

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and

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

REGULATORY DIVISION

Refer to: P/N #2006-3620-2IR

March 16, 2007

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

SOUTH CAROLINA PROPERTY HOLDINGS, LLC
WATSON HILL PLANTATION
ATTN: BETH HALL
9916 E HARRY, SUITE 104
WICHITA, KANSAS 67207

for a permit to place fill material into waters of the United States, including wetlands adjacent to the

ASHLEY RIVER

at a location on the south side of South Carolina Highway 61 approximately 2 miles southeast of Cooks Crossroads in Dorchester County, South Carolina.

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

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, APRIL 16, 2007

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

The proposed work consists of placing fill material in 137.63 acres of freshwater wetlands (106.79 acres for Watson Hill and 30.84 acres for Developer's Future Placement of Right of Way (DFPRW) as noted on sheets 10 and 20) for construction of a mixed-use development consisting of residential, resort, neighborhood commercial, office, recreation (golf, tennis, swimming, equestrian, hunting), open space, and public use areas on 6,670.28 acres. The proposed plan will include 4,995 dwelling units without commercial development, or the residential component will be reduced by up to 500 units if commercial development is included. A mitigation plan has been submitted which includes preservation / enhancement of 2,725.41 acres of on-site land consisting of 2,303.51 acres of wetland resources and 421.90 acres of adjacent upland buffers. Proposed buffers average ± 79 feet in width in residential areas, and an average ± 53 feet in commercial areas. The 2,725.41 acres of on-site mitigation represents approximately 40% of the project site. Mitigation areas will

be preserved in perpetuity by restrictive covenants to be held by a master property owners association (POA). The applicant has stated that the mitigation associated with the DFPRW is not included in the mitigation discussed for the rest of the project. The DFPRW will be handled separately since there are currently no plans to build this Right of Way. The applicant plans to construct 12 breaks 20 feet wide at strategic locations in existing roadway embankments that traverse the site. It is anticipated that these breaks will enhance the hydrologic regimes of the area; however, this restoration/enhancement has not been included in the mitigation calculations due to the relatively small area of actual roadbeds to be removed and the difficulty in quantifying hydrologic enhancements in adjacent wetlands. The applicant has requested that the required restoration component of mitigation be waived since the current proposal provides a 19:1 ratio of preserved and buffer enhanced wetlands which exceeds the credit requirement by 679.2 credits. This project is anticipated to be developed in phases over the next \pm 25 years, therefore, the applicant has requested a 25 year permit. The project purpose, as described by the applicant, is to construct an upscale, flexible, economically viable, long term, master planned, mixed-use community.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

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

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions of the South Carolina Coastal Zone Management Act (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 137.63 acres of freshwater wetlands located upstream of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended), the District Engineer has consulted the most recently available information and has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

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

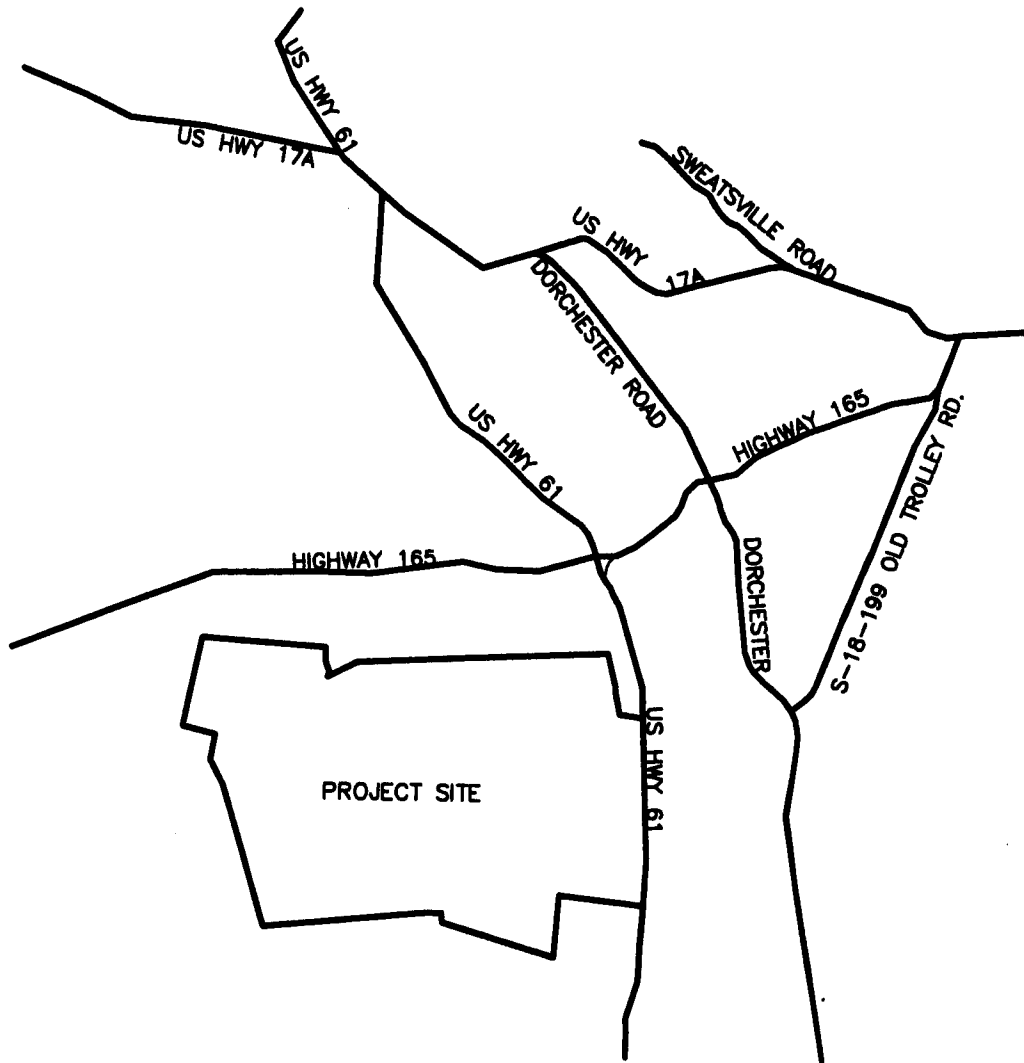
The applicant has conducted a cultural resource investigation of the Watson Hill Tract. The field investigations reported the identification of 67 archaeological sites. A detailed technical report is being prepared and will be submitted to the SC Historic Preservation Office when complete. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact Robin Collier-Socha at 843-329-8044 or toll free at 1-866-329-8187.

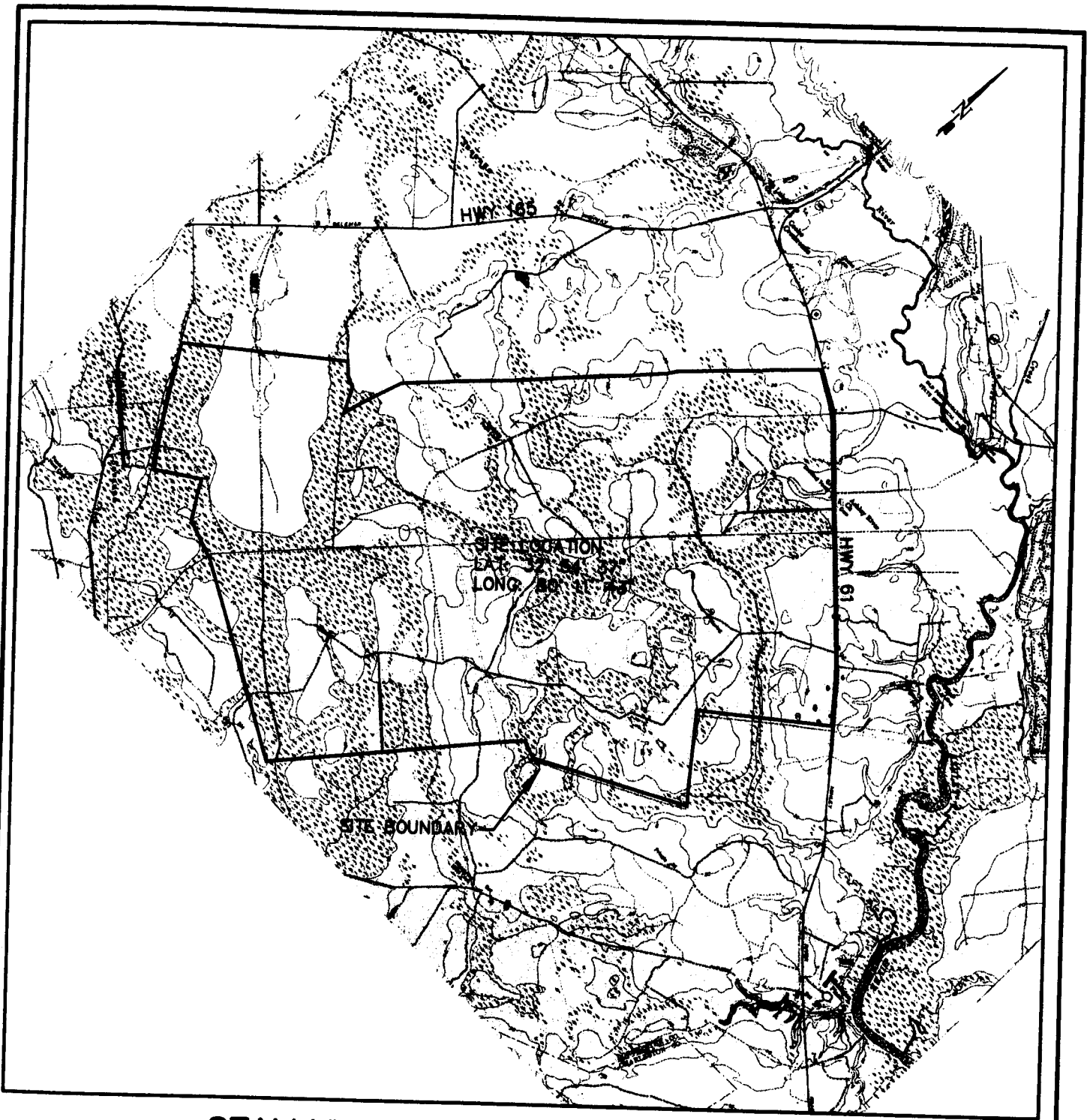


VICINITY MAP

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DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT: SC PROPERTY HOLDINGS, LLC 9916 E. HARRY, SUITE 104 WICHITA, KS 67207

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STALLVILLE QUADRANGLE (1979)
VICINITY MAP

SCALE: 1" = 4000'

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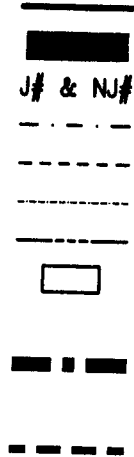
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LEGEND DESCRIPTION

SYMBOL

DESCRIPTION



- LIMIT OF PERMIT ACTIVITY
- UPLAND BUFFER
- WETLAND IDENTIFICATION NUMBER
- EDGE OF POND
- GOLF COURSE CORRIDOR
- HORSE/PEDESTRIAN TRAIL
- UTILITY EASEMENT
- EXCAVATED ROAD/RESTORATION
- MINIMUM 18" CULVERT SHALL BE USED FOR HYDROLOGIC CONNECTION BETWEEN WETLANDS. ACTUAL SIZE AND NUMBER OF CULVERTS SHALL BE BASED ON FLOW REQUIREMENTS THAT WILL BE DETERMINED AT A LATER DATE.
- ZONE USE SEPARATION LINE

JURISDICTIONAL WETLANDS

NON-JURISDICTIONAL WETLANDS

HATCH

DESCRIPTION

- PRESERVED JURISDICTIONAL WETLANDS (J#)
- JURISDICTIONAL WETLANDS FILLED FOR DEVELOPMENT (J#-F#)
- JURISDICTIONAL WETLAND FILLED FOR ROAD CROSSING:
WATSON HILL: (J#-RC#)
McCONNELL PARKWAY: (J#-RCD#)
- JURISDICTIONAL WETLAND HAND CLEARED FOR GOLF PLAY (J#-HC#)
- JURISDICTIONAL WETLAND HAND CLEARED FOR BRIDGE CROSSING (J#-BC#)
- JURISDICTIONAL WETLAND CLEARING FOR UTILITY CROSSING (J#-UC#)
- EXIST. UTILITY JURISDICTIONAL WETLAND CROSSING TO BE MAINTAINED (J#-EU#)

HATCH

DESCRIPTION

- PRESERVED NON-JURISDICTIONAL WETLANDS (NJ#)
- NON-JURISDICTIONAL FILLED WETLANDS FOR DEVELOPMENT (NJ#-F#)
- NON-JURISDICTIONAL WETLAND FILLED FOR ROAD CROSSING (NJ#-RC#)
- NON-JURISDICTIONAL WETLAND HAND CLEARED FOR GOLF PLAY (NJ#-HC#)
- NON-JURISDICTIONAL WETLAND CLEARING FOR UTILITY CROSSING (NJ#-UC#)
- EXIST. UTILITY NON-JURISDICTIONAL WETLAND CROSSING TO BE MAINTAINED (NJ#-EU#)
- EXCAVATION OF NON-JURISDICTIONAL WETLANDS (NJ#-E#)

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ACREAGE SUMMARY

OVERALL ACREAGE SUMMARY

DESCRIPTION	ACRES
LIMIT OF PERMIT ACTIVITY	6,870.28 AC
TOTAL JURISDICTIONAL WETLANDS	2348.36 AC
TOTAL NON-JURISDICTIONAL WETLANDS	92.78 AC
TOTAL WETLANDS	2441.14 AC
TOTAL UPLAND BUFFER	421.79 AC

WETLAND IMPACT SUMMARY

JURISDICTIONAL WETLANDS

JURISDICTIONAL WETLANDS FILLED FOR DEVELOPMENT (J#-F#)	2.20 AC
JURISDICTIONAL WETLAND FILLED FOR ROAD CROSSING: WATSON HILL: (J#-RC#)	43.29 AC
20% CONTINGENCY:	8.60 AC
FUTURE DEVELOPER ROAD CROSSING: (J#-RCD#)	37.87 AC
TOTAL ROAD CROSSING FILL:	89.76 AC
JURISDICTIONAL WETLAND HAND CLEARED FOR GOLF PLAY (J#-HC#)	4.81 AC
JURISDICTIONAL WETLAND HAND CLEARED FOR BRIDGE CROSSING (J#-BC#)	3.05 AC
JURISDICTIONAL WETLAND UTILITY CROSSING (J#-UC#)	8.14 AC
TOTAL JURISDICTIONAL WETLANDS IMPACTED	107.96 AC
EXISTING JURISDICTIONAL WETLAND UTILITY CROSSING TO BE MAINTAINED (J#-EU#)	15.57 AC

NON-JURISDICTIONAL WETLANDS

NON-JURISDICTIONAL WETLANDS FILLED FOR DEVELOPMENT (NJ#-F#)	16.32 AC
NON-JURISDICTIONAL WETLAND FILLED FOR ROAD CROSSING (NJ#-RC#)	5.49 AC
EXCAVATION OF NON-JURISDICTIONAL WETLANDS (NJ#-E#)	1.85 AC
NON-JURISDICTIONAL WETLAND HAND CLEARED FOR GOLF PLAY (NJ#-HC#)	5.87 AC
NON-JURISDICTIONAL WETLAND UTILITY CROSSING (NJ#-UC#)	0.62 AC
TOTAL NON-JURISDICTIONAL WETLANDS IMPACTED	30.15 AC
EXISTING NON-JURISDICTIONAL WETLAND UTILITY CROSSING TO BE MAINTAINED (NJ#-EU#)	2.01 AC

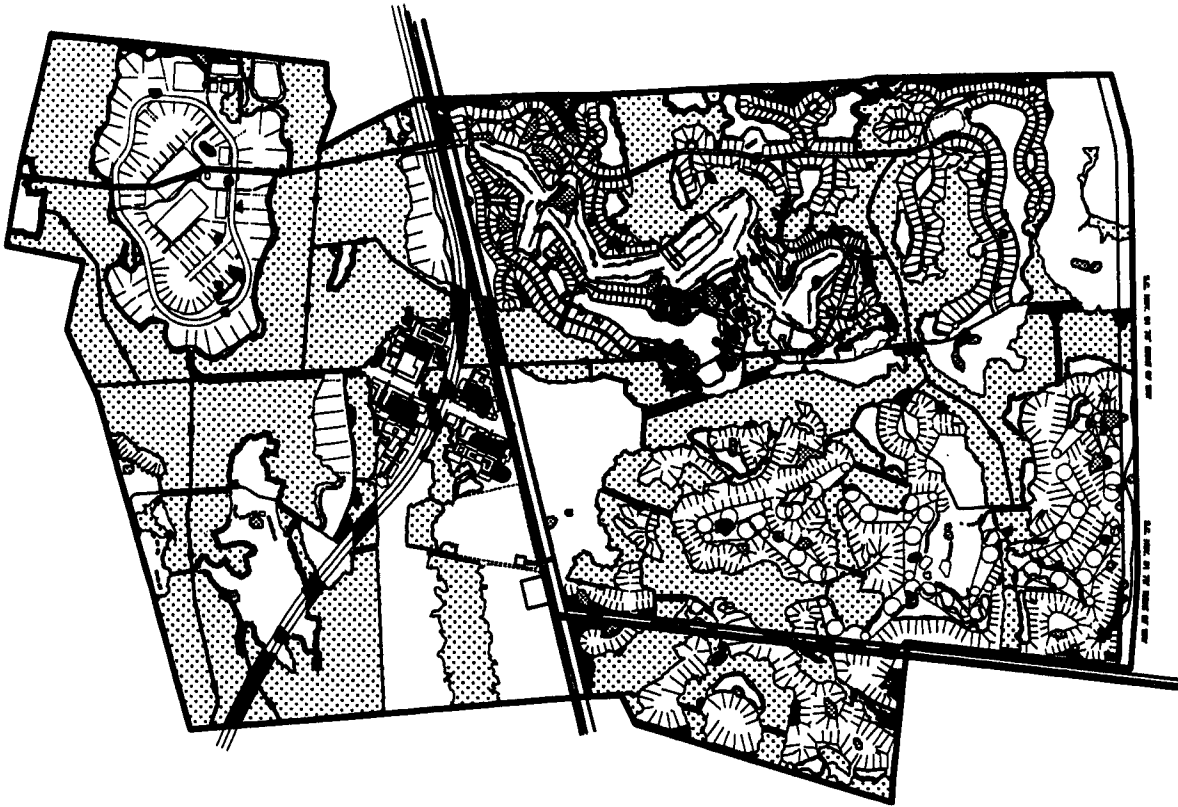
WETLAND MITIGATION SUMMARY

PRESERVED JURISDICTIONAL WETLANDS (J#)	2240.40 AC	PRESERVED NON-JURISDICTIONAL WETLANDS (NJ#)	62.63 AC
EXISTING ROAD RESTORATION	0.22 AC		
UPLAND BUFFER AREA FOR JURISDICTIONAL WETLANDS	314.02 AC	UPLAND BUFFER AREA FOR NON-JURISDICTIONAL WETLANDS	107.77 AC

