

Barton's Run

PUD

Barton's Run

PLANNED UNIT DEVELOPMENT

Formerly known as:
THE TARVER TRACT

BEAUFORT COUNTY, SOUTH CAROLINA

Prepared For:

CraftBuilt Homes, LLC



**PLANNED UNIT DEVELOPMENT
BY REZONING ACTION**

This master plan represents the preliminary plan for development approved by action of the Beaufort County Council as of 5/23/05

Submitted to:

as the master plan for rezoning to PUD status. Development action must be consistent with this approved plan.

Beaufort County

Stacy A. Austry

May 2004

Revised: January 28, 2005

2005/15

SOUTHERN BEAUFORT COUNTY MAP AMENDMENT/REZONING REQUEST FOR R600-38-1F (170 ACRES, FORMERLY THE TARVER TRACT) FROM RURAL (R) TO PLANNED UNIT DEVELOPMENT (PUD) TO BE KNOWN AS BARTON'S RUN; APPLICANT: WILLIAM B. TARVER, JR./AGENT: CRAFTBUILT HOMES, LLC, JOHN CARDAMONE).

BE IT ORDAINED, that County Council of Beaufort County, South Carolina, hereby amends the Zoning Map of Beaufort County, South Carolina. The map is attached hereto and incorporated herein.

Special Conditions Attached to Barton's Run PUD

1. The Applicant shall execute the Access and Utility Easement Agreement with the Town of Bluffton prior to the issuance of a development permit from the Development Review Team;
2. The Applicant shall donate \$63,000 to the construction of the proposed United States Tennis Association Center at the Buckwalter Regional Park prior to the issuance of the development permit. The Town of Bluffton shall collect the donation as per a Memorandum of Agreement executed with the County;
3. The final approved Development Plan shall show a future stubbed access to the Vaux property line on the western border of the Barton's Run PUD;
4. The final approved Development Plan shall show a fifty foot (50 foot) opaque buffer within the one hundred and fifty foot (150 foot) natural buffer along SC Highway 46;
5. The Applicant shall comply with the Zoning and Development Standards Ordinance, Article XII, Subdivision Design and Article XIII, Subdivision and Land Development Standards, in addition to the standards set forth in the Barton's Run PUD application;
6. The Applicant shall donate \$900 to defray the cost of the Bluffton Parkway per lot for 70 lots payable to the County at the time of lot sale or prior to the issuance of the residential building permit, whichever comes first.

Adopted this 23rd day of May, 2005.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: Wm. Weston J. Newton

Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

Kelly J. Golden
Kelly J. Golden, Staff Attorney

ATTEST:

Suzanne M. Rainey
Suzanne M. Rainey, Clerk to Council

First Reading: April 25, 2005
Second Reading: May 9, 2005
Public Hearing: May 23, 2005
Third and Final Reading: May 23, 2005
Amending 99/12

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BARTON'S RUN PUD

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- 1. Water and Sewer (BJWSA)
- 2. Electricity and Gas (SCE&G)
- 3. Telephone and Cable TV (Hargray Communications)
- 4. Fire Protection (Bluffton Fire Department)
- 5. Emergency Medical Service (Beaufort County EMS)
- 6. Solid Waste (Waste Management)
- 7. School District (Beaufort County School System)
- 8. Health and Environmental Control (SCDHEC)
- 9. Ocean and Coastal Resource Management (OCRM)
- 10. Beaufort County Engineering Approval Request Letter
- 11. Archaeological Permit Approval Letter
- 12. Encroachment Permit Preliminary Approval Letter

K. Traffic Impact Analysis Exhibit K

L. Stormwater Conceptual Master Plan Exhibit L

M. Water Conceptual Master Plan Exhibit M

N. Sewer Conceptual Master Plan Exhibit N

Project Team

Developer:	CraftBuilt Homes, LLC	Mr. John Cardamone Mr. Tim Franks
Engineering:	Thomas & Hutton Engineering Co.	Mr. Gary R. Wiggin, P.E.
Land Planning & Architecture:	CraftBuilt Homes, LLC	Mr. Tim Franks
Environmental Consultant:	Sligh Environmental Consultants, Inc.	Mr. Stuart Sligh
Legal Counsel:	Mr. Lewis Hammett, Esq. Mr. Steve Bird, Esq.	

I. INTRODUCTION AND NARRATIVE

A. CraftBuilt Homes, LLC.

CraftBuilt Homes, LLC is a South Carolina Limited Liability Company that was formed in 2000 by John Cardamone. John was a partner in the successful golf communities of Colleton River and Belfair.

Tim Franks, the Vice President of Development of CraftBuilt was formerly the President of national builder Engle Homes North Carolina Division. Prior to Engle, Mr. Franks was president of homebuilder Parker Lancaster Corporation, North Carolina Division for 14 years.

Collectively, Mr. Cardamone and Mr. Franks have successfully developed over 5,000 home sites and homes in the southeast over the past twenty years.

CraftBuilt Homes, LLC is a successful developer of affordable homes in both the Hilton Head / Bluffton areas as well as Brunswick, Georgia. Homes from the low one hundred thousand dollars have been successfully developed in both the Sandy Pointe as well as the Arborwood and Willows communities of Bluffton. Woodbridge homes range from the mid one hundred thousand dollar range to the high two hundred thousand dollar range, providing housing for police officers, fire fighters, school teachers, store clerks, managers and retirees who live, work and shop near their homes.

B. The Property

The subject property is owned by The Tarver Company. The Barton's Run PUD has a total acreage of +/- 170 acres located off of South Carolina Highway 46 near the Buckwalter Parkway intersection (See Exhibit A). The property is generally bounded on the North by Hampton Hall and The Farm at Buckwalter developments, the East by a parcel of land earmarked for the Town of Bluffton's Buckwalter Community Park, and the South by South Carolina Highway 46. The property is bounded on the West by Hampton Hall as well as three other residential property owners. For a detailed list of adjacent property owners please refer to Exhibit D. The proposed PUD consists of 70 single family homes and a recreational facility for the development.

The parcel is located as District 600, Map 38, Parcel 1F of the Tax Maps of Beaufort County. The tract is currently zoned Rural.

Tree cover mostly consists of young row pine plantation with very few hardwoods. The few existing hardwoods are located mainly in the wetlands. Topography ranges in elevation from +15 MSL to 29 MSL across the site (See

Exhibit E). An existing ditch drains the property into the Hampton Hall development lagoon system which outfalls to Rose Due Creek. Rose Due creek flows into the May River.

The freshwater wetlands on the Barton's Run PUD were delineated by Newkirk Environmental, Inc., surveyed by T-Square Group, Inc. of Bluffton, South Carolina and certified by the U.S. Army Corps of Engineers on June 25, 2002 (See Exhibit G). The site has +/- 7.45 acres of isolated non jurisdictional freshwater wetlands, and 0.09 acres of 404-jurisdictional freshwater wetlands. A portion of the isolated non-jurisdictional freshwater wetlands on the site are proposed to be impacted by development activity. Since, at present, OCRM claims administrative jurisdiction over these wetlands, these impacts will be permitted through OCRM. The permit process requires mitigation for the wetland impacts. Mitigation will be accomplished through a combination of buffers and preservation of jurisdictional and/ or non-jurisdictional wetlands. The one 404-jurisdictional freshwater wetland located on the property will be preserved.

The Soils Map presents the soils found at the Barton's Run PUD as classified by the Soil Conservation Services for Beaufort and Jasper County as soil surveys prepared by the U.S. Department of Agriculture (See Exhibit H). The soils located within the Barton's Run PUD are classified as soil groups A, B, and C. The soil series include murad, seabrook, baratari, deloss, ridgeland, seewee, and onslow. Any limitations that there may be in these soil series can easily be overcome with proper design and planning.

C. **Conceptual Master Plan**

The Barton's Run PUD will be developed in accordance with the Barton's Run PUD Conceptual Master Plan prepared by CraftBuilt Homes, LLC, dated January 26, 2005 as shown in Exhibit A. Development permit applications for the project shall conform to the Beaufort County Zoning and Development Standards Ordinance (ZDSO), as modified herein by Section I, Part N and Section II, Part D.

The Barton's Run PUD property is currently zoned rural. As part of the permitted single-family residential uses under the Beaufort County Zoning and Development Standards Ordinance, the maximum housing density for a rural single family cannot exceed 0.34 dwelling units per gross acre. This PUD, as planned, has a total density of 0.41 dwelling units per gross acre (70 du).

The exact location of roads, lagoons, open spaces, and other elements may vary at the time of Development Permit Applications. The plan demonstrates a potential arrangement of land uses and road corridors. The final layout will vary based on market conditions and environmental constraints. However, if Conceptual Master Plan alterations are made during the implementation of the development, the maximum density of 0.41 dwelling units per gross acre (70 du's) will not be exceeded.

BARTON'S RUN PUD

The property will be accessed from Buckwalter Parkway and South Carolina Highway 46. The Buckwalter Parkway access will be via a non-exclusive access easement to be granted by the Town of Bluffton across a portion of the Buckwalter Community Park site.

D. Project Character and Rationale

Over the last several years residential development in Southern Beaufort County has in large part centered on the greater Bluffton area and in particular the Buckwalter area. With new schools, good access to Bluffton, Northern Beaufort County, Hilton Head and Savannah, and a relatively strong economic environment, sales of most price ranges of single family homes in that area have been robust. There has been particularly strong demand for new homes more affordably priced.

The requested PUD for this project represents a recognition for diversity in the Buckwalter Parkway corridor. Even though a strong argument can be made to continue the suburban densities which exist on three sides of the property, an alternate approach is being proposed. The property fronts onto SC 46, a designated scenic highway. A low density development is proposed in order to protect and enhance the scenic, rural character of SC 46. The significantly reduced number of dwelling units, and the anticipated shift in buyer profile, will result in little loading onto currently stressed public services.

The PUD designation allows for flexibility in calculating open space required by Rural, Single Family (RSF) classification. While some of the open space needs are obtained with the use of buffer yards at the perimeter of lots, the total substantially exceeds RSF minimum requirements. This is achieved by increasing the lot sizes significantly above the RSF minimum, to an average of two acres per lot. All setback and yard requirements are met or exceeded.

Even though this project is not subject to the Town of Bluffton standards, this PUD will agree to meet the 150 foot setback along the property's SC 46 right-of-way. The entrance will be understated and rural in character, so that it will blend with the attractive look of other properties along the scenic corridor.

E. Infrastructure Capacity

Presently, there is no potable water distribution system or wastewater collection system on the Barton's Run PUD property. Water distribution and wastewater collection/conveyance systems will be constructed to serve the PUD and connected to Beaufort Jasper Water and Sewer Authority infrastructure currently in operation and serving the adjacent areas.

Electrical and Gas service is provided to the Barton's Run PUD by South Carolina Electric and Gas Company.

BARTON'S RUN PUD

Telephone and Cable service to the Barton's Run PUD is provided by Hargray Communications.

F. Public Benefits

The public will benefit in a number of ways from the development of the requested PUD. The overall density is consistent with rural zoning. The total DU's and the character of development will not alter the scenic, rural nature of the SC 46 corridor. The agreed-to setback of 150 feet will make the development invisible to anyone traveling the highway. The buyer profile will not result in loading of schools and roads, which are currently stressed. The overall density is well below the assumed one unit per acre for currently uncommitted rural property in South Beaufort County.

Most importantly, it is probable that the requested PUD will significantly add to revenues to the county through property taxes and other fees, without stressing public services.

G. Environmental Protection

Environmental Protection is of the highest priority for CraftBuilt Homes, LLC. The environment is crucial to the quality of life that is the attraction of the Lowcountry, and quality of the surrounding surface waters is a primary focus of the PUD. As part of the development process, CraftBuilt Homes, LLC will implement the Beaufort County Best Management Practices (BMPs) for Stormwater Management. The BMPs dictate stormwater treatment standards and provide a method to quantify the design of the stormwater treatment system. The use of detention lagoons for treating stormwater runoff from impervious areas prior to release off site will be utilized within the Barton's Run PUD.

The Storm drainage for the project will be filtered through a stormwater quality management system prior to being conveyed into the existing ditch adjacent to Hampton Hall. The Stormwater Conceptual Master Plan has been reviewed and approved by OCRM and the Beaufort County Engineering Department at the Conceptual Master Plan level (See Exhibit L). Construction drawings must be submitted and approved by Beaufort County and OCRM prior to issuance of construction permits.

The Stormwater Conceptual Master Plan is subject to modification as development progresses. Exact location of ponds, connector pipes and outfalls for the development will be determined through detailed field surveys and site design prior to submitting for a Beaufort County Development Permit.

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H. Endangered Species

Sligh Environmental Consultants, Inc. of Savannah, Georgia was retained to conduct a survey of endangered plants and animals on the site. Sligh Environmental reviewed the property and a copy of their interim report is included as Exhibit I. The U.S. Fish and Wildlife Service reviewed the report and their preliminary comments are included. CraftBuilt Homes, LLC, agrees to coordinate, negotiate with, and abide by the final determination of the Department of Natural Resources and U.S Fish and Wildlife Service as to preservation and /or mitigation of habitat for any identified endangered species.

I. Cultural and Historical Resources

This property has been heavily disturbed by ongoing timber management. A preliminary assessment of cultural and historical resources was conducted by Beaufort County. Ian Hill of the Beaufort County Planning Department performed historical research of the property in order to determine if the site contained significant artifacts. His findings are included in Exhibit J.

J. Water and Sewer Service

The Beaufort Jasper Water and Sewer Authority is committed to serve this development through services made available to adjacent properties. The Authority will provide potable water for domestic use and fire protection. It is also the intent of the Authority to provide wastewater collection and treatment. Water will be served by the Chelsea Plant Water System (DHEC 0720003) through extensions of a 12" loop connection to the existing 16" water mains located on Buckwalter Parkway and South Carolina Highway 46 (See Exhibit M). Wastewater flows will be collected by a combination of gravity sewer, pumping station(s), and force main(s) pumped from the Barton's Run PUD to the Buckwalter Master Pump Station and processed at the Cherry Point Wastewater Treatment Plant (ND 00740004) (See Exhibit N).

The developer will construct both systems and dedicate them to the Authority upon acceptance by the State Department of Health and Environmental Control. The Water and Sewer Conceptual Master Plans are subject to modification as development progresses. Exact location of water mains, sewer pipes, pump station(s), force main(s), and associated infrastructure for the development will be determined prior to submitting for a Beaufort County Development Permit.

K. Utility Service

Electrical and Gas Service is available through utility services provided by South Carolina Electric and Gas Company (SCE&G) (See Exhibit J). Service will be extended on a needed basis as the Barton's Run PUD is developed.

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Telecommunication and cable television service will be provided by Hargray Communications, Inc. (See Exhibit J). Service will be extended on a needed basis as the Barton's Run PUD is developed.

The water distribution system is capable of providing fire flow for the Conceptual Master Plan of the Barton's Run PUD. The plan was reviewed by the Bluffton Fire Department and their preliminary approval is enclosed (See Exhibit J).

Solid waste collection and disposal service for the Barton's Run PUD will be provided by Waste Management (See Exhibit J).

L. Roadways and Traffic

CraftBuilt Homes, LLC recognizes the potential impact on the public roadways as a result of the development of the Barton's Run PUD and continuing growth throughout Bluffton and Beaufort County. To address this issue, CraftBuilt Homes, LLC retained Thomas and Hutton Engineering Company to study the traffic impacts. The Traffic Impact Analysis is included as Exhibit K.

Potential traffic impacts to SC 46 will be mitigated by the potential construction of an entrance roadway directly connecting to the Buckwalter Parkway. This potential entrance will be built within a non-exclusive access easement to be granted across property reserved for the Buckwalter Community Park and owned by the Town of Bluffton.

The direct access to Buckwalter Parkway will affectively distribute traffic entering and exiting the PUD, thus significantly reducing the peak vehicle trips per day on SC 46, if required.

The roads in Barton's Run will be publicly access private roads, in order to enhance connectivity. For late-night security, card access gates will be incorporated into the entrances to the Barton's Run PUD. The layout of the private roads and the guard gates are subject to modification as development progresses. The roads within the Barton's Run PUD will be constructed in accordance with the standards of Beaufort County and maintained by the developer. After the sale of property is completed, the roads and maintenance responsibilities will be transferred to a property owners' association.,

M. Ownership of Improvements

The improvements and all common property within the Barton's Run PUD will be privately owned. Homeowner concerns over security at night have prompted us to provide our homeowners with a secure community after dark. This necessitates private ownership of the roads and common areas in the Barton's Run PUD.

BARTON'S RUN PUD

N. Development Standards

Development standards for the Barton's Run PUD will substantially conform to the guidelines of the Beaufort County Zoning and Development Standards Ordinance (ZDSO), with minor modifications. The proposed modifications to open space and density standards, lot and building standards and buffer, yard and landscaping standards are outlined in Section II (D) below. Some sections of the ZDSO will not apply to the Barton's Run PUD, as explained below.

II. LAND USE DESIGNATIONS AND DEVELOPMENT STANDARDS**A. Proposed Land Uses**

The Barton's Run PUD is intended as a detached single family development. Lot widths and single family product types may vary at the developer's discretion so long as the maximum total dwelling units is not exceeded. Allowed product types will consist of single family detached.

During the development and buildout period the applicant and or its assigns would have need for various "other structures" such as construction trailers, storage containers, temporary sales trailers, sales models and sales offices. An on-site boat and recreational vehicle storage area for the residents is proposed.

B. Compatibility of Land Uses With The Surrounding Area

The Barton's Run is wrapped on three sides with existing suburban development. However, the south boundary, facing SC 46 is currently Scenic and rural in nature. The proposed PUD will preserve and enhance this character. The overall density, setbacks and buffers will make the development blend and disappear into the SC 46 landscape.

C. Proposed Density

In order to produce an economically viable development, 70 lots averaging over two acres will be created. This will insure that the character of existing surrounding properties will be enhanced. Fewer lots will not produce sufficient revenues to support cost of land and development.

D. Development Standards

The following development standards will apply to all areas of the Barton's Run PUD. The development standards proposed herein are referenced to pertinent sections of the Beaufort County Zoning and Development Standards Ordinance (ZDSO). These standards will supersede the development standards requirements of the ZDSO. All other ZDSO standards shall remain applicable.

Article XI. Section 106-2447 specifies that all phases of the PUD will be required to adhere to the latest version of the ZDSO, in regards to the following standards. The proposed PUD will demonstrate adherence at the time of the Development Plan submittal to:

- (1) Tree and landscape standards.
- (2) Stormwater BMP's
- (3) Environmental quality standards
- (4) Impact fees

Article VI, Division 2. Open Space and Density Standards. Table 106-1526.

The proposed PUD will meet the Open Space Ratio of 0.40. This will be achieved in large part by counting preserved wetlands, perimeter buffers, lakes, open space, and qualified buffer yards. A small percentage of the overall ratio will be met by counting setbacks within the lot lines. These areas will be restricted so that no structures will be allowed.

Category	Actual Calculation
Open Space Ratio	0.40
Density Ratio	0.41

Article VI, Division 3. Lot and Building Intensity Stds. Table 106-1556.

The proposed PUD will exceed all minimum standards in regard to lot size and width, as well as street, side and rear yard requirements for the Rural Single Family categories. The Maximum building height will not be exceeded.

BARTON'S RUN PUD

Article VI, Division 4. Bufferyards and Landscaping Standards. Subdivision II. Bufferyards. Sec. 106-1617. Bufferyard and Tree Standards Table.

All Landscape Standards for Rural Single Family will be met or exceeded by the proposed PUD. The depth of bufferyards will exceed the requirements with a 150 foot buffer along highway 46. There are no internatl arterial or collector streets in the PUD, because of the low overall density.

The 50 foot perimeter buffer exceeds all requirements for adjacent district classifications, which are primarily suburban residential.

Article VII, Division 2. Site Capacity Analysis.

Residential capacity will be in accordance with the narrative included in Section I (C) and the Conceptual Master Plan included as Exhibit "A", and will not exceed 0.41 dwelling units per gross acre (70 du).

Article VII, Division 3. Natural Resource Protection Standards. Sec. 106-1843. Nontidal Wetlands.

The Threatened and Endangered Species Survey Report (Exhibit 1) indicates that limited resources exist on the site, due to its intense historical use for commercial timbering. The small isolated wetlands will be preserved to the greatest extent possible. Site inspections have revealed that all of these have been previously damaged to the point of being nonproductive and nonfunctioning. The large wetland system on the site will be protected in its entirety, and buffered. All wetland impacts and mitigation will be approved by the S.C. Department of Health and Environmental Control Office of Ocean and Coastal Resource Management.

