSED ACTIVITY:

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 1, L.C.



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**Hargray Communications**

Exhibit L

Mr. Sam McCachern, P.E.  
Thomas & Hutton Engineering Co.  
Post Office Box 2727  
Savannah, Georgia 31402 - 2727

February 22, 2000

Re: Buckwalter Tract  
Large Tract PUD Application

Dear Sam,

After review of the information you provided be advised that Hargray Communications ( Bluffton Telephone Co. Inc.) does intend to provide all the necessary telephone and cable television services to this Large Tract PUD. The area described will be subject to all the necessary easements being signed before facilities will be installed.

If I can be of any future assistance please do not hesitate to call.

Sincerely,

Tommy W. Brown  
Bluffton Project Manager  
Engineering Construction Supervisor

Cc: Gerald Coleman  
Wes Jones  
Joe Scruggs



CONCEPTUAL PLAN



PARKWAY CORNERS

LAND PLANNING  
BLUFFTON, SOUTH CAROLINA