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OVERALL AREA

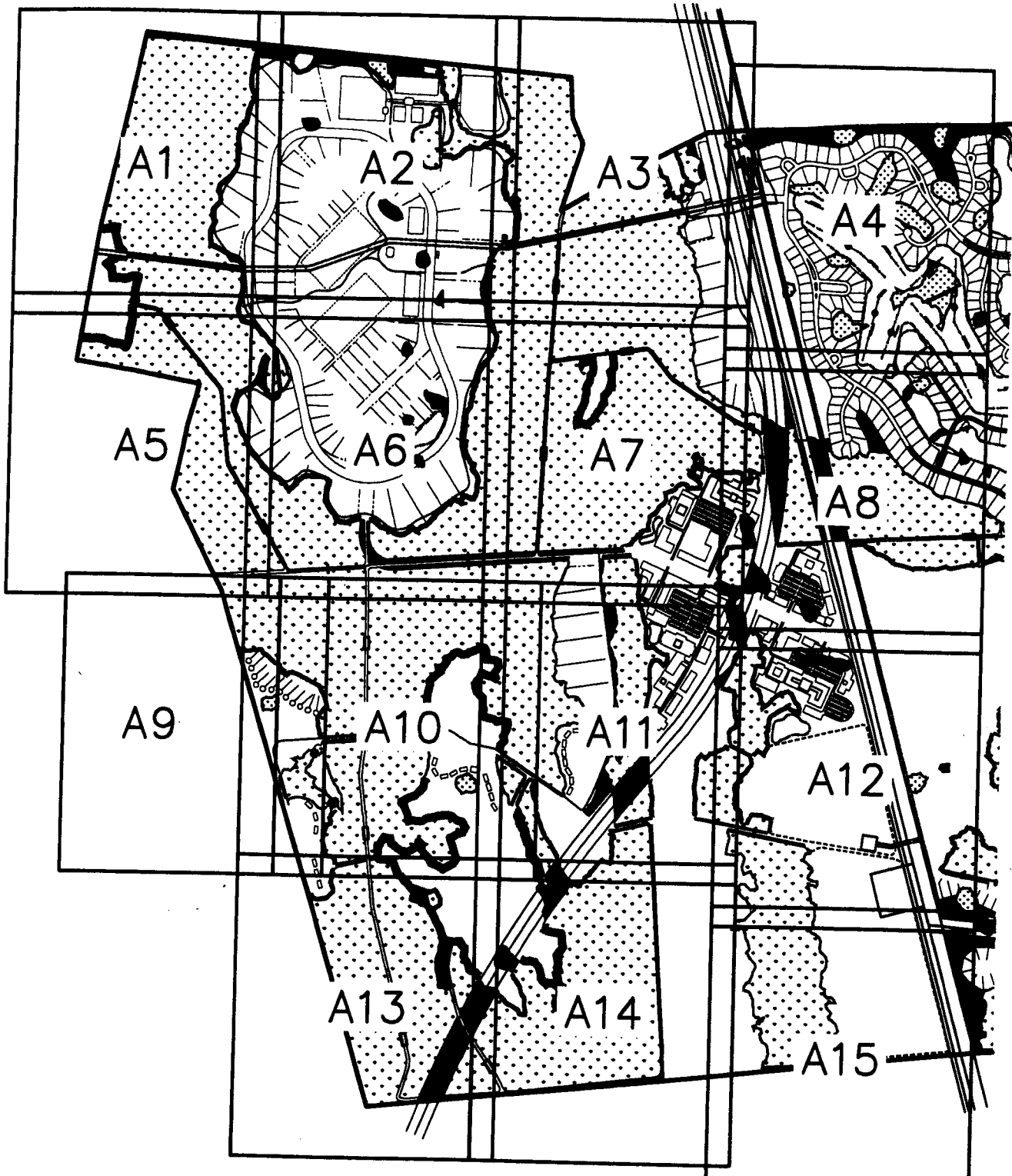
SCALE: 1" = 4000'



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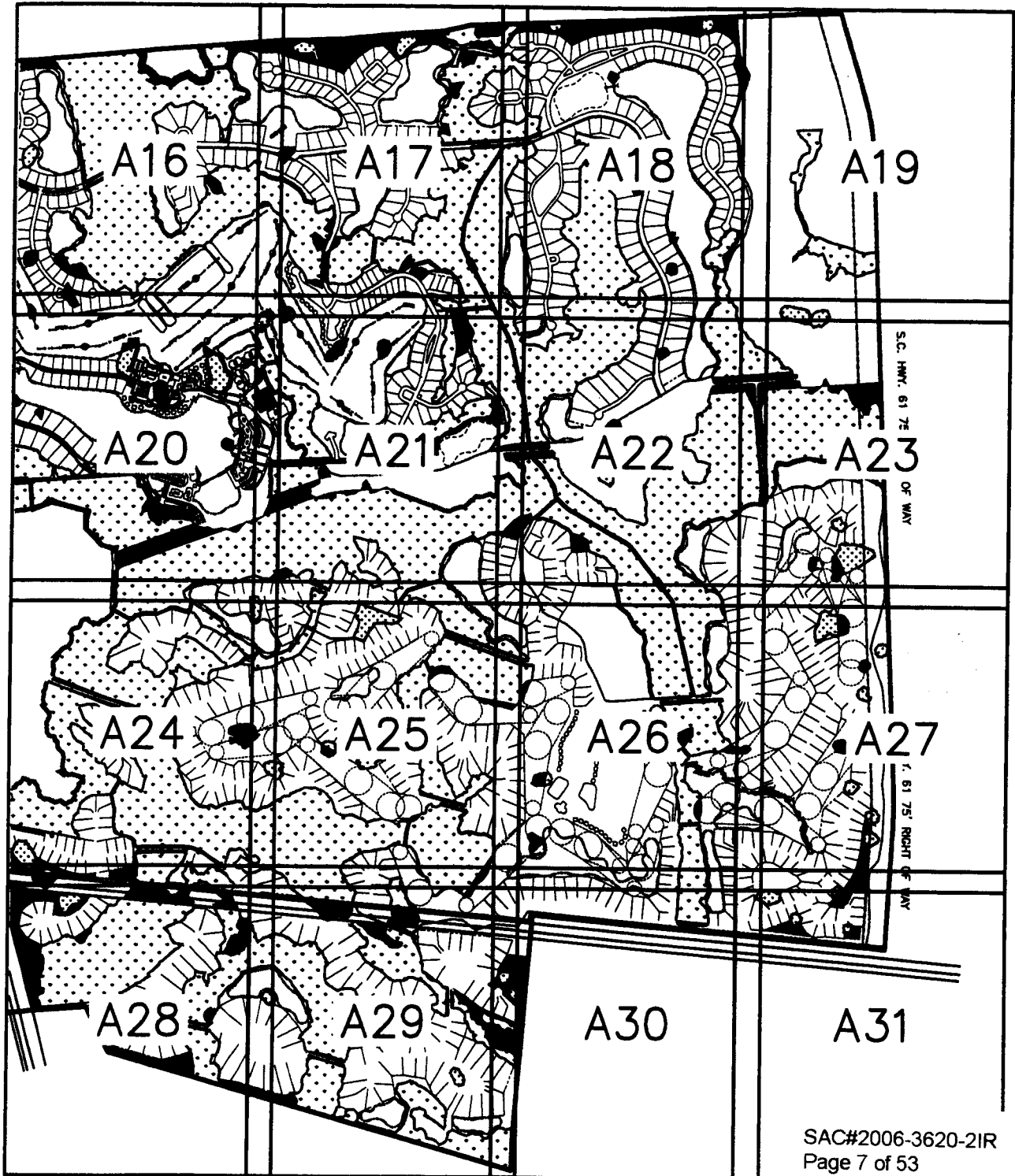
AREA MAP OF AREAS 1 THRU 15

SCALE: 1" = 2000'



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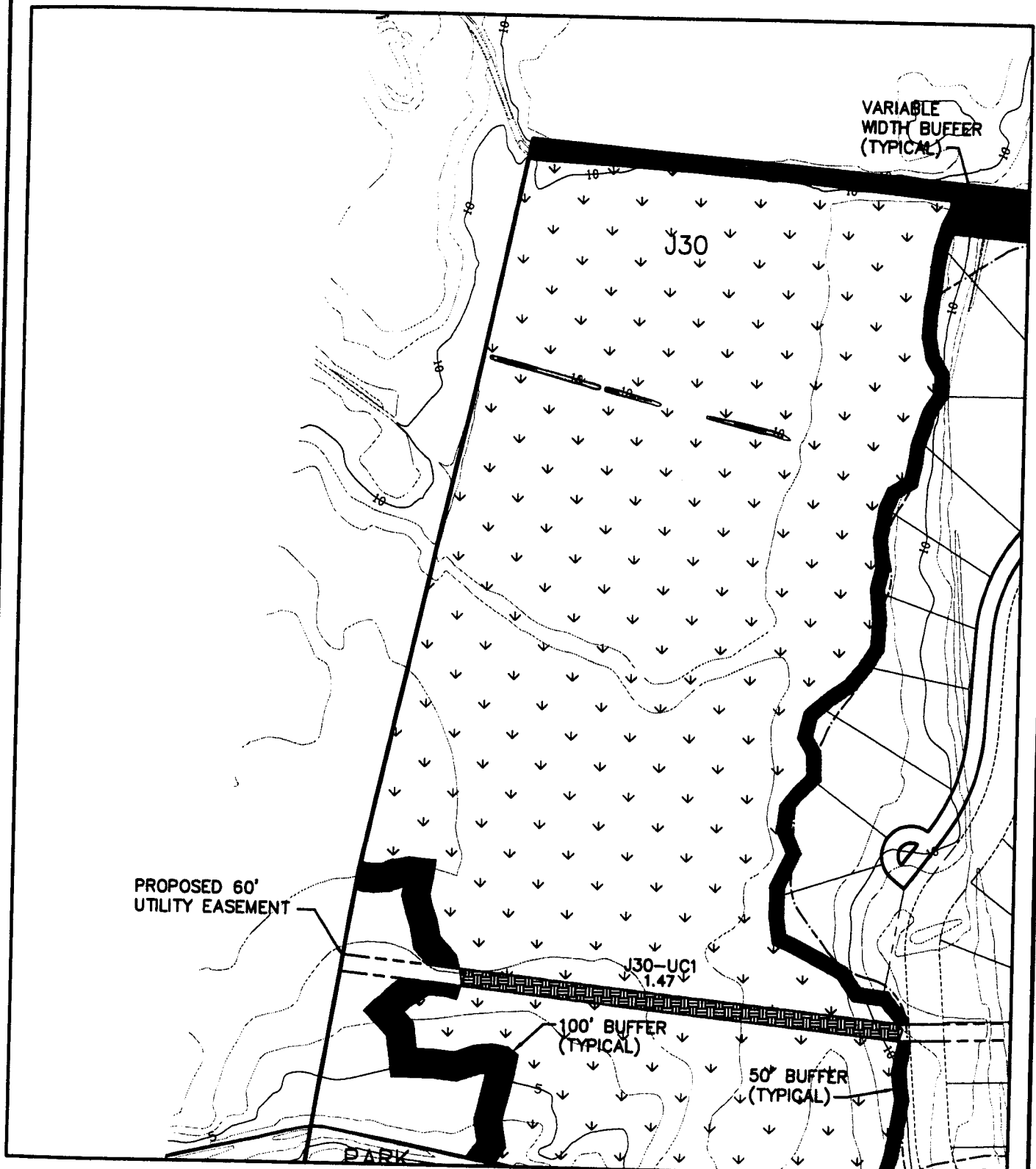
AREA MAP OF AREAS 16 THRU 31

SCALE: 1" = 2000'



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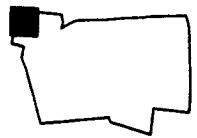
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AREA 1 OF 31 AREAS

SCALE: 1" = 500'

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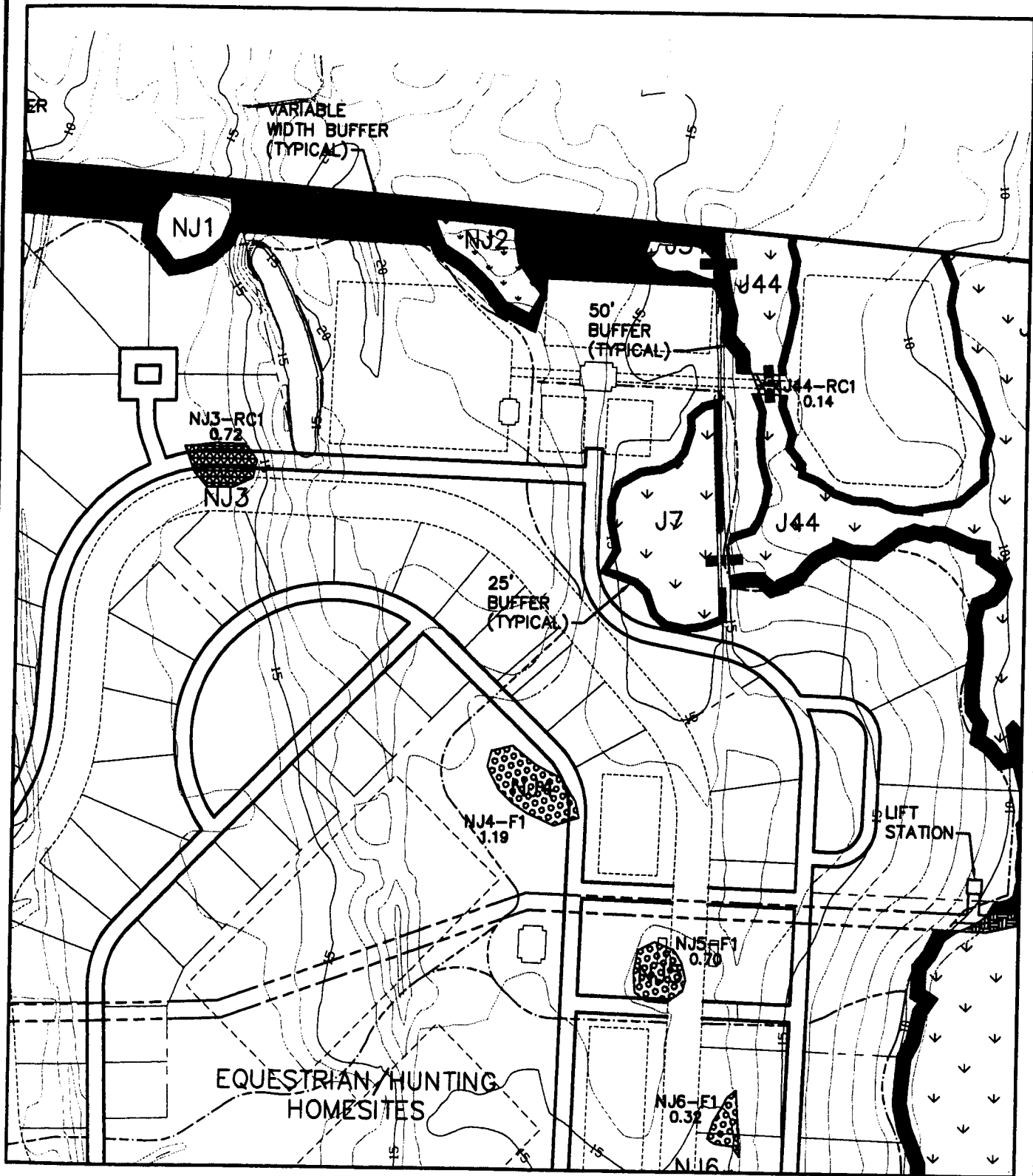


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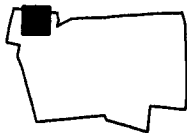
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AREA 2 OF 31 AREAS

SCALE: 1" = 500'



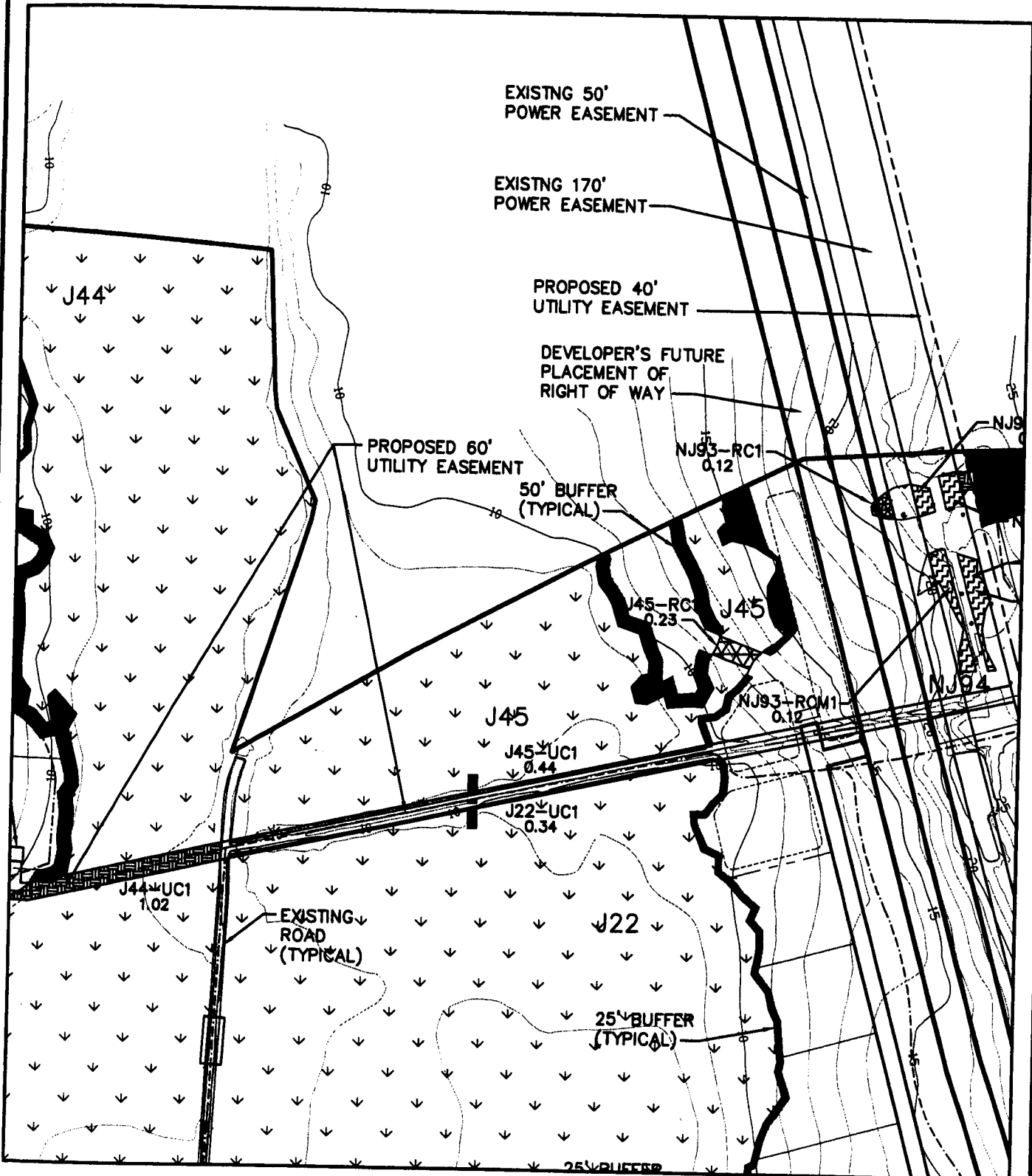
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AREA 3 OF 31 AREAS

SCALE: 1" = 500'

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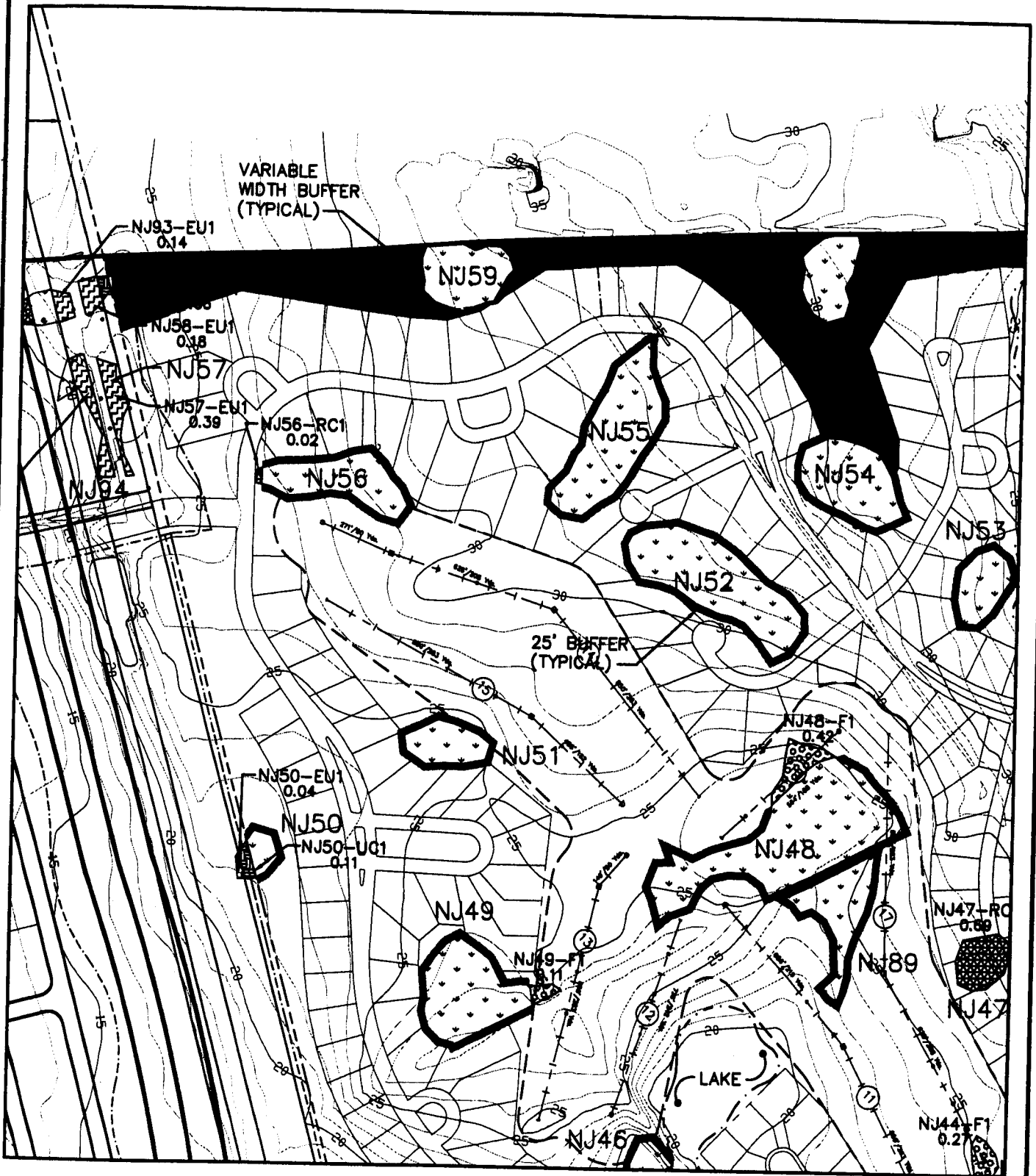