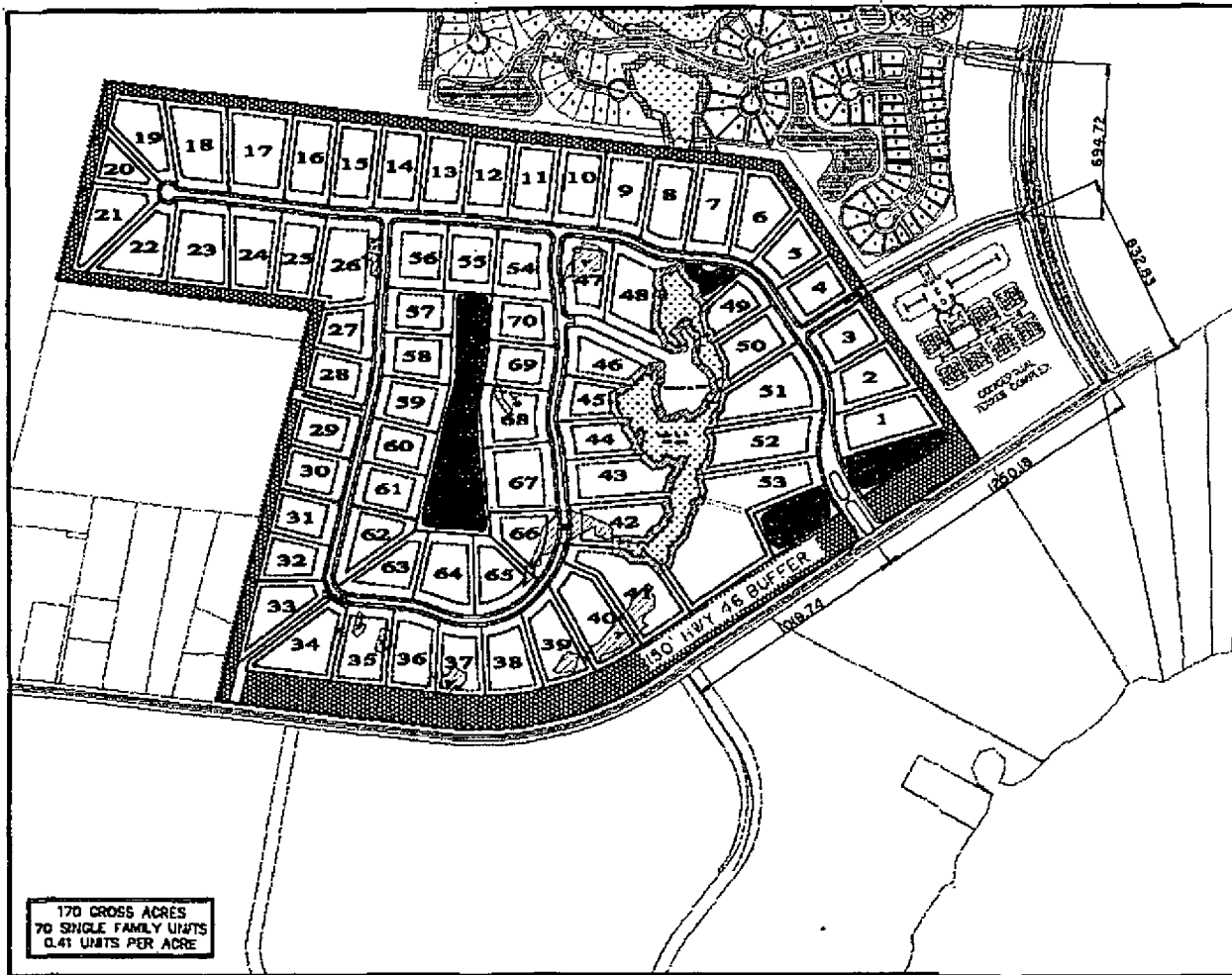
Article XII, Subdivision Design.

The Barton's Run PUD subdivision design will be in accordance with the Conceptual Master Plan included as Exhibit "A".

The exact location of roads, lagoons, open spaces, and other elements may vary at the time of Development Permit Applications. The plan demonstrates a potential arrangement of land uses and road corridors. The final layout will vary based on market conditions and environmental constraints. However, if Conceptual Master Plan alterations are made during the implementation of the development, the maximum density of 0.41 dwelling units per gross acre (70 du) will not be exceeded.

III. EXHIBITS

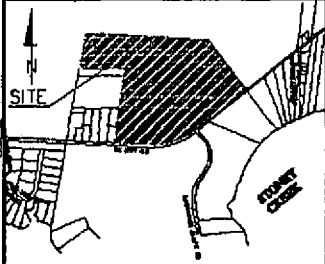
See appropriate Exhibit tab from page 1.



170 GROSS ACRES
 70 SINGLE FAMILY UNITS
 0.41 UNITS PER ACRE

Barton's Run

MASTER PLAN
 PREPARED
 March 1, 2005



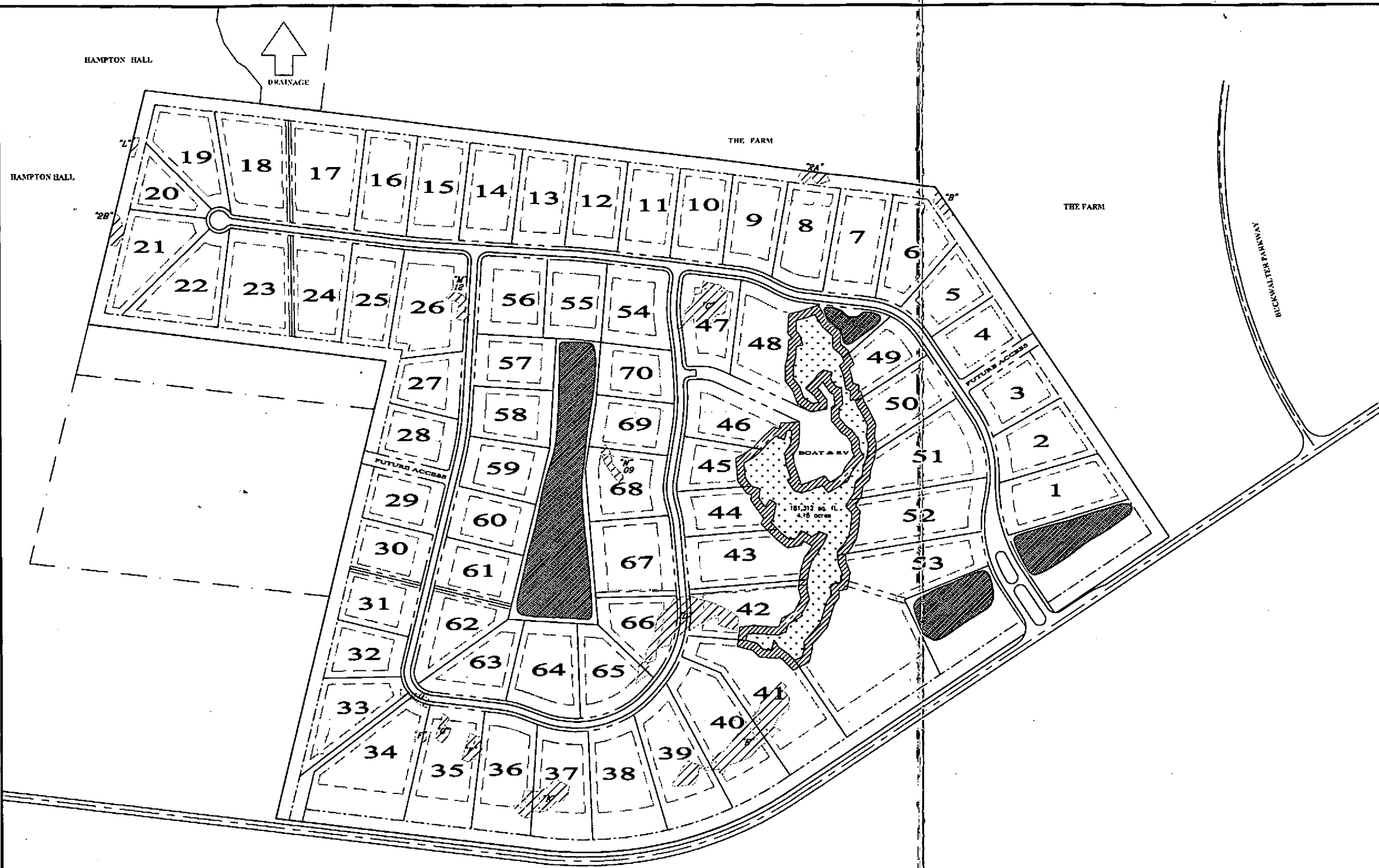
LOCATION MAP NOT TO SCALE



CRAFTBUILT
Homes
 Building Neighborhoods. Fulfilling Dreams.

00018

EXHIBIT A

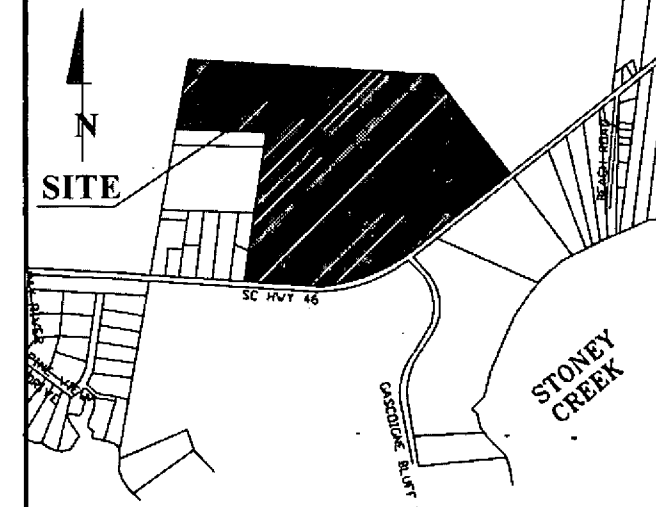


170 GROSS ACRES
 70 SINGLE FAMILY UNITS
 0.41 UNITS PER ACRE

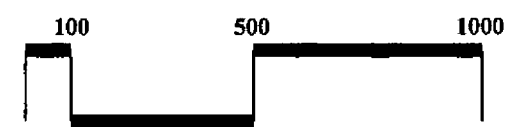
Barton's Run

CONCEPTUAL MASTER PLAN

PREPARED
 January 26, 2005



LOCATION MAP NOT TO SCALE



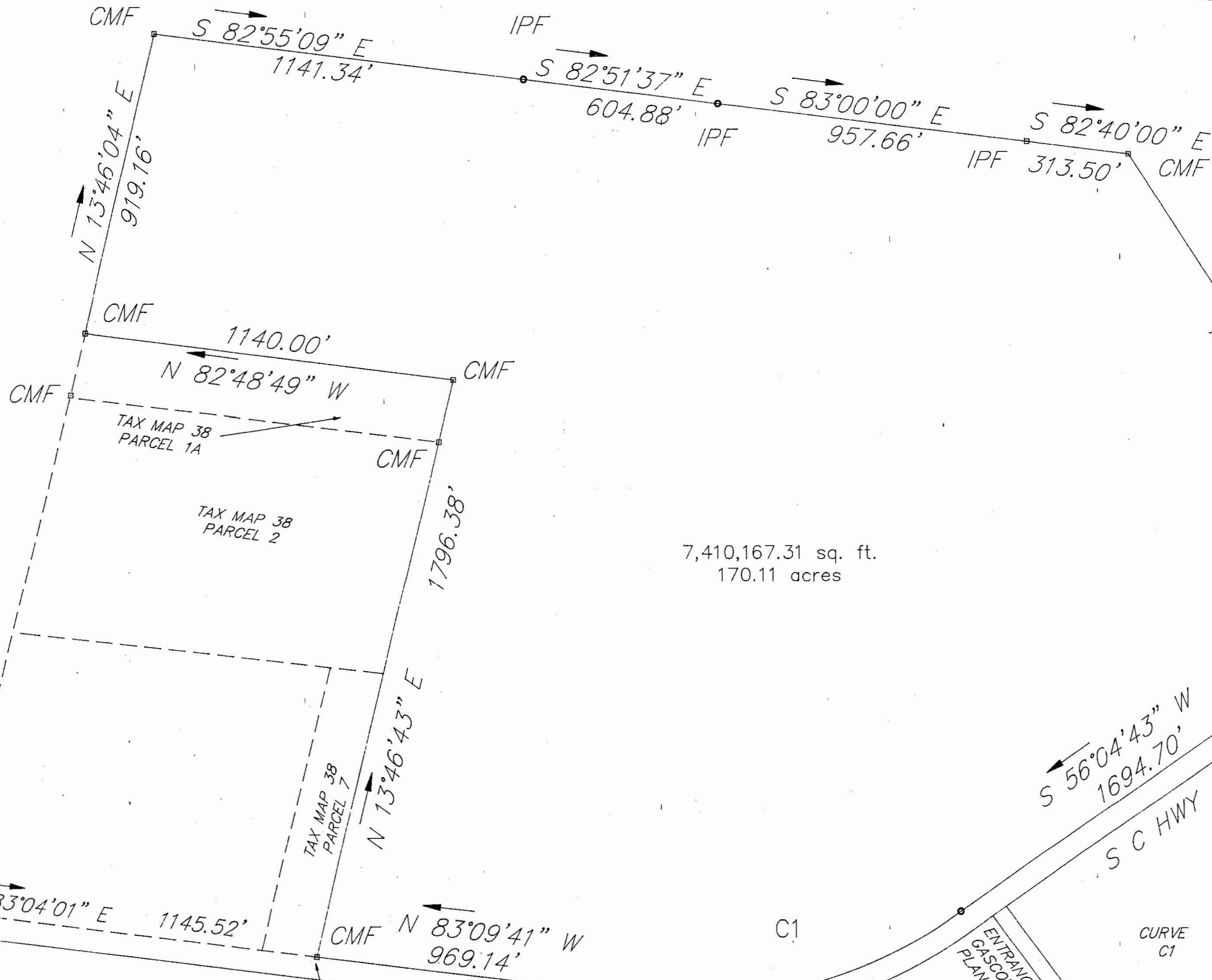
CRAFTBUILT Homes

Building Neighborhoods. Fulfilling Dreams.

00020

EXHIBIT B

LANDS OF UNION CAMP CORP.



7,410,167.31 sq. ft.
170.11 acres

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1410.36'	1075.56'	1049.69'	N 76°46'48" E

TO PRITCHARDVILLE

TO BLUFFTON

POINT OF COMMENCING
N 144585.81
E 2024991.49

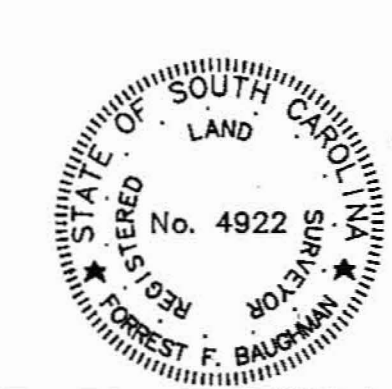
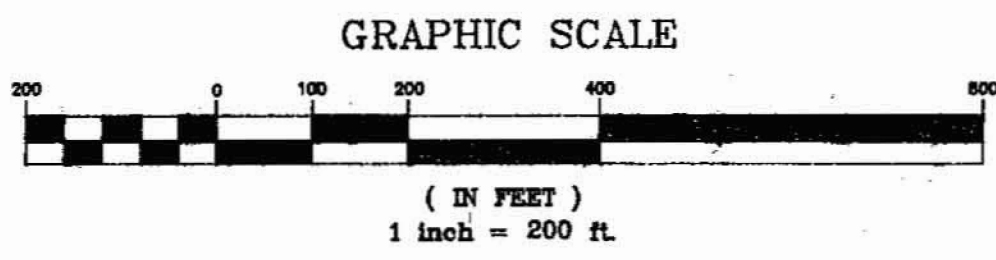
POINT OF BEGINNING
N 144447.53
E 2026128.67

THE ABOVE PLAT PREPARED BY ME AT THE REQUEST OF

THE TARVER COMPANY

THE SAME BEING THAT PARCEL OF LAND DESCRIBED AS 217.5 ACRES
MORE OR LESS, IN DEED BOOK 574 AT PAGE 859, RMC OFFICE FOR
BEAUFORT COUNTY, BLUFFTON TOWNSHIP, SOUTH CAROLINA

SEPTEMBER 12, 1991



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

FORREST F. BAUGHMAN PLS #4922

JDB No. 91-318B

T-SQUARE GROUP, INC.
PROFESSIONAL LAND SURVEYORS
P.L. Drawer 330
Burnt Church Road
Bluffton, S.C. 29910
Phone 803-757-2650 Fax 803-757-5758

EXHIBIT C

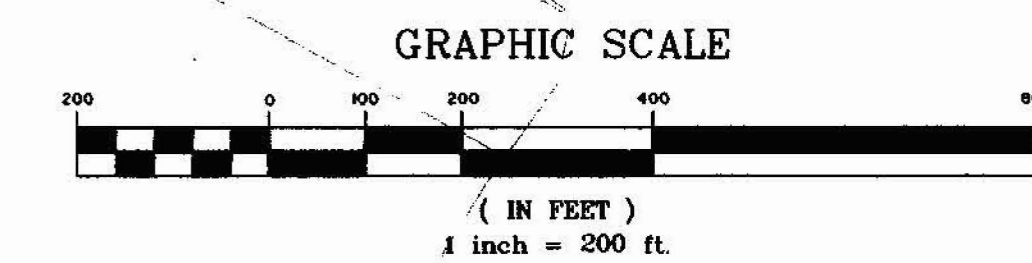
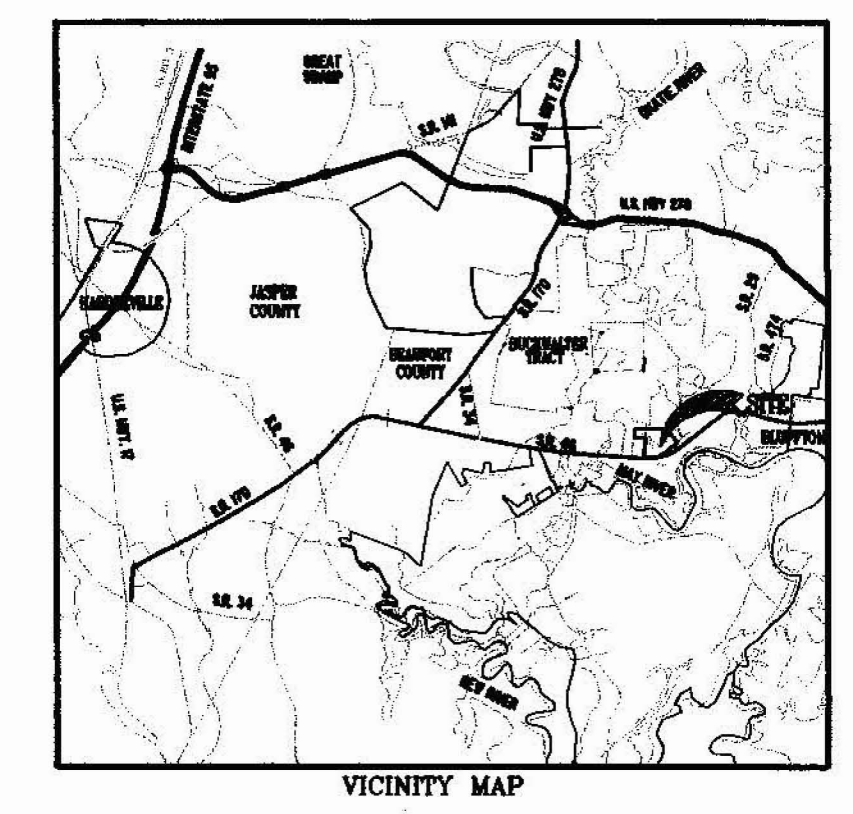
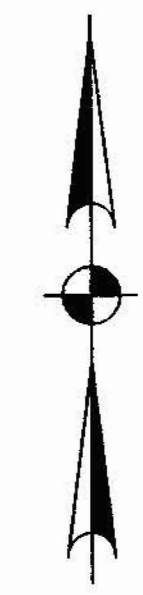
MASTER PLAN
OF
**BARTON'S RUN
DEVELOPMENT**

THE TOWN OF BLUFFTON
SOUTH CAROLINA

PREPARED FOR:
CRAFTBUILT HOMES, LLC

**EXHIBIT D
ADJACENT PROPERTY OWNERS**

PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
SAVANNAH, GEORGIA
JOB # 1000 DRAWN BY: T.H.J. DATE: MAY 17, 2004
REVISED: JANUARY 02, 2005
SCALE: 1"=200'



