

# AGENDA ITEM:

## #10

Ordinance item (with a public hearing)



## Jasper County Planning and Building Services

358 Third Avenue - Post Office Box 1659  
Ridgeland, South Carolina 29936  
Phone (843) 717-3650 Fax (843) 726-7707

Lisa Wagner, CFM  
Director of Planning and Building Services  
[lwagner@jaspercountysc.gov](mailto:lwagner@jaspercountysc.gov)

### County Council Staff Report

<b>Meeting Date:</b>	March 6, 2023
<b>Project:</b>	Planned Development District – Bailey Park – Revised Plan
<b>Applicant:</b>	K & R Development, LLC
<b>Tax Map Number:</b>	081-00-04-007 and 081-00-04-080
<b>Submitted For:</b>	Public Hearing and 2 <sup>nd</sup> Reading

**Description:** The Applicant has requested a Planned Development District (PDD) zoning designation for a mixed-use development, which will be known as Bailey Park. The project site consists of two parcels, which are identified by tax map numbers 081-00-04-007 and 081-00-04-080. Tract A is tax map number 081-00-04-007 and is currently zoned Community Commercial, consisting of 6.63 acres. Tract B is tax map number 081-00-04-080 and is currently zoned Residential, consisting of 20 acres. The properties are located along Highway 170, approximately 2 miles east of the intersection of Highway 462 and has frontage along Old Bailey Road. Both properties are vacant and have not been developed.

The Planning Commission originally reviewed this application in May 2022. The County Council approved 1<sup>st</sup> Reading on August 15, 2022 and 2<sup>nd</sup> Reading was tabled on September 6, 2022. A Public Hearing was also held on September 6, 2022. Since that time, the applicant has revised the PDD document to remove all commercial uses and designate both parcels as residential. The proposed density has been decreased from 12 units to 7.5 units per acre. The traffic study was revised based on residential uses only, at 12 units per acre. **(See more details about the revisions on page 3 in red)**. The Planning Commission reviewed these changes at their February 14, 2023 Meeting and recommended approval by majority.

**Analysis:** In accordance with Article 8:1 of the Jasper County Zoning Ordinance, the intent of a PDD is to encourage flexibility in the development of land to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare. The PDD, regulations are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree and are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment. In view of

the substantial public advantage of “planned development,” it is the intent of the PDD regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts. All PDD’s shall conform to the Jasper County Comprehensive Land Use Plan and Land Use Map (latest edition).

- **Comprehensive Plan:** According to the 2018 Jasper County Comprehensive Plan, the Future Land Use Map identifies this area as “Rural Conservation,” which seeks to protect and promote the character of Jasper County that largely exists today outside of the municipalities. In these areas, new development should be thoughtfully placed within the existing landscape.

The Land Use Chapter of the Comprehensive Plan recommends guiding growth and new development in or around the municipalities where infrastructure and services are available to serve new growth. While this project site is not near a municipality, it is located in an area where infrastructure and services are available to serve the site.

- **Adjacent Zoning and Land Uses:** Figure 1 below shows the project location and Table 1 shows the adjacent land uses and zoning designation:

**Table 1. Adjacent Land Uses and Zoning Designations**

Adjacent Property	Existing Uses	Zoning	City or County
North	Center Point PDD	PDD	Jasper County
South	Old Bailey Road and S/F Residential	Residential	Jasper County and Beaufort County
West	Primarily Vacant, Beaufort Jasper Comprehensive Health, and S/F Residential	Community Commercial and Residential	Jasper County
East	Vacant	Community Commercial and Residential	Jasper County

**Figure 1.**



- **Traffic and Access:** One of the properties is accessed by North Okatie Highway (Highway 170), which is a four-lane state maintained highway, classified as an arterial road. The other

property has direct access to Old Bailey Road, which is a two-lane state maintained road classified as a local road.

The revised Bailey Park PDD Concept Plan illustrates the proposed uses, the general layout, and access points. A Master Plan will be submitted separately and will provide additional information regarding the layout of the development.

**REVISIONS:** The revisions to the Bailey Park PDD changes Tract A from mixed use commercial to residential with a mixed housing product. This eliminates 65,000 square feet of commercial uses and adds no more than 7.5 units per acre, which may be in the form of apartments, townhomes, or single family detached houses. Tract B has been changed from 12 units per acre (233 units) to 7.5 units per acre. Based on the upland acres, the total residential density for both Tract A and B will be limited to approximately 187 units.

The traffic study was revised and is based on 300 townhouses with no commercial. This traffic study compared to the 1<sup>st</sup> traffic study reduces the total daily trips from 4,186 to 1,998 total daily trips. The AM peak hour trips were reduced from 168 trips to 116 trips, while the PM peak hour trips were reduced from 374 trips to 150 trips. With the reduction of density to 7.5 units per acre, the traffic count will be further reduced by approximately 35%.

The revised PDD proposes to establish the following:

- **Access Points** – One full access point is proposed along Highway 170 and a second full access point is proposed along Old Bailey Road.
- **Allowed Land Uses** – Tract A and Tract B is proposed as multi-family residential, and single family detached and attached residential (townhomes). With multi-family being limited to Tract A.
- **Density** – The overall density proposed for Bailey Park PDD is 7.5 units per acre of uplands, approximately 187 units.
- **Open Space** – 10% open space for residential land uses with 1.25 acres devoted for active open space for community use.
- **Buffers** – Tract A will require a 50’ buffer along Highway 170 and both Tract A and Tract B will require a 20’ buffer around the perimeter except where there is an existing residential use adjacent to the property, the buffer will be 30’. In regard to setbacks and buffers, the International Fire Code will be met.
- **Setbacks** - For detached single-family residential and duplexes, the side setbacks are 6’, rear yard setbacks are 15’, and front yard setbacks are 25’ for lots with front loaded garages, and 15’ setbacks for lots with side loaded garages. For attached single-family residential, townhomes, or condominiums there will be no minimum setbacks except for a 6’ side setbacks from non-common property lines.
- **Landscaping Standards** – will meet or exceed the County’s requirements.
- **Utilities** – Water and Sewer will be provided by BJWSA; Electric will be provided by Dominion Energy; Telephone Service will be provided by Hargray.

A full environmental assessment of the site has been conducted (this was provided in the May 2022 submittal). The Traffic Impact Analysis has been revised and is included with this staff report. The approved jurisdictional determination letter is included in Appendix C of the PDD (this is a new item).

**Recommendation:** A zoning designation of PDD does not entitle an applicant or owner of the affected property a right to develop or engage in any land use or land disturbing activity, other than the rights in existence at the time of the Concept Plan approval. To engage in development or any land use or land disturbing activity, a Master Plan and subsequent Development Plan(s) must be approved for the areas to be developed. While the Concept Plan is very generalized, a Master Plan is a more refined document, which will be reassessed by the Planning Commission at a future date. As such, the Planning Commission recommends approval of the PDD designation, the PDD document, and the Concept Plan.

**Attachments:**

1. Application
2. PDD Document and Concept Plan
3. Revised Traffic Report
4. Aerial Map
5. Aerial Map with Zoning Layer

**STATE OF SOUTH CAROLINA  
JASPER COUNTY**

**ORDINANCE #O-2022-26**

**AN ORDINANCE OF  
JASPER COUNTY COUNCIL**

To adopt Planned Development District Zoning for two tracts of land consisting of approximately 26.63 acres, bearing Jasper County Tax Map Numbers 081-00-04-007 and 081-00-04-080, located along N. Okatie Highway (Highway 170), approximately 2 miles east of the intersection of Highway 462, and known as Bailey Park PDD.

**WHEREAS**, The Planned Development District Zoning was adopted by Jasper County to permit and encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare; and

**WHEREAS**, Jasper County has received a request from the owner of two tracts of land consisting of a total of approximately 26.63 acres, bearing Jasper County Tax Map Number 081-00-04-007 and 081-00-04-080, located along North Okatie Highway (Highway 170) approximately 2 miles east of the intersection of Highway 462, known as Bailey Park, to zone such in accordance with submitted Planned Development District Standards prepared for Bailey Park, LLC and accompanying Planned Development District Concept Map (Appendix H); and

**WHEREAS**, the above mentioned property was duly posed, with public hearings properly noticed and held by the Jasper County Planning Commission on May 10, 2022, which recommended approval and adoption, and by the Jasper County Council on September 6, 2022; and

**WHEREAS**, Jasper County Council finds the Planned Development District Standards and the Concept Map (Appendix H) to be in accordance with the statutory requirements of the state, and consistent with the Jasper County Comprehensive Plan, *Jasper's Journey*, as well as the Jasper County Zoning and Land Development Ordinances; and

**NOW THEREFORE, BE IT RESOLVED** by Jasper County Council, in council duly assembled and by the authority of the same:

1. Jasper County Council finds in accordance with the staff report, and the recommendation of Jasper County Planning Commission, the proposed zoning is consistent with the continued pattern of growth in the vicinity and is in harmony with the Jasper County Comprehensive Plan. Good cause having been shown to approve the applicant's request for Planned Development District Zoning for the Property, and of the Planned Development District Standards and Conceptual Master Plan (Appendix H), and to amend the Jasper County Official Zoning Map to reflect Planned Development District zoning for two tracts of land consisting of approximately 26.63 acres, bearing Jasper County Tax Map Numbers 081-00-04-007 and 081-00-04-080 and known as Bailey Park PDD.
2. This ordinance shall take effect upon approval by Council.

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**L. Martin Sauls IV**  
**Chairman**

**ATTEST:**

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**Wanda Simmons**  
**Clerk to Council**

**ORDINANCE: # O-2022-26**

**First Reading:** August 15, 2022

**Public Hearing:** September 6, 2022

**2<sup>nd</sup> Public Hearing:** March 6, 2023

**Second Reading:** March 6, 2023

**Adopted:** March 6, 2023

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Considered by the Jasper County Planning Commission at it's meeting on  
May 10, 2022 and February 14, 2023 and recommended for approval.

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Reviewed for form and draftsmanship by the Jasper County Attorney.

\_\_\_\_\_  
**David Tedder**

\_\_\_\_\_  
**Date**



**K & R DEVELOPMENT, LLC**  
**PO BOX 1590 · BLUFFTON, SC · 29910**  
[jen@kennethscottbuilders.com](mailto:jen@kennethscottbuilders.com) · (843) 368-1782

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March 16, 2022

Ms. Lisa Wagner, Director  
Jasper County Planning & Building  
358 Third Avenue, Room 202  
PO Box 1659  
Ridgeland, SC 29936

Re: Tax Map # 081-00-04-007 (parcels 2A & 2B) - see attached plat

Dear Ms. Wagner:

I hope this letter finds you well. Recently, K & R Development, LLC acquired approximately 27 acres situated between Hwy 170 and Bailey's Road. At present, the property is subdivided into 2 parcels that are zoned CC & R. To allow for growth and development, favorable to the needs of Jasper County and the surrounding properties, K & R seeks a zoning map amendment to rezone the existing parcels from their current zoning to a PDD designation.