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AREA 4 OF 31 AREAS

SCALE: 1" = 500'



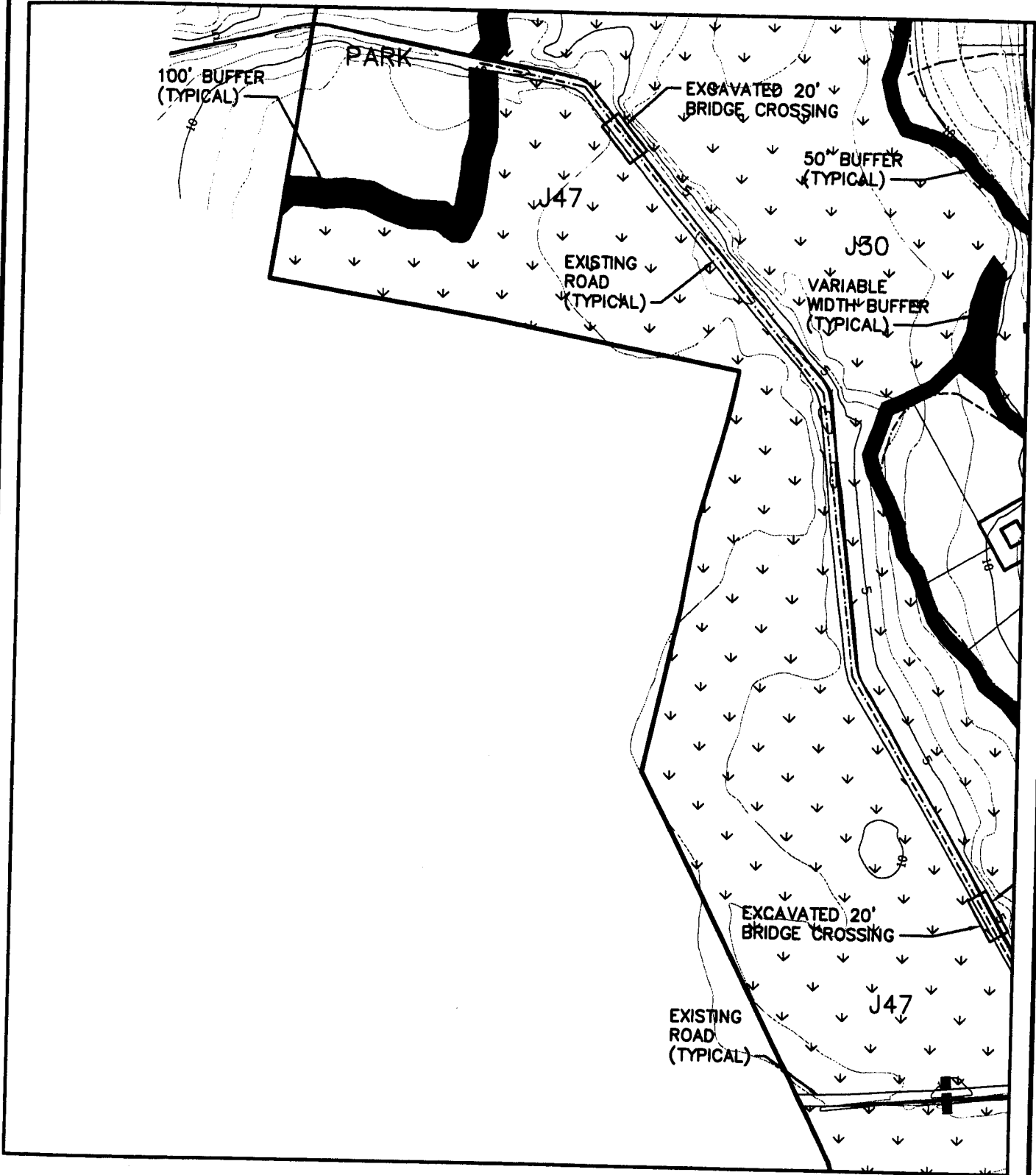
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AREA 5 OF 31 AREAS

SCALE: 1" = 500'

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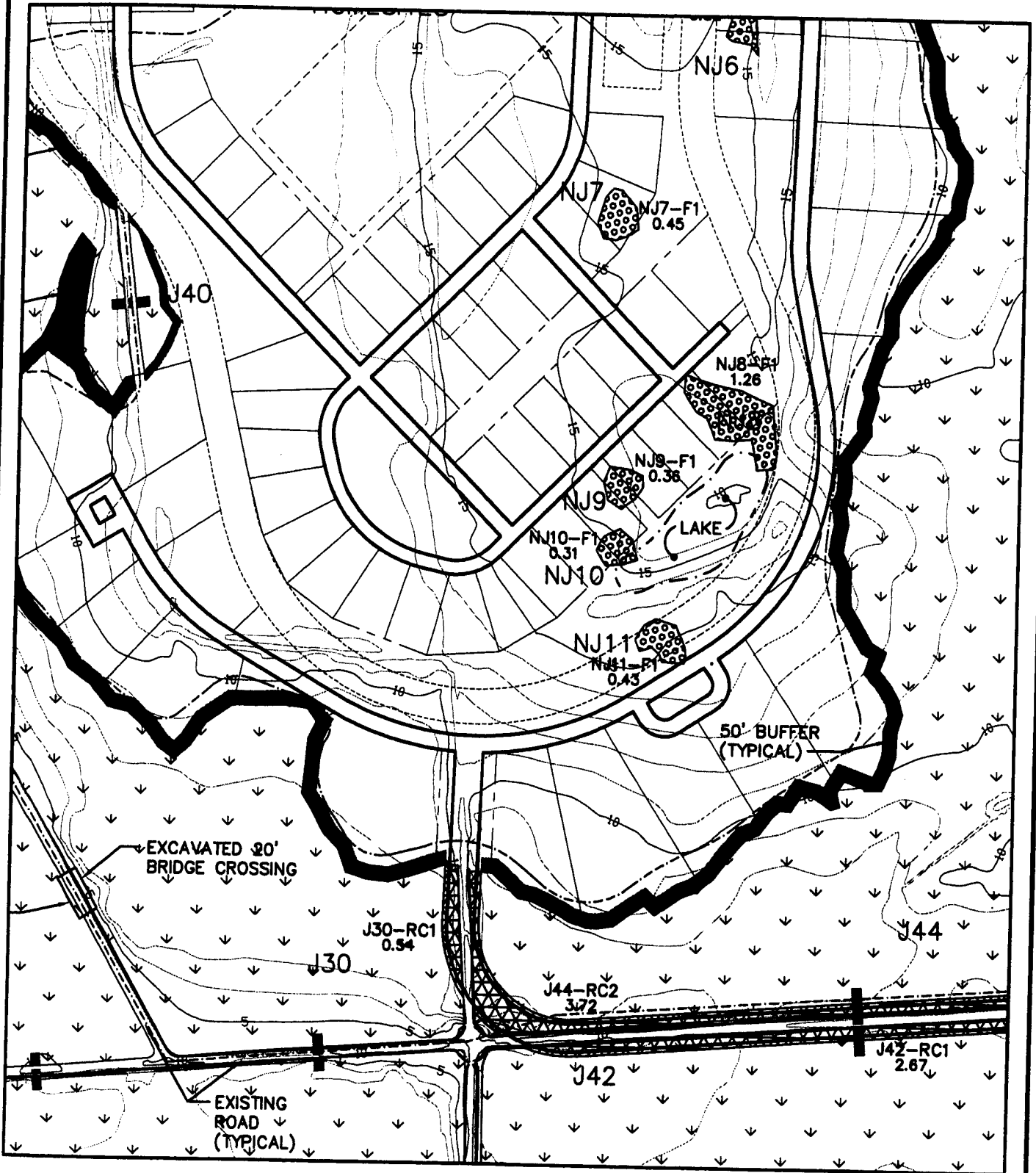


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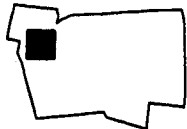
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AREA 6 OF 31 AREAS

SCALE: 1" = 500'



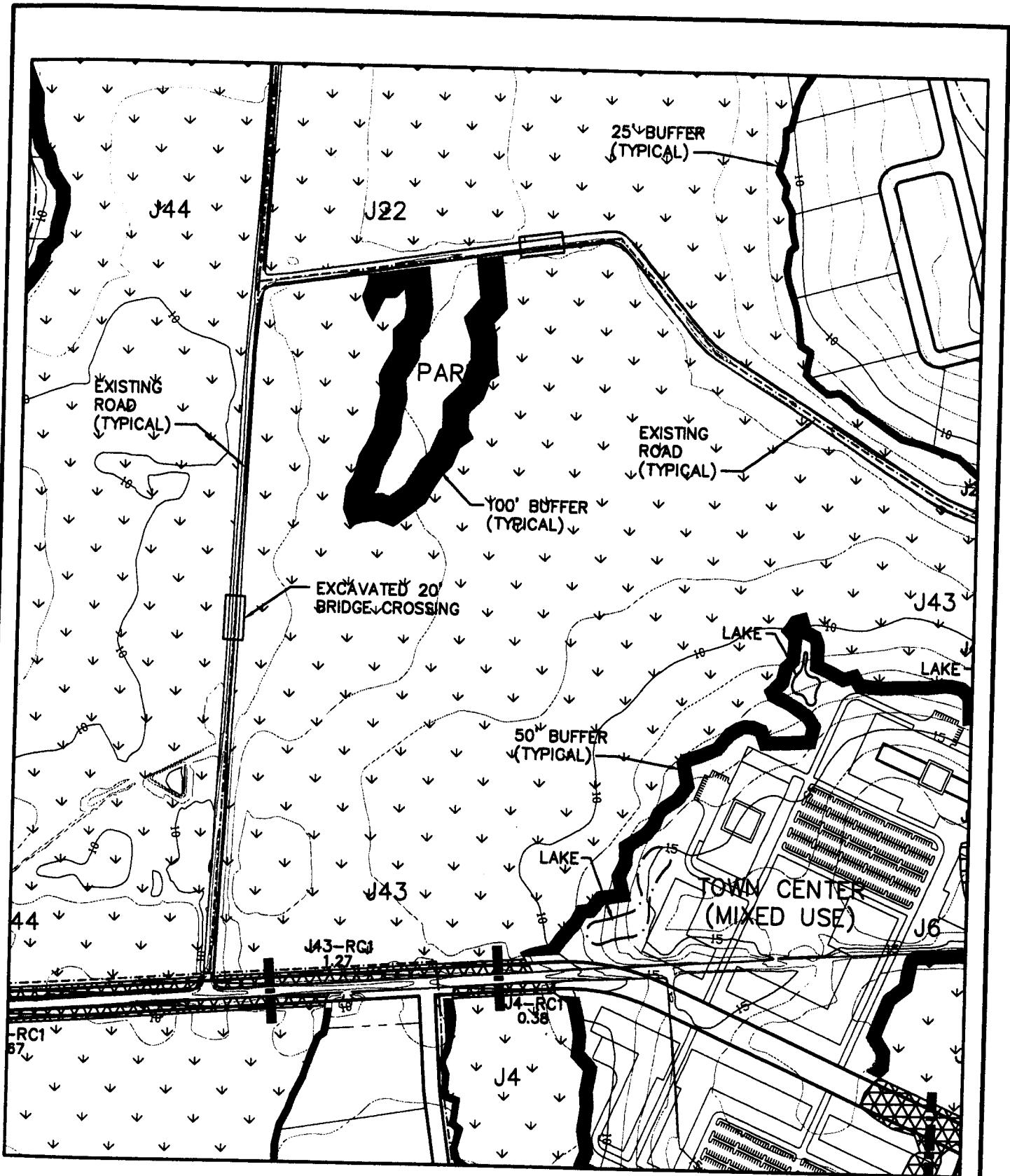
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AREA 7 OF 31 AREAS

SCALE: 1" = 500'



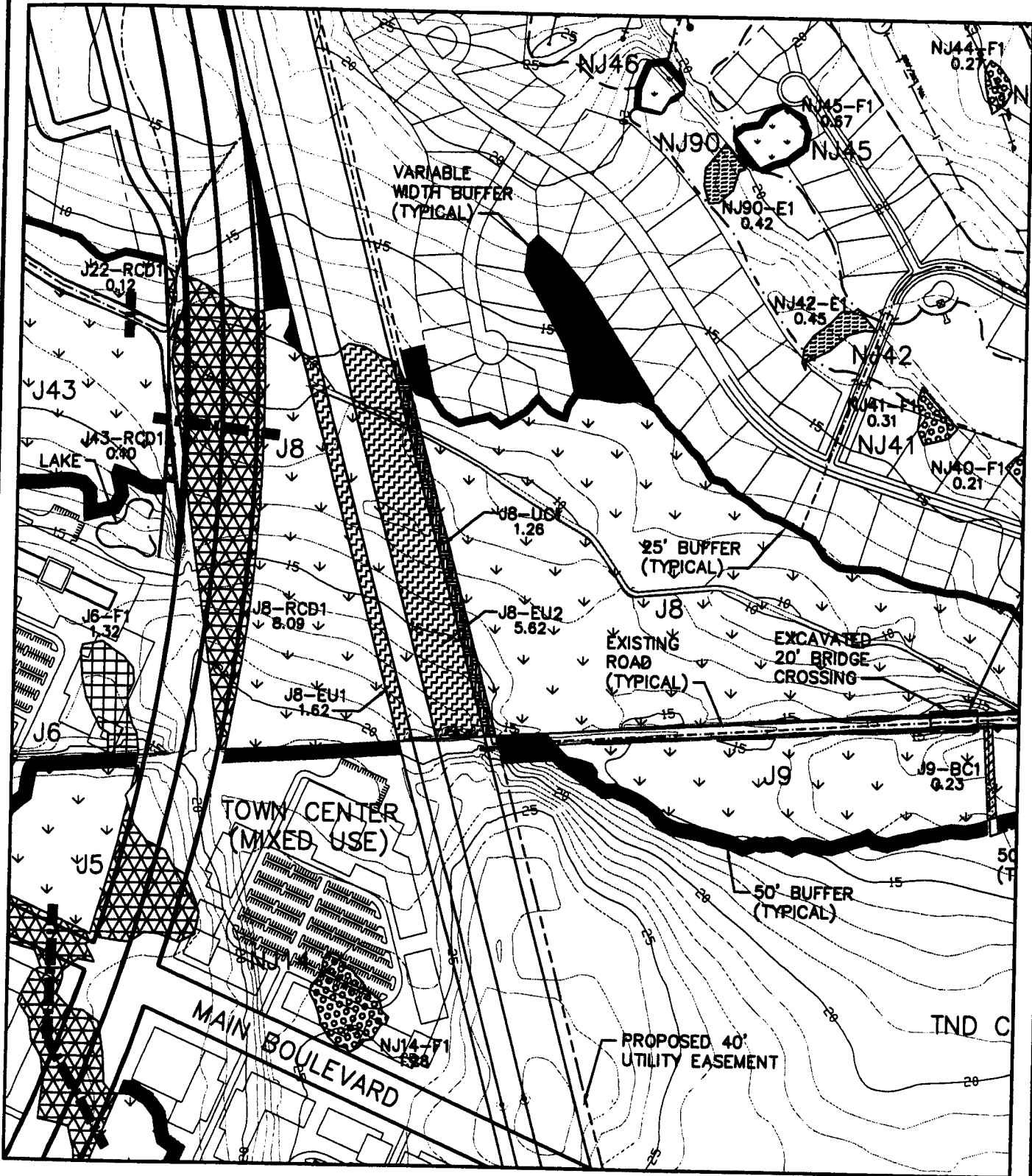
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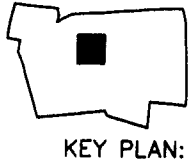
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AREA 8 OF 31 AREAS

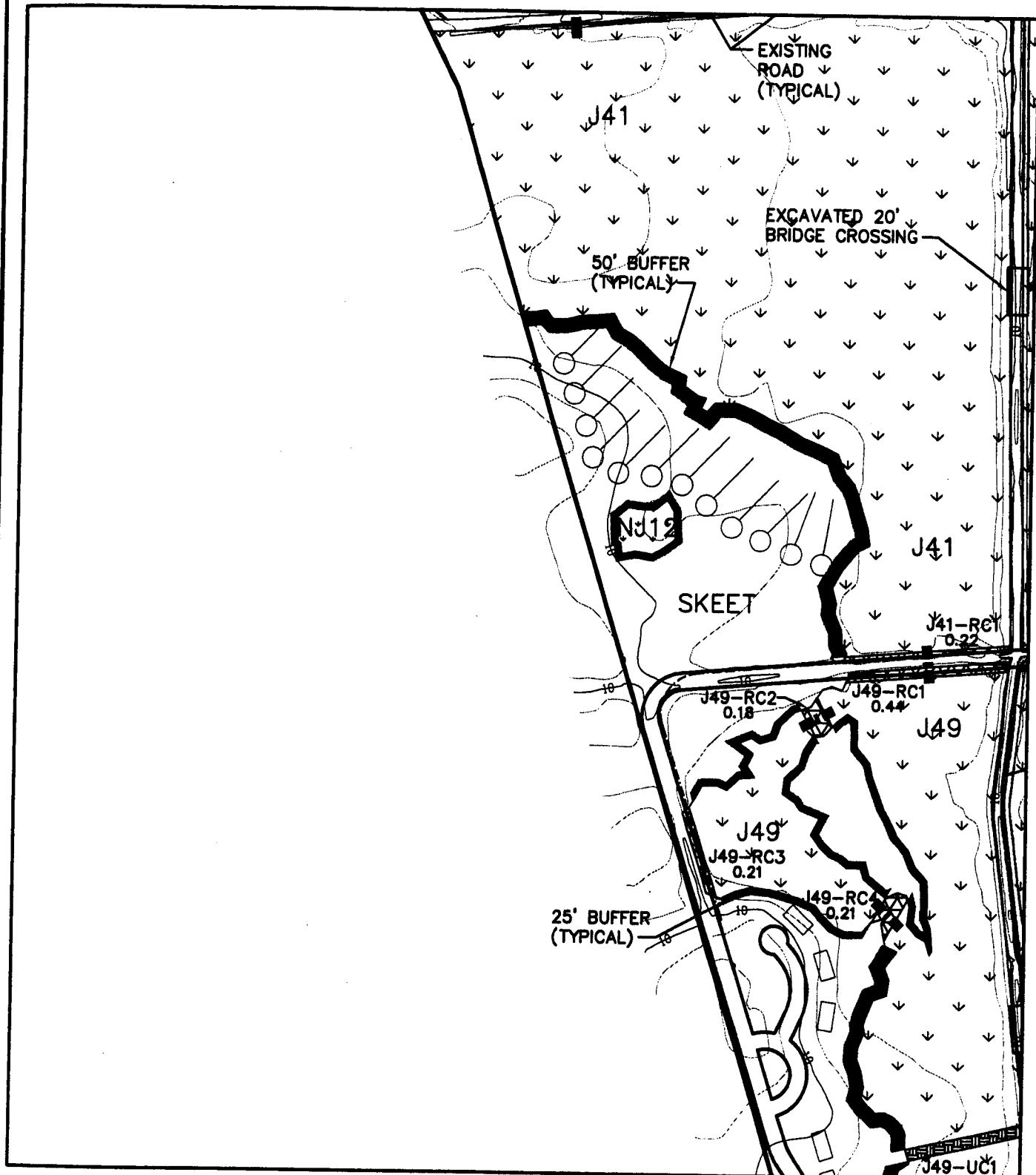
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AREA 9 OF 31 AREAS