W-00024

EXHIBIT D

00025

EXHIBIT E

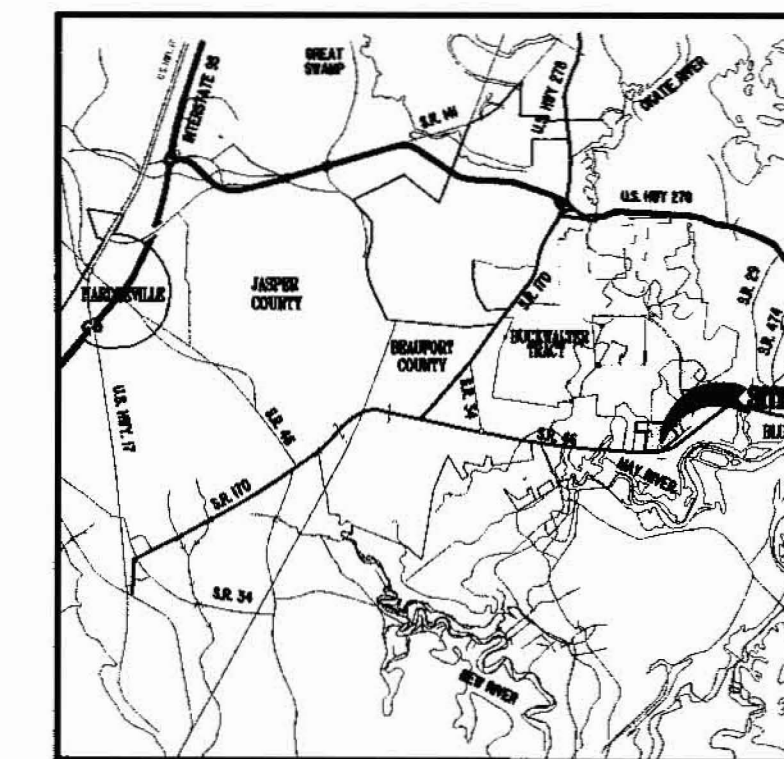
MASTER PLAN
OF
**BARTON'S RUN
DEVELOPMENT**

THE TOWN OF BLUFFTON
SOUTH CAROLINA

PREPARED FOR:
CRAFTBUILT HOMES, LLC

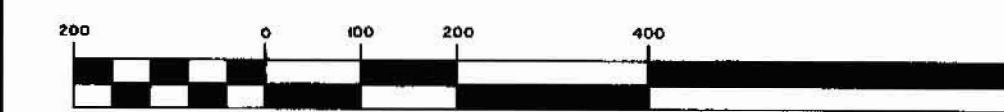
**EXHIBIT E
TOPOGRAPHY**

PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
SAVANNAH, GEORGIA
JOB # 10020 DRAWN BY: YKJ DATE: MAY 17, 2004
REVISED: JANUARY 20, 2005
SCALE: 1"=200'



VICINITY MAP

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

* 00027

EXHIBIT F

MASTER PLAN
OF
**BARTON'S RUN
DEVELOPMENT**

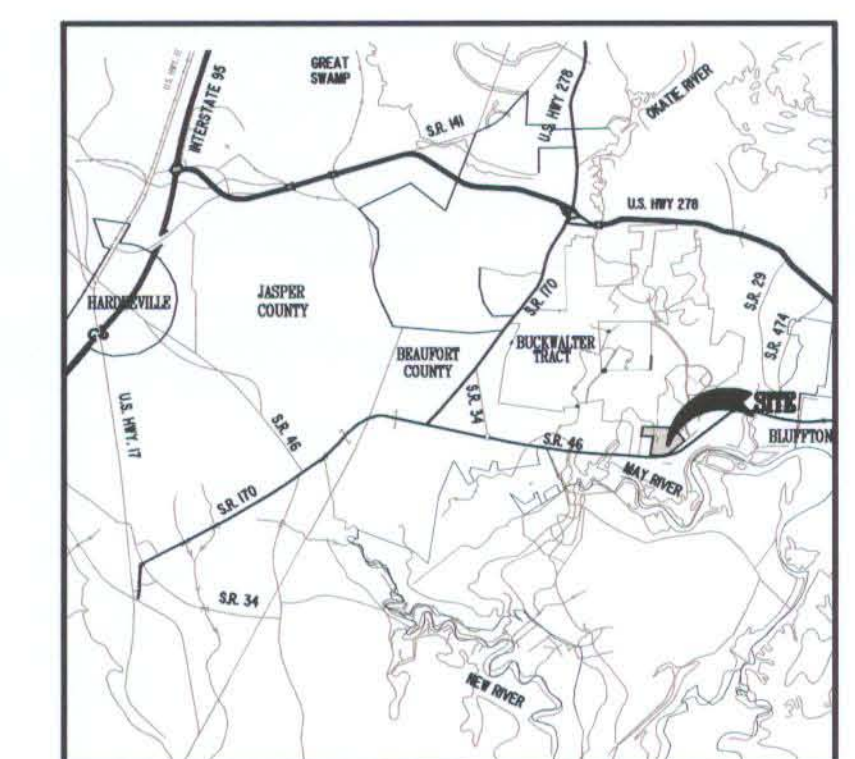
THE TOWN OF BLUFFTON
SOUTH CAROLINA

PREPARED FOR:
CRAFTBUILT HOMES, LLC

**EXHIBIT F
FLOOD HAZARD ZONES**

PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.

SAVANNAH, GEORGIA
JOB # 16629 DRAWN BY: NBL DATE: MAY 17, 2004
REVISED: JANUARY 23, 2005
SCALE: 1"=200'



VICINITY MAP

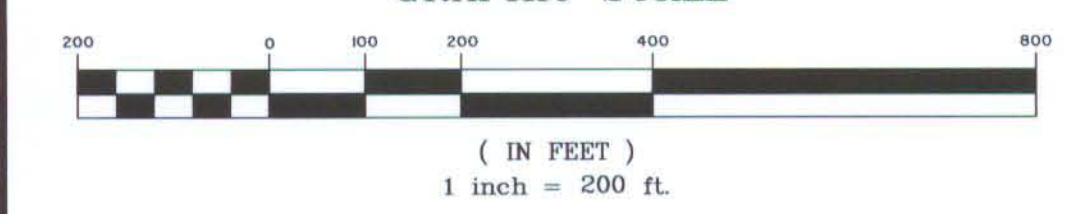
LEGEND:

COLOR	ZONE
	C
	A-6

FLOOD ZONE DESCRIPTIONS:

ZONE	DESCRIPTION
C	AREAS OF MINIMAL FLOODING.
A-6	AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.

GRAPHIC SCALE



00029

EXHIBIT G

WETLAND LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	22.73	S82°55'09"E	L131	30.01	N30°20'32"E	L261	26.00	S04°24'59"E	L11	73.97'	
L2	35.37	S11°59'56"W	L132	38.41	N84°25'18"E	L262	21.41	S71°29'14"E	L12		
L3	39.13	S18°47'16"W	L133	31.92	N82°52'15"E	L263	37.19	S35°35'48"E	L13		
L4	21.43	S84°26'43"W	L134	20.87	S65°06'39"E	L264	24.33	S22°48'09"W	L14		
L5	19.50	N52°07'32"W	L135	28.05	S50°54'54"W	L265	35.96	S73°20'20"E	L15		
L6	29.69	N20°48'18"W	L136	39.84	S24°31'10"W	L266	26.98	N56°01'30"E	L16		
L7	33.72	N69°21'38"W	L137	46.57	S33°06'36"W	L267	32.70	N52°59'07"E	L17		
L8	26.72	N22°42'32"E	L138	20.42	N61°49'15"W	L268	40.74	N49°46'19"E	L18		
L9	32.57	N30°48'26"E	L139	34.85	N74°31'01"W	L269	43.82	N48°46'57"W	L19		
L10	34.48	S84°36'31"E	L140	11.42	N47°51'09"W	L270	32.03	N35°51'41"W	L20		
L11	15.75	N89°53'42"E	L141	25.98	S86°32'13"W	L271	24.14	N78°21'44"E	L21		
L12	25.59	N30°38'24"E	L142	45.58	S13°16'18"W	L272	35.99	S54°18'43"E	L22		
L13	34.10	N38°55'37"W	L143	47.31	S65°38'30"W	L273	46.42	S21°59'07"E	L23		
L14	36.26	S45°13'29"W	L144	58.46	S36°48'02"W	L274	40.67	S40°00'18"E	L24		
L15	36.88	N38°39'09"W	L145	53.36	S37°15'03"W	L275	47.41	S00°24'13"E	L25		
L16	16.68	S78°25'07"W	L146	53.22	S44°20'32"W	L276	27.63	S14°36'47"W	L26		
L17	34.70	S69°27'48"W	L147	38.27	S42°41'21"W	L277	50.43	S05°10'09"W	L27		
L18	31.55	S81°55'05"E	L148	58.04	S12°47'32"W	L278	25.57	S78°25'26"W	L28		
L19	54.14	S10°35'22"W	L149	38.98	S63°19'49"W	L279	39.01	S13°47'11"E	L29		
L20	27.00	S43°49'30"E	L150	48.87	S45°33'33"W	L280	24.31	S45°58'55"E	L30		
L21	56.72	S32°59'46"E	L151	49.34	N28°20'26"W	L281	38.88	S03°48'13"W	L31		
L22	31.91	N53°11'14"E	L152	52.92	N46°41'49"W	L282	39.04	S74°46'49"W	L32		
L23	32.50	N35°00'05"W	L153	46.96	N01°45'13"W	L283	37.38	S73°01'54"W	L33		
L24	5.97	N12°04'45"W	L154	40.64	N50°09'18"W	L284	50.61	N06°23'10"E	L34		
L25	31.75	N42°00'47"W	L155	29.99	N24°21'00"W	L285	28.19	S72°22'41"E	L35		
L26	27.45	N44°53'27"W	L156	23.08	N49°50'40"E	L286	49.57	S73°40'44"E	L36		
L27	28.44	N11°19'41"W	L157	33.76	N20°37'46"W	L287	37.12	S01°48'22"W	L37		
L28	30.52	N11°42'43"W	L158	21.96	N12°26'32"W	L288	12.73	N83°57'13"E	L38		
L29	37.51	N11°17'22"E	L159	37.95	N11°17'55"W	L289	25.90	N52°10'32"E	L39		
L30	30.16	S60°32'39"E	L160	17.79	N74°26'00"W	L290	39.80	N68°04'29"E	L40		
L31	18.27	N13°21'05"E	L161	36.78	N03°33'37"W	L291	47.74	N65°09'16"E	L41		
L32	15.41	S05°27'39"W	L162	17.59	S81°56'14"W	L292	16.91	S55°37'30"E	L42		
L33	47.24	S10°18'03"W	L163	25.24	N13°05'35"W	L293	22.52	N14°07'24"E	L43		
L34	53.14	S88°46'40"E	L164	37.52	N31°16'56"W	L294	50.06	N70°27'08"E	L44		
L35	37.44	S51°45'07"W	L165	46.25	N25°25'07"W	L295	27.99	N18°42'43"E	L45		
L36	29.05	S72°38'46"E	L166	42.01	N07°33'21"E	L296	51.52	N75°08'28"E	L46		
L37	34.56	N51°55'05"E	L167	43.31	S79°32'50"E	L297	42.73	N02°50'28"E	L47		
L38	41.30	S55°11'56"E	L168	42.38	N05°03'00"E	L298	35.67	N70°27'50"E	L48		
L39	27.80	S11°26'37"W	L169	49.20	N16°44'33"E	L299	12.99	N30°27'39"W	L49		
L40	59.92	S06°21'03"W	L170	31.46	N10°28'08"E	L300	33.75	N03°03'55"E	L50		
L41	32.36	S83°09'33"W	L171	33.85	N47°03'11"E	L301	29.06	N62°55'53"E	L51		
L42	42.08	S34°44'44"W	L172	42.92	N03°22'51"E	L302	31.40	N42°27'59"E	L52		
L43	35.85	S87°30'05"W	L173	58.01	N35°37'30"W	L303	42.62	S11°16'18"W	L53		
L44	33.56	N59°10'37"W	L174	34.33	N35°08'52"W	L304	46.49	S02°02'37"W	L54		
L45	31.89	S69°08'52"W	L175	57.34	N05°45'49"E	L305	25.38	N80°57'04"W	L55		
L46	39.64	S27°51'52"W	L176	31.65	N13°00'16"E	L306	34.06	S04°55'49"W	L56		
L47	20.47	N43°20'51"W	L177	30.68	N24°28'06"E	L307	24.81	S23°49'17"W	L57		
L48	20.01	N46°16'17"E	L178	42.39	N47°16'23"E	L308	46.94	S26°56'46"W	L58		
L49	27.31	N33°41'37"E	L179	47.37	N57°41'37"E	L309	44.94	S09°34'21"W	L59		
L50	32.93	N07°30'17"E	L180	38.99	N23°43'50"W	L310	36.82	S15°28'14"W	L60		
L51	28.38	N49°45'35"E	L181	34.85	N07°26'35"E	L311	56.53	S51°15'39"W	L61		
L52	41.94	N18°45'04"E	L182	37.01	N77°00'20"E	L312	36.74	S24°07'27"W	L62		
L53	26.70	N73°02'50"E	L183	40.08	N04°16'35"E	L313	60.62	S84°10'23"W	L63		
L54	44.79	N08°44'52"E	L184	28.75	N29°31'04"E	L314	37.10	N69°50'40"W	L64		
L55	34.58	N51°55'05"E	L185	29.40	N14°22'05"E	L315	31.91	N77°22'10"W	L65		
L56	46.84	N12°53'28"W	L186	59.39	N19°08'16"E	L316	43.12	N68°37'35"W	L66		
L57	61.72	N39°54'49"W	L187	18.74	N39°27'37"E	L317	51.68	N65°15'58"W	L67		
L58	34.20	N13°05'09"E	L188	37.02	N39°48'21"E	L318	39.61	N50°34'43"W	L68		
L59	42.06	S41°08'52"E	L189	38.86	N41°01'45"E				L69		
L60	59.48	S33°46'23"E	L190	26.80	N09°08'34"W				L70		
L61	46.56	S20°56'09"E	L191	32.85	N20°20'04"E				L71		
L62	35.47	S28°33'56"W	L192	31.31	N01°44'53"W				L72		
L63	28.46	S83°55'08"E	L193	37.49	S46°28'04"E				L73		
L64	24.64	S52°33'06"E	L194	41.08	S51°22'31"E				L74		
L65	35.54	S85°53'31"E	L195	34.31	S35°37'34"E				L75		
L66	23.06	S57°16'09"E	L196	40.08	N12°53'31"E				L76		
L67	23.27	S59°48'58"E	L197	32.93	S86°44'40"E				L77		
L68	22.44	S64°12'13"W	L198	33.84	S45°10'44"E				L78		
L69	16.77	S01°35'19"W	L199	39.62	S74°53'28"E				L79		
L70	39.83	N65°33'35"W	L200	24.27	S12°04'36"W				L80		
L71	36.29	N47°32'45"W	L201	22.42	S81°33'29"W				L81		
L72	36.93	N78°46'57"W	L202	62.58	N85°34'50"W				L82		
L73	23.27	N07°08'21"W	L203	35.18	N86°49'26"W				L83		
L74	30.24	N51°05'36"W	L204	31.96	S64°54'54"W				L84		
L75	33.31	N34°08'29"E	L205	30.61	S17°06'09"W				L85		
L76	27.74	N61°19'09"W	L206	51.55	S59°06'37"W				L86		
L77	34.66	N21°50'29"E	L207	37.30	S28°22'32"W				L87		
L78	31.41	N50°07'53"E	L208	37.07	S29°47'00"W				L88		
L79	29.30	S48°52'36"E	L209	48.21	S13°37'47"E				L89		
L80	96.67	S17°35'31"W	L210	58.51	S04°16'15"W				L90		
L81	14.54	S01°38'21"W	L211	48.76	S16°38'37"W				L91		
L82	7.20	S56°02'03"W	L212	36.66	S33°50'13"W				L92		
L83	14.93	N87°13'25"W	L213	45.61	S30°55'47"W				L93		
L84	16.17	N33°53'08"E	L214	30.83	S26°06'05"W				L94		
L85	13.05	N70°13'37"E	L215	29.18	S64°26'23"E				L95		
L86	46.90	N70°05'55"W	L216	37.71	N59°13'24"E				L96		
L87	35.75	N05°59'16"W	L217	45.63	S58°17'50"E				L97		
L88	36.78	N07°35'30"E	L218	34.15	N30°00'28"E				L98		
L89	34.63	N69°51'20"E	L219	27.91	N80°58'29"E				L99		
L90	19.10	N62°20'53"E	L220	38.21	S49°17'17"E				L100		
L91	25.67	S69°22'14"E	L221	58.19	S45°51'51"E				L101		
L92	38.91	S16°44'00"W	L222	21.54	S72°28'03"E				L102		
L93	65.34	S17°10'33"W	L223	54.06	S10°42'49"W				L103		
L94	59.95	N60°46'21"W	L224	25.83	S59°04'34"E				L104		
L95	33.06	N06°57'18"E	L225	33.55	N37°43'19"E				L105		
L96	39.30	N40°17'32"E	L226	37.65	S30°12'00"E				L106		
L97	19.05	S72°28'41"E	L227	35.48	S01°25'07"W				L107		
L98	42.13	N46°42'47"E	L228	33.04	S73°28'03"E				L108		
L99	35.71	N63°30'50"E	L229	39.02	S35°02'51"E				L109		
L100	27.16	S65°05'06"E	L230	58.54	S07°17'54"E				L110		
L101	27.04	N14°58'07"E	L231	39.92	S59°49'39"W				L111		
L102	25.97	N81°08'10"E	L232	27.94	S51°59'01"W				L112		
L103	40.44	S95°42'07"E	L233	53.48	S44°25'57"W				L113		
L104	24.36	S19°58'29"E	L234	39.94	S47°17'10"W				L114		
L105	29.05	S76°15'00"W	L235	33.00	N63°57'49"W				L115		
L106	53.82	S13°19'32"W	L236	37.79	S18°54'05"W				L116		
L107	53.49	N85°14'20"W	L237	15.33	S87°03'54"W				L117		
L108	39.72	S64°13'07"W	L238	48.94	N02°36'48"E				L118		
L109	42.01	S40°22'13"W	L239	46.76	N29°50'43"E				L119		
L110	27.71	N48°57'17"W	L240	46.58	N10°02'45"W				L120		
L111	20.19	N42°05'37"E	L241	50.40	N18°48'36"W				L121		
L112	19.68	N41°09'31"W	L242	13.31	N61°34'03"E				L122		
L113	16.92	N39°34'30"W	L243	46.84	N28°55'27"W				L123		
L114	44.62	N00°34'54"E	L244	28.21	N74°36'56"W				L124		
L115	56.38	N49°51'10"W	L245	32.90	S76°02'25"W				L125		
L116	33.94	N25°56'07"E	L246	54.54	S68°58'28"W				L126		
L117	28.71	N60°10'51"W	L24								