Enclosed please find a completed Zoning Map Amendment Application with fee, current Plat, Conceptual Bubble Plan and a "Draft" PDD document for the referenced property.

With your approval, K & R respectfully requests our application be presented to the Jasper County Planning Commission for their consideration and approval at the April 12<sup>th</sup>, 2022 meeting. Please let me know what else may be needed prior to the meeting.

I look forward to hearing from you and thank you greatly for your help and guidance over the last few months.

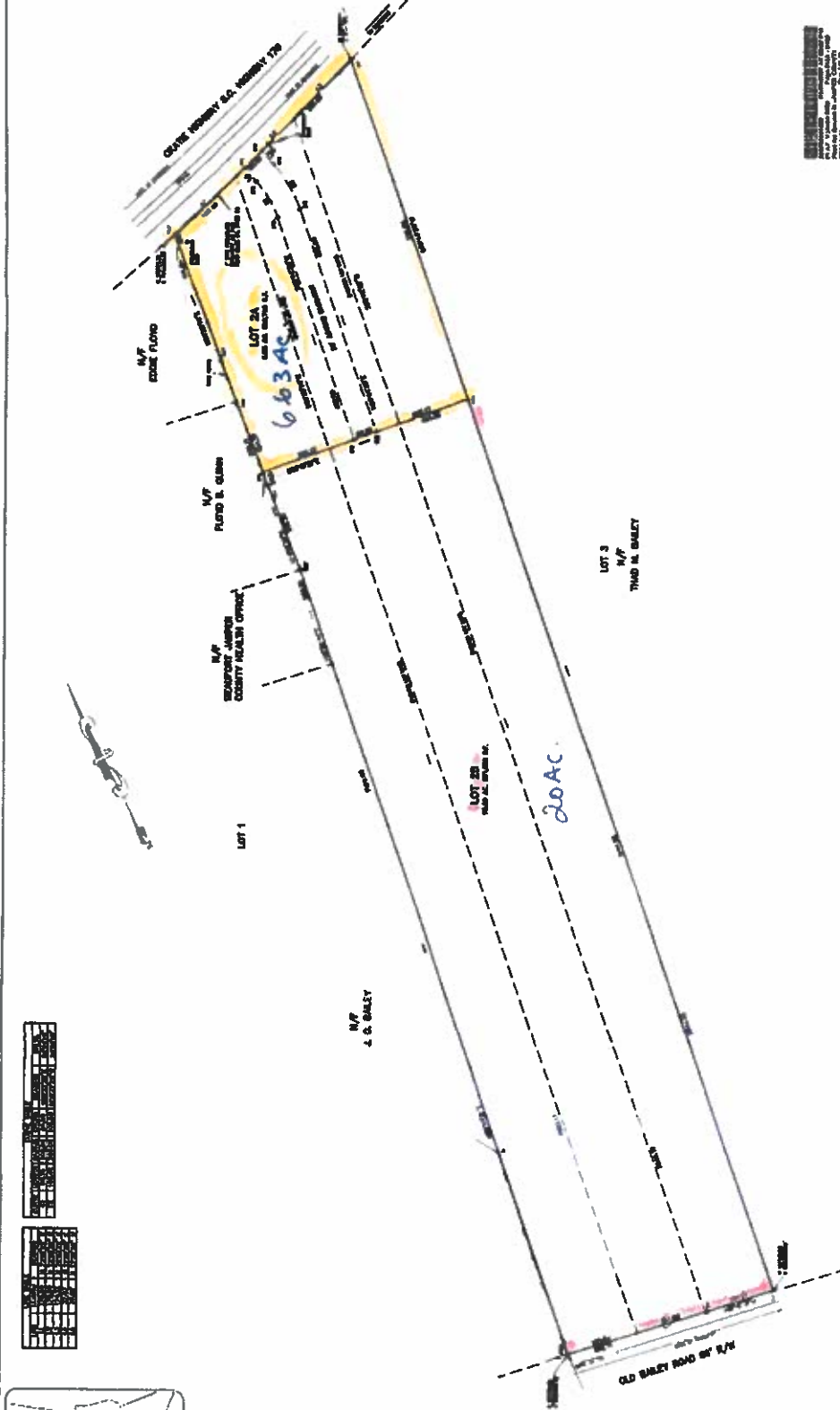
Warm regards,



Jennifer R. Tosky, Manager  
K & R Development, LLC



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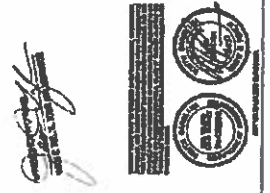
**BOUNDARY RECONFIGURATION OF:  
3 PORTIONS OF LOT 2, J.C. BAILEY SUBDIVISION,  
CHELSEA,  
JASPER COUNTY, SOUTH CAROLINA**

PREPARED FOR:  
BAILEY'S LOOP LLC

DATE: 08/20/2020

SCALE: 1" = 60'

**ES&S** One Inland Land Survey, LLC  
1700 S.W. 10th Street, Suite 100  
Jasper, SC 29153  
Tel: 803.885.0000  
Fax: 803.885.0001  
www.esandland.com



NOTES:

- 1) INFORMATION SHOWN MAY VARY FROM ACTUAL AS SHOWN.
- 2) THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
- 3) THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
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- 10) THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.

**LEGEND**

--- 1" = 60' SCALE

--- 1" = 60' SCALE

--- 1" = 60' SCALE

--- 1" = 60' SCALE

**PROPERTY DATA:**

PROPERTY AREA - 20.00 AC, 1.00 AC, 1.00 AC, 1.00 AC

DISTRICT: 01, MAP: 4, PHASE: 7, 8 & 9

THIS PROPERTY IS SUBJECT TO A PLANNED UNIT DEVELOPMENT (PUD) WITH A FLOOR PLACEMENT AND ARCHITECTURAL STANDARDS

COMMUNITY NO. 00101, PHASE 7, 8 & 9



## Jasper County Planning and Building Services

358 Third Avenue - Post Office Box 1659  
Ridgeland, South Carolina 29936  
Phone (843) 717-3650 Fax (843) 726-7707

### Zoning Map Amendment Application

<b>Owner or Owner-Authorized Applicant:</b>	K & R Development, LLC c/o Jennifer Tosky
<b>Address:</b>	PO Box 1590, Bluffton, SC 29910
<b>Telephone/Fax:</b>	843-368-1782
<b>Email:</b>	jen@kennethscottbuilders.com
<b>Property Address or Physical Location:</b>	Hwy 170 & Bailey's Road (18)
<b>Tax Map Number(s):</b>	081-00-04-007, 081-00-04-008, 081-00-04-009
<b>Gross Acreage:</b>	26.63
<b>Current Zoning:</b>	Community Commercial & Residential
<b>Proposed Zoning:</b>	PDD
<b>Administrative Fee: (\$250 per lot)</b>	\$500
<b>Date Mailed or Hand Delivered:</b>	March 16, 2022
<b>Reason for Request: (attach narrative if necessary)</b>	To allow for a mixed used development in keeping with Jasper County PDD guidelines to promote and encourage responsible development beneficial to the long-term growth of Jasper County. Please see attached narrative.

Signature of Owner or Owner-Authorized Applicant  
(Proof of owner-authorization required)

Date

#### Internal Use Only

<b>Date Received:</b>	
<b>Amount Received:</b>	
<b>Staff Member:</b>	

**PLANNED DEVELOPMENT  
DISTRICT  
AND  
CONCEPT PLAN**

**FOR**

**BAILEY PARK**

**Jasper County, South Carolina**

**FOR**

**K&R Development, LLC**

**BY**

**WITMER - JONES – KEEFER, LTD.**

**23 PROMENADE STREET, SUITE 201**

**MARCH 28, 2022**

rev. September 21, 2022

rev. January 17, 2023

rev. January 31, 2023

**PLANNED DEVELOPMENT DISTRICT  
AND  
CONCEPT PLAN**

**BAILEY PARK**

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**BAILEY PARK**  
**PLANNED DEVELOPMENT DISTRICT**  
**CONCEPT PLAN**

**SECTION I – SITE DEVELOPMENT**

**A. THE PROPERTY**

The Bailey Park Planned Development District (PDD) is located in Jasper County, South Carolina with frontage on Highway 170. The tract is located approximately 2 miles east of the Hwy 462 intersection and is approximately 26.63 acres. A site location map is provided in Appendix A.

The Bailey Park Tract is currently owned by K&R Development ("Owner"), its successors or assigns. The Owner proposes that this property be zoned and developed as a PDD in accordance with the Jasper County Zoning Ordinance (ZO) and Land Development Regulations (LDR) in effect at the time of submittal to Jasper County. The PDD designation will be utilized to encourage unified planning and development, promote economical and efficient land use, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

The Bailey Park Tract (TM# 081-00-04-007 & 081-00-04-080) is located in Jasper County, South Carolina and is adjacent to Center Point PDD to the North; undeveloped property to the east and west and residential property to the south. The property is currently vacant undeveloped land. The property has approximately 514 linear feet frontage on Highway 170 to the north and approximately 450 linear feet of frontage on Old Bailey's road to the south. A site survey is included as Appendix B. See section I.C. and Appendix H for detail related to the Conceptual Master Plan.

The property encompasses approximately 26.63 acres which consist of 1.7 acres non-jurisdictional freshwater wetlands, and 24.93 acres of upland. The property does not contain any saltwater marsh critical areas and has no frontage on critical areas. The U.S. Army Corps of Engineers (USACE) wetland verification is approved and the Approval of Jurisdictional Determination letter has been issued contained in Appendix C. Preliminary soil data has been evaluated using available on-site soil data and USDA soils information. On-site soils are Coosaw loamy fine sand (Cs) and Wahec fine sandy loam (Wa). The soils are expected to be acceptable and suitable for the proposed site development. USDA soils data is included as Appendix D.

The 6.63 acres of Bailey Park fronting Highway 170 is currently zoned Community Commercial and the remaining 20 acres to the south is currently zoned Residential. The adjacent land uses to the north is undeveloped Center Point PDD; to the east and west are undeveloped properties and residential property to the south. Bailey Park will be

developed in 2-3 phases over an approximately 5-year period. An aerial overlay map of the PDD and surrounding area is included as Appendix E.