SCALE: 1" = 500'

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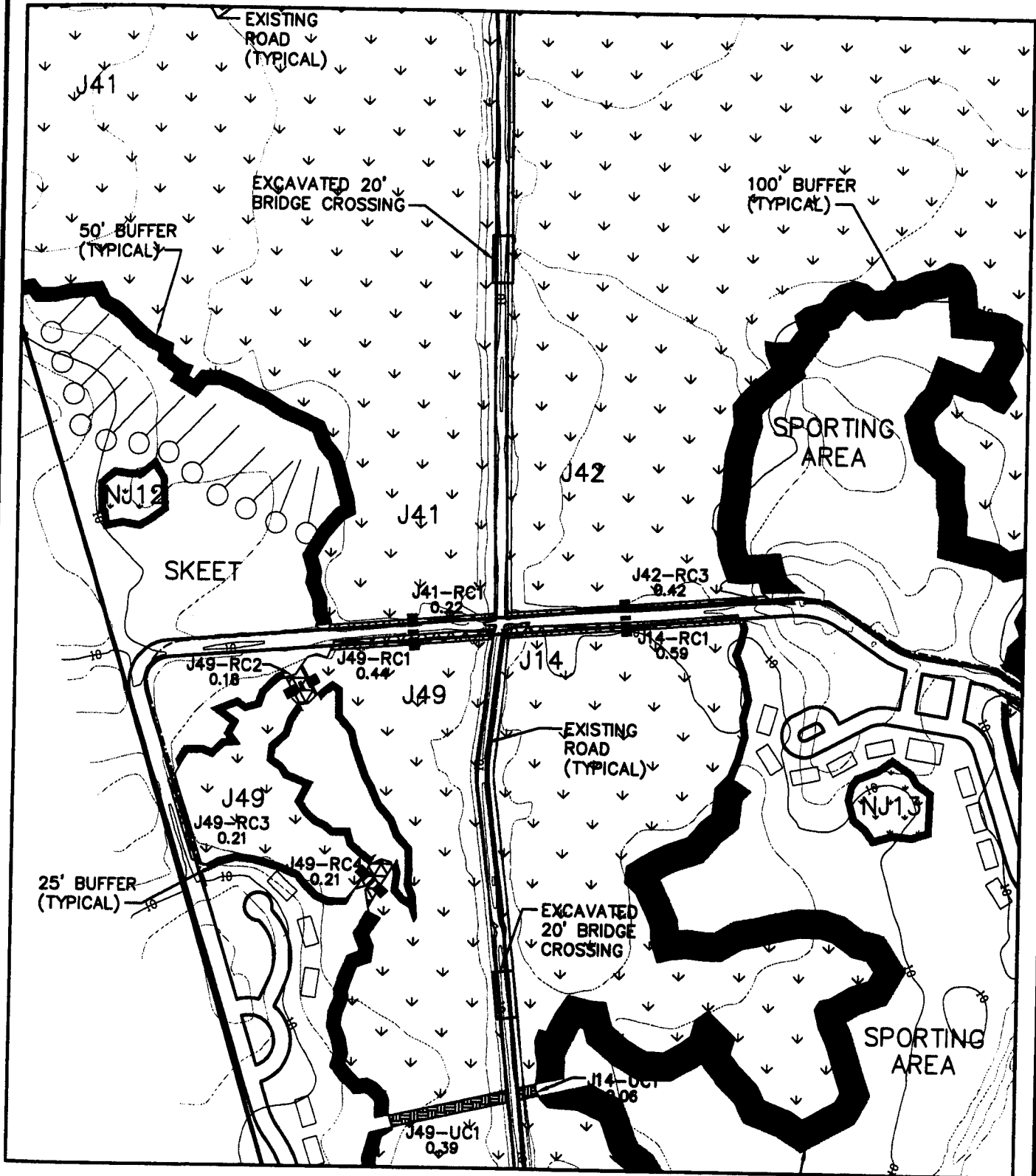


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AREA 10 OF 31 AREAS

SCALE: 1" = 500'



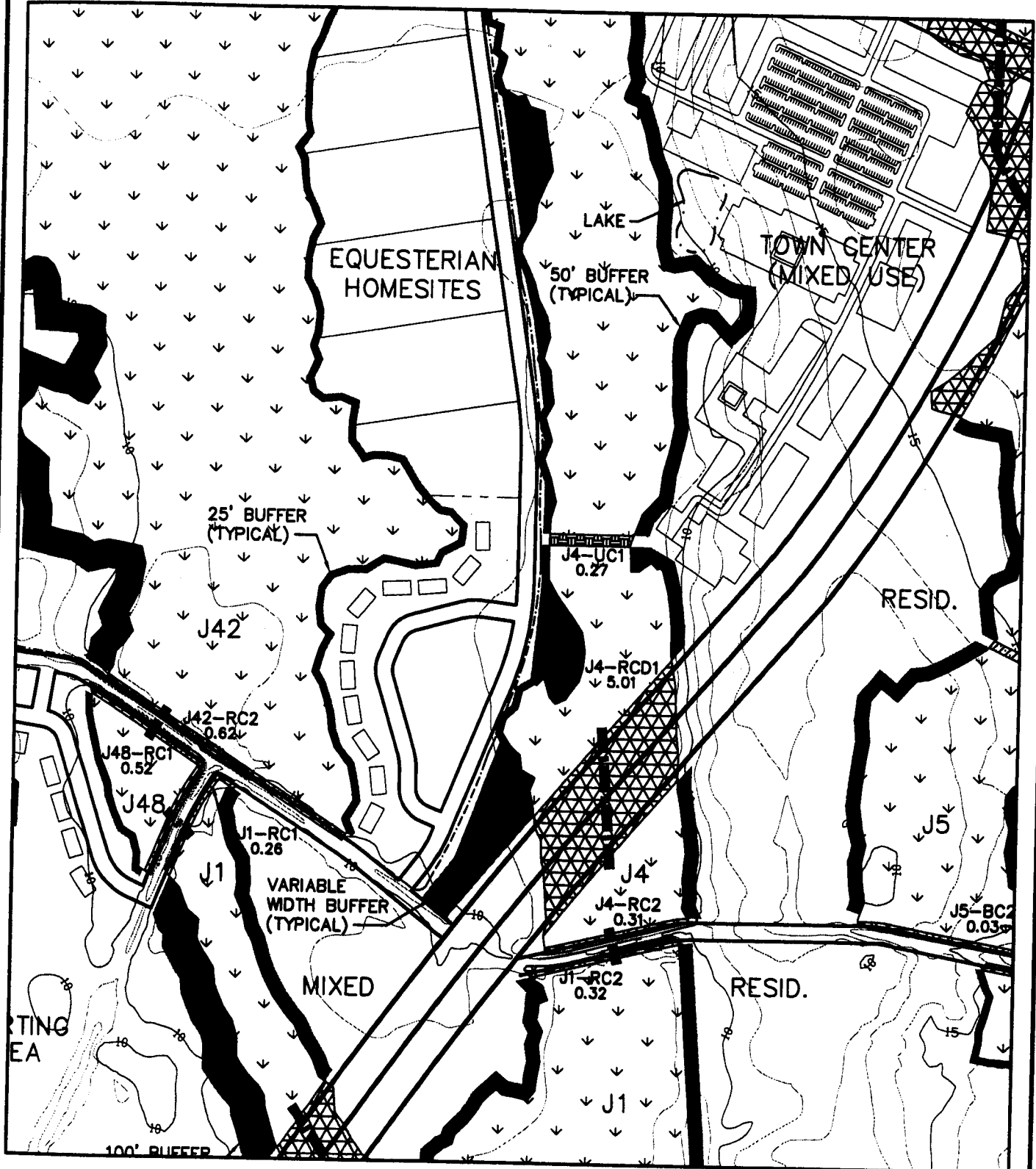
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AREA 11 OF 31 AREAS

SCALE: 1" = 500'



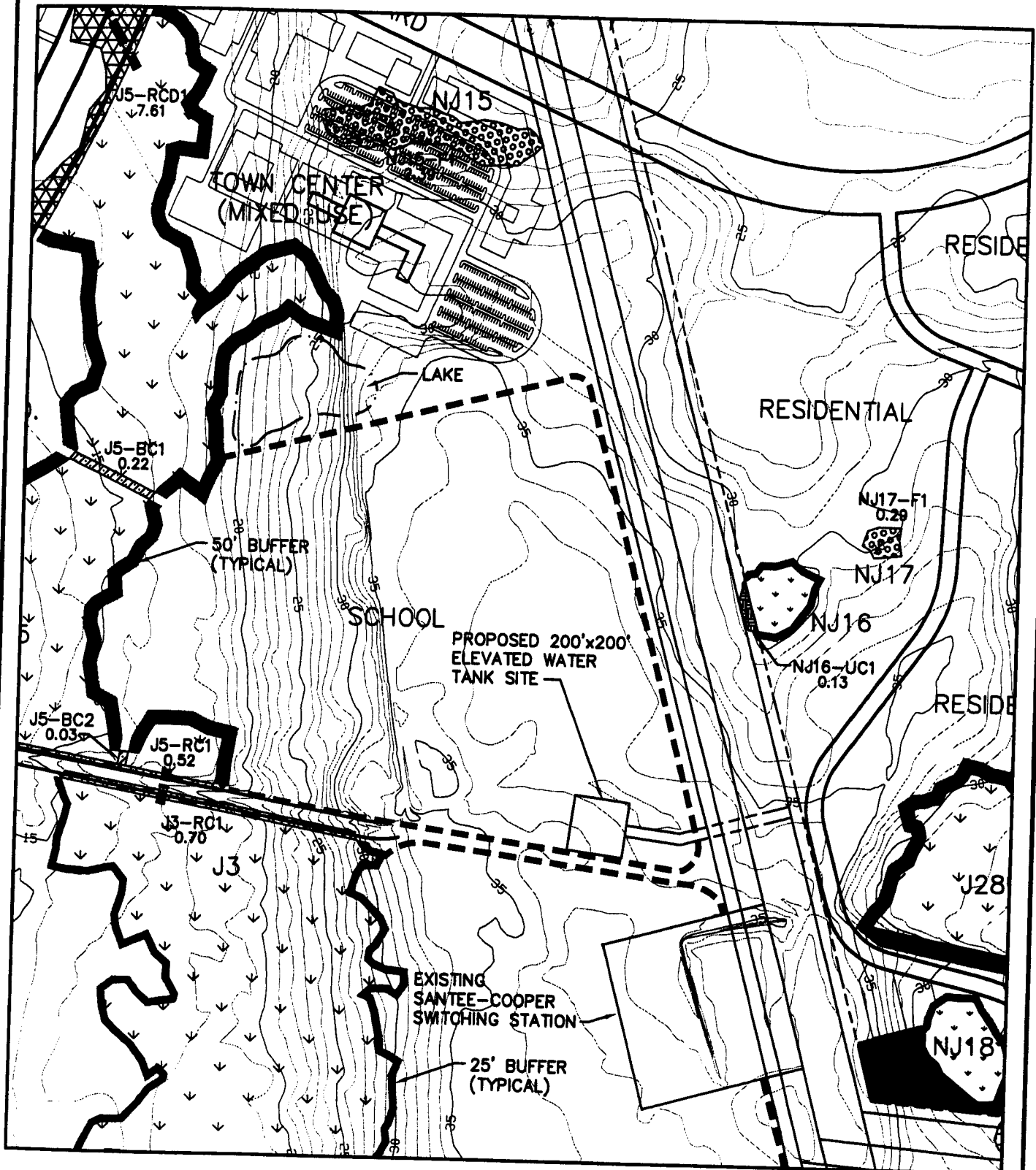
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AREA 12 OF 31 AREAS

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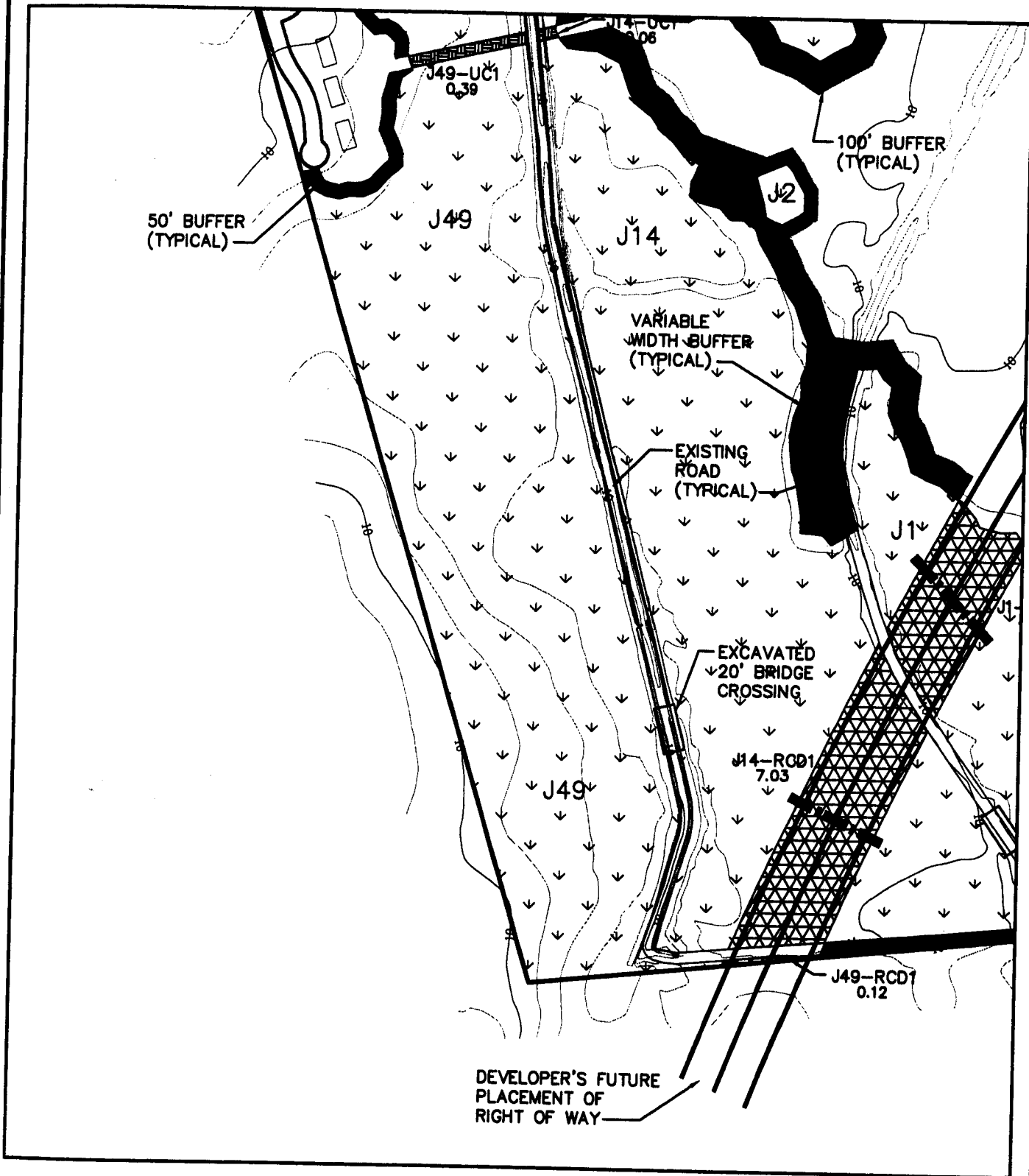


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AREA 13 OF 31 AREAS

SCALE: 1" = 50'

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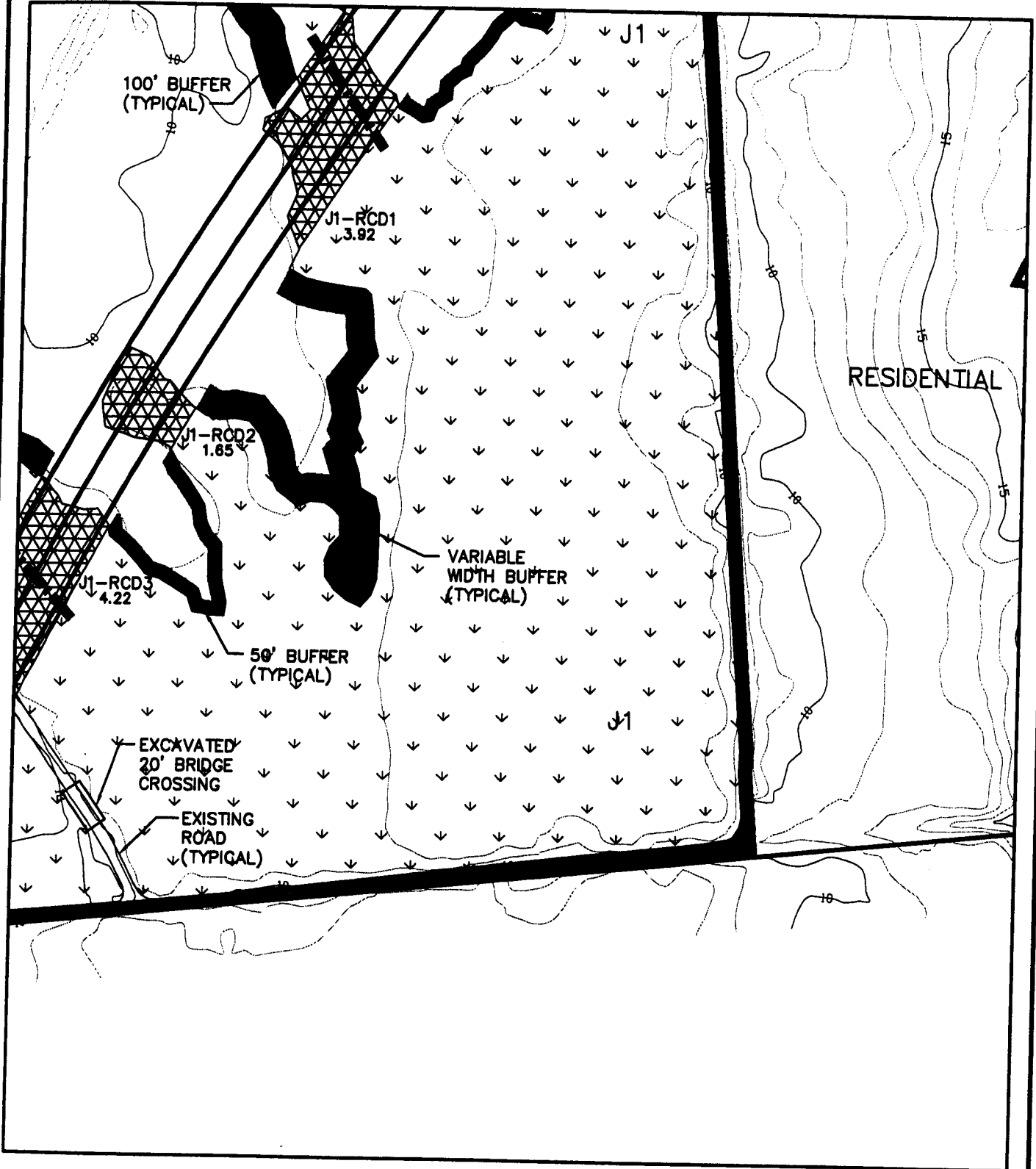


KEY PLAN:



DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT: SC PROPERTY HOLDINGS, LLC 9916 E. HARRY, SUITE 104 WICHITA, KS 67207

REVISED 1-24-07



AREA 14 OF 31 AREAS

SCALE: 1" = 500'