00031

EXHIBIT H

MASTER PLAN
OF
**BARTON'S RUN
DEVELOPMENT**

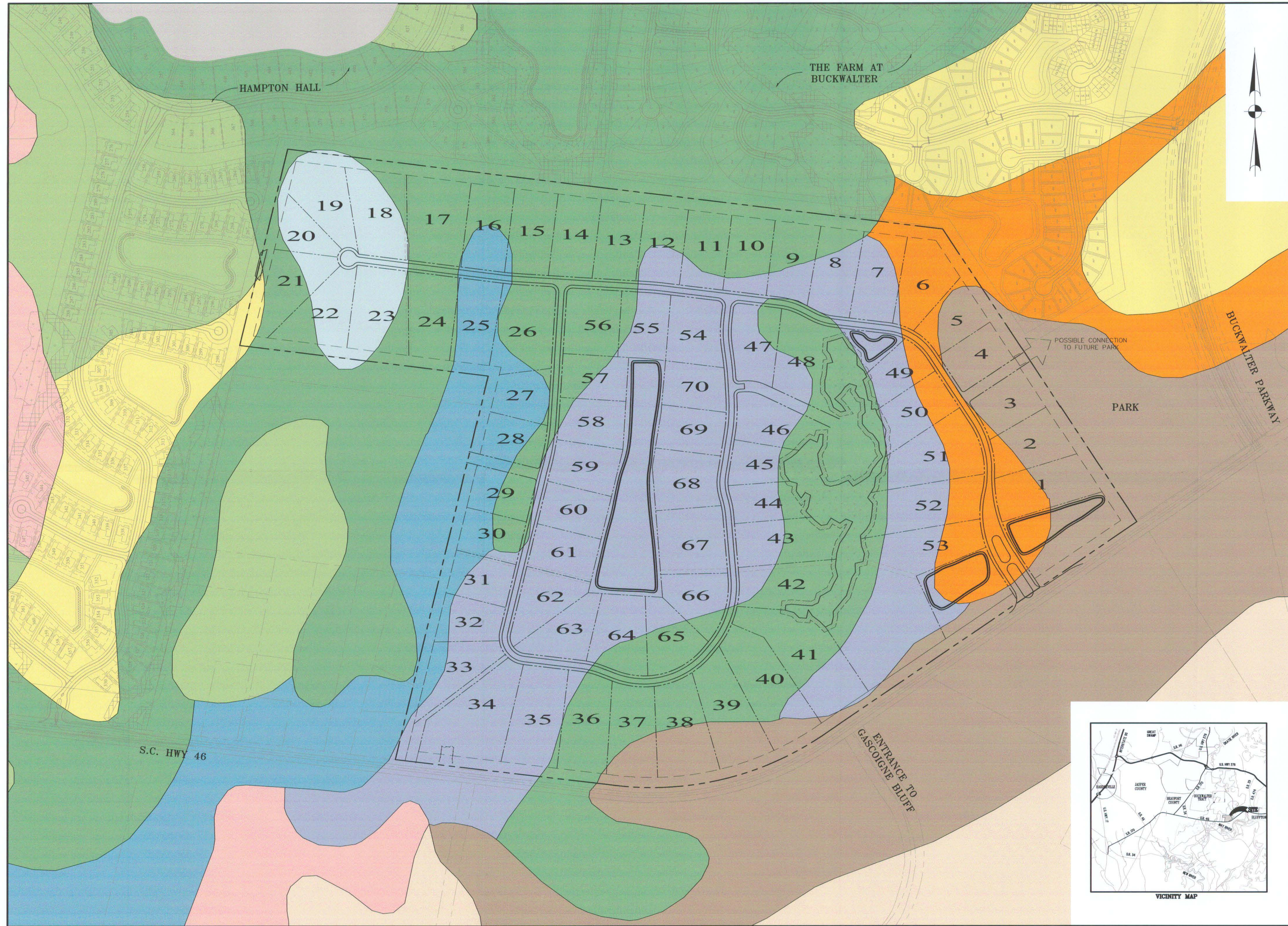
THE TOWN OF BLUFFTON
SOUTH CAROLINA

PREPARED FOR:
CRAFTBUILT HOMES, LLC

**EXHIBIT H
SOILS MAP**

PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
SAVANNAH, GEORGIA

JOB # 16829 DRAWN BY: NBL DATE: MAY 17, 2004
REVISED: JANUARY 28, 2005
SCALE: T=200'

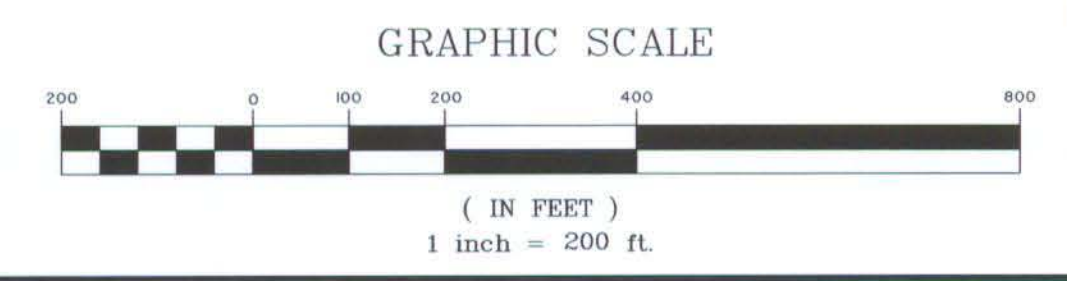
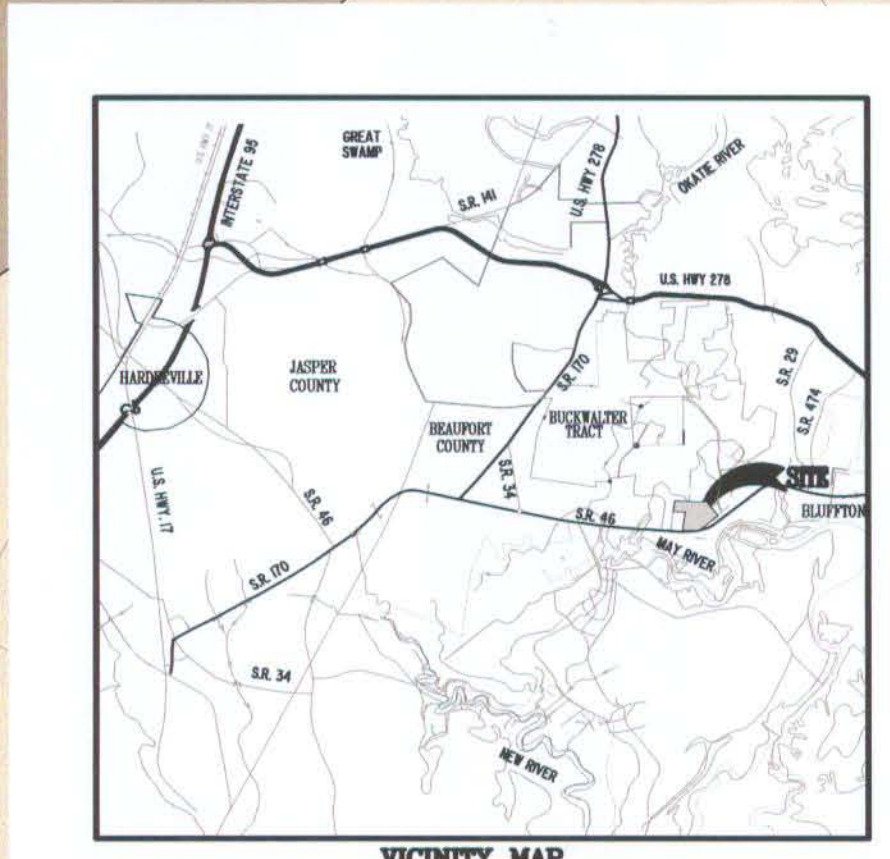


LEGEND:

COLOR	SYMBOL	NAME
	- On	ON SLOW
	- Wn	WILLIMAN
	- Mu	MURAD
	- Sk	SEABROOK
	- Cs	COOSAW
	- De	DELOSS
	- Sw	SEEWEE
	- Rd	RIDGELAND
	- Wd	WANDO
	- Ba	BARATARI

SOIL DESCRIPTIONS:

SOIL TYPE	DESCRIPTION
On	Consists of deep, moderately well or somewhat poorly drained, moderately permeable soils that formed in sandy and clayey Coastal Plain sediment.
Wn	Consists of deep, poorly drained, moderately permeable soils that formed in loamy Coastal Plain sediment.
Mu	Consists of deep, moderately well and somewhat poorly drained, moderately permeable soils that formed in sandy and loamy Coastal Plain sediment.
Sk	Consists of moderately well drained, rapidly permeable soils that formed in thick sandy Coastal Plain sediment.
Cs	Consists of deep, somewhat poorly drained, moderately permeable soils that formed in sandy and loamy Coastal Plain sediment.
De	Consists of deep, very poorly drained, moderately permeable soils that formed in thick loamy sediment on the Lower Coastal Plain.
Sw	Consists of somewhat poorly drained, moderately to moderately rapidly permeable soils that formed in thick sandy Coastal Plain sediment.
Rd	Consists of somewhat poorly drained, moderately to moderately rapidly permeable soils that formed in thick sandy Coastal Plain sediment.
Wd	Consists of excessively drained, rapidly permeable soils that formed in thick sandy Coastal Plain sediment.
Ba	Consists of deep, poorly drained, moderate to moderately rapidly permeable soils with weakly cemented organic stained layers that are within 25 inches of the surface.



00033

EXHIBIT I

Threatened and Endangered Species Survey Report

Tarver Tract

Beaufort County, South Carolina

Prepared for:

Craftbuilt Homes, LLC.
Post Office Box 22748
Hilton Head, South Carolina 29926

Prepared by:

Sligh Environmental Consultants, Inc.
49 Park of Commerce Way, Suite 203
Savannah, Georgia 31405

May 3, 2004

Threatened and Endangered Species Survey Report

Tarver Tract

Beaufort County, South Carolina

1.0 Introduction:

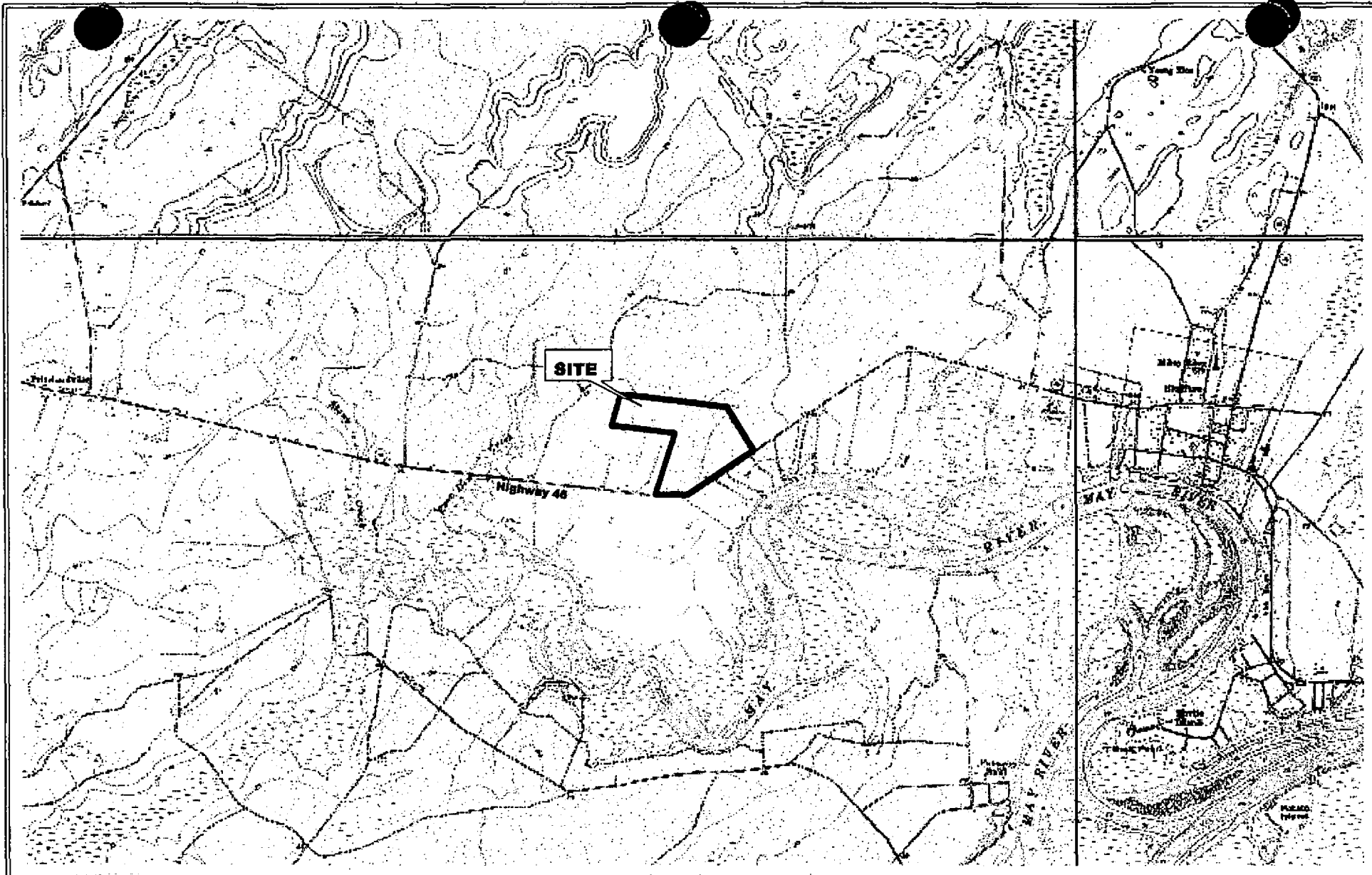
A preliminary threatened and endangered species survey was completed on the Tarver Tract on May 3, 2004. The tract is located adjacent to and north of Highway 46 and is situated west of Bluffton, Beaufort County, South Carolina (Figure 1). The threatened and endangered species survey was conducted to determine the potential occurrence of animal and plant species listed as endangered or threatened by current state and federal regulations [Federal Endangered Species Act of 1973 (16 USC 1531-1543) and the South Carolina Non-Game and Endangered Species Conservation Act of 1974 (58-2384)].

2.0 Methods:

The threatened and endangered species survey consisted of a thorough pedestrian survey of the project site. If the potential habitat for a listed species was found on the site, all plants were identified at least to the genus taxonomic unit level to determine if the listed species was present.

The U.S. Fish and Wildlife Service (USFWS) list the following plant and animal species as threatened or endangered in Beaufort County, South Carolina.

SPECIES	STATUS
Right whale (<i>Balaena glacialis</i>)	Endangered
Humpback whale (<i>Megaptera novaeangliae</i>)	Endangered
Finback whale (<i>Balaenoptera physalus</i>)	Endangered
Sei whale (<i>Balaenoptera borealis</i>)	Endangered
Sperm whale (<i>Physeter catodon</i>)	Endangered
Eastern indigo snake (<i>Drymarchon corais couperi</i>)	Threatened
West Indian manatee (<i>Trichechus manatus</i>)	Endangered
Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened
Piping plover (<i>Charadris melodus</i>)	Threatened
Kemp's ridley sea turtle (<i>Lepidochelys kempi</i>)	Endangered
Hawksbill sea turtle (<i>Eretmochelys imbricata</i>)	Endangered
Leatherback sea turtle (<i>Dermochelys coriacea</i>)	Endangered
Loggerhead sea turtle (<i>Caretta caretta</i>)	Threatened
Green sea turtle (<i>Chelonia mydas</i>)	Threatened
Shortnose sturgeon (<i>Acipenser brevirostrum</i>)	Endangered
Red-cockaded woodpecker (<i>Picoides borealis</i>)	Endangered
Flatwoods salamander (<i>Ambystoma cingulatum</i>)	Threatened
Wood stork (<i>Mycteria americana</i>)	Endangered
Canby's dropwort (<i>Oxypolis canbyi</i>)	Endangered



Property Line

sligh environmental consultants, inc.
 49 Park of Commerce Way, Suite 203
 Savannah, Georgia 31405
 p. (912) 232-0451
 f. (912) 232-0453

Figure 1
Tarver Tract
Beaufort County, South Carolina

Not-to-Scale

U.S. Geological Survey
Pritchardville Quadrangle

May 5, 2004 00036

Pondberry (*Lindera melissifolia*)
 Chaff-seed (*Schwalbea americana*)

Endangered
 Endangered

3.0 Existing Site Conditions:

The project site is composed of wetland and upland habitats which are typical for southern Beaufort County, South Carolina. The habitat types found on the site are upland pine plantation and mixed hardwood depressional wetland. The past land use for this property has been long timber rotations within the wetland areas and the upland areas being managed for short term pine pulp production. The trees in the wetland areas range in age from ten to fifty years in age. These habitat types and the potential for the habitats on site to support threatened and endangered species are discussed below.

Upland Pine Plantation:

The upland pine plantation habitat is dominated in the overstory by loblolly pine (*Pinus taeda*) which is approximately ten years old. The understory species include sweet gum (*Liquidambar styraciflua*), water oak (*Quercus nigra*), live oak (*Quercus virginiana*), red maple (*Acer rubrum*), red bay (*Persea borbonia*), southern red oak (*Quercus falcata*), black oak (*Quercus velutina*), blackgum (*Nyssa sylvatica*), and horse-sugar (*Symplocos tinctora*). The shrub layer includes wax myrtle (*Myrica cerifera*), American beautyberry (*Callicarpa americana*), fetter-bush (*Lyonia lucida*), sweet pepperbush (*Clethra alnifolia*), gallberry (*Ilex glabra*), blueberry (*Vaccinium spp.*), and sparkleberry (*Vaccinium arboreum*). The herbaceous species present include bracken fern (*Pteridium aquilium*), broomsedge (*Andropogon virginicus*), cinnamon fern (*Osmunda cinnamomea*), greenbrier (*Smilax spp.*), broomsedge (*Andropogon virginicus*), dogfennel (*Eupatorium capillifolium*), blackberry (*Rubus betulifolius*), muscadine (*Vitis rotundifolia*), plumegrass (*Erianthus gigantea*), poison ivy (*Toxicodendron radicans*), and winged sumac (*Rhus copallinum*). The majority of this habitat type remains an open canopy of young pine plantation which supports a thick understory and herbaceous layer.

Mixed Hardwood Depressional Wetland:

The mixed hardwood depressional wetland habitat type is dominated by sweetgum, red maple, swamp tupelo (*Nyssa biflora*), loblolly pine, and slash pine in the overstory. The understory saplings and shrub species include red maple, sweetgum, button bush (*Cephalanthus occidentalis*), fetter-bush, blueberry, and swamp tupelo. The herbaceous layer is dominated by Virginia chainfern (*Woodwardia virginica*), royal fern (*Osmunda regalis*), cinnamon fern, sedges (*Carex spp.*), netted chainfern (*Woodwardia areolata*), broomsedge, plumegrass (*Erianthus giganteus*), blackberry, giant cane (*Arundinaria gigantea*), and dogfennel. Portions of this habitat type have been thinned during past logging activities, and the remaining wetlands were completely logged where all overstory trees were removed.

4.0 Findings

4.1 Endangered Plants Habitat Descriptions:

Chaff-seed:

Chaff-seed (*Schwalbea americana*) is listed by the USFWS as an endangered species. It grows

in open pine savannas and openings in sandy longleaf forests, and is generally found in habitats described as open, moist pine flatwoods, fire maintained savanna's, ecotonal areas between peaty wetlands and xeric sandy soils, and other open grass-sedge systems. The plant flowers from May to June with yellow to purple flowers borne in the axils of the reduced upper leaves. Typically chaff-seed is associated with longleaf pine, blackjack oak (*Quercus marilandica*), goat's rue (*Tephrosia virginiana*), and black root (*Pterocaulon pycnostachyum*).

Evidence of the endangered chaff-seed plant was not observed on the subject site during our pedestrian survey. The upland habitat was not considered suitable habitat for this endangered plant due the bedding operations associated with planting the loblolly pine overstory and the lack of prescribed burning on the tract. The species commonly associated with chaff-seed were not observed or was the chaff-seed plant, thus we do not anticipate the populations of this plant species would be adversely impacted by site development.

Pondberry:

Pondberry (*Lindera melissifolia*) is a small shrub that grows in sandy sinks and pond cypress (*Taxodium ascendens*)/gum pond margins. The site includes small depressional wetland habitats which are considered marginal habitat for the endangered pondberry. There are no pond cypress depressional wetland areas found within the project area which are considered the favorable habitat. The edges of the depressional wetland areas were typically thick with vegetation including fetter-bush and *Vaccinium* species. Evidence of the endangered pondberry was not observed in these depressions during our pedestrian survey of the site. Thus, we do not anticipate the populations of the pondberry plant species would be adversely impacted by site development.

Canby's Dropwort:

Canby's dropwort (*Oxypolis canbyi*) is found in the coastal plain of South Carolina where it occupies pond cypress savannas, the shallow edges of cypress/pond pine sloughs and wet pine savannas. These sites require that the groundwater regime remain stable and the sites must be protected from adverse alterations such as ditches, dams, etc. for dropwort to occupy the site. The white flower is visible August through October. There are depressional wetlands which may be considered marginal habitat for this species. It should be noted that our survey was conducted during the time of the year when the flower is not usable and therefore impossible to identify individuals or populations of the endangered plant. Based on our experience of known habitats it is our opinion that the site contains no habitat for the endangered plant. Thus, we do not anticipate the populations of the Canby's dropwort plant species would be adversely impacted by development of the site.

4.2 Endangered Animals:

Right, Humpback, Finback, Sei and Sperm Whales:

These whales are known to inhabit the waters of the Atlantic Ocean including waters off the coast of South Carolina. The tract does not contain suitable habitat for any of these whales. Thus, it is not anticipated that any individual or population of these species will be adversely

impacted by project related activities.