Based on a review of the USGS Jasper quadrangle map and preliminary site surveys, site elevations range from approximately 17-20 feet above mean sea level. A portion of the USGS map is included as Appendix F. The site is currently forested and drainage flows towards the existing wetland along highway 170; towards a drainage ditch at the center of the property and along Old Baileys road.

Based on a review of FEMA Maps, all of the PDD property occurs outside of a designated flood zone areas A portion of FEMA Map Panel Number 410, dated October 18, 2019, is included as Appendix G.

**B. PLANNED DEVELOPMENT DISTRICT (PDD) PURPOSE**

The PDD overlay zone was adopted by the Jasper County Council to permit and encourage the effective, efficient, and economical development of large tracts of land in Jasper County.

**C. CONCEPTUAL MASTER PLAN**

Bailey Park is an approximately 26.63 acre tract of land located adjacent to the Center Point PDD in Jasper County, South Carolina. It is anticipated that the property will be developed over a period of 5 years, in accordance with the Concept Plan set forth in this document or amended in the future. The Conceptual Master Plan sets forth the general scope of the development including number of units, phasing, development standards, open space and other issues. In addition to the Conceptual Master Plan, development of the property is controlled by other provisions of the PDD. The Concept Plan is included in Appendix H.

The goal of the development is to produce a high-quality residential development. The tract of land provides an opportunity for a mix of residential products that will be developed over a period of time. The PDD designation is necessary to accommodate the intended land use and provide for the responsible planning and development of the property over time.

The Bailey Park Conceptual Master Plan, prepared by Witmier-Jones-Keefe, shows a general access layout and a residential community showing areas designated for varying types of residential development. Proposed land uses are detailed under Section 2 - Land Use Designation and Definitions.



The Bailey Park PDD property is a 26.3-acre property with 6.63 acres community commercial Tract 'A' and a 20-acre Residential Tract 'B'. 1.7 acres of non-jurisdictional wetlands are located within the tracts. However, the developer desires the Bailey Park PDD to allow for Residential use only. Under the terms of the approved PDD the only allowable uses will be Multi Family Residential, Single Family Attached and Single Family Detached Residential with a maximum of 7.5 DU per upland acre overall for Tracts A and B.

Development is planned to occur in accordance with the Development Schedule presented in Appendix I which is preliminary and subject to change based on market conditions.

The proposed Concept Plan will maintain open space requirements as per Section II, D.8 of this document. The open space and amenities will be owned and maintained in the manner approved with appropriate covenants and restrictions by the developer, homeowner's association, or other legally designated entity. Property deeded to a governmental entity becomes the maintenance responsibility of that entity.

Activities along any external property lines of the PDD shall conform to the setback, buffer, screening as described in Section II.D.9(b) of the PDD.

The Concept Plan constitutes a request for a waiver from the current Jasper County ZO where differences occur. However, activities in the PDD shall conform to all other Jasper County Ordinances and Regulations where differences do not occur. The Concept Plan may introduce land uses that do not exist in the current Zoning Ordinance. Based on the PDD, Bailey Park requests deviations from the following Zoning Ordinance provisions:

General Requirement	Description of Proposal
No exceptions	

The provisions of the Concept Plan shall apply to development in the Bailey Park PDD. In the event of a conflict, the hierarchy of documents is the following: 1) PDD and Concept Plan; 2) Jasper County ZO in effect at the time of Final Adoption of the Bailey Park PDD.

#### **D. ENVIRONMENTAL PROTECTION**

Environmental protection is a priority for the Applicant. As part of the development process, Bailey Park developers will meet or exceed the stormwater management requirements of the Jasper County Stormwater Regulations and the South Carolina Department of Health's Office of Ocean and Coastal Resource Management (OCRM).

Bailey Park developers will prepare stormwater management plans for the tracts of land as they are developed. The plan will address the hydrological characteristics of the site as well as predevelopment conditions and post-development stormwater management facilities for flood control and sediment reduction.

Freshwater wetlands on the property are typical of the South Carolina Lowcountry. Approximately 15.6 percent of the site is non-jurisdictional freshwater wetlands. A plat indicating the freshwater wetlands on the property is included in Appendix C.

On-site wetland impacts resulting from the development of the Bailey Park PDD will be permitted jointly through the USACE and OCRM. All impact mitigation will be accomplished through a combination of buffers and preservation of jurisdictional wetlands located on the property and will meet or exceed state and/or federal standards.

#### **E. CULTURAL AND HISTORICAL RESOURCES**

As part of the comprehensive study of the property, a preliminary assessment of the cultural and historical resources on the site will be prepared prior to submittal of a development plan for each of the tracts. As part of Master Plan Approval and prior to final design, the South Carolina Department of Archives and History will be contacted by the Owner to request a review of the Department's cultural resource inventory database. The Owner will follow the direction and procedures of the Department of Archives and History as appropriate and if necessary, will address all cultural resource issues with the State Historic Preservation Office. A final determination will be provided as part of Master Plan Approval.

**F. WATER AND SEWER SERVICE**

Water and sewer service will be provided to Bailey Park by Beaufort Jasper Water & Sewer Authority (BJWSA). Currently, BJWSA has water 8" water main located within the Old Bailey's Road and 30" water main located within the North Okatie Highway (170) right of way and 8" force main sewer lines located within the North Okatie Highway (170) right of way, and gravity sewer within the Okatie Park Circle West right of way. Detailed planning for the water and sewer systems will commence at the time of PDD approval by Jasper County. Preliminary discussions with BJWSA indicate a willingness to serve the property and to increase their capacity to serve developments in the vicinity. BJWSA has agreed to operate and maintain the water and sewer systems within their service area upon completion by the developer and acceptance by the Authority.

**G. UTILITY SERVICE**

Bailey Park is within the service territory of Dominion Energy for electrical power. The Owner will coordinate with Dominion Energy regarding planning for the PDD.

Hargray is able to provide telephone service to Bailey Park. The Owner will coordinate with Hargray regarding planning for the PDD.

Other utility services may be provided by legally established entities at the discretion of the Owner, provided such are in accordance with applicable franchising ordinances and licensing requirements of Jasper County.

**H. ROADWAYS AND TRAFFIC**

Bailey Park has frontage on SC Highway 170 to the north and Old Bailey's Road to the south. Establishing safe and reasonable ingress and egress for the property is a priority for the Owner, South Carolina Department of Transportation (SCDOT), and Jasper County. Full access shall be defined as access which allows any and all possible vehicular traffic movements into and out of the development. Limited access shall be defined as access which limits the movement of traffic into and out of a development (i.e., right-in, right-out). Any proposed roadway improvements shall be subject to approval by Jasper County and, where appropriate, the SCDOT.

The Concept Plan provides locations for potential internal access points for future interconnectivity.

As part of the access management plan for the project, the Owner will work with SCDOT and Jasper County to obtain one access point from Highway 170 and one access off Old Bailey's Road. All proposed access points shall be accompanied by a traffic analysis that demonstrates consistency with the Jasper County and SCDOT Highway Management

Access Plans and design criteria. These accesses may be relocated to accommodate traffic modeling information, site specific characteristics and adjacent land uses as part of the access management plan.

Primary access to the interior of the development will be via the access point off Highway 170 and access off Old Bailey's Road as shown on the Conceptual Master Plan. Connectivity between the various development parcels and these access locations will be planned and incorporated into the site plans for the individual developments as they are submitted to Jasper County for review. Traffic circulation and access systems will be developed to maximize the public utility of full access points to Highway 170 from Bailey Park and also from adjacent and opposite parcels to the extent practical. Interconnectivity between different proposed uses within the PDD will be promoted in order to encourage efficient traffic flow within the PDD.

Roads indicated on the Concept Plan are subject to modification at the time of Development Plan approval based upon specific soil conditions, environmental concerns, physical constraints and design parameters.

The access point locations described above and shown on the Concept Plan are preliminary and may be relocated during Master Plan approval and final development plans. Planning, design, and construction of these accesses as well as all roadways and transportation elements shall be in accordance with SCDOT standards, Jasper County Ordinances, traffic impact assessment, PDD standards, or other engineering standards reasonably acceptable to the County engineer. Typical roadway sections will be submitted for review at the Master Plan approval stage.

Potential access across the jurisdictional wetlands surrounding adjacent tracts may be allowed if approved by OCRM and the USACE. Road linkages to adjacent properties may include impacts to jurisdictional wetlands.

Notwithstanding other provisions of this document and subject to approval by Jasper County, roadway design standards may be modified to reduce environmental impacts and increase tree preservation provided safety concerns are not compromised. Protection and preservation of significant trees will be encouraged. Reductions of roadway and right-of-way widths may not occur unless specifically authorized by the County.

## I. PARKING

The total number of required parking spaces for all land uses allowed herein shall conform to the Jasper County ZO in effect at the time of Final Adoption of the Bailey Park PDD. Modulation of those standards may be allowed provided the applicant furnishes actual documentation that the new proposed standard meets the parking needs of the proposed land use and the County agrees at Master Plan approval.

**J. STORMWATER MANAGEMENT**

Bailey Park PDD shall conform to the Jasper County ZO and Stormwater Management Ordinance in effect at the time of Master Plan approval for the Bailey Park PDD as well as all other applicable state and federal requirements. Sufficient stormwater best management practices will be employed in the development of the PDD to ensure runoff leaving the site does not degrade water quality within surrounding wetlands and the receiving waterways.

**SECTION II – LAND USE**

**A. INTRODUCTION AND NARRATIVE**

The Bailey Park PDD has a total area of 26.63 acres, including 1.7 acres of non-jurisdictional freshwater wetlands, as indicated on the Conceptual Master Plan.

The Concept Plan consists of the following land use areas:

List types of proposed uses:

Of the approximately 24.93 upland acres, approximately 24 acres are intended for residential uses and 10% (2.5%) upland acres are intended for community space use and stormwater management.

Of the residential units, initial plans call for multi-family, townhouse and single-family homes.

The land use areas indicated on the Concept Plan are not intended to be rigid exact boundary lines for future land use and improvements. The Concept Plan for the Bailey Park PDD shall maintain flexibility to accommodate specific soil conditions, environmental concerns, pedestrian friendly requirements, physical constraints, market conditions and design parameters and as such, the exact location of boundary lines between land uses and their subsequent location and size indicated within the planning area shall be subject to change at the time Development Permit Plan(s) are submitted for development; provided, however, that maximum densities and other conditions of this PDD between the Owner and Jasper County, South Carolina, will be strictly adhered to, unless adjustment is requested by the Owner and approved by the County. The boundaries of the PDD may be modified to include adjacent acreage subject to the approval of Jasper County by appropriate petition/application to the County to amend the PDD.