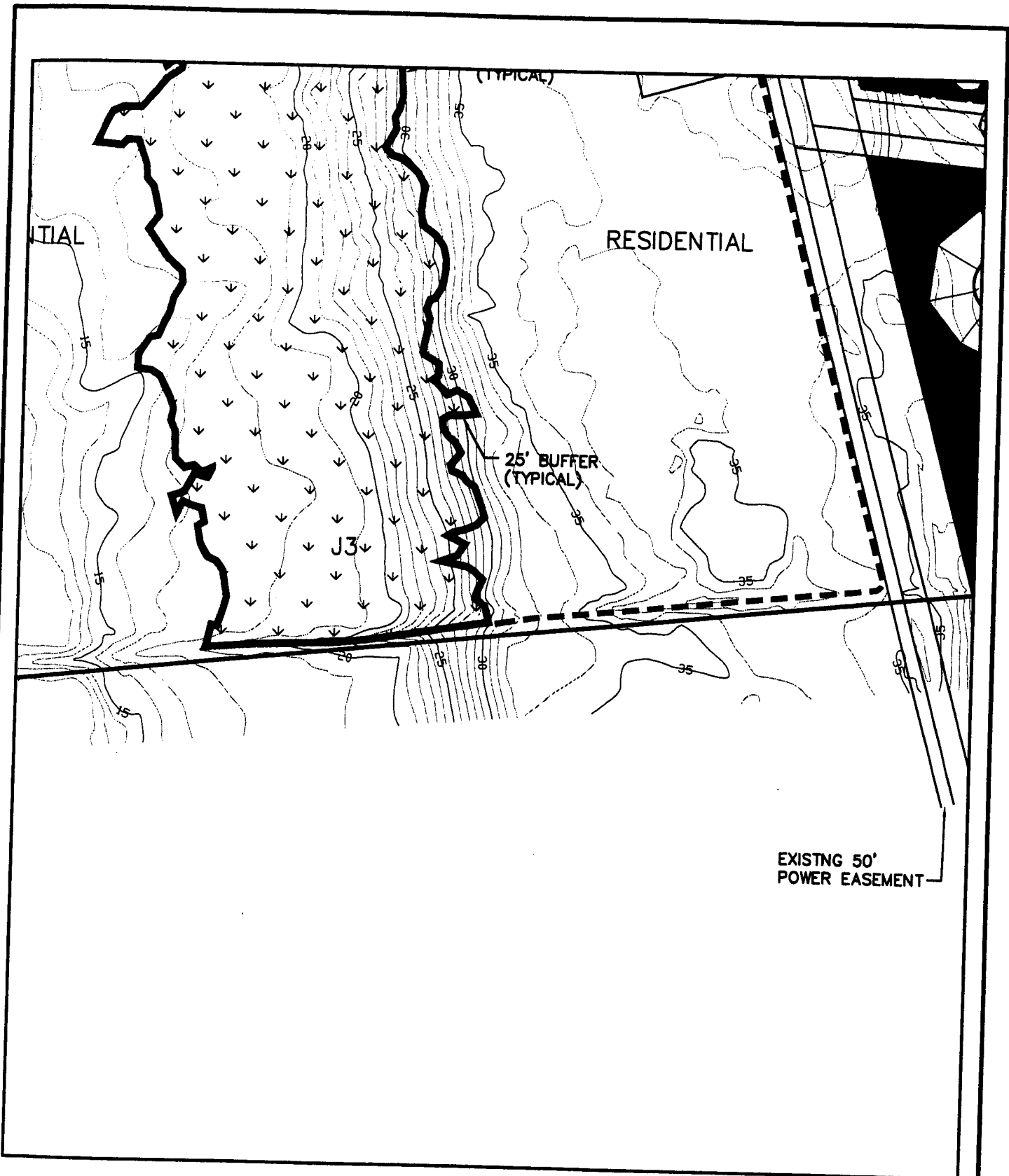
KEY PLAN:



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REVISED 1-24-07

DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT:
SC PROPERTY HOLDINGS, LLC 9916 E. HARRY, SUITE 104 WCHITA, KS 67207



AREA 15 OF 31 AREAS

SCALE: 1" = 500'

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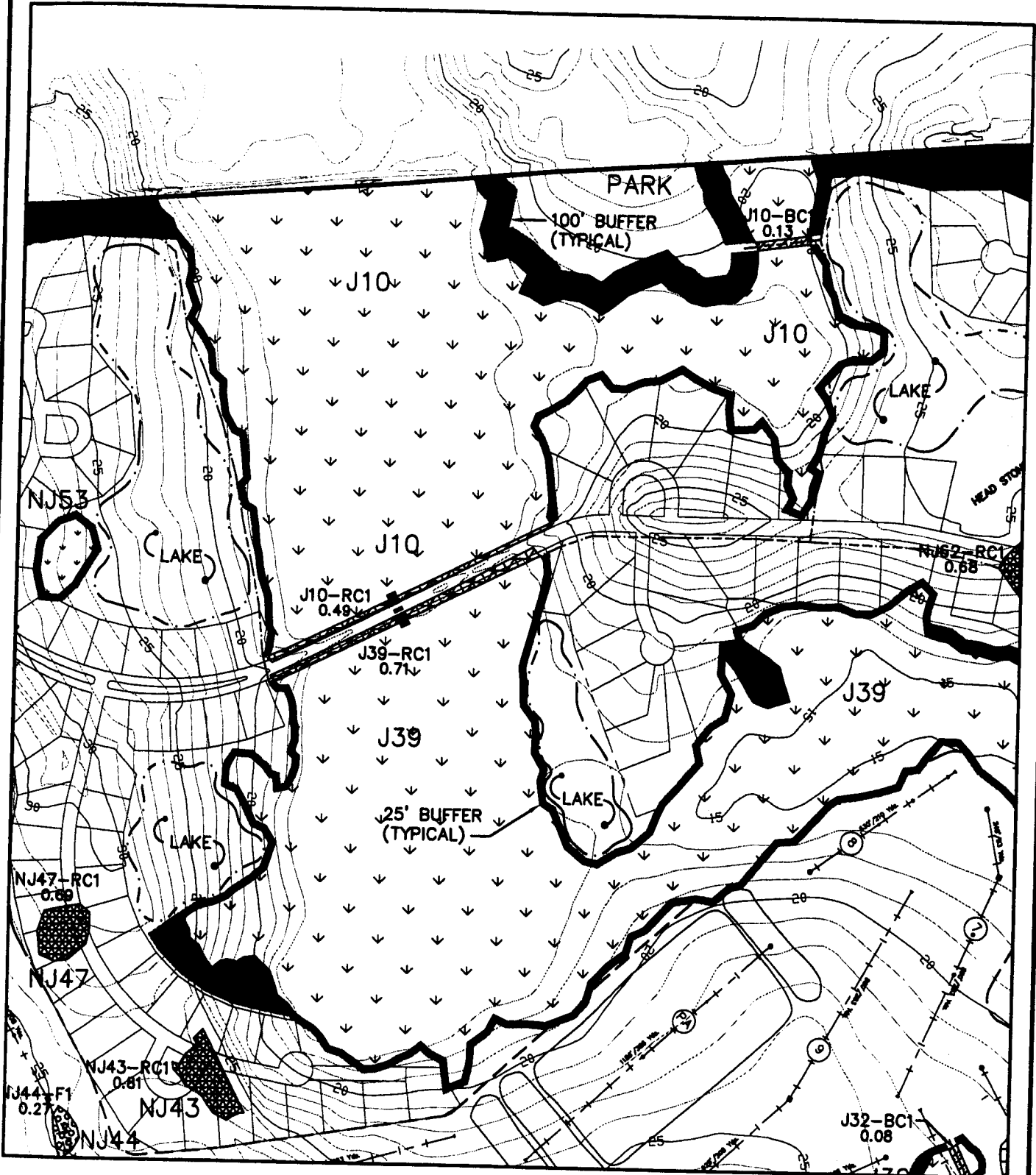


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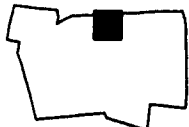
DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT: SC PROPERTY HOLDINGS, LLC 9916 E. HARRY, SUITE 104 WICHITA, KS 67207

REVISED 1-24-07



AREA 16 OF 31 AREAS

SCALE: 1" = 500'



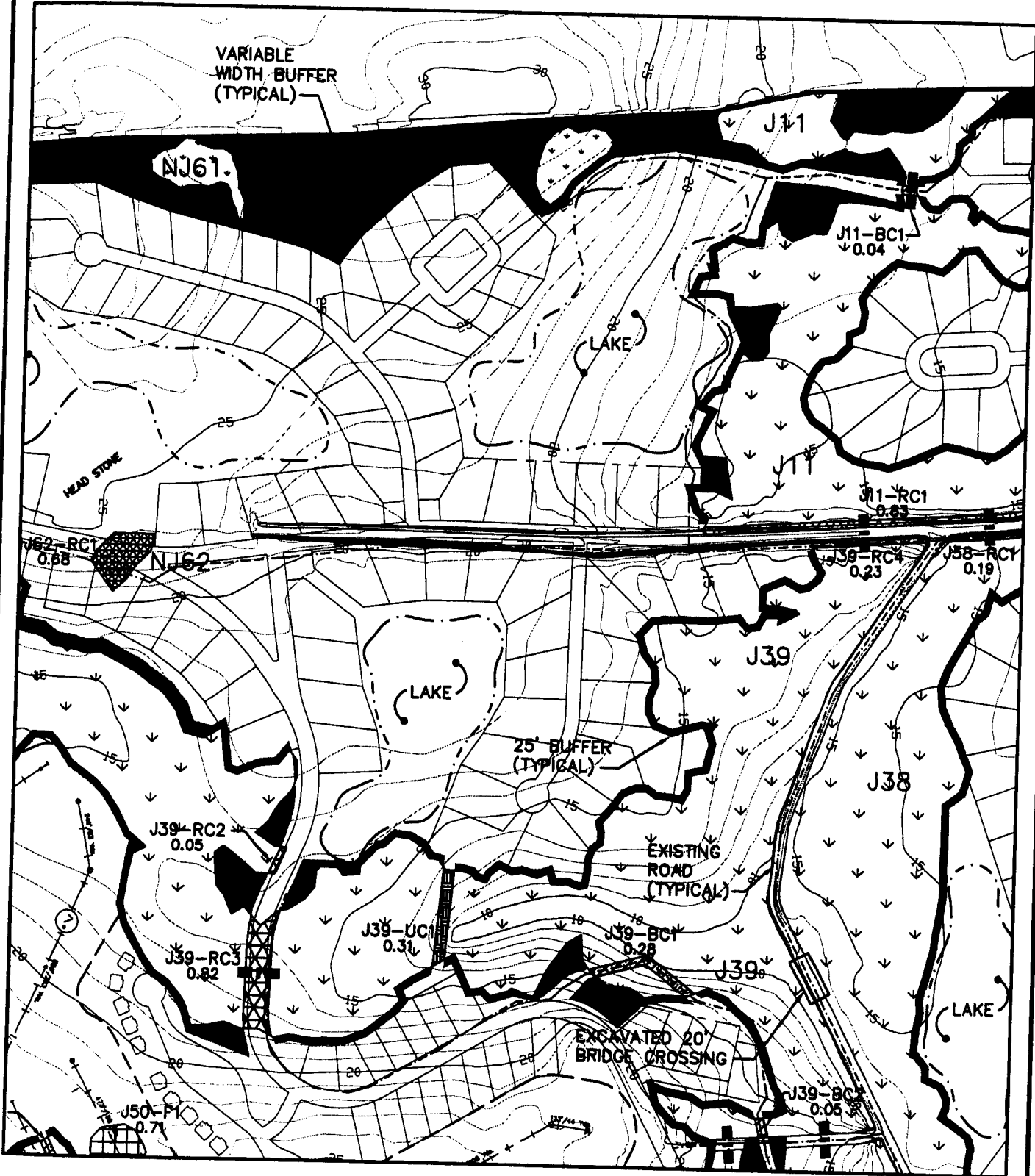
KEY PLAN:



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REVISED 1-24-07

DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT: SC PROPERTY HOLDINGS, LLC 9916 E. HARRY, SUITE 104 WICHITA, KS 67207



AREA 17 OF 31 AREAS

SCALE: 1" = 500'

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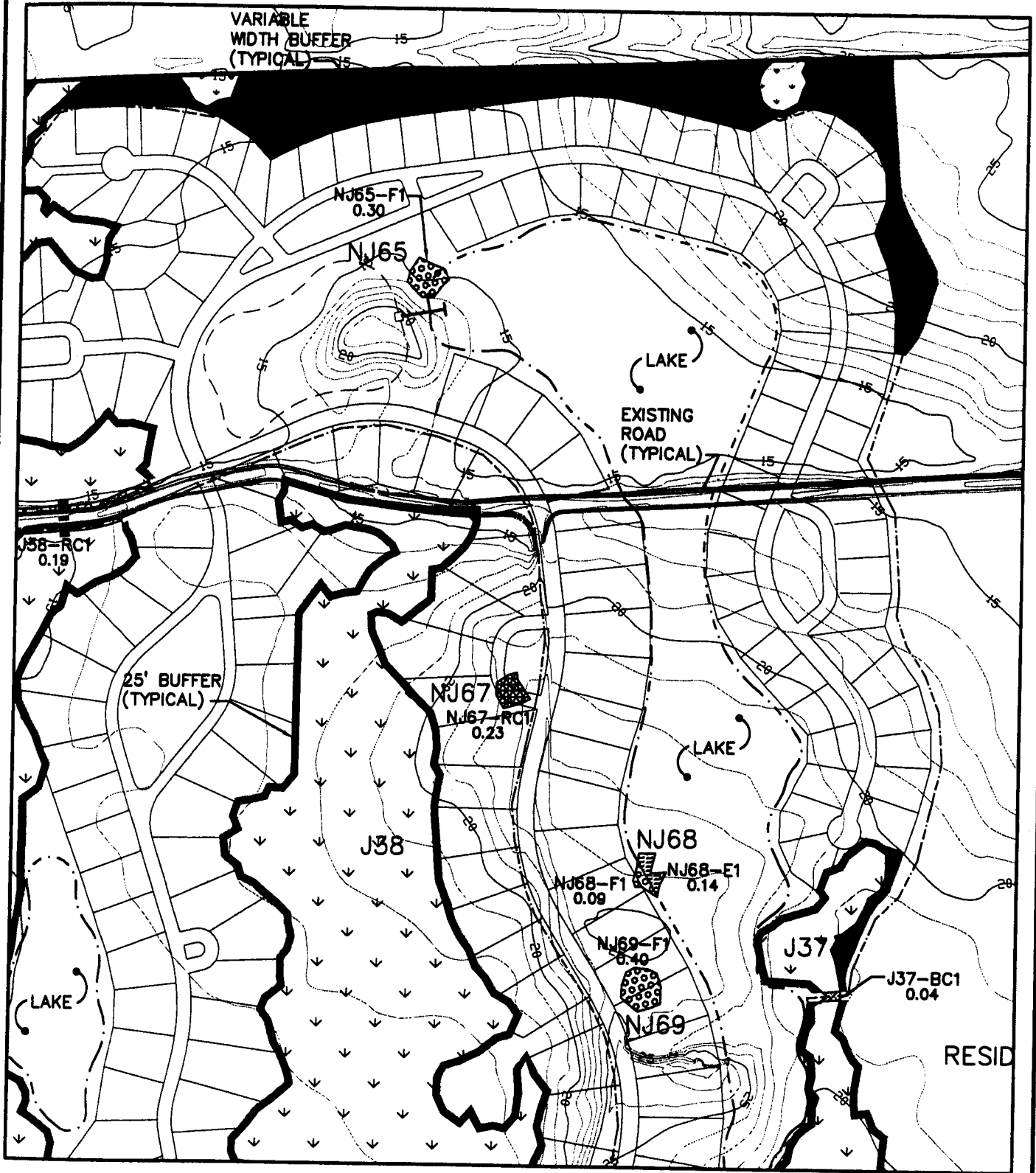


KEY PLAN:



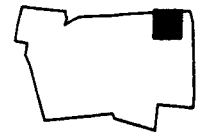
DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT:
SC PROPERTY HOLDINGS, LLC
9916 E. HARRY, SUITE 104
WICHITA, KS 67207

REVISED 1-24-07



AREA 18 OF 31 AREAS

SCALE: 1" = 500'



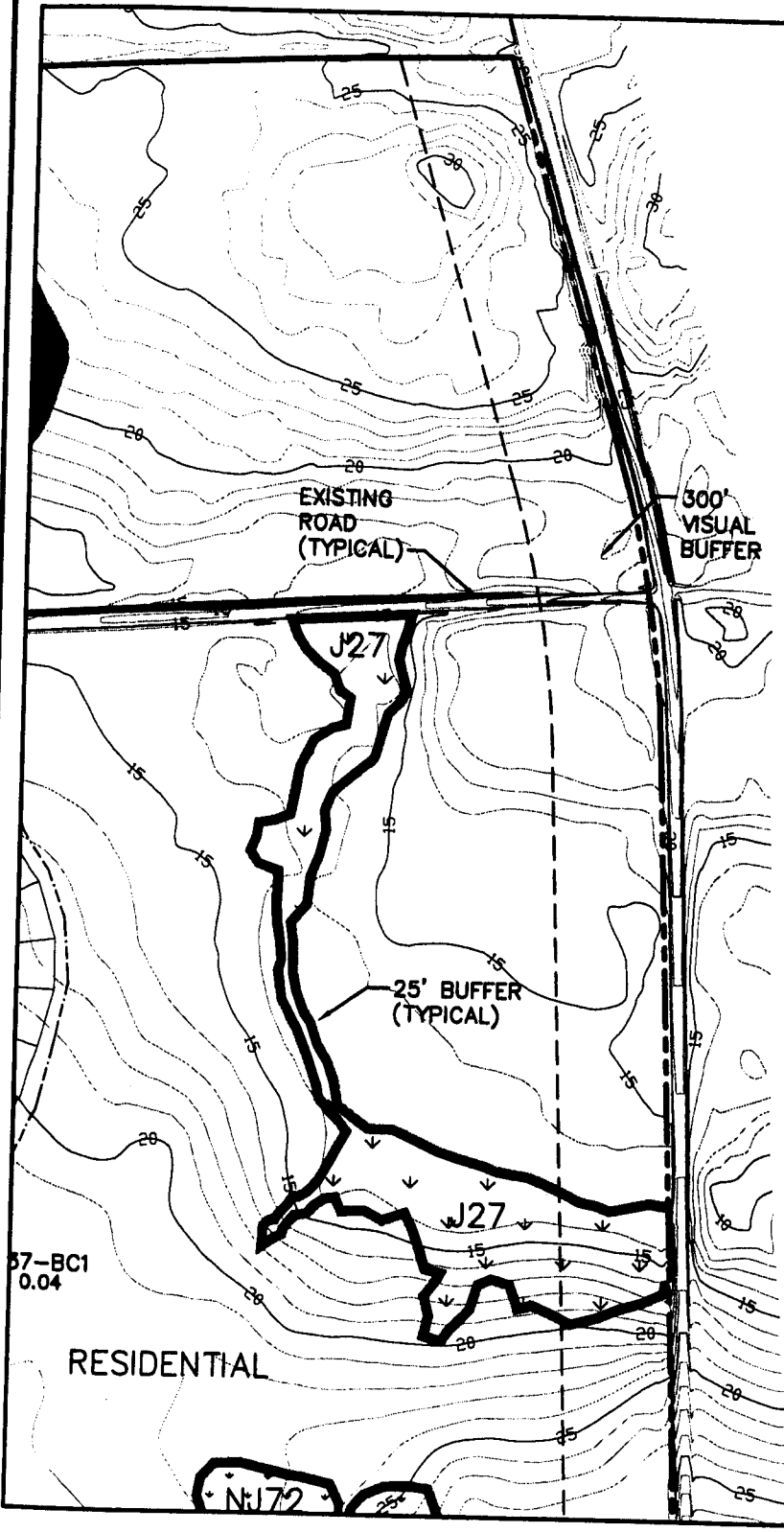
KEY PLAN:



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REVISED 1-24-07

DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT: SC PROPERTY HOLDINGS, LLC 9918 E. HARRY, SUITE 104 WICHITA, KS 67207



AREA 19 OF 31 AREAS

SCALE: 1" = 500'