Eastern indigo snake:

The eastern indigo snake is found in South Carolina along dry longleaf pine/turkey oak sandhill communities. The eastern indigo snake spends the daylight hours foraging along the edge of wetlands, where frogs and other snakes are abundant during the warmer months. During the winter months, they are relatively concentrated to upland sand ridges where they spend much of their time in underground burrows and feed on rodents, birds, other snakes, and frogs. They often use gopher tortoise burrows as suitable dwellings. Due to the lack of suitable habitat on the tract and no evidence of wintering burrows commonly associated with eastern indigo snakes, it is unlikely that the proposed project would affect any population of eastern indigo snakes.

West Indian manatee:

The west Indian manatee is a large aquatic mammal whose habitat consists of warm coastal and spring fed waters. During winter months these mammals are primarily confined to the coastal waters of the southern half of Florida and the spring fed rivers of Florida and Georgia. During the summer months as the water temperature rises, the manatees range expands to as far north as Virginia and it is during these months that the manatees may occasionally utilize the estuaries of coastal South Carolina. Critical habitat for this species has been identified as large portions of coastal Florida including the St. Mary's River on the Georgia-Florida border¹. Due to the lack of suitable habitat on the tract for the manatee, we do not anticipate adverse impacts to any individual or population of the protected manatee.

Bald eagle:

The bald eagle is a riparian species whose general habitat consists of the coasts, rivers and lakes near their nesting sites. Although tree selection and nesting sites vary, these birds typically nest in the tallest tree to allow for an open and clear viewing point and within 0.8 kilometers (0.5 miles) from the water body used for feeding. These birds are opportunistic feeders and will take a variety of prey, with both living and dead fish being the prey of choice. Decline of this threatened species has been attributed to environmental contamination resulting from the wide use of pesticides. This species is present within the coastal areas of South Carolina; however, no active or abandoned bald eagle nest sites are located on the tract. Therefore, it is not anticipated that any development activities will adversely affect this species.

Piping plover:

The piping plover forages and nests on sandy beaches on the Atlantic Coast from South Carolina to the north shore of the Gulf of St. Lawrence, on sandy shores of the Great Lakes, and on alkaline wetlands and prairie river sandbars of the Northern Great Plains. Sparse clumps of grass or herbaceous vegetation are important habitat components. They feed on invertebrates found in the sand including insects, crustaceans, and mollusks. Due to the fact that no suitable habitat exists for feeding or nesting, no adverse impact to the piping plover is expected to result from

¹U.S. Fish and Wildlife Service. 1992. Endangered and Threatened Species of the Southeast United States (The Red Book). Prepared by Ecological Services, Division of Endangered Species, Southeast Region, Government Printing Office, Washington D.C. 1,242 pp. (two volumes).

project related activities.

Loggerhead, Green, Kemp's Ridley, and Leatherback sea turtles:

These large marine turtles inhabit the offshore waters of the Atlantic and Caribbean. During nesting periods which fall within the summer months, these species leave the water to nest on sandy beaches and primary dunes of the Atlantic and Caribbean coasts. Turtle nests are not uncommon on the barrier islands of South Carolina and have been located in the past. Since the project area does not contain suitable habitat, it is not anticipated that the proposed project will adversely impact these species.

Shortnose sturgeon:

This large (up to 43") fish, which is easily recognized by the shovel shaped snout, large fleshy barbels, and ventrally located mouth, is known to inhabit the waters of coastal South Carolina. This species inhabits river mouths, bays and estuaries and depending on the water temperature enters freshwater to spawn during January through May. Acknowledged spawning periods for this area normally occur from February through March. Normal spawning locations are characterized by swift currents over gravel, rubble, or submerged timber/logs. Nursery habitat for this species is normally found downstream of the freshwater/saltwater line and is associated with a sandy bottom. No suitable sturgeon habitat is present within the project area and due to the lack of suitable habitat, it is not expected that any individual or population of the shortnose sturgeon will be adversely affected by the proposed project.

Red-cockaded woodpecker:

The red-cockaded woodpecker (RCW) survey included the entire tract and was conducted using the "Guidelines for the Preparation of Biological Assessments and Evaluation for the Red-Cockaded Woodpecker".² These guidelines include methods for identifying areas to survey as well as actual survey methods for determining the presence of the RCW. The guidelines state that timber stands that exhibit the following criteria should be surveyed when making a determination for the likely occurrence of RCW's. The criteria are:

- o mixed pine and hardwood stands over 60 years of age
- o mixed pine and hardwood stands under 60 years of age that contain clumps of pine trees over 60 years of age
- o stands containing pine sawtimber, including stands thought to be generally less than 60 years of age but containing scattered or clumped trees over 60 years of age
- o hardwood-pine over 60 years of age adjacent to pine and pine-hardwood over 30 years of age.

The RCW requires old growth pine forest habitat for cavity excavation, foraging and nesting. The upland area found on the tract is dominated by planted loblolly pine which is approximately ten years old. Neither evidence of the endangered RCW nor the specific pine old growth forest habitat it requires for foraging and nesting was observed during the pedestrian survey. Thus, we

²Henry, V. Gary. Guidelines for the Preparation of Biological Assessments and Evaluations for the Red-Cockaded Woodpecker. U.S. Fish and Wildlife Service Southeast Region. September 1989. Not Paginated.

do not anticipate populations of the endangered RCW will be adversely affected by this project.

Flatwoods salamander:

The USFWS has listed the flatwoods salamander as a threatened species under the authority of the Endangered Species Act of 1973, as amended. The flatwoods salamander requires open, mesic woodland of longleaf/slash pine maintained by frequent fire. Pine flatwoods are typically flat, low-lying open woodlands that lie between the drier sandhill community up slope and wetlands down slope. Wiregrasses (*Aristida spp.*), especially *Aristida beyrichiana*, are often the dominant grasses in the herbaceous layer. Adult flatwoods salamanders move to their wetland breeding sites during rainy weather from October to December. The breeding sites are isolated pond cypress (*Taxodium ascendens*), swamp tupelo, or slash pine dominated depressions which dry completely on a cyclic basis. These wetlands are generally shallow and relatively small and have a marsh-like appearance with sedges growing throughout; wiregrasses, panic grasses, and other herbaceous species are concentrated in shallow water edges. A relatively open canopy is necessary to maintain the herbaceous component which serves as cover for the flatwoods salamander larvae. There are isolated depressional wetlands present on site. Portions of the isolated depressional wetlands present on the site have had timber thinning operations within the last ten years. Due to the fact that the upland habitat found on the site has been bedded and planted with loblolly pine, the specific upland habitat for this species is not present within the Tarver tract. Since no evidence or the specific habitat requirements of the flatwoods salamander was observed within the project area and no species were found; it is not anticipated that the proposed project will adversely affect the flatwoods salamander.

Wood stork:

The wood stork was listed endangered by the USFWS on 28 February 1984 (Federal Register 49 (4):7332-7335). Wood storks use freshwater and estuarine wetlands as feeding, nesting, and roosting sites, and annual population fluctuations are closely related to the year-to-year differences in the quality and quantity of suitable habitat. The overall decline in wood stork numbers is attributed to the loss or degradation of essential wetland habitat primarily in southern Florida. No critical nesting habitat or any wood stork rookeries were located within the project area and no individuals were observed on the site during the time of our site visit. Therefore, it is not anticipated that the proposed project will adversely affect any individual or population of wood storks.

5.0 Conclusion

The subject property was assessed for the potential occurrence of listed species and habitats suitable to sustain listed species for Beaufort County, South Carolina. Based on our assessment, the site affords little suitable habitat to support threatened or endangered species due the recent logging activities and changes in recent management including lack of prescribed burning. During our extensive survey, no evidence of any listed species was found. Although the current absence of any listed species does not necessarily preclude the possibility of the future occupation, the available habitats found on the subject property are common throughout the region and the proposed project should not adversely affect existing populations.

00042

EXHIBIT J



POST OFFICE BOX 2149 / BEAUFORT, SOUTH CAROLINA 29901-2149
6 SNAKE ROAD, OKATIE, SC 29909-3937
843/987/9292 FAX 843/987/9293
Customer Service 843/987/9200
Operations & Maintenance 843/987/9220 • Engineering 843/987/9250
www.bjwsa.org

DEAN MOSS, General Manager

00043

May 4, 2004

Nathan B. Long
Thomas & Hutton Engineering, Co.
PO Box 2727
Savannah, GA 31402-2727

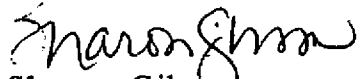
Re: Water & Sewer Availability - Tarver Tract

Dear Nathan,

Please be advised that water and sewer service is available to the above referenced project. Plans, specifications, and loading calculations must be submitted to BJWSA for approval. At that time, capacity fees will be quoted. All fees must be paid in full before a commitment to provide service will be issued or construction begun.

Should you have any questions, please do not hesitate to contact me.

Sincerely,


Sharon Gibson
Project Coordinator

JIM CARLEN
CHAIRMAN
MICHAEL L. BELL
MARK C. SNYDER

JOHN R. PHILLIPS
VICE CHAIRMAN
BRANDY GRAY
DAVID M. TAUB

JAMES P. "PAT" O'NEAL
SECRETARY/TREASURER
JOHN D. ROGERS
CHARLIE H. WHITE



May 3, 2004

Nathan Long
Thomas & Hutton

RE :Tarver Tract

Dear Nathan,

Thank you for giving us the opportunity to serve you.

We are pleased to inform you that SCE&G will be able to provide underground electric service and natural gas to the Tarver Tract development. Cost associated with providing underground service will be determined when a finalized/approved plat is submitted to our office for engineering.

To ensure that your deadline is met, please submit a finalized/approved plat of the development to our office at least two (2) months prior to the start of construction. The finalized/approved plat of the development must include lot numbers, street names and 911 addresses for each lot.

SCE&G will install service on an "as needed" basis, according to the existing sales policy at the time of construction.

We look forward to working with you as your project moves forward. If you have any questions or need further assistance, please don't hesitate to call our office at (843) 815 - 8808.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve LaMonica", is written over a light-colored background.

Steve LaMonica
Account Manager
SCE&G



00045

April 14, 2004

Nathan B. Long
Thomas & Hutton Engineering Co.
P.O. Box 2727
Savannah, GA 31402-2727

RE: Tarver Tract, Initial Master Plan

Dear Mr. Long:

The above-reference property is in the Hargray Telephone Company service area and this is to advise that Hargray has the ability and will be able to accommodate all of the telephone and cable television needs for this project.

Enclosed herewith is a Project Application Form to be completed by the owner/developer of the project and submitted to the Telephone Company along with two (2) sets of site plans/construction drawings. Upon receipt of the site plans/ construction drawings and the completed Project Application Form we will complete a preliminary design of the telephone plant, and designate the proposed location of our facilities on the one (1) set of the site plans/construction drawings. We will thereafter return to you one (1) set of the site plans/construction drawings showing our facilities location along with our Letter of Intent to serve the project, subject to any conditions that may be applicable.

If I can be of further assistance, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink that reads 'Todd Cook'.

Todd Cook
Design Engineer



BLUFFTON TOWNSHIP FIRE DISTRICT

357 FORDING ISLAND ROAD
BLUFFTON, SOUTH CAROLINA 29910

PRELIMINARY DEVELOPMENT APPROVAL

Project Name: Tarver Tract Initial Master Plan

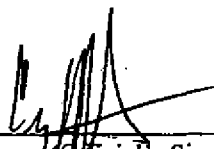
Address: 775 May River Road, Bluffton South Carolina

Closest street(s) intersection and/or landmark: May River Road & Buckwalter Parkway

Fire protection is available and adequate (**X**), or is not available () to serve the above location. The closest Fire Station is approximately 3.5 mile(s) from the site and response time is approximately 3 minute(s).

THIS IS FOR PRELIMINARY APPROVAL ONLY, NO DEVELOPMENT OR CONSTRUCTION AT THIS TIME. PLANS SHALL BE SUBMITTED TO THIS OFFICE FOR FINAL APPROVAL.

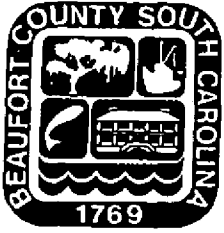
April 23, 2004
(Date)



(Official's Signature)

Clay M. Graves / Fire Marshall
(Official's Name/Title Print or Type)

Bluffton Township / Beaufort County
(City or County Name)



COUNTY COUNCIL OF BEAUFORT COUNTY
EMERGENCY MEDICAL SERVICES

Post Office Drawer 1228
Beaufort, South Carolina 29901-1228
Phone: (843) 525-4027/4040 FAX: (843) 525-4032

April 19, 2004

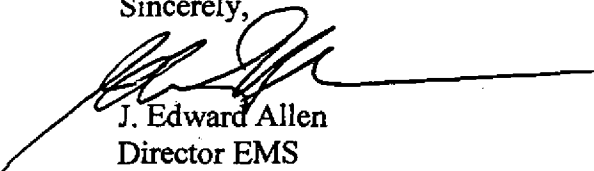
Nathan B Long
Thomas & Hutton Engineering Co.
PO Box 2727
Savannah, Georgia 31402-2727

Re: Tarver Tract

Dear Sir:

I have received the master plan for the Tarver Tract in Bluffton as submitted and hereby offer my approval.

Sincerely,



J. Edward Allen
Director EMS



Mr. Nathan B. Long
Thomas & Hutton Engineering Co.
50 Park of Commerce Way
PO Box 2727
Savannah, GA 31402

Dear Nathan:

Per your request, we have reviewed your development project for Craft Built Homes, L.L.C. We will be able to provide service to the development within Beaufort County adjacent to SC Highway 46, consisting of approximately 330 single-family homes on 170 acres.

If you have any further questions or concerns please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian M. Leonard". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Brian M. Leonard

May 4, 2004

Mr. Nathan B. Long
THOMAS & HUTTON ENGINEERING CO.
Post Office Box 2727
Savannah, GA 31402-2727

Dear Mr. Long:

SUBJECT: Tarver Tract Initial Master Plan, Beaufort County, SC

After review of the information you provided, please be advised that the Beaufort County School Board supports this project and intends to provide all necessary educational services to this area.

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

Sincerely,



Herman K. Gaither
Superintendent

HKG/aam

HERMAN K. GAITHER
SUPERINTENDENT

POST OFFICE DRAWER 309
1300 KING STREET
BEAUFORT, SOUTH CAROLINA
29901-309

TELEPHONE
843•322•2322
1•800•763•1875

FAX
843•322•2330

EMAIL
ikg8808@beaufort.k12.sc.us
OR
hgaither@islc.net

TUPPER, GRIMSLEY & DEAN, P.A.
ATTORNEYS AT LAW
POST OFFICE BOX 2055
611 BAY STREET
BEAUFORT, SOUTH CAROLINA 29901-2055

RALPH E. TUPPER *o*o*
JAMES A. GRIMSLEY, III o
ERIN D. DEAN
STACEY PATTERSON-CANADAY

- * MEMBER N.Y. BAR
- o CERTIFIED CIRCUIT COURT MEDIATOR
- * CERTIFIED CIRCUIT COURT ARBITRATOR
- o CERTIFIED FEDERAL DISTRICT COURT MEDIATOR

TELEPHONE
(843) 524-1116
FACSIMILE
(843) 524-1463
INTERNET
tgd@tgdpa.com

May 7, 2004

Mr. Nathan B. Long
Thomas & Hutton Engineering Co.
PO Box 2727
Savannah, GA 31402

Re: Tarver Tract / Bluffton, SC

Dear Mr. Long:

The Beaufort County School District has asked that I respond to your letter of April 8, 2004, regarding the above matter.

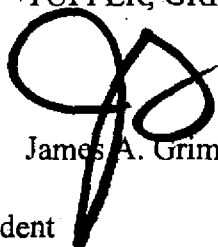
As is true with any large residential development, the School District will be directly affected as families begin to take up residence in the community. As a direct result of the development contemplated in your correspondence, coupled with ongoing development in the Bluffton area, the District can reasonably anticipate the necessity of significantly expanding the new Bluffton High School and Bluffton Middle School. Additionally, a new elementary school will very likely be necessary in the Bluffton community. All of this obviously will require public funding for significant capital expenditures and, once the facilities are in place, for operating costs and expenses of said facilities.

I trust this is helpful to you and please feel free to call if there are further questions.

Best regards.

Sincerely,

TUPPER, GRIMSLEY & DEAN, P.A.



James A. Grimsley III

cc Mr. Herman K. Gaither, Superintendent
Mr. Don Altman / AAG



South Carolina Department of Health
and Environmental Control

Low Country District
Environmental Quality Control
104 Parker Drive
Burton, SC 29906
843-846-1030 Fax: 843-846-0604

Serving
Beaufort, Colleton,
Hampton and Jasper Counties

April 16, 2004

Mr. Nathan B. Long
Thomas & Hutton Engineering Co.
Post Office Box 2727
Savannah, GA 31402-2727

RE: Tarver Tract
Beaufort County

Dear Mr. Long:

I am in receipt of your request for preliminary approval of water and sewer service to the proposed development. As stated in your letter, the proposed development is located adjacent to Hwy 46. The project will consist of approximately 330 residential single-family homes and a recreation center on 170 acres.

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

Should have any questions or require any additional information, please feel free to call me at 843-846-1030.

Sincerely,

Penny Cornett
District Engineer
Environmental Quality Control
Low Country District EQC



Office of Ocean and Coastal
Resource Management
1362 McMillan Avenue, Suite 400
Charleston, SC 29405
(843) 744-5838 FAX (843) 744-5847

April 23, 2004

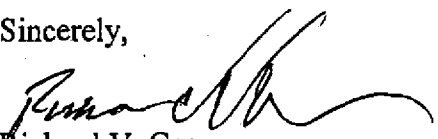
Nathan B. Long
Thomas & Hutton Engineering Co.
50 Park Of Commerce Way
P O Box 2727
Savannah, GA 31402-2727

Re: Tarver Tract
Beaufort County

Nathan B. Long:

The above referenced project may need several permits and certifications from DHEC-OCRM. If the site contain wetlands; a wetland delineation will be required. Also, DHEC-OCRM must issue a Stormwater Management and Sediment Control permit prior to any land disturbing activity on the site.

I am available to review more detailed plans of the project as it progresses. Presently, it appears you are aware of the various requirements relating to DHEC-OCRM approval of the project.

Sincerely,

 Richard V. Geer
 Engineer Associate
 Regulatory Programs Division

THOMAS & HUTTON ENGINEERING CO.

50 PARK OF COMMERCE WAY
POST OFFICE BOX 2727
SAVANNAH, GEORGIA 31402-2727
TELEPHONE (912) 234-5300
FAX (912) 234-2950

00053

April 13, 2004

Mr. Robert Klink, P.E.
Beaufort County Engineering
102 Industrial Village Road
Beaufort, SC 29901-1228

RE: Tarver Tract
Initial Master Plan
Approval Request

Dear Bob:

On behalf of our client, Craft Built Homes, L.L.C., we request that you review the enclosed information and issue a letter stating your preliminary approval for the above referenced project. The site development is located within Beaufort County adjacent to SC Highway 46 and consists of approximately 330 residential single-family homes on approximately 170 acres. Enclosed within is an initial master plan and preliminary drainage layout for the development.

The preliminary pond routing analysis for the twenty-five (25) year storm event for the project indicates the lagoons and wetlands, as shown on the master plan, provide ample storage for the project. We will submit routing analysis to your office for review prior to submitting a final development permit application for any phase of the project.

We request that you review the enclosed plan and comment at your earliest convenience. Please call our office with any questions.

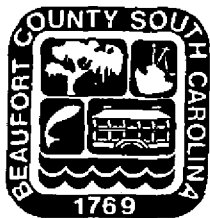
Sincerely,

THOMAS & HUTTON ENGINEERING, CO.



Nathan B. Long

NBL/nh
Enclosures



COUNTY COUNCIL OF BEAUFORT COUNTY
 BEAUFORT COUNTY PLANNING DEPARTMENT
 Multi Government Center • 100 Ribaut Road, Room 260
 Post Office Drawer 1228, Beaufort, SC 29901-1228
 Phone: (843) 470-2724 • FAX: (843) 470-2686

May 5, 2004

Mr. Nathan long
 Thomas & Hutton Engineering Co.
 P.O. Box 2727
 Savannah, GA 31402-2727

RE: Tarver Tract PUD
 Archaeological Permit of Approval

Dear Nathan:

I am writing in response to your request for an archaeology review, as required in Section 6.5.1(I) of the Beaufort County Development Standards Ordinance, for the Tarver Tract PUD project.