**B. ALLOWED LAND USES**

The following land uses shall be permitted in the Bailey Park PDD. The purpose of this portion of the PDD document is to state which land uses shall be allowed within the Bailey Park PDD; however, by allowing these uses this does not obligate the developer to provide the uses or facilities stated herein.

The following land uses and definitions shall be permitted in the Bailey Park PDD:

List types of proposed uses:

Tract A : Multi Family Residential; Single Family Attached and Single Family Detached Residential

Tract B: Multi Family Residential; Single Family Attached and Single Family Detached Residential

Any easement that occurs within the property shall have the same land uses as any of the adjacent land uses. Any restrictions shall be based on the legal definition of the easement.

Design Regulations and Performance Standards will be established for each area at the time of the Master Plan approval. Unless otherwise agreed at Master Plan approval or in this PDD, the standard for uses and design criteria from the Jasper County ZO will apply.

**C. ALLOWED DENSITY**

Of the approximately 24.93 upland acres, the Concept Plan for the Bailey Park PDD consists of approximately 24 acres of Residential uses. The Concept Plan may be modified at Master Plan approval, taking into consideration the potential need to change the exact locations of the proposed use(s) in order to address traffic considerations and in response to market conditions.

The Bailey Park PDD is planned to include a maximum residential density of 7.5 DU per acre. Overall residential density shall include both Attached and Detached Single-Family Residential and Multi-Family Residential.

Multi Family Residential, Single Family Attached and/or Single Family Detached will be allowed overall.

Commercial acreage - there will be no commercial development allowed under the terms of the Bailey Park PDD.

**D. DEFINITIONS OF LAND USE TERMS AND DENSITY TERMS**

In the absence of a term definition in this Concept Plan or in the Bailey Park Development Agreement with Jasper County, the definitions of the Jasper County Zoning Ordinance shall apply in the interpretation of this Concept Plan. The definitions below shall generally describe the allowed uses within the PDD.

**1 Tract A - Community Commercial**

There will be no commercial development allowed within the Bailey Park PDD.

**a. Permitted Uses:**

NA

INTENTIONALLY LEFT BLANK



2. Intentionally Blank

3. Tract A & B - Residential

1. Multi-family and Single family

- a. The maximum number of residential dwelling units on the property (Tract A & B) will be 7.5 DU per upland acre as determined by specific soil conditions, environmental concerns, pedestrian friendly requirements, physical constraints, market conditions and design parameters.
- b. For detached single family residential and duplexes, (i) the average lot size may vary as to specific, individual master plans, but the overall average lot size on the Property shall not be less than 4,500 square feet and (ii) the minimum side setbacks shall be 6 feet on each side. Side setbacks can be reduced at the discretion of the County's Planning staff. The primary standard, to be utilized in allowing the variance shall be the maintenance of the County's Insurance Services Organization fire safety rating. As for dwelling units, a minimum front-yard setback of 25 feet shall be imposed on lots with front-loaded garages; a minimum setback of 15 feet for lots with side-loaded garages; a minimum setback of 15 feet from the back lot line; and a minimum setback of 5 feet from a pool or deck. For corner lots, the second street setback shall be 15 feet.
- c. For attached single family residential, townhomes, or condominiums (i) there shall be no minimum lot size or setbacks, and (ii) 6-foot side setbacks shall be required for all non-common lot line sides.

- d. Multi-family residential units (which are not separated by a ground-to-roof wall) are allowable up to a maximum of 7.5 units per acre. Multifamily residential consists of attached or detached residential including both short term and long-term rentals. Multi-family units do not have a lot size designation. Multi-family units shall be limited to a maximum of 35 feet in height above finished grade, as applicable, not including minor uninhabitable architectural elements above basic roof lines, subject to provisions of the Jasper County Ordinances.
- e. The allocation of density as specified allows for the clustering of development to optimize the protection of natural features and maximize open space. This does not guarantee that the Property can be developed at the identified maximum. Lot sizes range from the square footage of the foundation of cottage-type product to larger single-family lots.
- f. Single-family residential consists of attached (2 or more units separated by a ground-to-roof wall) and detached residential, including both short and long-term rentals. Product mix may include full size lots, attached zero lot line product subject to Master Plan Review, townhouses, patio home sites and cottages. Residential improvements, including parking designed underneath dwelling units, shall be limited to a maximum of three (3) stories, in height above parking or base flood elevation not to exceed 35 ft measured from the average finished grade elevation at the building line to the mean roof height, as applicable, not including minor uninhabitable architecture elements above basic roof lines, subject to provisions of the Jasper County Ordinances.
- g. Additional lot size designations and bulk requirements shall be provided for each type of proposed residential use at the Master Plan phase.

#### 4. Community Recreation, Amenities and Parks:

This designation allows for the recreational complexes and amenities to serve the Bailey Park PDD. Land uses may consist of private and semi-private recreation, indoor and outdoor lighted and unlighted recreation facilities, establishments, and services that include active and passive sports and entertainment, ancillary facilities such as restaurants serving such public recreational facilities. Community Recreation enhances the quality of life and provides recreational needs for the Bailey Park community and shall not be counted against the overall allowed acreage for commercial uses within the Bailey Park PDD. Permitted uses include

- a. Outdoor Recreational Facilities including but not limited to:
  - 1. Public or Private Clubhouse and pavilions (maximum 3 stories and 35' height above finished grade, subject to provisions of the Jasper County Ordinances)
  - 2. Swimming pool and support facilities

3. Event space and green for outdoor recreation and restrooms
4. Recreation fields, sports courts and other recreation related amenities.
5. Sidewalks and pedestrian trails
6. Recreational Building including but not limited to uses such as indoor recreation, meetings, assembly, banquet, fitness, and hobby space.
7. Accessory Buildings
8. Maintenance and Storage Facilities
9. Pro shops, snack bars, grills, restaurants and lounges associated with clubhouses
10. Ancillary uses associated with community recreation facilities such as craft centers, fitness centers, etc.

5. Institutional/Civic  
Not Allowed.

6. Maintenance Areas

The maintenance areas will contain the facilities, tools and equipment necessary to maintain the common properties within the Bailey Park PDD. These facilities may be congregated on a central site or located in separate convenient sites for different services such as general community maintenance, recreation area maintenance or individual property regime maintenance. Permitted uses include:

- a. Vehicle maintenance
- b. Storage of vehicles and parts, boats, recreational vehicles and resident storage
- c. Fuel storage
- d. Shops for woodwork, metalwork, and painting.

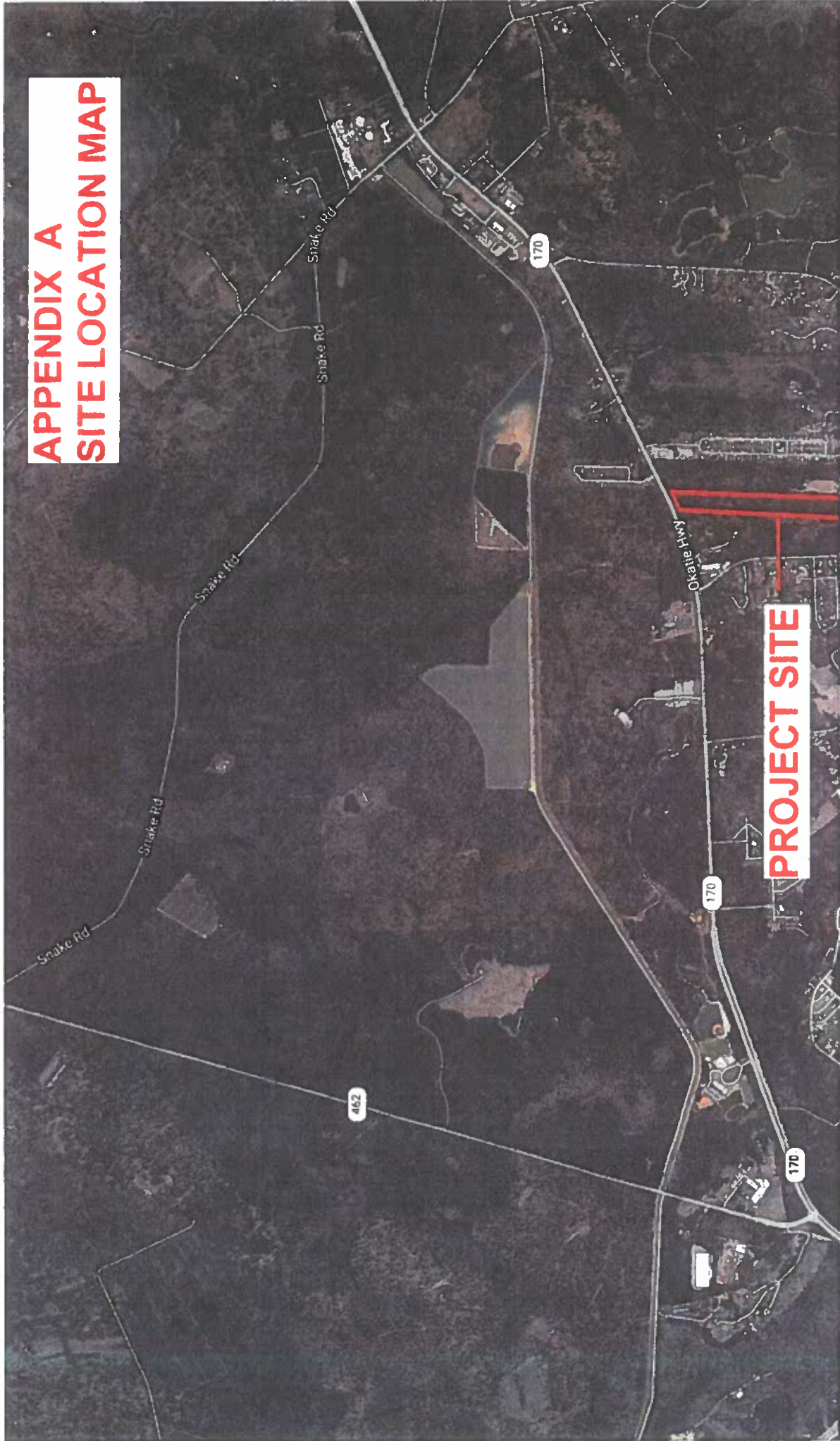
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APPENDIX A