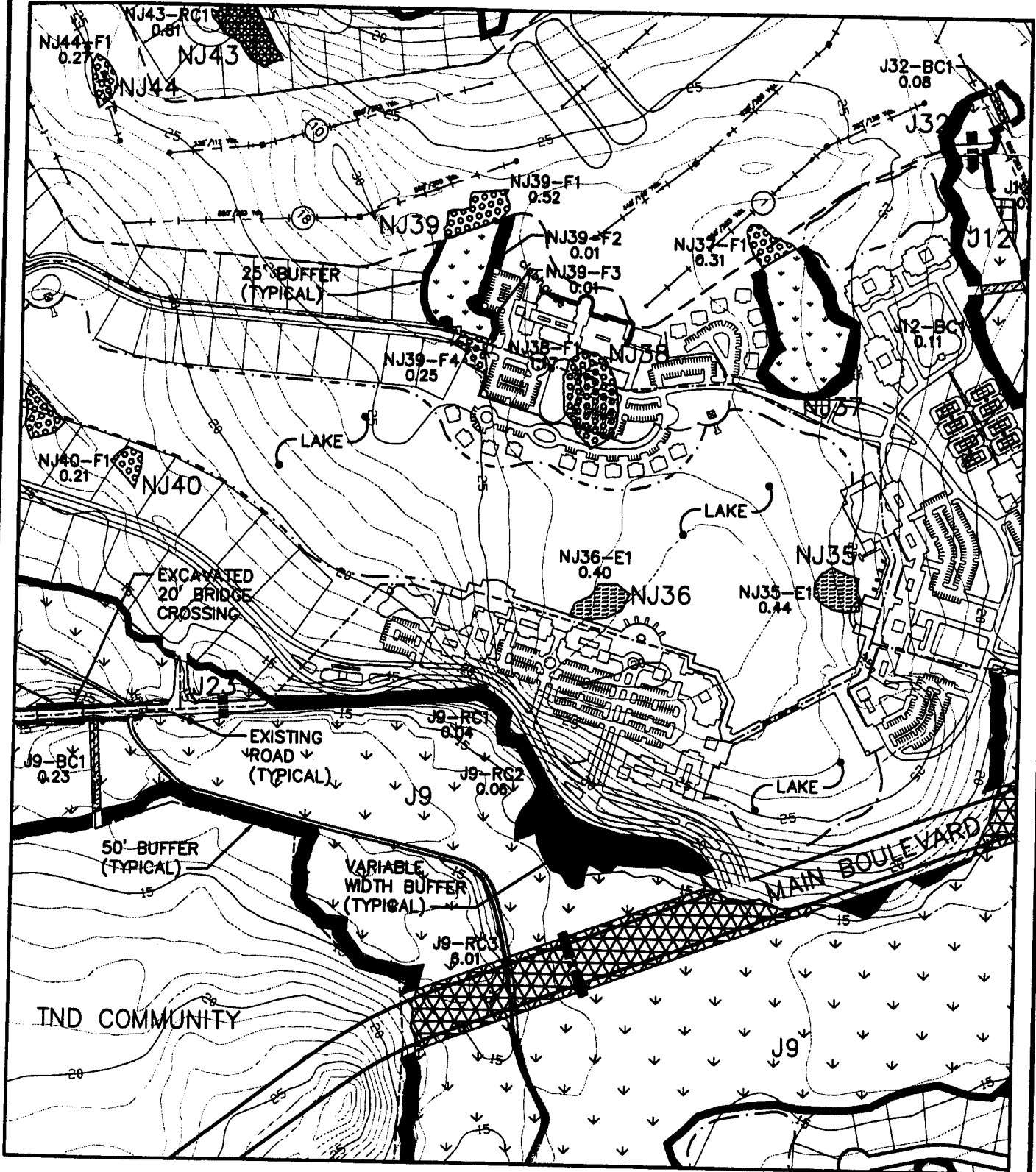
SAC#2006-3620-21R
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KEY PLAN:

DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT:
SC PROPERTY HOLDINGS, LLC 9916 E. HARRY, SUITE 104 WICHITA, KS 67207

REMSED 1-24-07



AREA 20 OF 31 AREAS

SCALE: 1" = 500'

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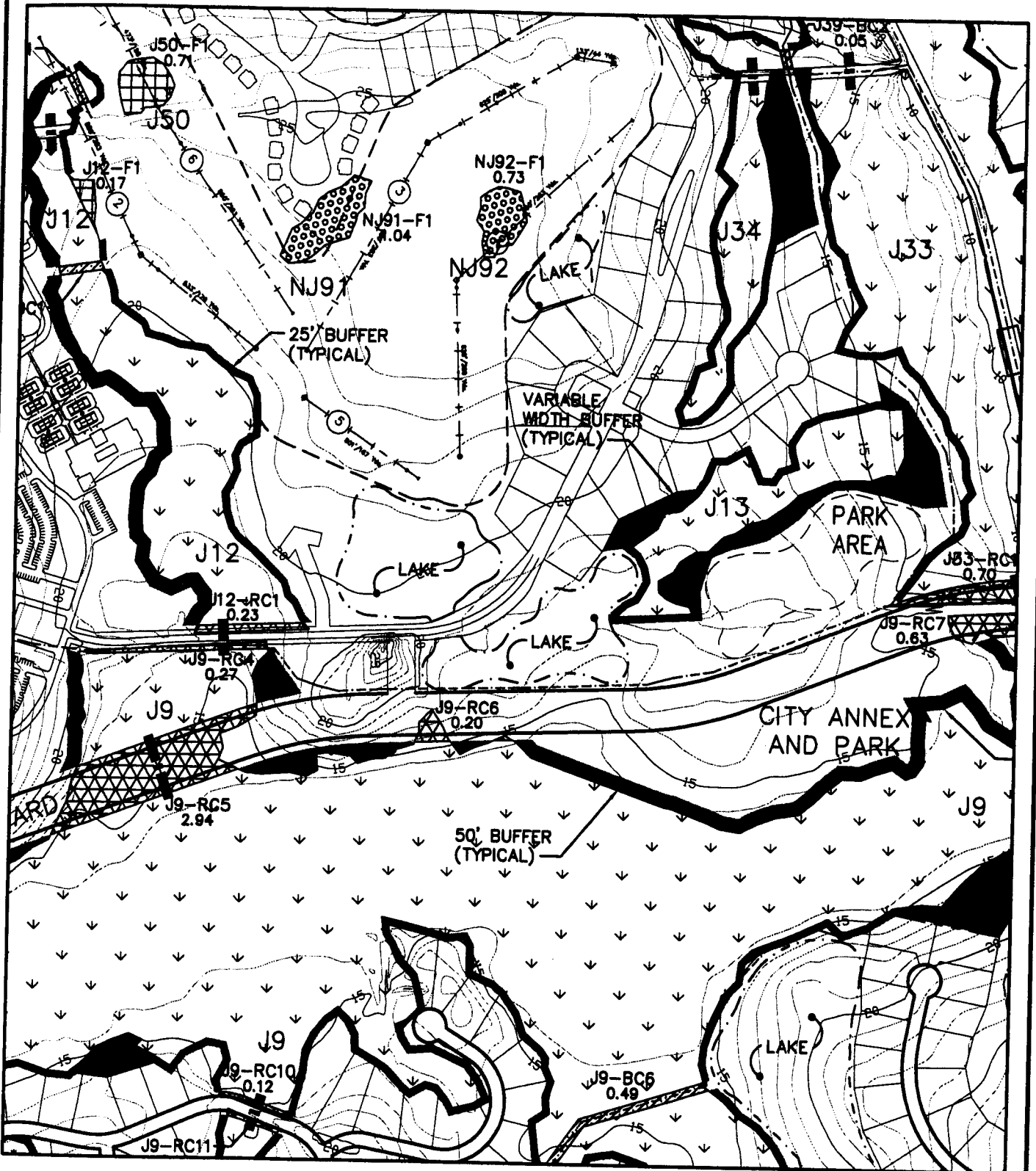


KEY PLAN:



DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT:
SC PROPERTY HOLDINGS, LLC
9916 E. HARRY, SUITE 104
WICHITA, KS 67207

REVISED 1-24-07



AREA 21 OF 31 AREAS

SCALE: 1" = 500'

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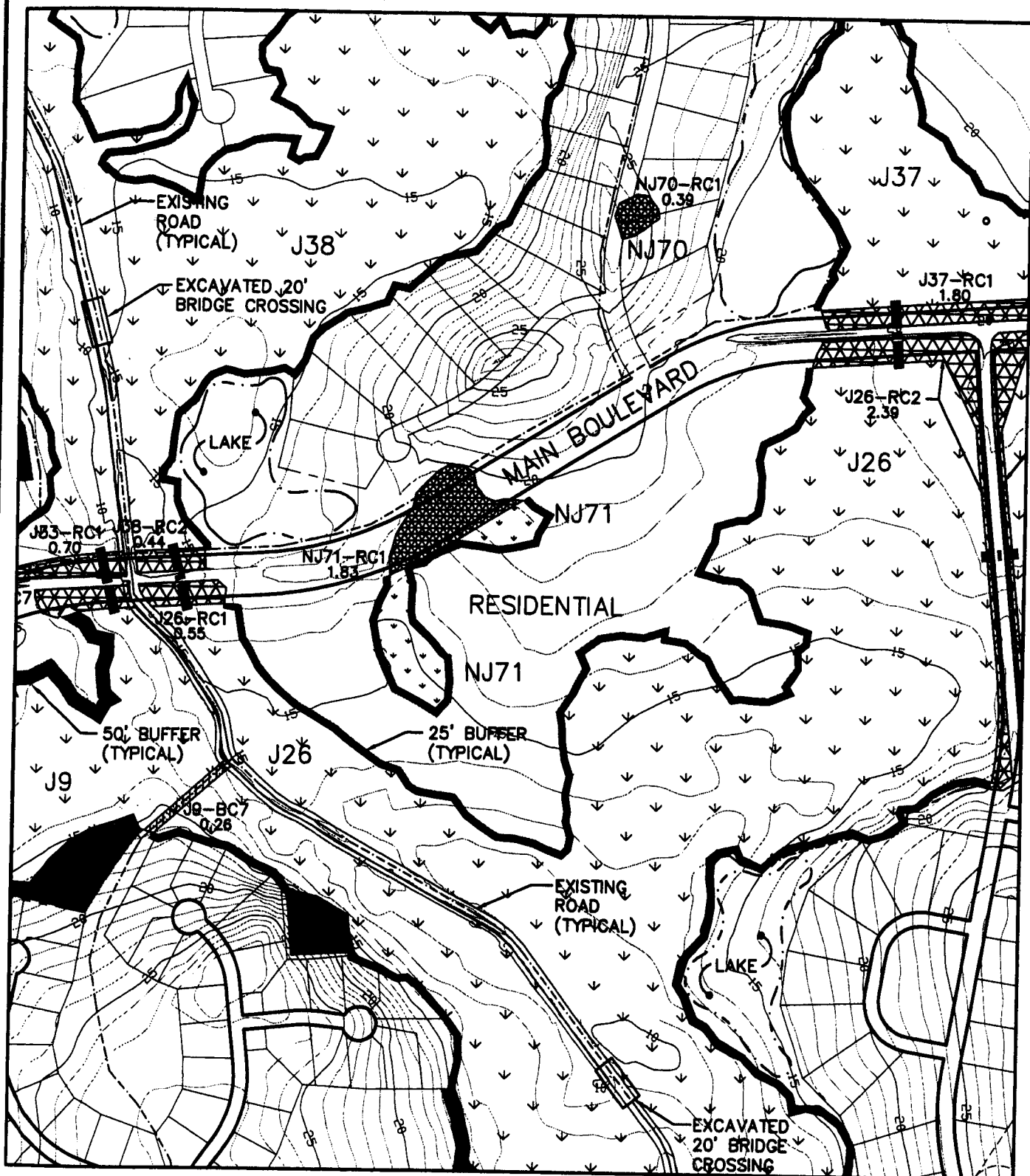


KEY PLAN:



REVISED 1-24-07

DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT: SC PROPERTY HOLDINGS, LLC 9916 E. HARRY, SUITE 104 WICHITA, KS 67207



AREA 22 OF 31 AREAS

SCALE: 1" = 500'



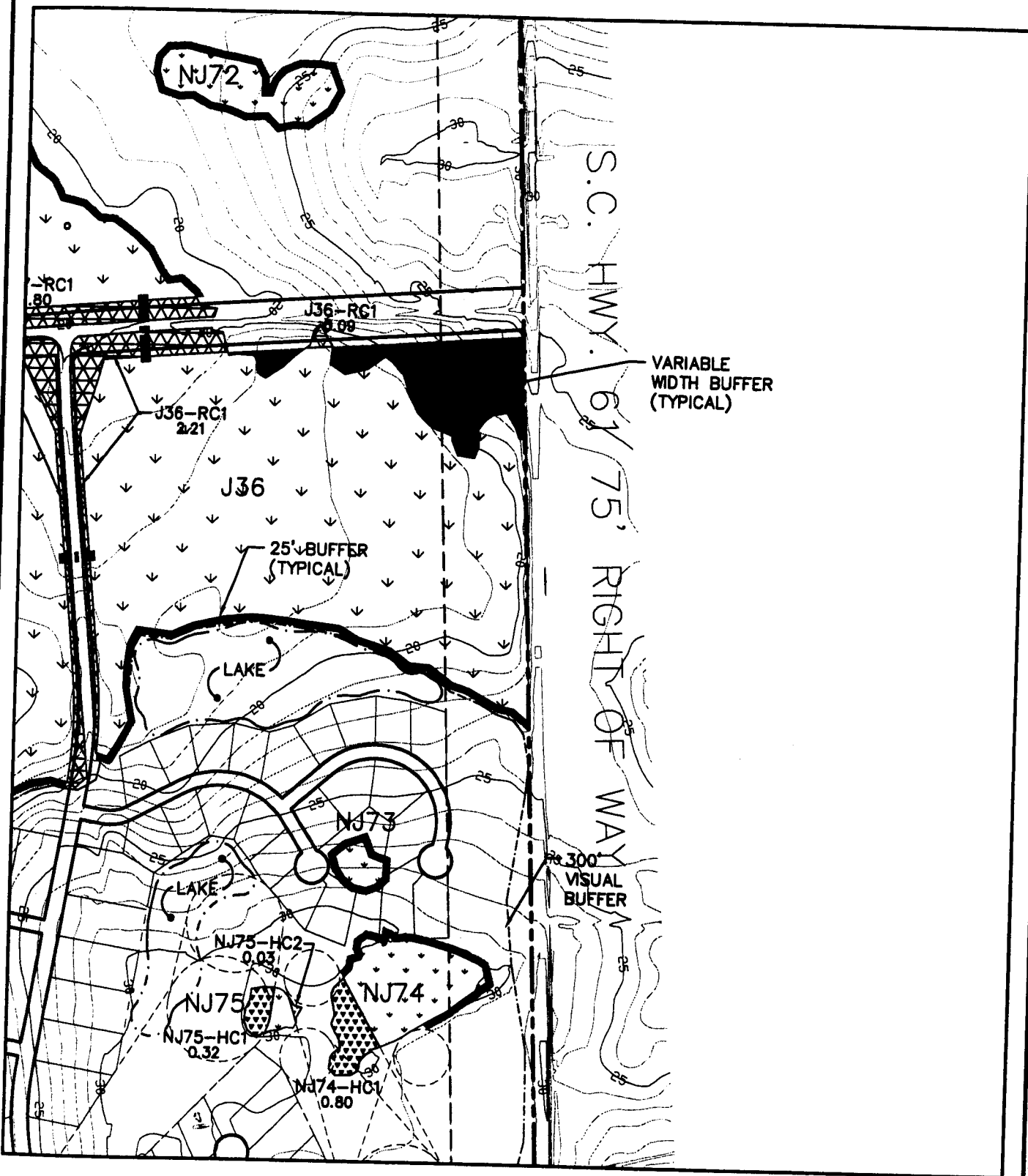
KEY PLAN:



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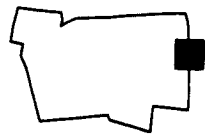
REVISED 1-24-07

DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT: SC PROPERTY HOLDINGS, LLC 9916 E. HARRY, SUITE 104 WICHITA, KS 67207



AREA 23 OF 31 AREAS

SCALE: 1" = 500'



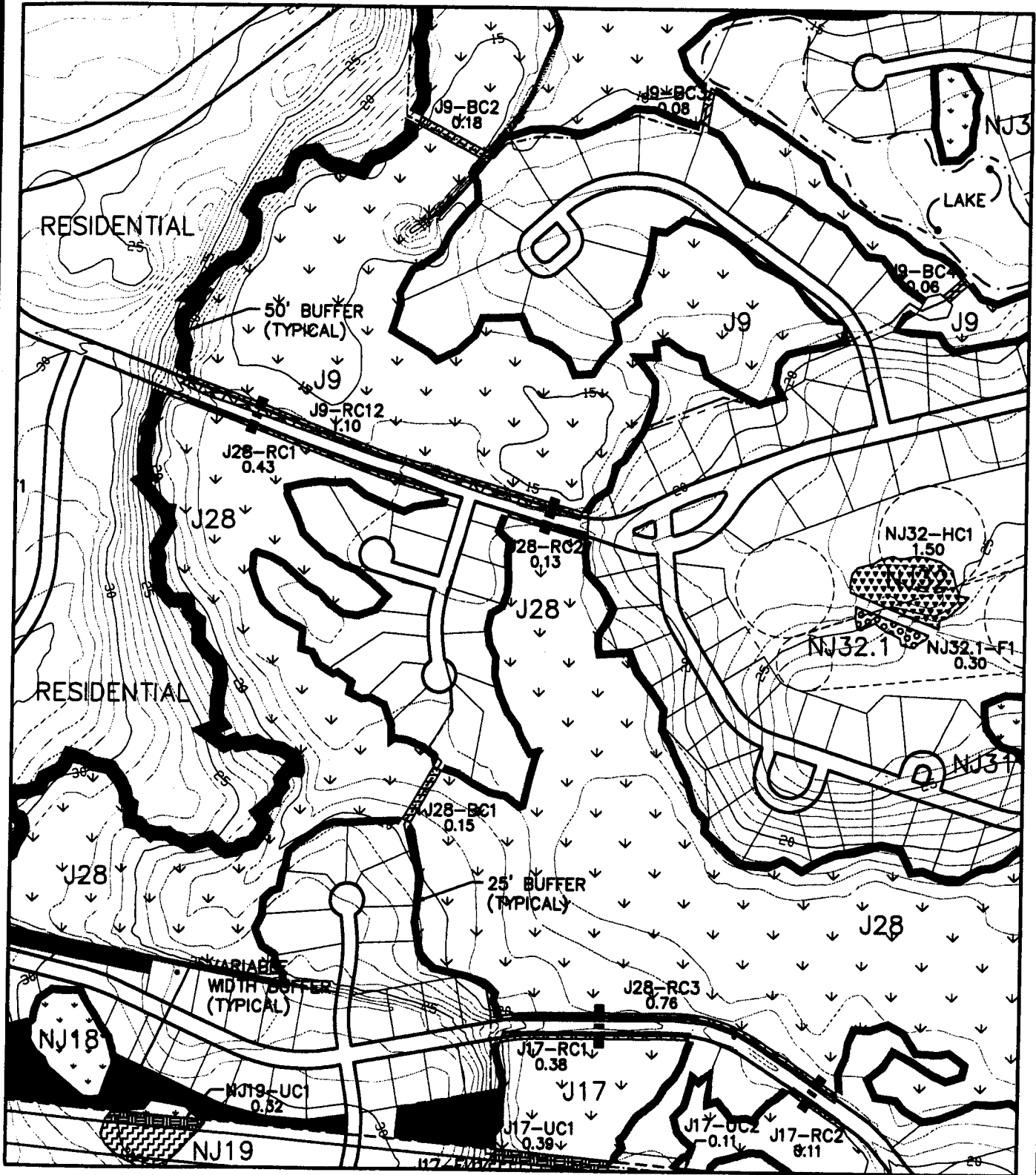
KEY PLAN:



SAC#2006-3620-21R
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REVISED 1-24-07

DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT: SC PROPERTY HOLDINGS, LLC 9916 E. HARRY, SUITE 104 WCHITA, KS 67207



AREA 24 OF 31 AREAS

SCALE: 1" = 500'