An extensive examination of existing documentation has been conducted. The documents examined include the *Cartographic Survey of Historic Sites in Beaufort County, South Carolina*; *A Comprehensive Bibliography of South Carolina Archaeology*; copies on file with Beaufort County of the topographic maps located at the South Carolina Institute of Archaeology and Anthropology that identify all the recorded archaeological sites in Beaufort County; copies of the records of all the archaeological properties listed in the National Register of Historic Places in Beaufort County; and all other documentation maintained by the Beaufort County Planning Department regarding archaeological and historic resources. In addition, we have consulted with South Carolina State Historic Preservation Office Compliance Archaeologists.

It is the opinion of the Planning Office that any proposed development will have no effect on any archaeological resources listed in, or eligible for listing in, the National Register of Historic Places. Therefore I am authorized by the Planning Director to issue you a Permit of Approval certifying that no archaeological resources will be affected by this project.

We request, however, that you cease work to notify this office immediately if archaeological or paleontological materials are encountered prior to or during construction. Archaeological remains consist of any materials one hundred years or older made, or altered, by man which remain from past historic or prehistoric times. Examples include pottery fragments, metal, wood, arrowheads, stone implements or tools, human burials, historic docks, structures, or non-recent vessel remains. Paleontological remains consist of prehistoric animal remains, original or fossilized, such as teeth, tusks, bone, or entire skeleton.

If I can be of further assistance please call me at 843/470-2727.

Sincerely,

Ian D. Hill
 Historic Preservationist

cc: Hillary Austin



South Carolina
Department of Transportation

00055

13 Munch Drive
Beaufort, South Carolina 29906
(843) 524-7255 Telephone
(843) 524-3478 Fax

May 14, 2004

Mr. Nathan B. Long
Thomas & Hutton Engineering Company
P.O. Box 2727
Savannah, Georgia 31402-2727

RE: The Tarver Tract PUD - SC-46

Dear Mr. Long:

Thank you for your letter of May 11, 2004 and Tarver Tract master plan. Our preliminary review is favorable and we do not object to you continuing with development plans. Once drainage and access construction plans are available please submit them along with a signed encroachment permit application and we will work with you through final approval.

If you should have questions or if I can assist you further please don't hesitate to contact me.

Sincerely,

Ron Oddo
Encroachment Permits Inspector

RWO
File: D6/BEA/RO C: Thomas & Hutton Engineering Company
oddorw@dot.state.sc.us

00056

EXHIBIT K

BARTON'S RUN
TRAFFIC STUDY UPDATE

BLUFFTON, SC

January 2005

Prepared for:
Craftbuilt Homes, LLC

Prepared by:
Thomas & Hutton Engineering Co.
935 Houston Northcutt Blvd., Suite 100
Mt. Pleasant, SC 29464
(843) 849-0200
(843) 849-0203 – fax

J-16629.402

INTRODUCTION

Craftbuilt Homes, LLC proposes to construct a 70-home residential development, Bartons Run, on the section of land commonly known as the Tarver Tract in Bluffton. Previous traffic impact studies have been performed for plans that included much denser development. One access is planned on SC 46 west of Buckwalter Parkway.

TRAFFIC COUNTS

Traffic counts were taken at the intersection of SC 46 and Buckwalter Parkway on December 7, 2004. Worksheets from the 2004 counts are attached at the end of the report.

The signalized intersection provides left and right turn lanes on SC 46 approaching Buckwalter Parkway. The Buckwalter Parkway approach to SC 46 has left and right turn lanes.

TRIP GENERATION

Estimated trip generation is shown in the following table.

WEEKDAY RATES						
LAND USE CODE	LAND USE	24 HOUR	AM PEAK		PM PEAK	
			IN	OUT	IN	OUT
210	70 Single-Family Detached Homes	749	15	44	49	29

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003

TRIP DISTRIBUTION

Approximately 70% of the site traffic is assumed to leave the development headed east on SC 46. Half of that traffic is assumed to turn on to northbound Buckwalter Parkway. Thirty (30) percent is assumed to head toward areas to the west.

Inbound traffic is assumed to follow the same pattern, with 35% coming from areas to the east, 35% from areas to the north along Buckwalter Parkway, and 30% from areas to the west.

PROJECTED TRAFFIC VOLUMES

To account for the surrounding residential and commercial construction, an annual growth rate of 5% is assumed for volumes along SC 46 and Buckwalter Parkway. The 2004 traffic counts are annualized to the design year, 2009, to determine the future year volumes.

The projected design year (2009) volumes at the intersections are determined by adding the site-generated traffic to the background traffic. Existing counts, background volumes, site generated trips, and the 2009 design volumes are shown in attached sketches.

TRAFFIC ANALYSIS

The existing counts at the SC 46 / Buckwalter Parkway intersection were analyzed to determine the current Level of Service. Background volumes were analyzed to determine the 2009 Level of Service without the proposed development.

INTERSECTION	AM PEAK		PM PEAK	
	LOS	DELAY (SEC)	LOS	DELAY (SEC)
Buckwalter Pkwy and SC 46 (2004 existing volumes)	A	9.8	A	7.4
Buckwalter Pkwy and SC 46 (2009 background volumes)	B	15.0	A	8.3

The SCDOT Highway Design Manual (HDM) was consulted to determine the need for auxiliary turn lanes at the development entrance point. With the relatively high volumes on SC 46, a left turn lane into the development is recommended. Right turn volumes into Bartons Run should be less than 40 vehicles during the peak hours. The HDM generally considers 40 turns the minimum to warrant a right turn lane.

Volumes leaving the development should be low enough that a one-lane approach to SC 46 is adequate. Capacity analyses are completed as if only a one-lane approach is provided. It may be beneficial, however, to slightly widen the roadway just as it approaches SC 46 so that a right turning vehicle can pass one or two cars waiting to turn left.

Capacity analyses for the 2009 design volumes at the study intersections are shown in the table below. Both intersections are expected to function at good Levels of Service.

INTERSECTION (2009 DESIGN VOLUMES)	AM PEAK		PM PEAK	
	LOS	DELAY (SEC)	LOS	DELAY (SEC)
Development access approach to SC 46 (minor street approach)	D	27.3	D	27.0
Buckwalter Parkway and SC 46 (overall intersection LOS)	B	15.6	A	9.3

EFFECTS OF ZONING CHANGE

Current zoning allows approximately 56 homes on this property. An increase of 14 homes would have a negligible effect on regional traffic volumes or on the County's TranPlan model.


BLUFFTON
SCHOOL
COMPLEX



TO 



BUCKWALTER
PARKWAY

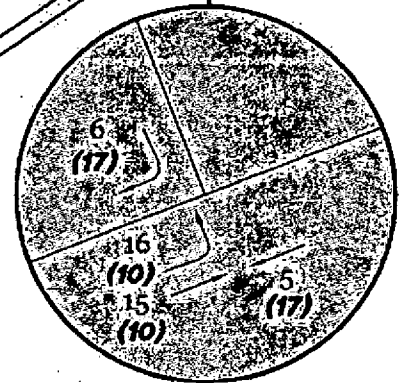
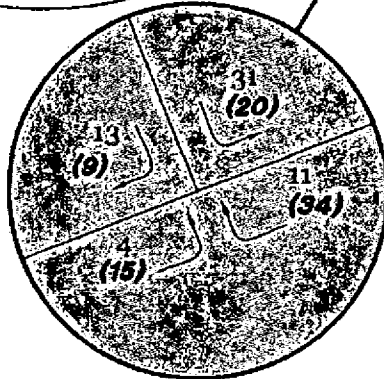
TO BLUFFTON 

BARTONS RUN

SC HWY 46

ACCESS

TO SAVANNAH 



SITE GENERATED TRIPS
 000 A.M. PEAK HOUR
 (000) P.M. PEAK HOUR

NOT TO SCALE

**BARTONS RUN
TRAFFIC STUDY**

SITE GENERATED TRIPS



THOMAS & HUTTON ENGINEERING CO.
 935 HOUSTON NORTHCUTT BOULEVARD
 MOUNT PLEASANT S.C. 29464
 (843)849-0200



TO 

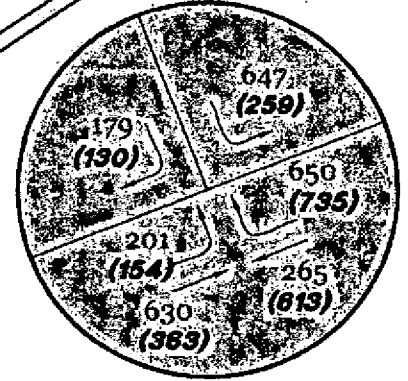
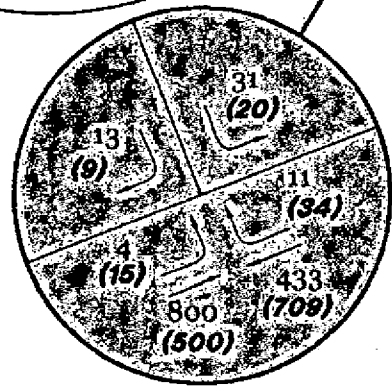
BUCKWALTER PARKWAY

TO BLUFFTON

SC HWY 46

BARTONS RUN

TO SAVANNAH



2009 DESIGN VOLUMES
 000 A.M. DESIGN VOLUME
 (000) P.M. DESIGN VOLUME

NOT TO SCALE

BARTONS RUN TRAFFIC STUDY

2009 DESIGN VOLUMES



THOMAS & HUTTON ENGINEERING CO.
 935 HOUSTON NORTHCUTT BOULEVARD
 MOUNT PLEASANT S.C. 29464
 (843)849-0200

Name: KDE
Date: 07 DEC 04
Counter No: 2374

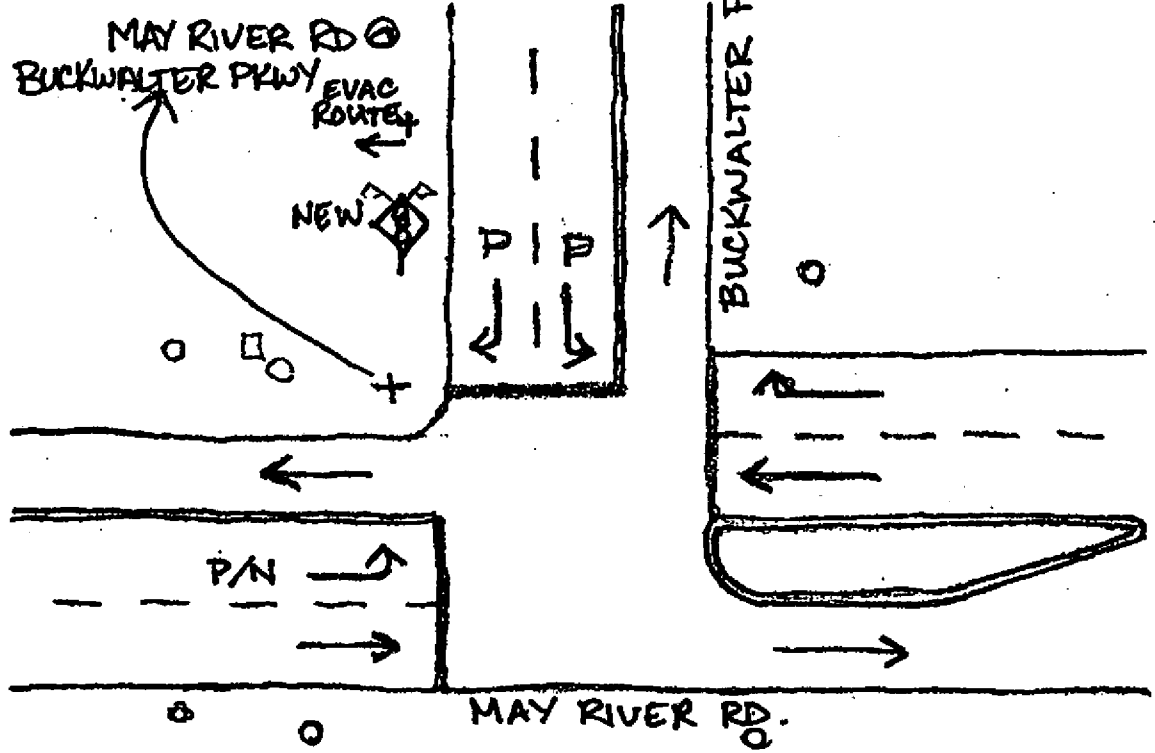


Signal



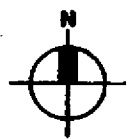
All-Way
 Side St

Show Sign Location



Use ONE arrow type for each lane designation

Note: Show Yield, Speed Limit and other regulatory signs present.
Mark left turn lanes as P: Protected
N: Permitted (Not Protected)
P/P: Protected and Permitted



NOT TO SCALE



TRAFFIC DATA COLLECTION, INC
671 Hammond Drive NE Atlanta, GA 30328
Atlanta - Georgia
Ph: (404) 452-8224 Fax: (404) 452-8113

Sheet Title: 7-9 AM 4-6 PM
INTERSECTION CONFIGURATION

Int. No:
01

Street Names: BUCKWALTER PKWY @ MAY RIVER
BLUFFTON, SC

Job: 04737

Traffic Data Collection, Inc.
 917 Legends Club Dr. Mt. Pleasant, SC 29466
 Ph/843 216-3304 Fx/843 216-5621
 Atlanta - Charleston

Counter: D4-2374
 Counted By: KDE
 Weather: Mild
 Other: T&H

File Name : 04737-01
 Site Code : 00473701
 Start Date : 12/07/2004
 Page No : 1

Groups Printed- Cars - Trucks & Buses

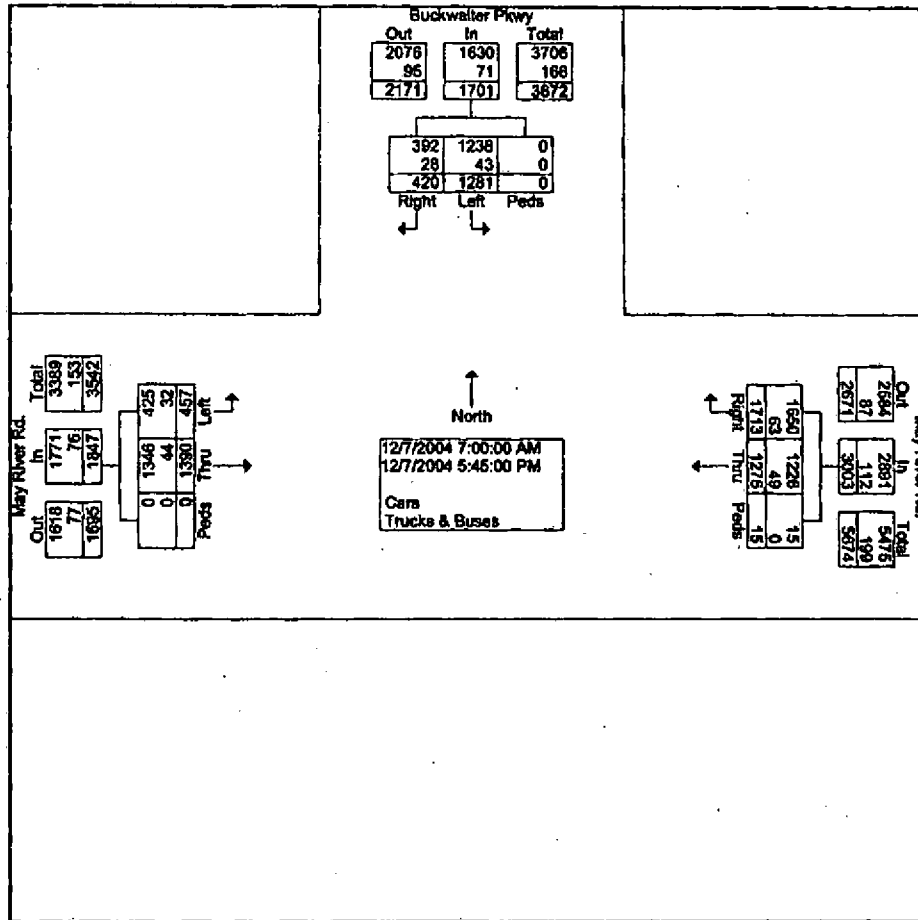
Start Time	Northbound					Buckwalter Pkwy Southbound					May River Rd. Eastbound					May River Rd. Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		
07:00 AM	0	0	0	0	0	73	0	22	0	95	47	112	0	0	159	0	48	102	0	150	404
07:15 AM	0	0	0	0	0	104	0	40	0	144	52	105	0	0	157	0	45	212	1	258	559
07:30 AM	0	0	0	0	0	141	0	28	0	169	33	130	0	0	163	0	50	185	8	223	555
07:45 AM	0	0	0	0	0	130	0	28	0	158	32	139	0	0	171	0	57	77	0	134	463
Total	0	0	0	0	0	448	0	118	0	566	164	488	0	0	650	0	200	556	9	765	1981
08:00 AM	0	0	0	0	0	132	0	40	0	172	28	109	0	0	137	0	52	58	1	109	418
08:15 AM	0	0	0	0	0	117	0	14	0	131	30	118	0	0	148	0	47	74	0	121	400
08:30 AM	0	0	0	0	0	93	0	29	0	122	35	78	0	0	113	0	45	64	1	110	345
08:45 AM	0	0	0	0	0	86	0	35	0	121	17	73	0	0	90	0	65	42	0	107	318
Total	0	0	0	0	0	428	0	118	0	546	110	378	0	0	488	0	209	236	2	447	1481

Break

04:00 PM	0	1	0	0	1	54	0	17	0	71	12	53	0	0	65	0	77	76	2	155	292
04:15 PM	0	0	0	0	0	55	0	25	0	80	27	69	0	0	96	0	109	94	0	203	379
04:30 PM	0	0	0	0	0	46	0	35	0	81	6	69	0	0	75	0	112	84	0	198	352
04:45 PM	0	0	0	0	0	47	0	18	0	65	25	58	0	0	83	0	101	91	0	192	340
Total	0	1	0	0	1	202	0	95	0	297	70	249	0	0	319	0	399	345	2	746	1363
05:00 PM	0	0	0	0	0	51	0	21	0	72	16	82	0	0	98	0	123	116	2	241	411
05:15 PM	0	0	0	0	0	47	0	21	0	68	30	79	0	0	109	0	137	126	0	263	440
05:30 PM	0	0	0	0	0	58	0	15	0	73	40	81	0	0	121	0	108	152	0	258	452
05:45 PM	0	0	0	0	0	47	0	32	0	79	27	35	0	0	62	0	101	182	0	283	424
Total	0	0	0	0	0	203	0	89	0	292	113	277	0	0	390	0	467	578	2	1045	1727
Grand Total	0	1	0	0	1	1281	0	420	0	1701	457	1390	0	0	1647	0	1275	1713	15	3003	6552
Approch %	0.0	100.0	0.0	0.0		75.3	0.0	24.7	0.0		24.7	75.3	0.0	0.0		0.0	42.5	57.0	0.5		
Total %	0.0	0.0	0.0	0.0	0.0	19.6	0.0	6.4	0.0	26.0	7.0	21.2	0.0	0.0	28.2	0.0	19.5	26.1	0.2	45.8	

Traffic Data Collection, Inc.
 917 Legends Club Dr. Mt. Pleasant, SC 29466
 Ph/843 216-3304 Fx/843 216-5621
 Atlanta - Charleston

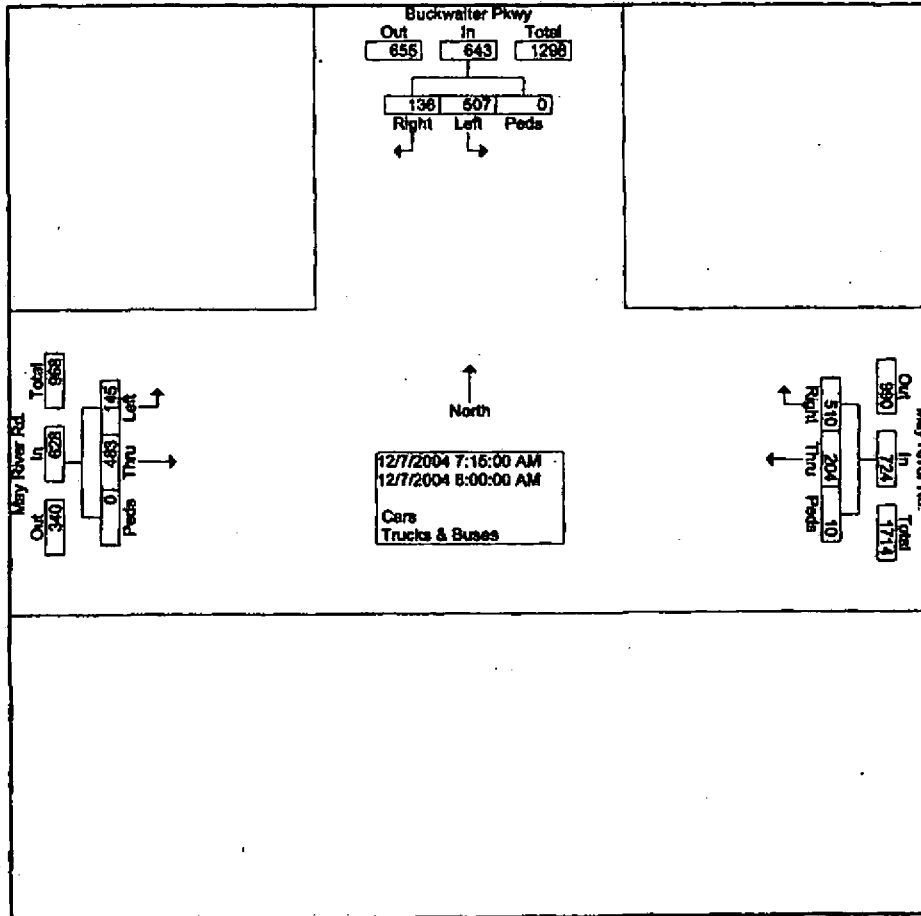
File Name : 04737-01
 Site Code : 00473701
 Start Date : 12/07/2004
 Page No : 2