SITE LOCATION MAP

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**APPENDIX A  
SITE LOCATION MAP**



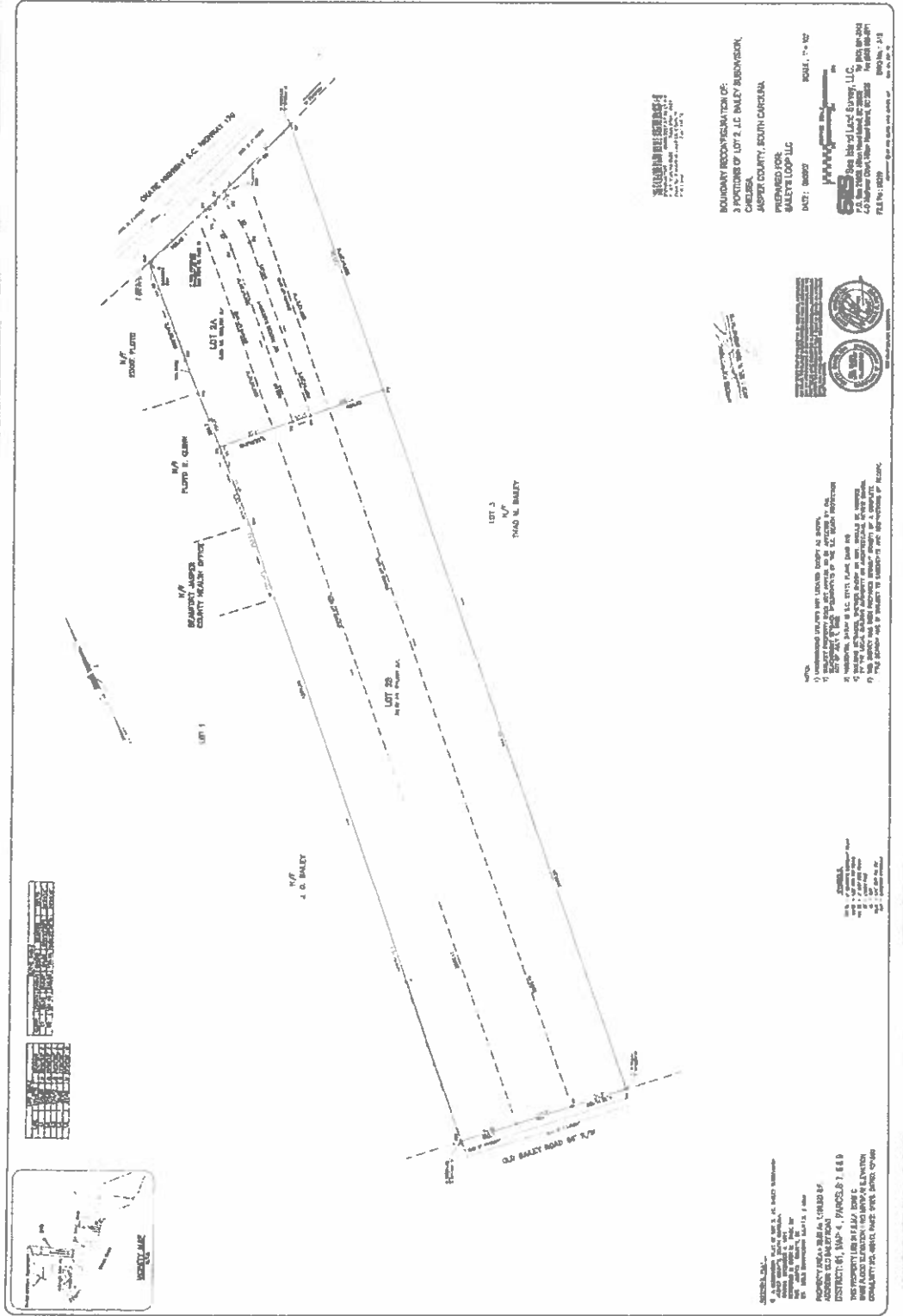
**PROJECT SITE**

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APPENDIX B

SITE SURVEY

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THE SOUTHERN SURVEYING & MAPPING COMPANY, INC.  
 1000 W. 10th Street, Suite 100  
 Columbia, SC 29201  
 Phone: 803.733.1111  
 Fax: 803.733.1112

BOUNDARY RECOMPOSITION OF:  
 3 PORTIONS OF LOT 2, LC 10000031100,  
 CHURCH,  
 JASPER COUNTY, SOUTH CAROLINA  
 PREPARED FOR:  
 BAILEY LOOP LLC  
 DATE: 08/07/2022

SCALE: 1" = 100'

BAILEY LOOP LLC  
 1000 W. 10th Street, Suite 100  
 Columbia, SC 29201  
 Phone: 803.733.1111  
 Fax: 803.733.1112

APPROVED FOR RECORDING  
 BY THE CLERK OF THE JASPER COUNTY CLERK'S OFFICE  
 DATE: 08/07/2022



NOTES:  
 1) ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
 2) ALL BEARINGS ARE TRUE BEARINGS.  
 3) ALL DISTANCES ARE TO THE CENTER OF THE LINE.  
 4) ALL DISTANCES ARE TO THE CENTER OF THE LINE.  
 5) ALL DISTANCES ARE TO THE CENTER OF THE LINE.  
 6) ALL DISTANCES ARE TO THE CENTER OF THE LINE.  
 7) ALL DISTANCES ARE TO THE CENTER OF THE LINE.  
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 9) ALL DISTANCES ARE TO THE CENTER OF THE LINE.  
 10) ALL DISTANCES ARE TO THE CENTER OF THE LINE.

SMALL  
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 1/4 SECTION  
 1/4 SECTION

GENERAL NOTE:  
 THIS PLAT IS A PART OF THE SURVEY OF THE LANDS OF THE STATE OF SOUTH CAROLINA, AS THE SAME ARE BEING SURVEYED BY THE SOUTHERN SURVEYING & MAPPING COMPANY, INC., FOR THE JASPER COUNTY CLERK'S OFFICE.  
 PROPERTY OWNERS: BAILEY LOOP LLC, CHURCH, SC  
 DISTRICT: 01, MAP: 4, PARCELS: 1, 2, 3, 4  
 THIS PROPERTY IS BEING SURVEYED FOR THE PURPOSE OF RECORDING AND A SPLIT OF THE LANDS OF THE STATE OF SOUTH CAROLINA.  
 CONSULT THE CLERK'S OFFICE FOR THE JASPER COUNTY CLERK'S OFFICE.

1/4 SECTION	1/4 SECTION	1/4 SECTION	1/4 SECTION
1/4 SECTION	1/4 SECTION	1/4 SECTION	1/4 SECTION
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APPENDIX C

FRESHWATER WETLANDS DELINEATION

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DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT  
68A HAGOOD AVENUE  
CHARLESTON, SC 29403-6107

June 15, 2022

Regulatory Division

Mr. Asher Howell  
Newkirk Environmental, Inc.  
73 Sea Island Parkway, Suite 20  
Beaufort, South Carolina 29907  
asher@newkirkenv.com

Dear Mr. Howell:

This is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2021-01243) received in our office on received July 22, 2021, for a 26.626-acre site located on Old Bailey Road in Chelsea, Jasper County, South Carolina (Latitude: 32.3508°, Longitude: -80.8884°). An AJD is used to indicate the Corps has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344) and/or navigable waters of the United States pursuant to Section 10 of the Rivers and Harbors Act of 1899 (RHA) (33 U.S.C. § 403).

The site in question is shown on the attached survey plat entitled and dated May 24, 2021, prepared by Coastal Surveying Co. Inc., and revised by this office to include wetland labels. Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, Wetland Determination Data Form(s), and LiDAR, we conclude the site, as shown on the referenced depiction, does not contain any aquatic resources subject to Corps' jurisdiction under Section 404 of the CWA or Section 10 of the RHA.

The site contains 1.7 acres of freshwater wetlands as federally defined by the 1987 Corps of Engineers Wetland Delineation Manual and applicable regional supplement however, the 1.7 acres of freshwater wetlands are not considered subject to Corps' jurisdiction based upon U.S. Supreme Court decisions. The location and configuration of these non-jurisdictional areas are reflected on the above referenced depiction. It should be clearly noted that decisions of the U.S. Supreme Court to exclude certain waters and wetlands from federal jurisdiction under the CWA have no effect on any state or local government restrictions or requirements concerning wetlands. You are strongly cautioned to ascertain whether such restrictions or requirements exist for the area in question before undertaking any activity which might impact these aquatic resources.

Attached is a form describing the basis of jurisdiction for the delineated area(s). Note that some or all of these areas may be regulated by other state or local government

entities and you should contact the South Carolina Department of Health and Environmental Control, Bureau of Water, or Department of Ocean and Coastal Resource Management, to determine the limits of their jurisdiction.

This AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

This AJD was conducted pursuant to Corps of Engineers' regulatory authority to identify the limits of Corps of Engineers' jurisdiction for the particular site identified in this request. This AJD may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

In all future correspondence, please refer to file number SAC-2021-01243. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact Tracy D. Sanders, Project Manager, at (843) 329-8190, or by email at Tracy.D.Sanders@usace.army.mil.

Sincerely,



Courtney M. Stevens  
Chief, South Branch

**Attachments:**

Approved Jurisdictional Determination Form

Notification of Appeal Options

"A Wetland Land Survey of 0181-00-04-007 Located on Old Bailey Road"

Copies Furnished:

Mr. Ken Tosky  
K&R Development, LLC  
254 Red Cedar St.  
Bluffton, South Carolina 29910  
[ken@kennethscottbuilders.com](mailto:ken@kennethscottbuilders.com)

SCDHEC – Bureau of Water  
2600 Bull Street  
Columbia, South Carolina 29201  
[WQCWetlands@dhec.sc.gov](mailto:WQCWetlands@dhec.sc.gov)

SCDHEC - OCRM  
1362 McMillan Avenue, Suite 400  
North Charleston, South Carolina 29405  
[OCRMPermitting@dhec.sc.gov](mailto:OCRMPermitting@dhec.sc.gov)

APPROVED JURISDICTIONAL DETERMINATION FORM  
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

**SECTION I: BACKGROUND INFORMATION**

A. **REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD):** June 15, 2022

B. **DISTRICT OFFICE, FILE NAME, AND NUMBER:** JD Form 1 of 1; SAC-2021-01243 Old Bailey

C. **PROJECT LOCATION AND BACKGROUND INFORMATION:**

State: South Carolina County/parish/borough: Jasper County City: Okatie  
Center coordinates of site (lat/long in degree decimal format): Lat. 32.350931 °, Long. -80.888383 °  
Universal Transverse Mercator:

Name of nearest waterbody: Okatee River

Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: N/A

Name of watershed or Hydrologic Unit Code (HUC): 3050208

Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

Check if other sites (e.g., offsite mitigation sites, disposal sites, etc ...) are associated with this action and are recorded on a different JD form.