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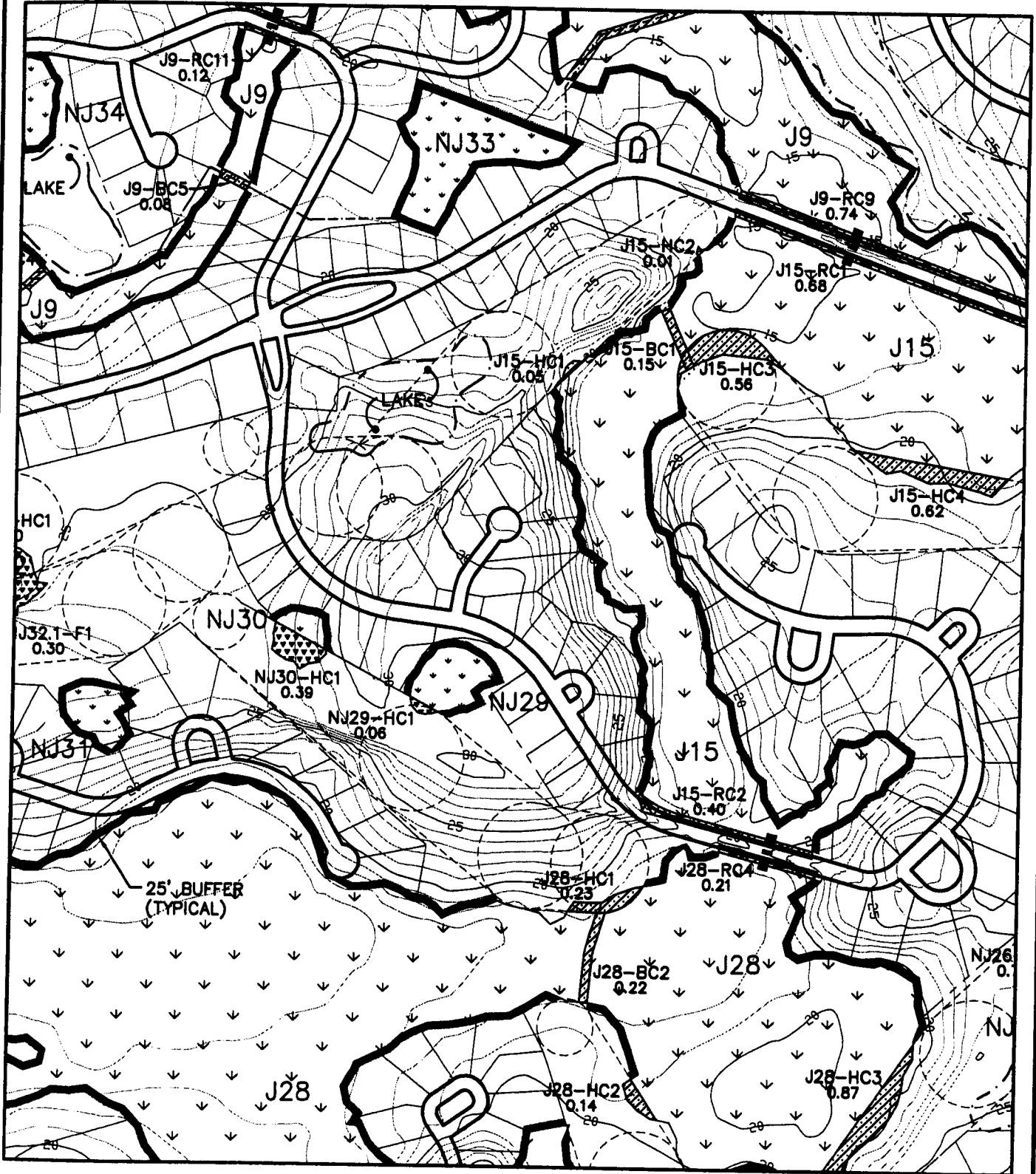


KEY PLAN:



DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT: SC PROPERTY HOLDINGS, LLC 9916 E. HARRY, SUITE 104 WICHITA, KS 67207

REVISED 1-24-07



AREA 25 OF 31 AREAS

SCALE: 1" = 500'

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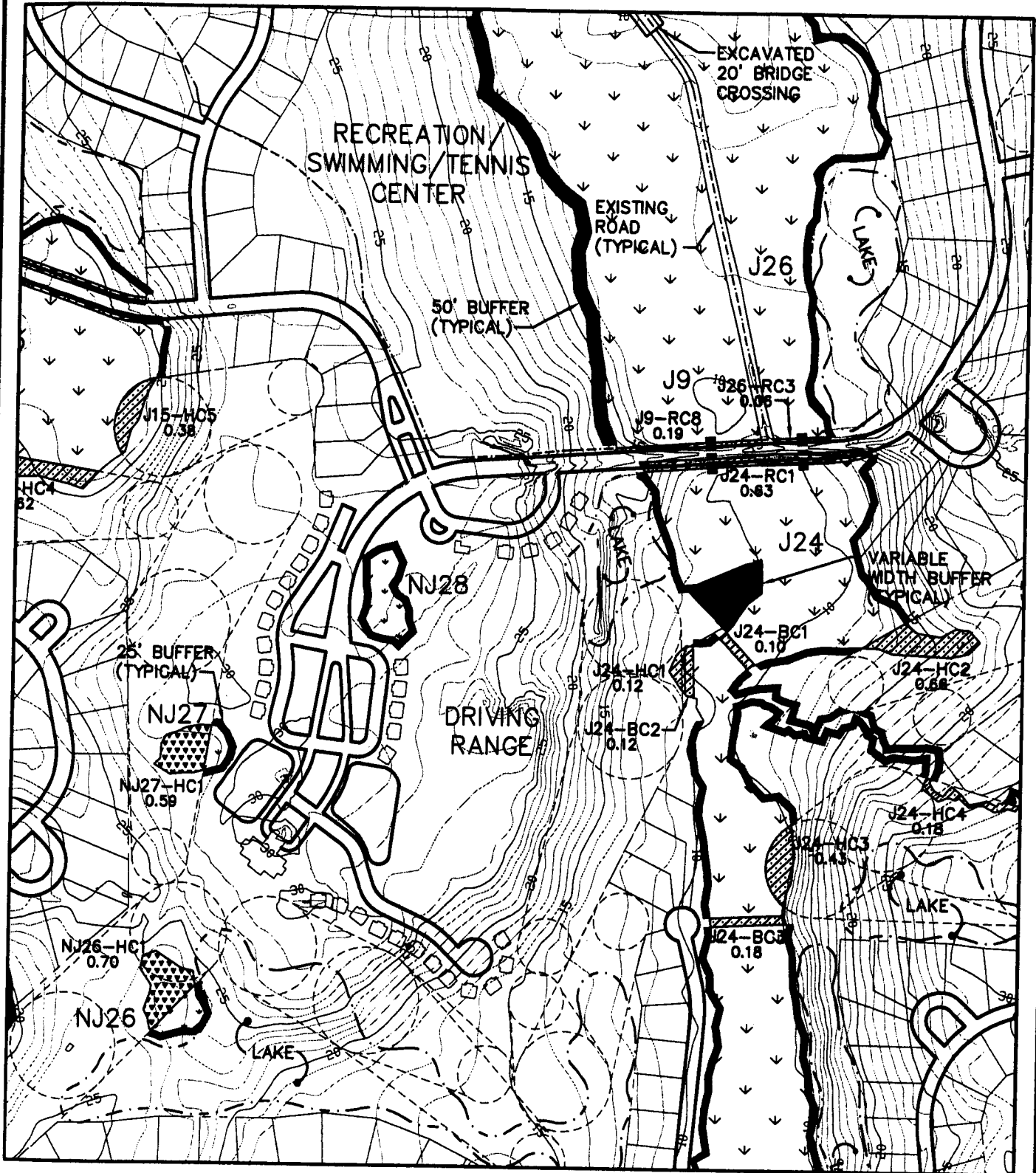


KEY PLAN:



DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT:
SC PROPERTY HOLDINGS, LLC 9916 E. HARRY, SUITE 104 WCHITA, KS 67207

REVISED 1-24-07



AREA 26 OF 31 AREAS

SCALE: 1" = 500'



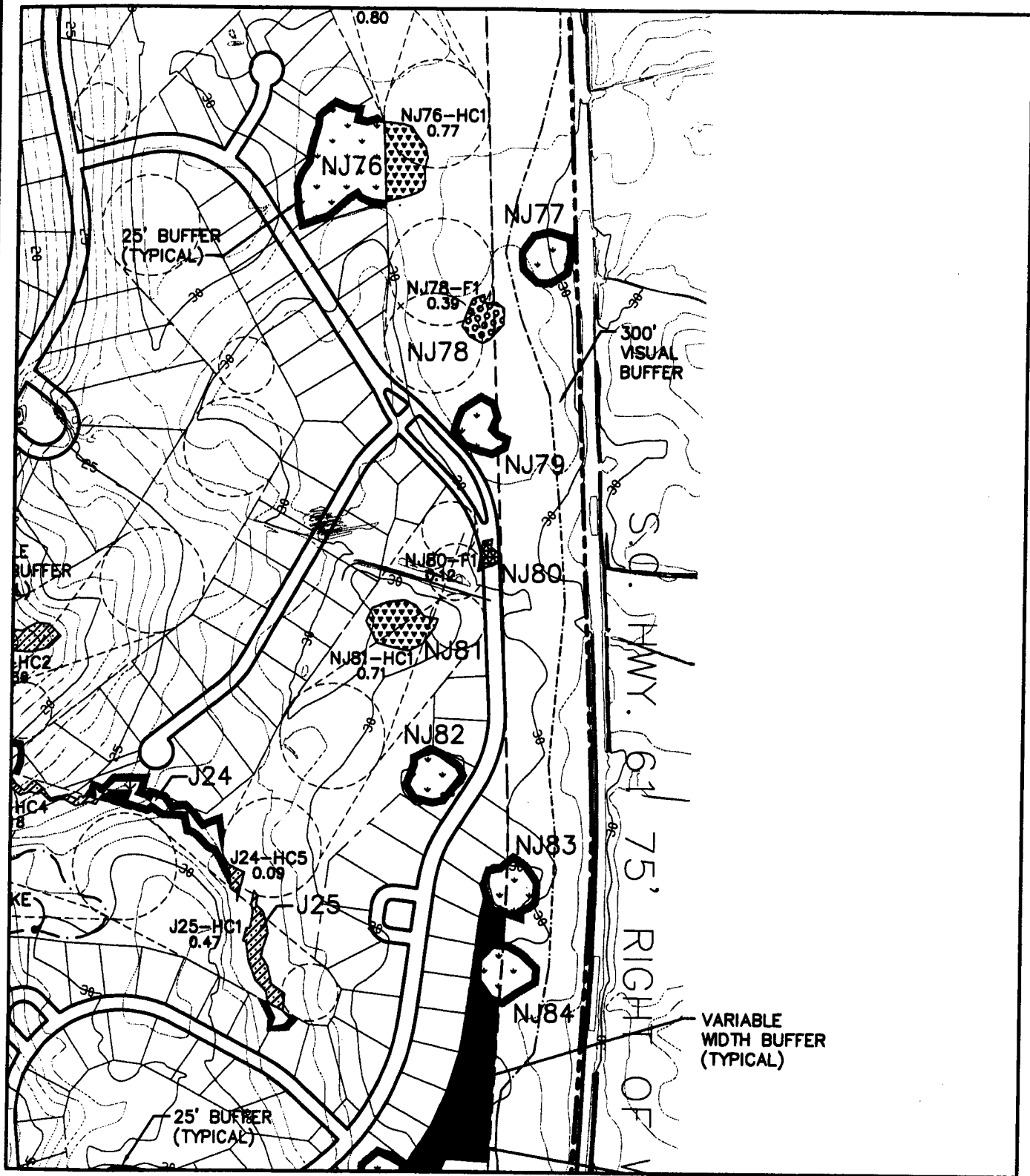
KEY PLAN:



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REVISED 1-24-07

DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT: SC PROPERTY HOLDINGS, LLC 9916 E. HARRY, SUITE 104 WICHITA, KS 67207



AREA 27 OF 31 AREAS

SCALE: 1" = 500'



KEY PLAN:

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REMSD 1-24-07

DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT: SC PROPERTY HOLDINGS, LLC 8916 E. HARRY, SUITE 104 WICHITA, KS 67207



AREA 29 OF 31 AREAS

SCALE: 1" = 500'

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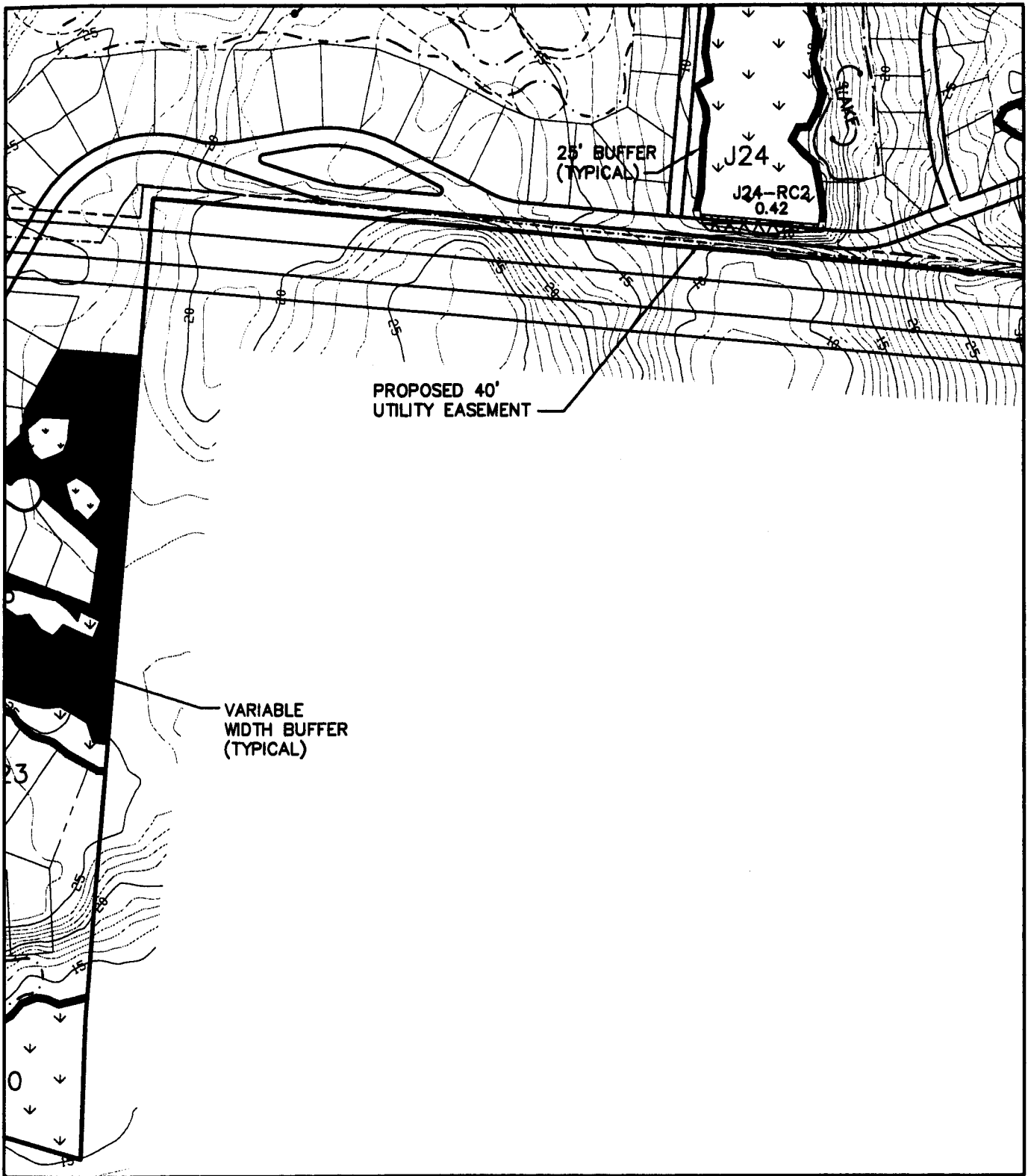


KEY PLAN:



DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT: SC PROPERTY HOLDINGS, LLC 9916 E. HARRY, SUITE 104 WICHITA, KS 67207

REVISED 1-24-07



AREA 30 OF 31 AREAS

SCALE: 1" = 500'



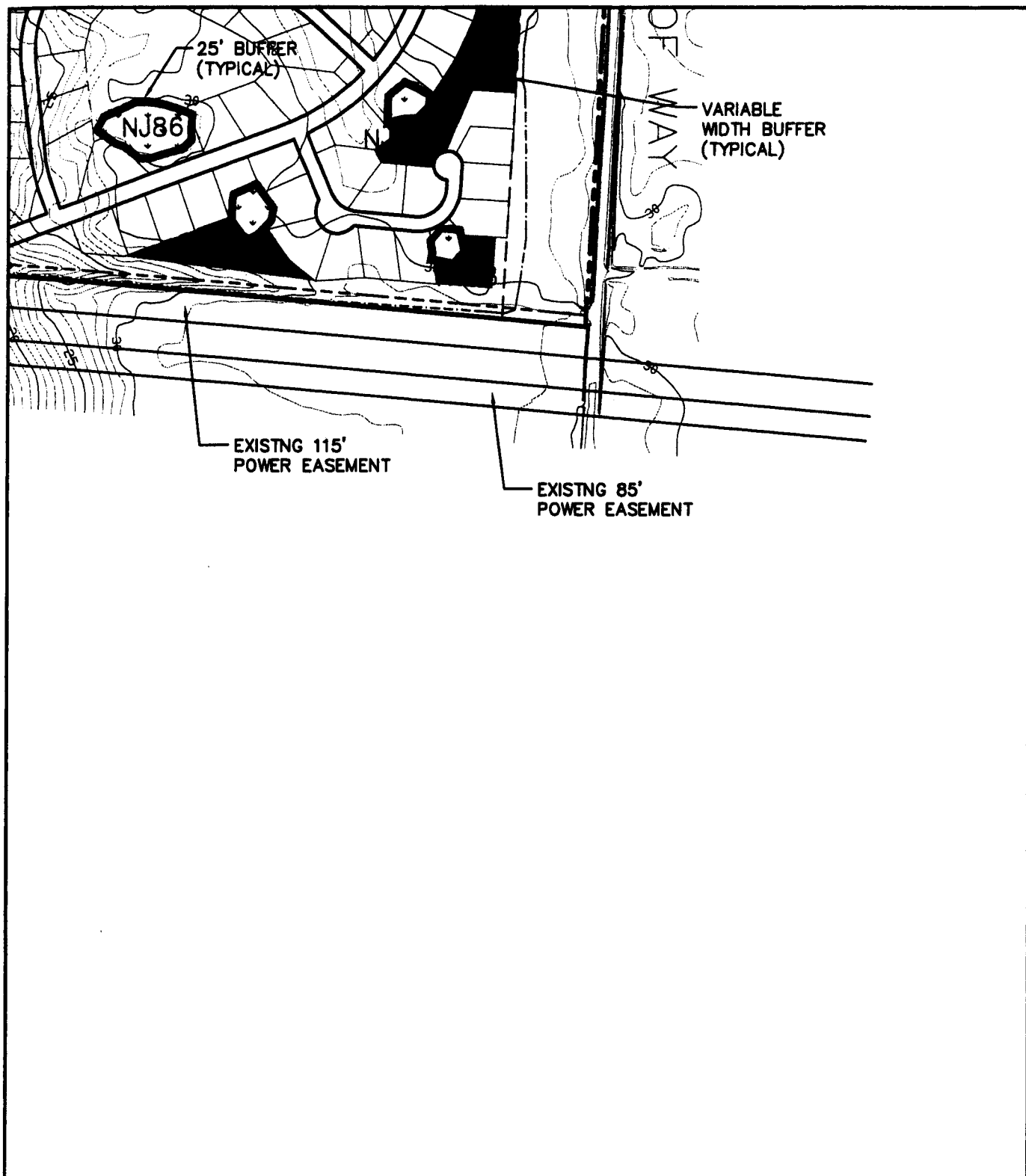
KEY PLAN:



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REVISED 1-24-07

DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT: SC PROPERTY HOLDINGS, LLC 9916 E. HARRY, SUITE 104 WICHITA, KS 67207