Traffic Data Collection, Inc.
 917 Legends Club Dr. ML Pleasant, SC29466
 Ph/843 216-3304 Fx/843 216-5621
 Atlanta - Charleston

File Name : 04737-01
 Site Code : 00473701
 Start Date : 12/07/2004
 Page No : 3

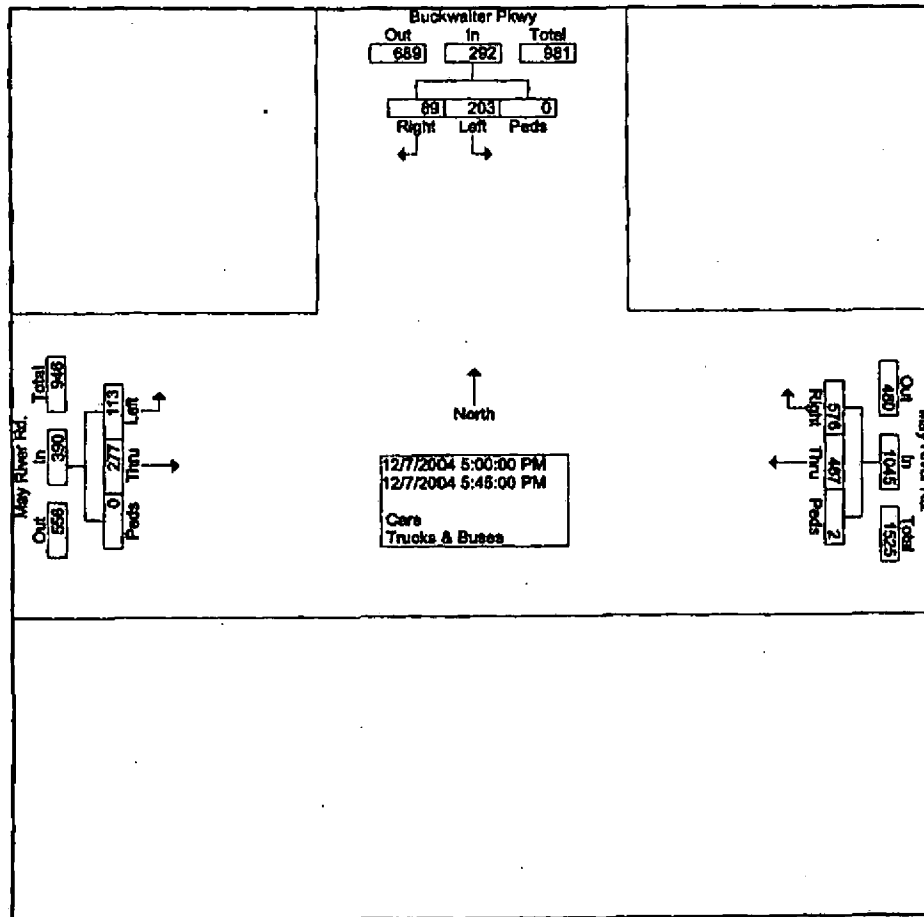
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	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 07:00 AM to 12:30 PM - Peak 1 of 1																					
Intersection	07:15 AM																				
Volume	0	0	0	0	0	507	0	136	0	643	145	483	0	0	628	0	204	510	10	724	1895
Percent	0.0	0.0	0.0	0.0	0.0	78.8	0.0	21.2	0.0	100.0	23.1	76.9	0.0	0.0	100.0	0.0	28.2	70.4	1.4	100.0	
07:15 Volume Peak Factor	0	0	0	0	0	104	0	40	0	144	52	105	0	0	157	0	45	212	1	258	559
High Int. Peak Factor	6:45:00 AM					08:00 AM					07:45 AM					07:15 AM					0.892
Volume	0	0	0	0	0	132	0	40	0	172	32	139	0	0	171	0	45	212	1	258	
Peak Factor						0.935					0.818					0.702					



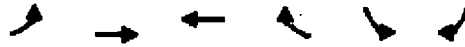
Traffic Data Collection, Inc.
 917 Legends Club Dr. Mt. Pleasant, SC 29466
 Ph/843 216-3304 Fx/843 216-5621
 Atlanta - Charleston

File Name : 04737-01
 Site Code : 00473701
 Start Date : 12/07/2004
 Page No : 4

Start Time	Northbound					Buckwalter Pkwy Southbound					May River Rd. Eastbound					May River Rd. Westbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 12:45 PM to 05:45 PM - Peak 1 of 1																					
Intersection	05:00 PM																				
Volume	0	0	0	0	0	203	0	89	0	292	113	277	0	0	390	0	467	576	2	1045	1727
Percent	0.0	0.0	0.0	0.0	0.0	69.5	0.0	30.5	0.0	29.0	71.0	0.0	0.0	0.0	29.0	0.0	44.7	55.1	0.2	44.7	44.7
05:30	05:45 PM																				
Volume	0	0	0	0	0	58	0	15	0	73	40	81	0	0	121	0	106	152	0	258	452
Peak Factor	0.955																				
High Int. Volume	0	0	0	0	0	47	0	32	0	79	40	81	0	0	121	0	101	182	0	283	283
Peak Factor						0.924					0.806					0.923					



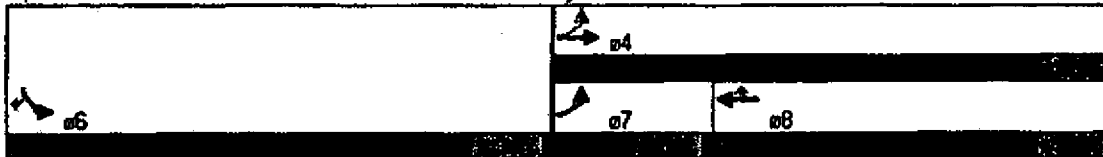
SC 46 and Buckwalter Parkway
2004 AM peak hour



Lane Configurations	↖	↑	↑	↗	↖	↗
Volume (vph)	145	483	204	510	507	136
Turn Type	pm+pt			Perm		Perm
Protected Phases	7	4	8	8	6	6
Permitted Phases	4			8		6
Detector Phases	7	4	8	8	6	6
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	6.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	8.0	28.0	20.0	20.0	27.0	27.0
Total Split (%)	15%	51%	36%	36%	49%	49%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	0.5	0.5	0.5	0.5	0.5	0.5
Lead/Lag	Lead		Lag	Lag		
Lead-Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	Min	Min	Min	None	None
Act Effct Green (s)	18.9	18.0	12.1	12.1	17.9	17.9
Actuated g/C Ratio	0.42	0.40	0.27	0.27	0.40	0.40
v/c Ratio	0.37	0.70	0.44	0.66	0.77	0.28
Uniform Delay, d1	8.2	10.4	13.6	0.0	11.8	0.0
Delay	9.8	12.1	15.6	2.2	14.8	2.5
LOS	A	B	B	A	B	A
Approach Delay		11.5	6.1		12.2	
Approach LOS		B	A		B	

Cycle Length: 55
 Actuated Cycle Length: 44.6
 Natural Cycle: 55
 Control Type: Actuated Uncoordinated
 Maximum v/c Ratio: 0.77
 Intersection Signal Delay: 9.8 Intersection LOS: A
 Intersection Capacity Utilization 64.8% ICU Level of Service B

Splits and Phases: 3: SC 46 & Buckwalter Pkwy



SC 46 and Buckwalter Parkway
2004 PM peak hour



Lane Configurations	↖	↑	↑	↗	↖	↗
Volume (vph)	113	277	467	576	203	89
Turn Type	pm+pt			Perm		Perm
Protected Phases	7	4	8	8	6	6
Permitted Phases	4			8		6
Detector Phases	7	4	8	8	6	6
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	8.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	9.0	34.0	25.0	25.0	21.0	21.0
Total Split (%)	16%	62%	45%	45%	38%	38%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All Red Time (s)	0.5	0.5	0.5	0.5	0.5	0.5
Lead/Lag	Lead		Lag	Lag		
Lead/Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	Min	Min	Min	None	None
Act Effct Green (s)	31.6	30.2	22.9	22.8	11.3	11.3
Actuated g/C Ratio	0.60	0.61	0.46	0.46	0.23	0.23
w/c Ratio	0.32	0.27	0.69	0.59	0.55	0.22
Uniform Delay, d1	4.0	4.4	10.3	0.0	17.2	0.0
Delay	5.1	5.4	13.2	1.5	15.8	4.3
LOS	A	A	B	A	B	A
Approach Delay		5.3	6.8		12.0	
Approach LOS		A	A		B	

Cycle Length: 55

Actuated Cycle Length: 48.9

Natural Cycle: 55

Control Type: Actuated Uncoordinated

Maximum w/c Ratio: 0.59

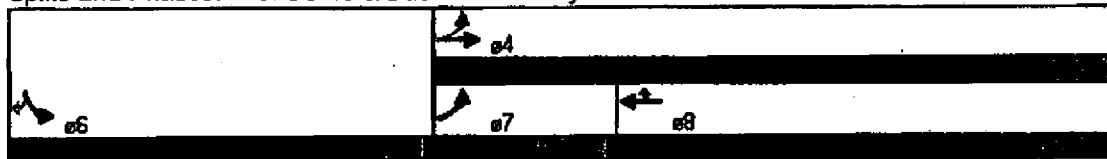
Intersection Signal Delay: 7.4

Intersection LOS: A

Intersection Capacity Utilization 55.7%

ICU Level of Service A

Splits and Phases: 3: SC 46 & Buckwalter Pkwy



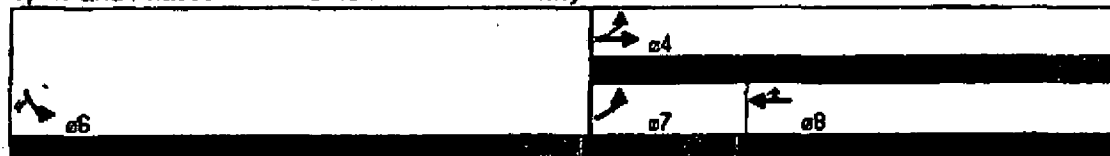
SC 46 and Buckwalter Parkway
2009 AM background



Lane Configurations	↖	↑	↑	↗	↘	↘
Volume (vph)	185	615	260	650	647	173
Turn Type	pm+pt			Perm		Perm
Protected Phases	7	4	8		6	
Permitted Phases	4			8		6
Detector Phases	7	4	8	8	6	6
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	8.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	9.0	31.0	22.0	22.0	34.0	34.0
Total Split (%)	14%	48%	34%	34%	52%	52%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All-Red Time (s)	0.5	0.5	0.5	0.5	0.5	0.5
Lead/Lag	Lead		Lag	Lag		
Lead/Lag Optimizer	Yes		Yes	Yes		
Recall Mode	None	Min	Min	Min	None	None
Act Effct Green (s)	25.5	23.5	18.9	16.9	25.9	25.9
Actuated g/C Ratio	0.42	0.41	0.29	0.29	0.45	0.45
v/c Ratio	0.55	0.88	0.52	0.73	0.89	0.23
Uniform Delay, d1	11.1	15.2	17.4	0.0	15.1	0.0
Delay	13.3	23.3	20.6	2.8	21.4	2.1
LOS	B	C	B	A	C	A
Approach Delay		21.0	7.6		17.3	
Approach LOS		C	A		B	

Cycle Length: 65
 Actuated Cycle Length: 67.8
 Natural Cycle: 65
 Control Type: Actuated, Uncoordinated
 Maximum v/c Ratio: 0.89
 Intersection Signal Delay: 15.0
 Intersection LOS: B
 Intersection Capacity Utilization: 80.8%
 ICU Level of Service: D

Splits and Phases: 3: SC 46 & Buckwalter Pkwy



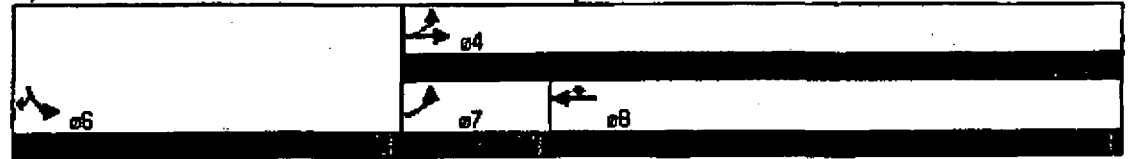
SC 46 and Buckwalter Parkway
2009 PM background



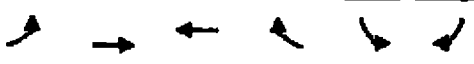
Lane Configurations	↑	↑	↑	↑	↑	↑
Volume (vph)	144	353	598	795	259	113
Turn Type	pm+pt			Perm		Perm
Protected Phases	7	4	8		6	
Permitted Phases	4			8		6
Detector Phases	7	4	8	8	6	6
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	8.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	8.0	39.0	31.0	31.0	21.0	21.0
Total Split (%)	13%	65%	52%	52%	35%	35%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All Red Time (s)	0.5	0.5	0.5	0.5	0.5	0.5
Lead/Lag	Lead		Lag	Lag		
Lead/Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	Min	Min	Min	None	None
Act Effc Green (s)	34.6	33.4	27.1	27.1	12.9	12.9
Actuated g/C Ratio	0.61	0.61	0.50	0.50	0.24	0.24
v/c Ratio	0.54	0.34	0.70	0.57	0.67	0.28
Uniform Delay, d1	4.3	5.0	10.9	0.0	19.2	0.0
Delay	5.9	6.0	6.0	1.3	18.6	4.3
LOS	A	A	B	A	B	A
Approach Delay		6.0	7.4		14.2	
Approach LOS		A	A		B	

Cycle Length: 60
 Actuated Cycle Length: 54.3
 Natural Cycle: 60
 Control Type: Actuated Uncoordinated
 Maximum v/c Ratio: 0.70
 Intersection Signal Delay: 0.3
 Intersection LOS: A
 Intersection Capacity Utilization 68.4%
 ICU Level of Service B

Splits and Phases: 3: SC 46 & Buckwalter Pkwy



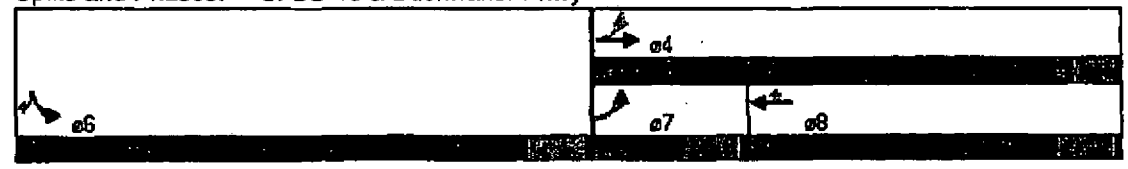
Buckwalter Parkway and SC 46
2009 AM Design volumes



Lane Configurations	↖	↑	↑	↗	↖	↗
Volume (vph)	201	630	265	650	647	179
Turn Type	pm+pt			Perm		Perm
Protected Phases	7	4	8	8	6	6
Permitted Phases	4			8		6
Detector Phases	7	4	8	8	6	6
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	8.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	9.0	31.0	22.0	22.0	34.0	34.0
Total Split (%)	14%	48%	34%	34%	52%	52%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All Red Time (s)	0.5	0.5	0.5	0.5	0.5	0.5
Lead/Lag	Lead		Lag	Lag		
Lead/Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	Min	Min	Min	None	None
Act Cfg Green (s)	26.0	24.0	17.5	17.5	26.1	26.1
Actuated g/C Ratio	0.42	0.41	0.30	0.30	0.45	0.45
v/c Ratio	0.60	0.89	0.52	0.73	0.89	0.24
Uniform Delay, d1	11.3	15.4	17.4	0.0	15.4	0.0
Delay	14.3	25.2	20.0	2.6	21.8	2.1
LOS	B	C	B	A	C	A
Approach Delay		22.6	17.6		17.6	
Approach LOS		C	A		B	

Cycle Length: 65
 Actuated Cycle Length: 58.5
 Natural Cycle: 65
 Control Type: Actuated, Uncoordinated
 Maximum v/c Ratio: 0.89
 Intersection Signal Delay: 15.6
 Intersection LOS: B
 Intersection Capacity Utilization 81.7%
 ICU Level of Service D

Splits and Phases: 3: SC 46 & Buckwalter Pkwy



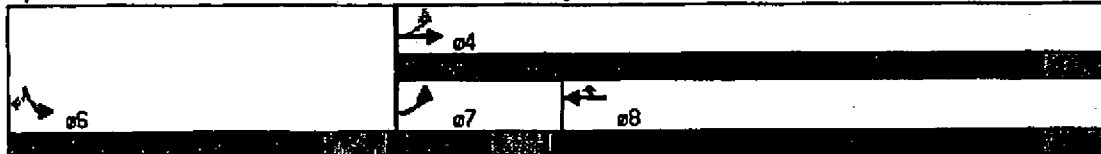
Buckwalter Parkway and SC 46
2009 PM Design volumes



Lane Configurations	↖	↑	↑	↗	↘	↙
Volume (vph)	154	363	619	735	259	130
Turn Type	pm+pt			Perm		Perm
Protected Phases	7	4	8	8	6	6
Permitted Phases	4			8		6
Detected Phases	7	4	8	8	6	6
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0	4.0
Minimum Split (s)	8.0	20.0	20.0	20.0	20.0	20.0
Total Split (s)	9.0	39.0	30.0	30.0	21.0	21.0
Total Split (%)	15%	65%	50%	50%	35%	35%
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5
All Red Time (s)	0.5	0.5	0.5	0.5	0.5	0.5
Lead/Lag	Lead		Lag	Lag		
Lead/Lag Optimize?	Yes		Yes	Yes		
Recall Mode	None	Min	Min	Min	None	None
Act Effct Green (s)	35.5	39.8	28.9	26.9	19.0	13.0
Actuated g/C Ratio	0.61	0.62	0.49	0.49	0.24	0.24
v/c Ratio	0.58	0.34	0.73	0.68	0.87	0.29
Uniform Delay, d1	4.4	5.0	11.6	0.0	19.4	0.0
Delay	8.9	6.0	17.6	1.4	18.8	1.0
LOS	A	A	B	A	B	A
Approach Delay		6.0	6.9		13.9	
Approach LOS		A	A		B	

Cycle Length: 60
 Actuated Cycle Length: 54.9
 Natural Cycle: 60
 Control Type: Actuated Uncoordinated
 Maximum v/c Ratio: 0.73
 Intersection Signal Delay: 9.3
 Intersection LOS: A
 Intersection Capacity Utilization 69.9%
 ICU Level of Service B

Splits and Phases: 3: SC 46 & Buckwalter Pkwy



Bartons Run and SC 46
2009 AM Design volumes



Lane Configurations	↑	↑	↑	↓	↓
Sign Control	Prep	Prep	Free	Stop	Stop
Grade	0%	0%	0%	0%	0%
Volume (veh/h)	4	800	483	11	13
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (veh/h)	4	870	471	12	14
Pedestrians					
Lane Width (ft)					
Walking Speed (ft/s)					
Percent Blockage					
Right turn flare (veh)					
Median type				None	
Median storage (veh)					
vC, conflicting volume	483		1855	477	
vC1, stage 1 conf vol					
vC2, stage 2 conf vol					
tC, single (s)	4.1		6.4	6.2	
tC, 2 stage (s)					
tF (s)	2.2		3.5	3.3	
100 queue frac %	100		79	98	
cM capacity (veh/h)	1080		164	588	