D. **REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):**

Office (Desk) Determination. Date: May 4, 2022

Field Determination. Date(s):

**SECTION II: SUMMARY OF FINDINGS**

A. **RHA SECTION 10 DETERMINATION OF JURISDICTION.**

There ~~is~~  **is** "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]

Waters subject to the ebb and flow of the tide.

Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce.

Explain:

B. **CWA SECTION 404 DETERMINATION OF JURISDICTION.**

There ~~is~~  **is** "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [Required]

1. **Waters of the U.S.**

a. **Indicate presence of waters of U.S. in review area (check all that apply):**<sup>1</sup>

- TNWs, including territorial seas
- Wetlands adjacent to TNWs
- Relatively permanent waters<sup>2</sup> (RPWs) that flow directly or indirectly into TNWs
- Non-RPWs that flow directly or indirectly into TNWs
- Wetlands directly abutting RPWs that flow directly or indirectly into TNWs
- Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs
- Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs
- Impoundments of jurisdictional waters
- Isolated (interstate or intrastate) waters, including isolated wetlands

b. **Identify (estimate) size of waters of the U.S. in the review area:**

Non-wetland waters: linear feet: width (ft) and/or acres.

Wetlands: acres.

c. **Limits (boundaries) of jurisdiction based on:** ~~High Water~~  **High Water**

Elevation of established OHWM (if known):

2. **Non-regulated waters/wetlands (check if applicable):**<sup>3</sup>

- Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional.  
Explain: The project review area includes two wetlands and a linear feature. The linear feature crosses the property from east to west. A linear feature bisects the project review area from the eastern boundary towards the western boundary. Photographs provided of the onsite portion of the linear feature show that it does not have a defined bed and bank or ordinary high water mark. The linear feature also does not display any evidence that it holds water or has relatively permanent flow. Based on a review of LIDAR, soil survey information, NWI maps, and aerial photographs, it appears that the linear feature

<sup>1</sup> Boxes checked below shall be supported by completing the appropriate sections in Section III below

<sup>2</sup> For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).

<sup>3</sup> Supporting documentation is presented in Section III.F.

was excavated from uplands within project review area. The aforementioned resource information also indicates that the linear conveyance originates offsite in uplands on an adjacent property to the east (upstream), drains only uplands, and flows through uplands on the subject project review area where it continues offsite to the west (downstream). For these reasons, the linear feature was determined to be non-jurisdictional and not subject to regulation under Section 404 of the CWA. LiDAR indicates that the linear feature continues through to an adjacent property to the west, where it turns and flows adjacent to and parallel with State Rd. S-7-16. However, a review of Google Earth street view imagery indicates that the linear feature does not continue through to flow adjacent to and parallel with State Rd. S-7-16. Therefore, it does not appear that the linear feature flows to a water of the U.S.

Wetland A, which is 1.145 acres in size, is located adjacent to Okatie Highway. Based on a review of aerial photos, LiDAR, and Google Earth street view photos, the wetland appears to continue offsite but is a circular depressional wetland that is located lower in the landscape than the surrounding area. Wetland A is surrounded by uplands. There is no roadside linear ditch or swale that would provide a surface hydrologic connection from the wetland to a water of the U.S. Wetland B, which is 0.555 acre in size, is located in the middle of the project review area. The wetland is visible in LiDAR as a circular depressional wetland that sits lower in the landscape than the surrounding area. Wetland B is surrounded by uplands. No ditches or swales appear to flow out of the wetland that would provide a surface hydrological connection from the wetland to a water of the U.S. For both Wetlands A and B, there are no apparent ecological interconnection from the wetlands to a water of the US. There also appears to be no subsurface hydrologic connection, and no physical, chemical, or biological connection, to waters of the US. Therefore, Wetlands A and B were determined to be isolated, non-jurisdictional and not subject to regulation under Section 404 of the CWA.

### SECTION III: CWA ANALYSIS

#### **A. TNWs AND WETLANDS ADJACENT TO TNWs**

The agencies will assert jurisdiction over TNWs and wetlands adjacent to TNWs. If the aquatic resource is a TNW, complete Section III.A.1 and Section III.D.1. only; if the aquatic resource is a wetland adjacent to a TNW, complete Sections III.A.1 and 2 and Section III.D.1.; otherwise, see Section III.B below

##### **1. TNW**

Identify TNW:

Summarize rationale supporting determination:

##### **2. Wetland adjacent to TNW**

Summarize rationale supporting conclusion that wetland is "adjacent":

#### **B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY):**

This section summarizes information regarding characteristics of the tributary and its adjacent wetlands, if any, and it helps determine whether or not the standards for jurisdiction established under *Rapanos* have been met.

The agencies will assert jurisdiction over non-navigable tributaries of TNWs where the tributaries are "relatively permanent waters" (RPWs), i.e. tributaries that typically flow year-round or have continuous flow at least seasonally (e.g., typically 3 months). A wetland that directly abuts an RPW is also jurisdictional. If the aquatic resource is not a TNW, but has year-round (perennial) flow, skip to Section III.D.2. If the aquatic resource is a wetland directly abutting a tributary with perennial flow, skip to Section III.D.4.

A wetland that is adjacent to but that does not directly abut an RPW requires a significant nexus evaluation. Corps districts and EPA regions will include in the record any available information that documents the existence of a significant nexus between a relatively permanent tributary that is not perennial (and its adjacent wetlands if any) and a traditional navigable water, even though a significant nexus finding is not required as a matter of law.

If the waterbody<sup>4</sup> is not an RPW, or a wetland directly abutting an RPW, a JD will require additional data to determine if the waterbody has a significant nexus with a TNW. If the tributary has adjacent wetlands, the significant nexus evaluation must consider the tributary in combination with all of its adjacent wetlands. This significant nexus evaluation that combines, for analytical purposes, the tributary and all of its adjacent wetlands is used whether the review area identified in the JD request is the tributary, or its adjacent wetlands, or both. If the JD covers a tributary with adjacent wetlands, complete Section III.B.1 for the tributary, Section III.B.2 for any onsite wetlands, and Section III.B.3 for all wetlands adjacent to that tributary, both onsite and offsite. The determination whether a significant nexus exists is determined in Section III.C below.

<sup>4</sup> Note that the Instructional Guidebook contains additional information regarding swales, ditches, washes, and erosional features generally and in the arid West.

1. Characteristics of non-TNWs that flow directly or indirectly into TNW

(i) General Area Conditions:

Watershed size: Pick List  
Drainage area: Pick List  
Average annual rainfall:      inches  
Average annual snowfall:      inches

(ii) Physical Characteristics:

(a) Relationship with TNW:

- Tributary flows directly into TNW.  
 Tributary flows through Pick List tributaries before entering TNW

Project waters are Pick List river miles from TNW.  
Project waters are Pick List river miles from RPW.  
Project waters are Pick List aerial (straight) miles from TNW.  
Project waters are Pick List aerial (straight) miles from RPW.  
Project waters cross or serve as state boundaries. Explain:

Identify flow route to TNW:  
Tributary stream order, if known:

(b) General Tributary Characteristics (check all that apply):

- Tributary is:  Natural  
 Artificial (man-made). Explain:  
 Manipulated (man-altered). Explain:

Tributary properties with respect to top of bank (estimate):

Average width:      feet  
Average depth:      feet  
Average side slopes: Pick List

Primary tributary substrate composition (check all that apply):

- |  |  |                                   |
|--|--|-----------------------------------|
| <input type="checkbox"/> Silts           | <input type="checkbox"/> Sands                     | <input type="checkbox"/> Concrete |
| <input type="checkbox"/> Cobbles         | <input type="checkbox"/> Gravel                    | <input type="checkbox"/> Muck     |
| <input type="checkbox"/> Bedrock         | <input type="checkbox"/> Vegetation. Type/% cover: |                                   |
| <input type="checkbox"/> Other. Explain: |  |                                   |

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain:

Presence of run/riffle/pool complexes. Explain:

Tributary geometry: Pick List

Tributary gradient (approximate average slope):      %

(c) Flow:

Tributary provides for: Pick List

Estimate average number of flow events in review area/year:     

Describe flow regime:

Other information on duration and volume:

Surface flow is: Pick List. Characteristics:

Subsurface flow: Pick List. Explain findings:

- Dye (or other) test performed:

Tributary has (check all that apply):

- |   |  |
|---|--|
| <input type="checkbox"/> Bed and banks  |  |
| <input type="checkbox"/> OHWM <sup>6</sup> (check all indicators that apply): |  |
| <input type="checkbox"/> clear, natural line impressed on the bank            | <input type="checkbox"/> the presence of litter and debris     |
| <input type="checkbox"/> changes in the character of soil                     | <input type="checkbox"/> destruction of terrestrial vegetation |
| <input type="checkbox"/> shelving   | <input type="checkbox"/> the presence of wrack line            |
| <input type="checkbox"/> vegetation matted down, bent, or absent              | <input type="checkbox"/> sediment sorting                      |
| <input type="checkbox"/> leaf litter disturbed or washed away                 | <input type="checkbox"/> scour                                 |

<sup>3</sup> Flow route can be described by identifying, e.g., tributary a, which flows through the review area, to flow into tributary b, which then flows into TNW.

<sup>6</sup> A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.

- sediment deposition
- water staining
- other (list):
- Discontinuous OHWM? Explain:
- multiple observed or predicted flow events
- abrupt change in plant community

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

- High Tide Line indicated by:
  - oil or scum line along shore objects
  - fine shell or debris deposits (foreshore)
  - physical markings/characteristics
  - tidal gauges
  - other (list):
- Mean High Water Mark indicated by:
  - survey to available datum;
  - physical markings;
  - vegetation lines/changes in vegetation types.

(iii) Chemical Characteristics:

Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).