AREA 31 OF 31 AREAS

SCALE: 1" = 500'



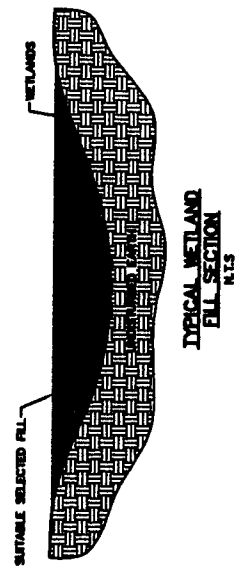
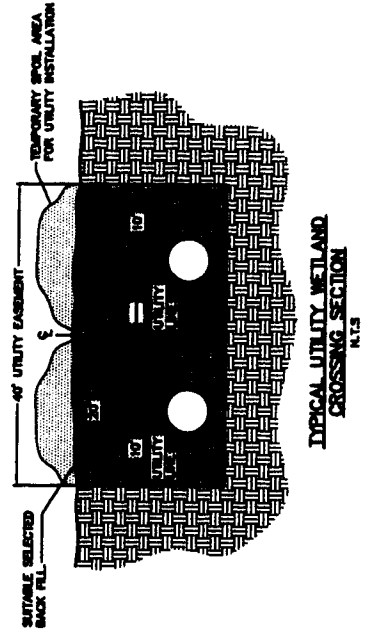
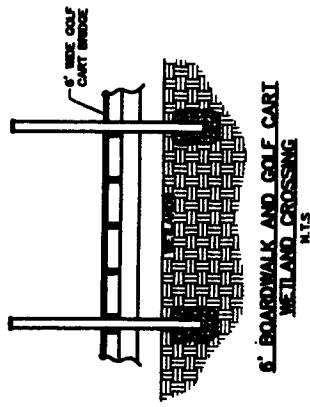
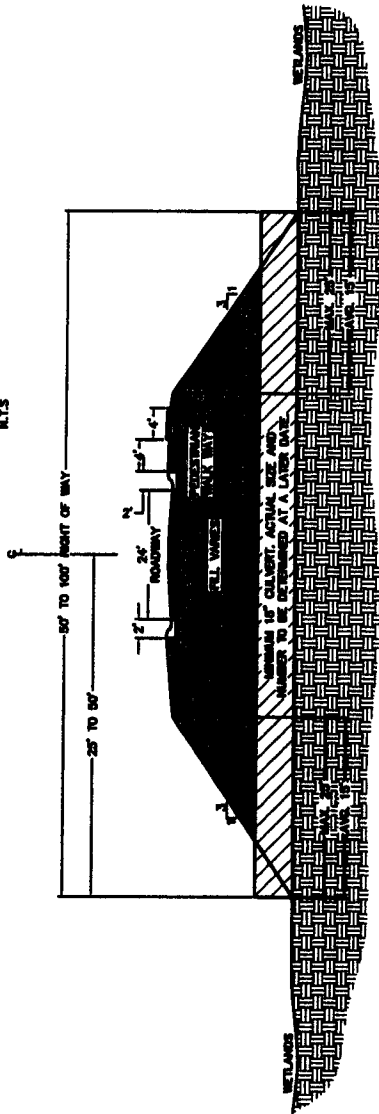
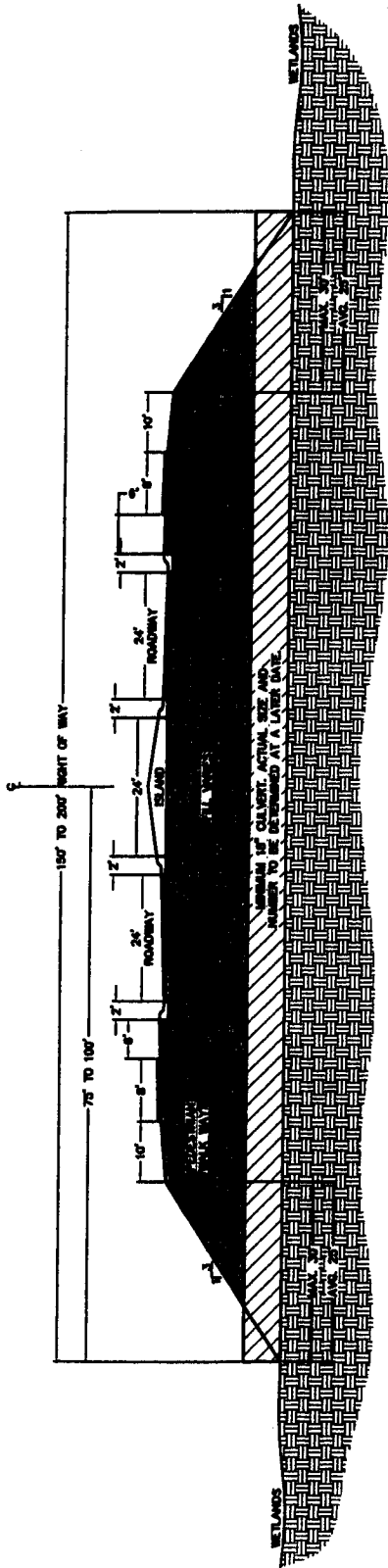
KEY PLAN:



SAC#2006-3620-21R
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REVISED 1-24-07

DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT: SC PROPERTY HOLDINGS, LLC 9916 E. HARRY, SUITE 104 WICHITA, KS 67207



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Page 39 of 53

REVISED 1-24-07

DATE: 3-28-06
TITLE: WATSON HILL PLANTATION
PROPOSED ACTIVITY: MIXED USE DEVELOPMENT
COUNTY: DORCHESTER
STATE: SOUTH CAROLINA
APPLICANT: SC PROPERTY HOLDINGS, LLC 9916 E. HARRY, SUITE 104 WICHITA, KS 67207

Overall Impacts of Wetlands - 1/24/07

	Wetland Area	Area Filled For Development	Road Crossing		Area Hand Cleared	Area of Bridge Crossing	Area of Utility Crossing	Area Impacted	Wetlands In Existing Utilities Easement To Be Maintained	Area Preserved	Buffer Area
			Watson Hill Direct Impact	Future Development R.O.W							
Jurisdictional	2348.36	2.20	8.60	37.87	4.81	3.05	8.14	107.96	15.57	2240.40	314.02
Non-Jurisdictional	92.78	16.32	0.00	0.00	5.87	0.00	0.62	30.15	2.01	62.63	107.77
Totals	2441.14	18.52	8.60	37.87	10.68	3.05	8.76	138.11	17.58	2303.03	421.79

Buffer	Area	Required Width	Minimum Width	Average Width
Commercial	24.02	50'	30'	53.52
Residential	397.77	25'	15'	78.74
Total	421.79			

Wetland Impact Assessment -1/24/07

Jurisdictional Wetlands
(Acres)

Wetland Tag	Wetland Total	Filled for Development		Filled for Road Crossing		Hand Cleared		Bridge Crossing		Utility Crossing		Area Impacted		Wetlands in Existing Utilities Easement To Be Maintained		Area Preserved
		Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	
J9	232.60												13.57			219.03
			RC1	0.04					BC1	0.23						
			RC2	0.06					BC2	0.18						
			RC3	6.01					BC3	0.08						
			RC4	0.27					BC4	0.06						
			RC5	2.94					BC5	0.08						
			RC6	0.20					BC6	0.49						
			RC7	0.63					BC7	0.26						
			RC8	0.19					Total	1.15						
			RC9	0.74												
			RC10	0.12												
			RC11	0.12												
			RC12	1.10												
			Total	12.42												
J10	48.83		RC1	0.49					BC1	0.13			0.62			48.21
			Total	0.49					Total	0.13						
J11	20.48		RC1	0.83					BC1	0.04			0.87			19.61
			Total	0.83					Total	0.04						
J12	10.68		F1	0.17					BC1	0.11			0.51			10.17
			Total	0.17					Total	0.11						
J13	4.83												0.00			4.83
J14	85.93		RC1	0.59									7.68			78.25
			Total	0.59									UC1	0.06		
													Total	0.06		
J15	31.64		RC1	0.68					BC1	0.15			2.85			28.79
			RC2	0.40					BC2	0.01						
			Total	1.08					Total	0.15						
									HC3	0.56						
									HC4	0.62						
									HC5	0.38						
									Total	1.62						

Wetland Impact Assessment -1/24/07

**Jurisdictional Wetlands
(Acres)**

Wetland Tag	Wetland Total	Filled for Development		Filled for Road Crossing		Hand Cleared		Bridge Crossing		Utility Crossing		Area Impacted		Wetlands in Existing Utilities Easement To Be Maintained		Area Preserved
		Tag	Area	Watson Hill Tag	Area	Future Devel. Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	
J25	0.55												0.47			0.08
J26	73.70											3.00				70.70
J27	8.79											0.00				8.79
J28	131.95											3.76				128.19
J29	3.99											0.30				3.69
J30	184.82											2.74				182.08
J31	0.22											0.00				0.22
J32	0.58											0.08				0.50
J33	16.46											0.70				15.76
J34	3.18											0.00				3.18
J35	2.92											0.12				2.80

Wetland Impact Assessment -1/24/07

Jurisdictional Wetlands
(Acres)

Wetland Tag	Wetland Total	Filled for Development		Filled for Road Crossing				Hand Cleared		Bridge Crossing		Utility Crossing		Area Impacted	Wetlands in Existing Utilities Easement To Be Maintained		Area Preserved
		Tag	Area	Watson Hill Tag	Area	Future Devel. Tag	Area	Tag	Area	Tag	Area	Tag	Area		Tag	Area	
J36	37.78			RC1	2.21									2.30			35.48
				RC2	0.09												
				Total	2.30												
J37	17.96			RC1	1.80					BC1	0.04			1.84			16.12
				Total	1.80					Total	0.04						
J38	81.63			RC1	0.19									0.63			81.00
				RC2	0.44												
				Total	0.63												
J39	103.75			RC1	0.71					BC1	0.28	UC1	0.31	2.45			101.30
				RC2	0.05					BC2	0.05	Total	0.31				
				RC3	0.82					Total	0.33						
				RC4	0.23												
				Total	1.81												
J40	0.87													0.00			0.87
J41	67.07			RC1	0.22									0.22			66.85
				Total	0.22												
J42	130.50			RC1	2.67									3.71			126.79
				RC2	0.62												
				RC3	0.42												
				Total	3.71												
J43	116.49			RC1	1.27									1.37			115.12
				Total	1.27												
J44	156.17			RC1	0.14							UC1	1.02	4.16			152.01
				RC2	3.00							Total	1.02				
				Total	3.14												

Wetland Impact Assessment -1/24/07

Jurisdictional Wetlands
(Acres)

Wetland Tag	Wetland Total	Filled for Development		Filled for Road Crossing				Hand Cleared		Bridge Crossing		Utility Crossing		Area Impacted		Wetlands In Existing Utilities Easement To Be Maintained		Area Preserved
		Tag	Area	Watson Hill Tag	Area	Future Devel. Tag	Area	Hand Cleared Tag	Area	Bridge Crossing Tag	Area	Utility Crossing Tag	Area	Area Impacted	Tag	Area		
J45	22.25			RC1	0.23							UC1	0.44					21.58
				Total	0.23						Total	0.44						
J46	0.96																	0.96
J47	62.11																	62.11
J48	3.05			RC1	0.52													0.52
				Total	0.52													0.52
J49	76.04			RC1	0.44	RCD1	0.12					UC1	0.65					1.81
				RC2	0.18	Total	0.12					Total	0.65					74.23
				RC3	0.21													
				RC4	0.21													
				Total	1.04													
J50	0.71																	0.71
				F1	0.71													
				Total	0.71													0.00
TOTAL	2348.36				43.29		37.87		4.81		3.05		8.14		99.36		15.57	2249.00

Wetland Impact Assessment - 1/24/07

Non-Jurisdictional Wetlands

Wetland Tag	Wetland Total	Filled For Develop.		Filled for Road Crossing		Excavated		Hand Cleared		Utility Crossing		Area Impacted		Wetlands In Existing Utilities Easement To Be Maintained		Area Preserved
		Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	
NJ1	1.10											0.00			1.10	
NJ2	1.30											0.00			1.30	
NJ3	0.72			RC1	0.72							0.72			0.00	
				Total	0.72											
NJ4	1.19	F1	1.19									1.19			0.00	
		Total	1.19													
NJ5	0.70	F1	0.70									0.70			0.00	
		Total	0.70													
NJ6	0.32	F1	0.32									0.32			0.00	
		Total	0.32													
NJ7	0.45	F1	0.45									0.45			0.00	
		Total	0.45													
NJ8	1.26	F1	1.26									1.26			0.00	
		Total	1.26													
NJ9	0.36	F1	0.36									0.36			0.00	
		Total	0.36													
NJ10	0.31	F1	0.31									0.31			0.00	
		Total	0.31													
NJ11	0.43	F1	0.43									0.43			0.00	
		Total	0.43													
NJ12	0.70											0.00			0.70	

Wetland Impact Assessment - 1/24/07

Non-Jurisdictional Wetlands

(Acres)

Wetland Tag	Wetland Total	Filled For Develop.		Filled for Road Crossing		Excavated		Hand Cleared		Utility Crossing		Area Impacted		Wetlands in Existing Utilities Easement To Be Maintained		Area Preserved
		Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	
NJ13	1.17												0.00			1.17
NJ14	1.28	F1	1.28										1.28			0.00
		Total	1.28													0.00
NJ15	2.39	F1	2.39										2.39			0.00
		Total	2.39													0.00
NJ16	1.10															
										UC1	0.13		0.13			0.97
										Total	0.13		0.13			0.29
NJ17	0.29												0.00			0.29
NJ18	1.60												0.00			1.60
NJ19	1.39															
										UC1	0.32		0.32	EU1	0.86	1.07
										Total	0.32		0.32	Total	0.86	1.07
NJ20	1.08												0.00			1.08
NJ21	0.43												0.00			0.43
NJ22	1.63												0.00			1.63
NJ23	0.55												0.00			0.55
NJ24	0.26												0.00			0.26
NJ25	0.40												0.00			0.40
NJ26	1.04															
										HC1	0.70		0.70			0.34
										Total	0.70		0.70			0.34
NJ27	0.81															
										HC1	0.59		0.59			0.22
										Total	0.59		0.59			0.22

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Non-Jurisdictional Wetlands (Acres)

Wetland Tag	Wetland Total	Filled For Develop.		Filled for Road Crossing		Excavated		Hand Cleared		Utility Crossing		Area Impacted		Wetlands In Existing Utilities Easement To Be Maintained		Area Preserved
		Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	
NJ28	0.74											0.00				0.74
NJ29	1.14							HC1	0.06			0.06				1.08
								Total	0.06							
NJ30	0.68							HC1	0.39			0.39				0.29
								Total	0.39							
NJ31	0.80											0.00				0.80
NJ32	1.50							HC1	1.50			1.50				0.00
								Total	1.50							
NJ32.1	0.30	F1	0.30									0.30				0.00
		Total	0.30													
NJ33	2.83											0.00				2.83
NJ34	0.74											0.00				0.74
NJ35	0.44							E1	0.44			0.44				0.00
								Total	0.44							
NJ36	0.40							E1	0.40			0.40				0.00
								Total	0.40							
NJ37	2.50	F1	0.31									0.31				2.19
		Total	0.31													
NJ38	1.17	F1	1.17									1.17				0.00
		Total	1.17													
NJ39	2.25	F1	0.52									0.79				1.46
		F2	0.01													
		F3	0.01													
		F4	0.25													
		Total	0.79													

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Non-Jurisdictional Wetlands (Acres)

Wetland Tag	Wetland Total	Filled For Develop.		Filled for Road Crossing		Excavated		Hand Cleared		Utility Crossing		Area Impacted		Wetlands in Existing Utilities Easement To Be Maintained		Area Preserved
		Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	
NJ40	0.21	F1	0.21									0.21			0.00	
		Total	0.21													
NJ41	0.37	F1	0.31									0.31			0.06	
		Total	0.31													
NJ42	0.45					E1	0.45					0.45			0.00	
						Total	0.45									
NJ43	0.81			RC1	0.81							0.81			0.00	
				Total	0.81											
NJ44	0.27	F1	0.27									0.27			0.00	
		Total	0.27													
NJ45	0.68	F1	0.67									0.67			0.01	
		Total	0.67													
NJ46	0.37											0.00			0.37	
NJ47	0.69			RC1	0.69							0.69			0.00	
				Total	0.69											
NJ48	4.96	F1	0.42									0.42			4.54	
		Total	0.42													
NJ49	2.17	F1	0.11									0.11			2.06	
		Total	0.11													
NJ50	0.41															
NJ51	0.82									UC1	0.11	0.11		EU1	0.04	
										Total	0.11	0.11		Total	0.04	
NJ52	3.00														0.82	
NJ53	0.82														3.00	
															0.82	

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Non-Jurisdictional Wetlands

(Acres)

Wetland Tag	Wetland Total	Filled For Develop.		Filled for Road Crossing		Excavated		Hand Cleared		Utility Crossing		Area Impacted	Wetlands In Existing Utilities Easement To Be Maintained		Area Preserved
		Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area		Tag	Area	
NJ54	1.81											0.00			1.81
NJ55	2.62											0.00			2.62
NJ56	1.48			RC1	0.02							0.02			1.46
				Total	0.02										
NJ57	0.39											0.00	EU1	0.39	0.39
													Total	0.39	
NJ58	0.25											0.06	UC1	0.18	0.19
													Total	0.18	
NJ59	1.39											0.00			1.39
NJ60	1.07											0.00			1.07
NJ61	0.97											0.00			0.97
NJ62	0.68			RC1	0.68							0.68			0.00
				Total	0.68										
NJ63	0.99											0.00			0.99
NJ64	0.37											0.00			0.37
NJ65	0.30		F1	0.30								0.30			0.00
			Total	0.30											
NJ66	0.53											0.00			0.53
NJ67	0.23			RC1	0.23							0.23			0.00
				Total	0.23										
NJ68	0.23		F1	0.09								0.23			0.00
			Total	0.09											
															0.00

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Non-Jurisdictional Wetlands

(Acres)

Wetland Tag	Wetland Total		Filled For Develop.		Filled for Road Crossing		Excavated		Hand Cleared		Utility Crossing		Area Impacted		Wetlands in Existing Utilities Easement To Be Maintained		Area Preserved
	Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	
NJ69	0.40		F1	0.40										0.40			0.00
			Total	0.40													
NJ70	0.39				RC1	0.39								0.39			0.00
			Total	0.39													
NJ71	3.92				RC1	1.83								1.83			2.09
			Total	1.83													
NJ72	2.22													0.00			2.22
NJ73	0.42													0.00			0.42
NJ74	3.59								HC1	0.80				0.80			2.79
			Total	0.80					Total	0.80							
NJ75	0.59								HC1	0.32				0.35			0.24
			Total	0.32					HC2	0.03							
			Total	0.35					Total	0.35							
NJ76	2.63								HC1	0.77				0.77			1.86
			Total	0.77					Total	0.77							
NJ77	0.43													0.00			0.43
NJ78	0.39		F1	0.39										0.39			0.00
			Total	0.39													
NJ79	0.39													0.00			0.39
NJ80	0.12		F1	0.12										0.12			0.00
			Total	0.12													
NJ81	0.71								HC1	0.71				0.71			0.00
			Total	0.71					Total	0.71							
NJ82	0.45													0.00			0.45

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Non-Jurisdictional Wetlands

Wetland Tag	Wetland Total	Filled For Develop.		Filled for Road Crossing		Excavated		Hand Cleared		Utility Crossing		Area Impacted		Wetlands In Existing Utilities Easement To Be Maintained		Area Preserved
		Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	Tag	Area	
NJ83	0.49												0.00			0.49
NJ84	0.54												0.00			0.54
NJ85	0.23												0.00			0.23
NJ86	0.87												0.00			0.87
NJ87	0.32												0.00			0.32
NJ88	0.17												0.00			0.17
NJ89	1.24					E1	0.42						0.00			1.24
NJ90	0.42					Total	0.42						0.42			0.00
NJ91	1.04	F1	1.04										1.04			0.00
NJ92	0.73	F1	0.73										0.73			0.00
NJ93	0.48			RC1	0.12								0.12	EU1	0.14	0.36
NJ94	0.51			Total	0.12								0.00	Total	0.14	0.51
TOTAL	92.78		16.32		5.49		1.85		5.87		0.62		30.15		2.01	62.63