Explain:

Identify specific pollutants, if known:

(iv) Biological Characteristics. Channel supports (check all that apply):

- Riparian corridor. Characteristics (type, average width).
- Wetland fringe. Characteristics:
- Habitat for:
  - Federally Listed species. Explain findings:
  - Fish/spawn areas. Explain findings:
  - Other environmentally-sensitive species. Explain findings:
  - Aquatic/wildlife diversity. Explain findings:

2. Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW

(i) Physical Characteristics:

(a) General Wetland Characteristics:

Properties:

Wetland size: \_\_\_\_\_ acres

Wetland type: Explain:

Wetland quality: Explain:

Project wetlands cross or serve as state boundaries. Explain:

(b) General Flow Relationship with Non-TNW:

Flow is: Pick List. Explain:

Surface flow is: ~~Pick List~~

Characteristics:

Subsurface flow: ~~Pick List~~. Explain findings:

Dye (or other) test performed:

(c) Wetland Adjacency Determination with Non-TNW:

Directly abutting

Not directly abutting

Discrete wetland hydrologic connection. Explain:

Ecological connection. Explain:

Separated by berm/barrier. Explain:

(d) Proximity Relationship to TNW

Project wetlands are Pick List river miles from TNW.

Project waters are Pick List aerial (straight) miles from TNW.

Flow is from: ~~Pick List~~

Estimate approximate location of wetland as within the ~~Pick List~~ floodplain.

(ii) Chemical Characteristics:

Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain:

Identify specific pollutants, if known:



(iii) **Biological Characteristics. Wetland supports (check all that apply):**

- Riparian buffer. Characteristics (type, average width):
- Vegetation type/percent cover. Explain:
- Habitat for:
  - Federally Listed species. Explain findings:
  - Fish/spawn areas. Explain findings:
  - Other environmentally-sensitive species. Explain findings:
  - Aquatic/wildlife diversity. Explain findings:

3. **Characteristics of all wetlands adjacent to the tributary (if any)**

All wetland(s) being considered in the cumulative analysis: None  
Approximately ( ) acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

<u>Directly abuts? (Y/N)</u>	<u>Size (in acres)</u>	<u>Directly abuts? (Y/N)</u>	<u>Size (in acres)</u>
------------------------------	------------------------	------------------------------	------------------------

Summarize overall biological, chemical and physical functions being performed:

**C. SIGNIFICANT NEXUS DETERMINATION**

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs. Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D:
2. Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs. Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:
3. Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW. Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

**D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):**

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:

- TNWs: linear feet width (ft), Or, acres.  
 Wetlands adjacent to TNWs: acres.

2. **RPWs that flow directly or indirectly into TNWs.**

- Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial:  
 Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally:

Provide estimates for jurisdictional waters in the review area (check all that apply):

- Tributary waters: linear feet width (ft).  
 Other non-wetland waters: acres.  
Identify type(s) of waters:

3. **Non-RPWs\* that flow directly or indirectly into TNWs.**

- Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):

- Tributary waters: linear feet width (ft).  
 Other non-wetland waters: acres.  
Identify type(s) of waters:

4. **Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**

- Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.  
 Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:  
 Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2 above. Provide rationale indicating that wetland is directly abutting an RPW:

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

5. **Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.**

- Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

6. **Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.**

- Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area: acres.

7. **Impoundments of jurisdictional waters.<sup>9</sup>**

As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.

- Demonstrate that impoundment was created from "waters of the U.S.," or  
 Demonstrate that water meets the criteria for one of the categories presented above (1-6), or  
 Demonstrate that water is isolated with a nexus to commerce (see E below).

\*See Footnote # 3.

<sup>9</sup> To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook

**E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):<sup>18</sup>**

- which are or could be used by interstate or foreign travelers for recreational or other purposes.
- from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
- which are or could be used for industrial purposes by industries in interstate commerce.
- Interstate isolated waters. Explain:
- Other factors. Explain:

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):

- Tributary waters: linear feet width (ft)
- Other non-wetland waters: acres.  
Identify type(s) of waters.
- Wetlands: acres.

**F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):**

- If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
  - Prior to the Jan 2001 Supreme Court decision in "SWANCC," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
- Other: (explain, if not covered above):

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
- Lakes/ponds: acres.
- Other non-wetland waters: acres. List type of aquatic resource:
- Wetlands: 1.7 acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- Non-wetland waters (i.e., rivers, streams): linear feet, width (ft).
- Lakes/ponds: acres.
- Other non-wetland waters: acres. List type of aquatic resource:
- Wetlands: acres.

**SECTION IV: DATA SOURCES.**

**A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):**

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Newkirk Environmental.
- Data sheets prepared/submitted by or on behalf of the applicant/consultant. Concur with conclusions
  - Office concurs with data sheets/delineation report.
  - Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps:
- Corps navigable waters' study:
- U.S. Geological Survey Hydrologic Atlas
  - USGS NHD data.
  - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite scale & quad name:
- USDA Natural Resources Conservation Service Soil Survey. Citation: Wahec fine sandy loam.
- National wetlands inventory map(s). Cite name: Upland.

<sup>18</sup> Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA Memorandum Regarding CWA Act Jurisdiction Following Rapanos.

- State/Local wetland inventory map(s):
- FEMA/FIRM maps:
- 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
- Photographs:  Aerial (Name & Date): Google Earth 12/20/2019  
or  Other (Name & Date):
- Previous determination(s). File no. and date of response letter:
- Applicable/supporting case law:
- Applicable/supporting scientific literature:
- Other information (please specify): LIDAR.

**B. ADDITIONAL COMMENTS TO SUPPORT JU:** The project review area includes a linear feature that was determined to be non-jurisdictional and not subject to regulation under Section 404 of the CWA. Wetlands A and B were determined to be isolated, non-jurisdictional wetlands that are not subject to regulation under Section 404 of the CWA.



**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND  
REQUEST FOR APPEAL**

<b>Applicant:</b>	<b>File Number:</b>	<b>Date:</b>
<b>Attached is:</b>		<b>See Section below</b>
INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)		<b>A</b>
PROFFERED PERMIT (Standard Permit or Letter of permission)		<b>B</b>
PERMIT DENIAL		<b>C</b>
APPROVED JURISDICTIONAL DETERMINATION		<b>D</b>
PRELIMINARY JURISDICTIONAL DETERMINATION		<b>E</b>

**SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/ce/functions/ow/bacwo/reg> or Corps regulations at 33 CFR Part 391.**

**A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.**

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

**B: PROFFERED PERMIT: You may accept or appeal the permit**

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

**C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.**

**D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.**

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the Division Engineer, South Atlantic Division, 60 Forsyth St, SW, Atlanta, GA 30308-8801. This form must be received by the Division Engineer within 60 days of the date of this notice.

**E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD**

**SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT**

**REASONS FOR APPEAL OR OBJECTIONS:** (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

**ADDITIONAL INFORMATION:** The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

**POINT OF CONTACT FOR QUESTIONS OR INFORMATION:**

If you have questions regarding this decision and/or the appeal process you may contact the Corps biologist who signed the letter to which this notification is attached. The name and telephone number of this person is given at the end of the letter.

If you only have questions regarding the appeal process you may also contact: Jason W. Steele  
Administrative Appeals Review Officer  
USACE South Atlantic Division  
60 Forsyth St, SW  
Atlanta, GA 30308-8801  
(404) 562-5137

**RIGHT OF ENTRY:** Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.	Date:	Telephone number:
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APPENDIX D

USDA SOILS DATA





Soil Map—Beaufort County, South Carolina, and Jasper County, South Carolina  
(Bailey Park)

MAP LEGEND

	Area of Interest (AOI)		Spot Area
	Soils		Stony Spot
	Soil Map Unit Polygons		Very Stony Spot
	Soil Map Unit Lines		Wet Spot
	Soil Map Unit Points		Other
	Special Point Features		Special Line Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Backgrounds
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Gully		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Beaufort County, South Carolina  
Survey Area Data: Version 17, Aug 27, 2021

Soil Survey Area: Jasper County, South Carolina  
Survey Area Data: Version 16, Aug 30, 2021

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 21, 2021—Feb 23, 2021

Soil Map—Beaufort County, South Carolina, and Jasper County, South Carolina  
(Bailey Park)

**MAP LEGEND**

**MAP INFORMATION**

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

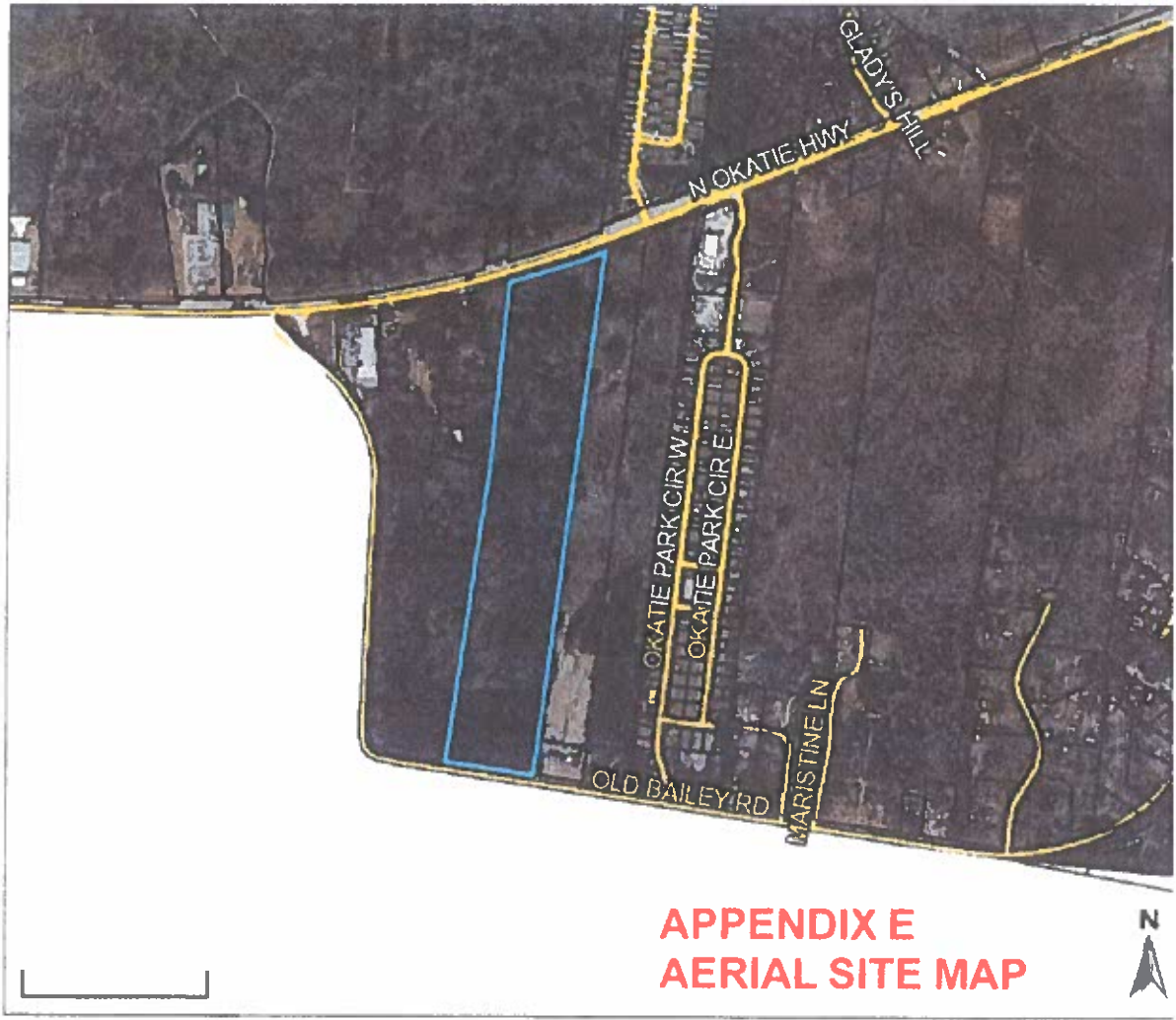
### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cs	Coosaw loamy fine sand	0.1	0.5%
<b>Subtotals for Soil Survey Area</b>		<b>0.1</b>	<b>0.5%</b>
<b>Totals for Area of Interest</b>		<b>29.1</b>	<b>100.0%</b>

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cs	Coosaw loamy fine sand	8.6	29.5%
Wa	Wahee fine sandy loam	20.4	70.1%
<b>Subtotals for Soil Survey Area</b>		<b>28.9</b>	<b>99.5%</b>
<b>Totals for Area of Interest</b>		<b>29.1</b>	<b>100.0%</b>

APPENDIX E

AERIAL SITE MAP

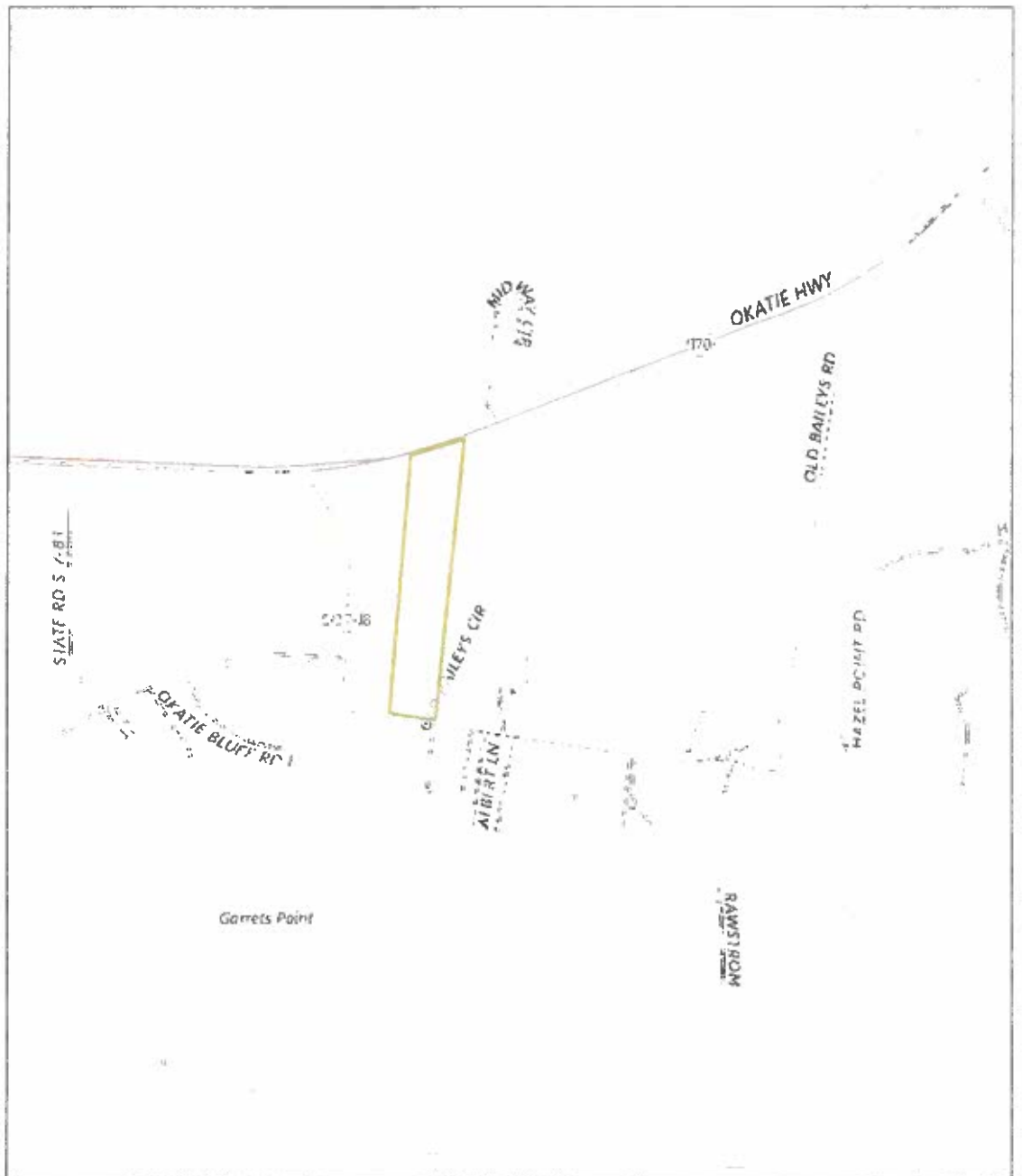


**APPENDIX E  
AERIAL SITE MAP**

APPENDIX F

USGS QUADRANGLE MAP

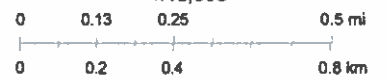
# The National Map Advanced Viewer



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1:18,056

- Override 1
- 3.75 Minute Index
- 7.5 Minute (1:24K) Index
- 15 Minute (1:63K) Index
- 30x60 Minute (1:100K) Index
- 1x1 Degree Index



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census

USGS  
2021 USGS



APPENDIX G

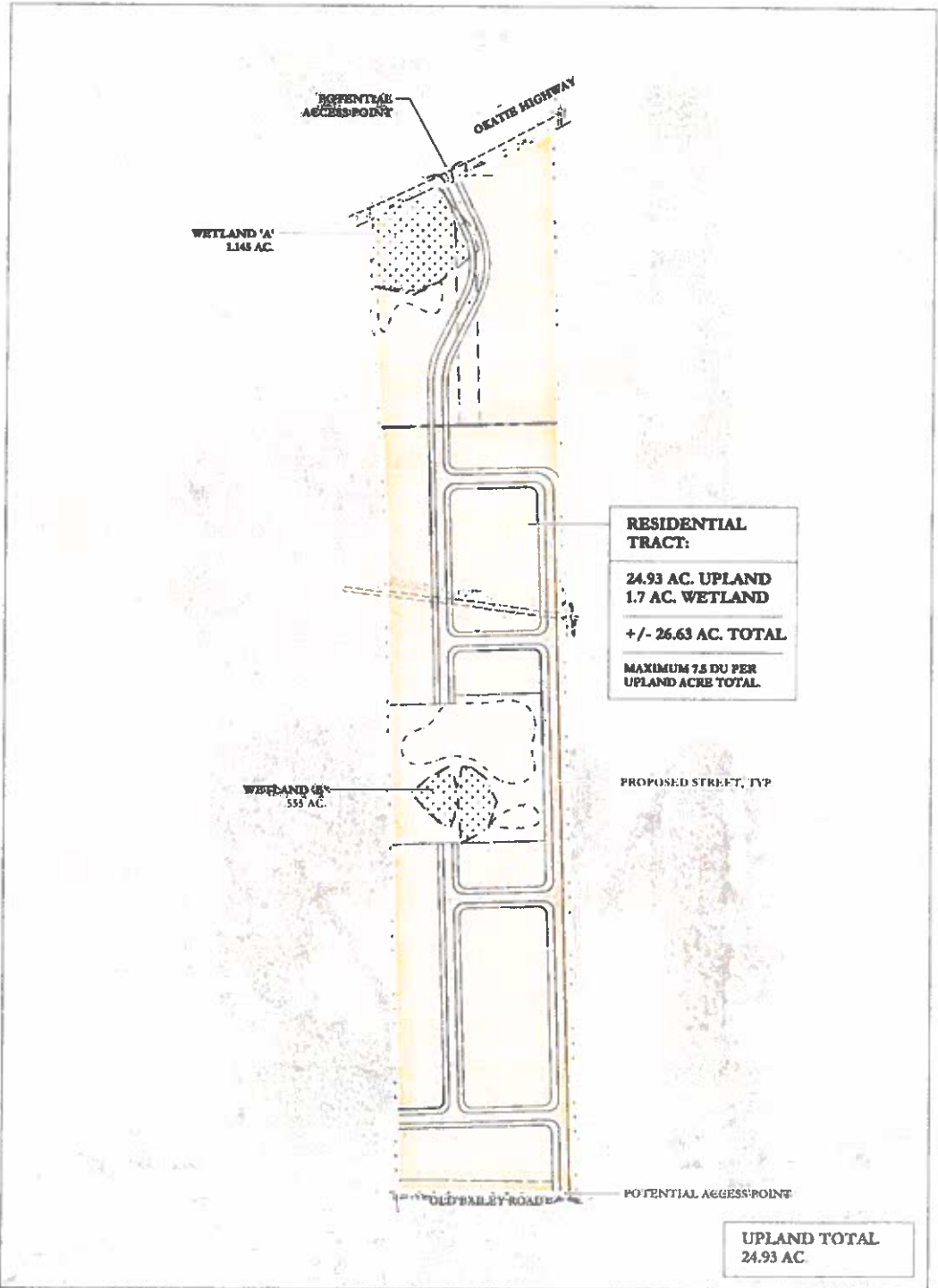
FEMA MAP





APPENDIX H

CONCEPT PLAN



**Waters Jones-Keefer**  
INC. LLC  
PLANNING ENGINEERS  
ARCHITECTS  
LANDSCAPE ARCHITECTS  
JANUARY 11, 2017

**BAILEY PARK**  
PLANNED DEVELOPMENT DISTRICT  
CONCEPT PLAN  
JASPER COUNTY, SOUTH CAROLINA