Volume Total	4	870	483	48
Volume Left	4	0	0	34
Volume Right	0	0	12	14
CSH	1080	1700	1700	209
Volume to Capacity	0.00	0.51	0.28	0.23
Queue Length (ft)	0	0	0	21
Control Delay (s)	8.3	0.0	0.0	27.3
Lane LOS	A			D
Approach Delay (s)	0.0		0.0	27.3
Approach LOS				D

Average Delay				10
Intersection Capacity Utilization		55.8%		
ICU Level of Service				A

Bartons Run and SC 46
2009 PM Design volumes



Lane Configurations	↑	↑	↓	↓
Sign Control	Free	Free	Free	Stop
Grade	0%	0%	0%	0%
Volume (veh/h)	16	543	808	32
Peak Hour Factor	0.92	0.92	0.92	0.92
Hourly flow rate (veh/h)	16	543	771	37
Pedestrians				
Lane Width (ft)				
Walking Speed (ft/s)				
Percent Blockage				
Right turn flare (veh)				
Median type				Note
Median storage (veh)				
vC1, stage 1 conf vol	808		1385	789
vC2, stage 2 conf vol				
tC, single (s)	4.1		6.4	6.2
tC, 2 stage (s)				
tF (s)	2.2		3.5	3.3
PO queue free %	98		88	97
CM capacity (veh/h)	818		159	391
Volume Total	16	543	808	32
Volume Left	16	0	0	22
Volume Right	0	0	37	10
CSH	818	1700	1700	195
Volume to Capacity	0.02	0.32	0.48	0.16
Queue Length (ft)	2	0	0	14
Control Delay (s)	9.5	0.0	0.0	27.0
Lane LOS	A			D
Approach Delay (s)	0.3		0.0	27.0
Approach LOS				D
Average Delay			0.7	
Intersection Capacity Utilization		52.8%		
ICU Level of Service				A

00075

EXHIBIT L

MASTER PLAN
OF
**BARTON'S RUN
DEVELOPMENT**

THE TOWN OF BLUFFTON
SOUTH CAROLINA

PREPARED FOR:
CRAFTBUILT HOMES, LLC

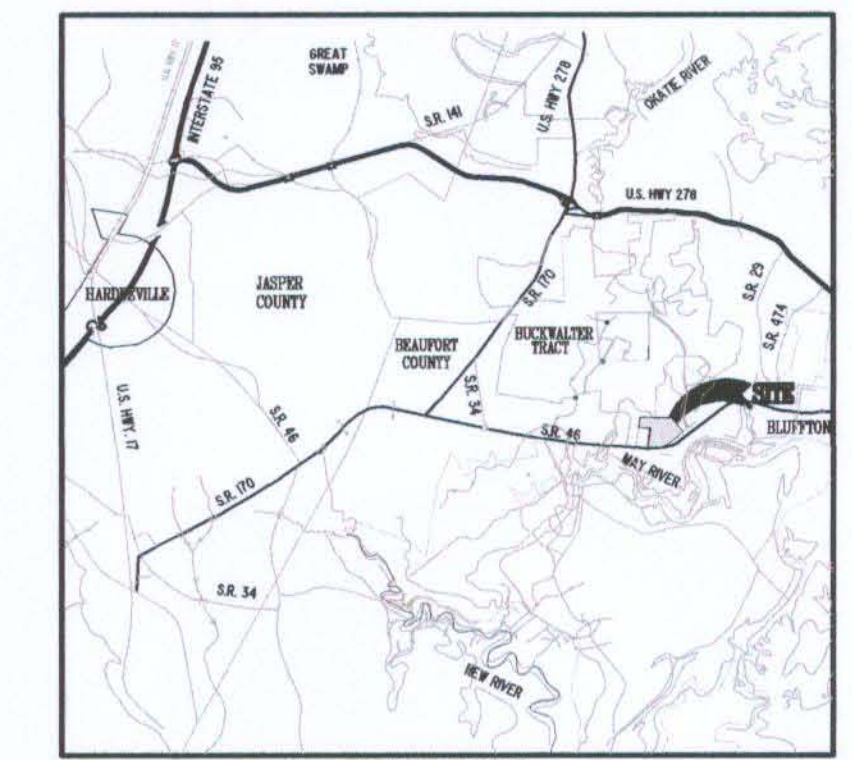
EXHIBIT L
STORMWATER MASTER PLAN

PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
SAVANNAH, GEORGIA
JOB # 16629 DRAWN BY: YKJ DATE: MAY 17, 2004
REVISED: JANUARY 28, 2005
SCALE: 1"=200'

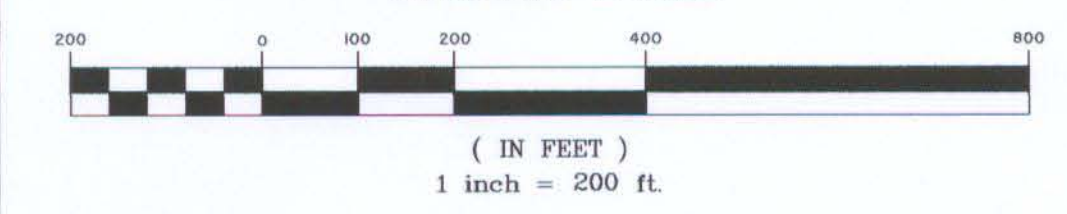


LEGEND

- LAGOON CONNECTION
- OUTFALL
- DITCH
- PROJECT OUTFALL



GRAPHIC SCALE



00077

EXHIBIT.M

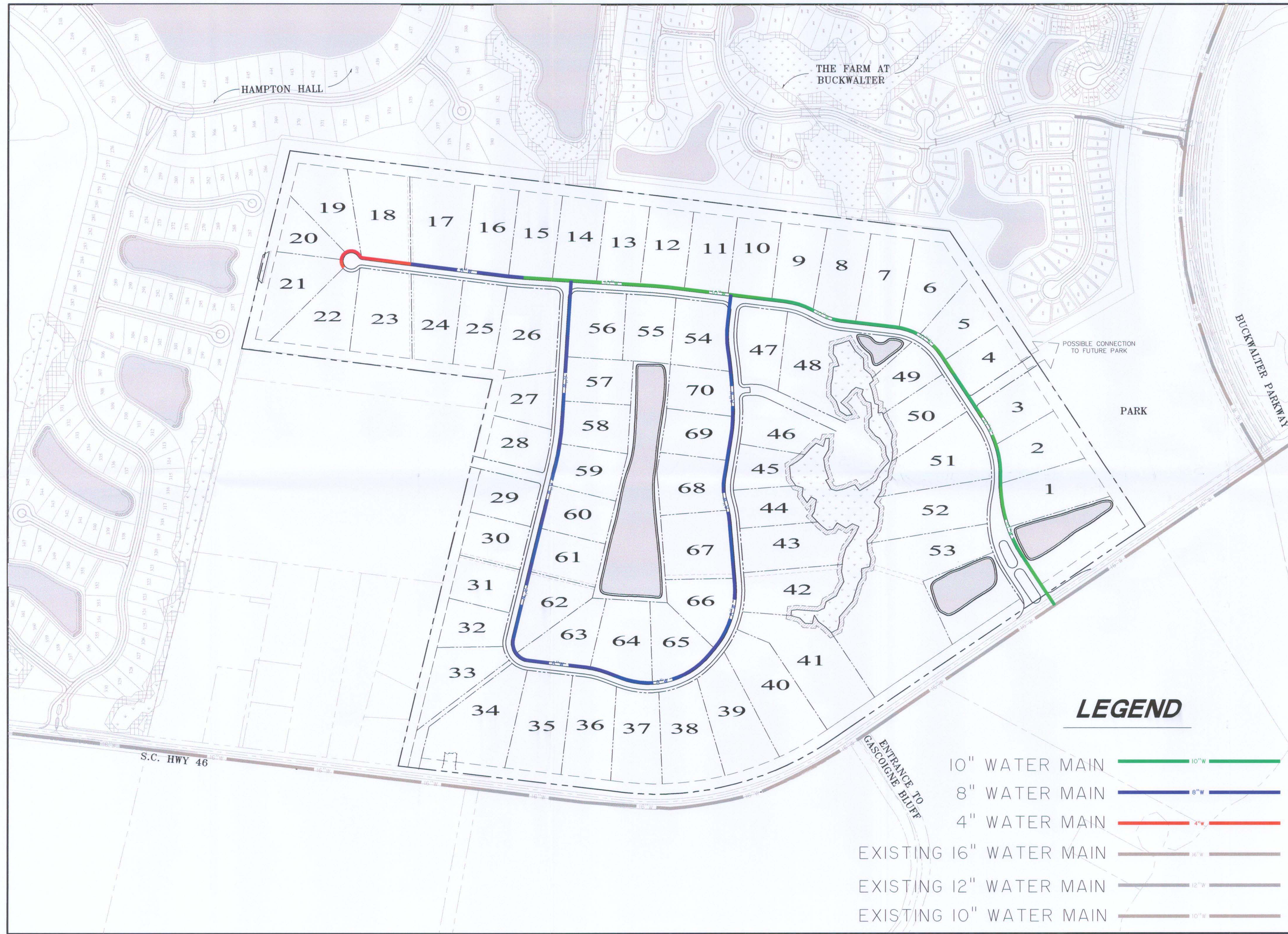
MASTER PLAN
OF
**BARTON'S RUN
DEVELOPMENT**

THE TOWN OF BLUFFTON
SOUTH CAROLINA

PREPARED FOR:
CRAFTBUILT HOMES, LLC

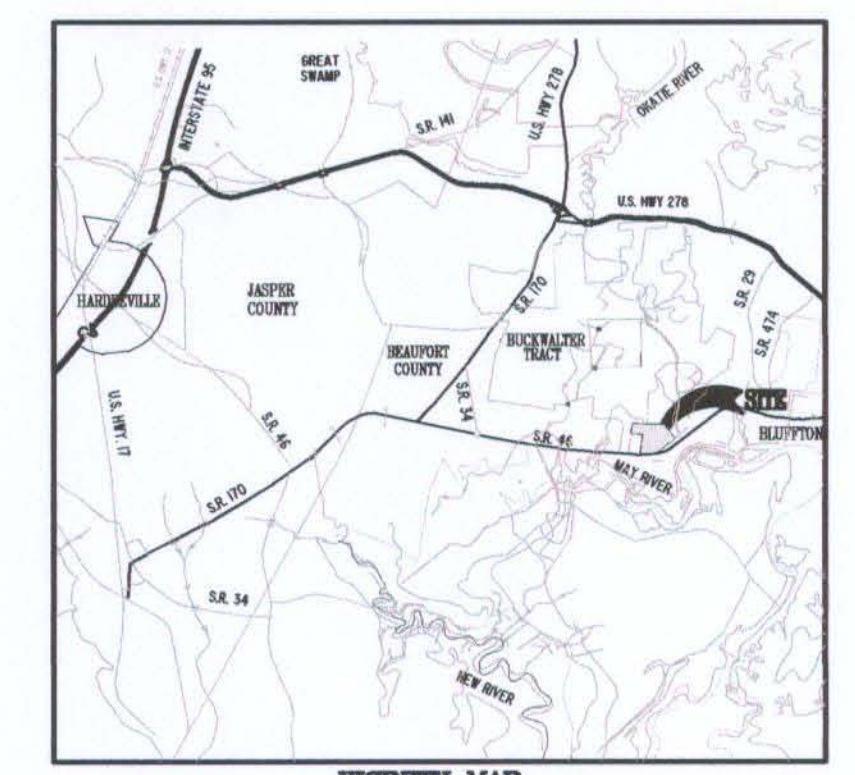
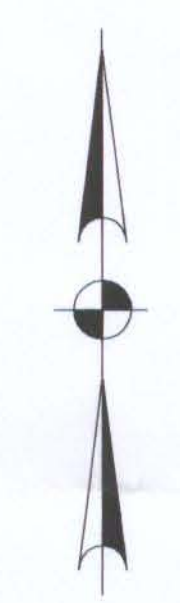
**EXHIBIT M
WATER MASTER PLAN**

PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
SAVANNAH, GEORGIA
JOB # 16629 DRAWN BY: YKJ DATE: MAY 17, 2004
REVISED: JANUARY 26, 2005
SCALE: 1"=200'

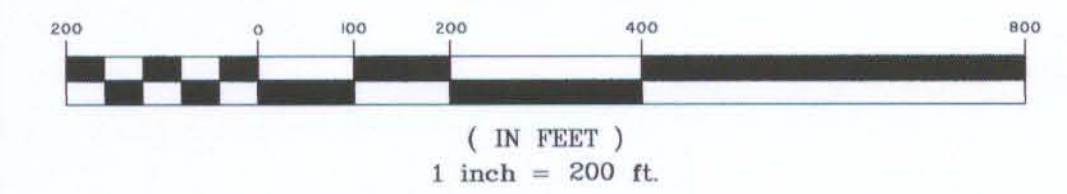


LEGEND

10" WATER MAIN		10"W
8" WATER MAIN		8"W
4" WATER MAIN		4"W
EXISTING 16" WATER MAIN		16"W
EXISTING 12" WATER MAIN		12"W
EXISTING 10" WATER MAIN		10"W



GRAPHIC SCALE



00079

EXHIBIT N

MASTER PLAN
OF
**BARTON'S RUN
DEVELOPMENT**

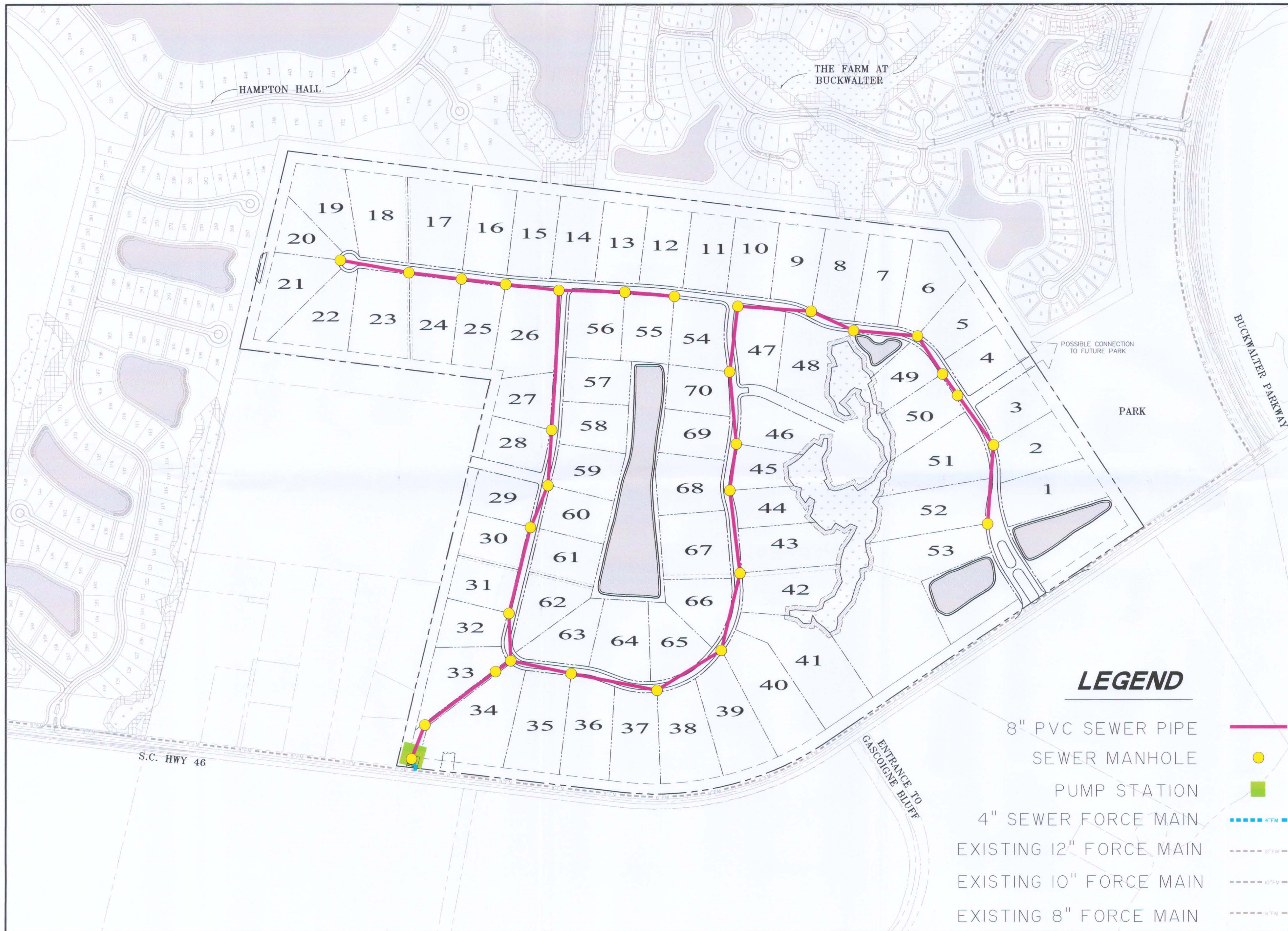
THE TOWN OF BLUFFTON
SOUTH CAROLINA

PREPARED FOR:
CRAFTBUILT HOMES, LLC

EXHIBIT N
SEWER MASTER PLAN

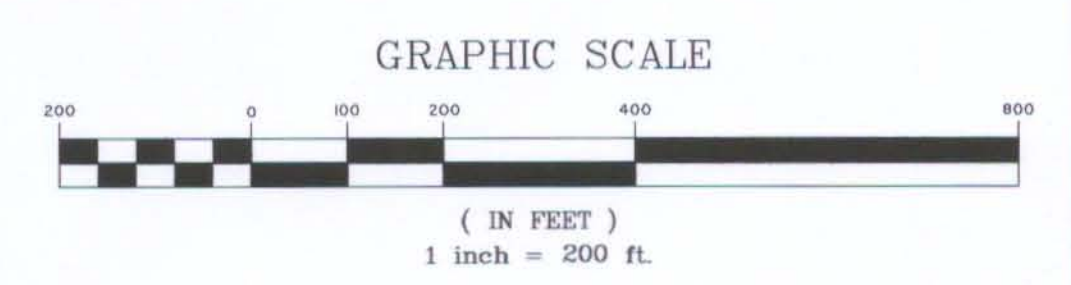
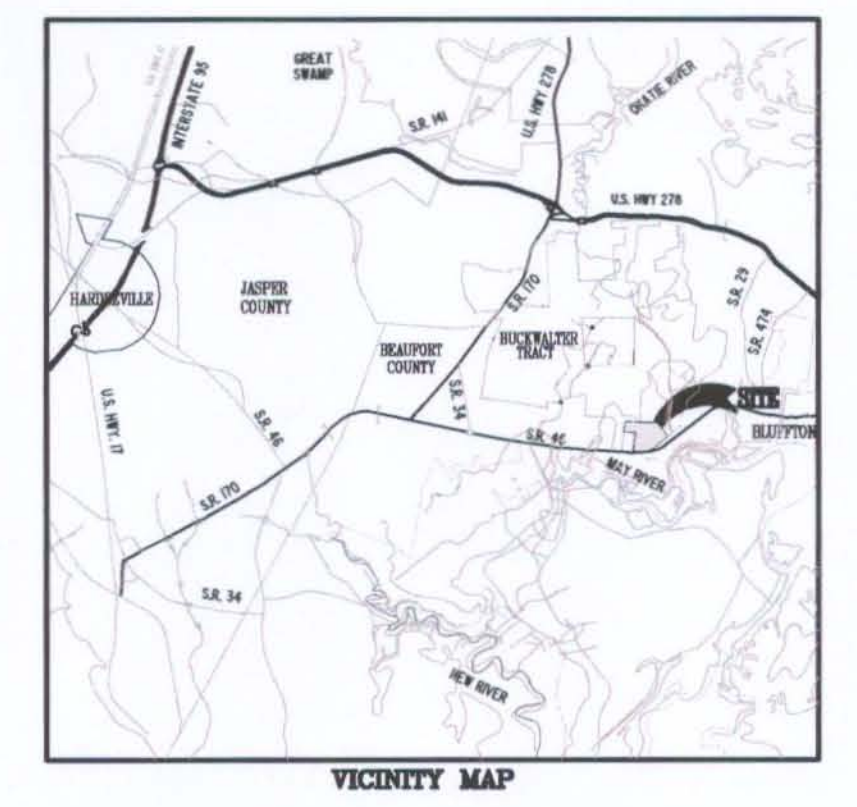
PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
SAVANNAH, GEORGIA

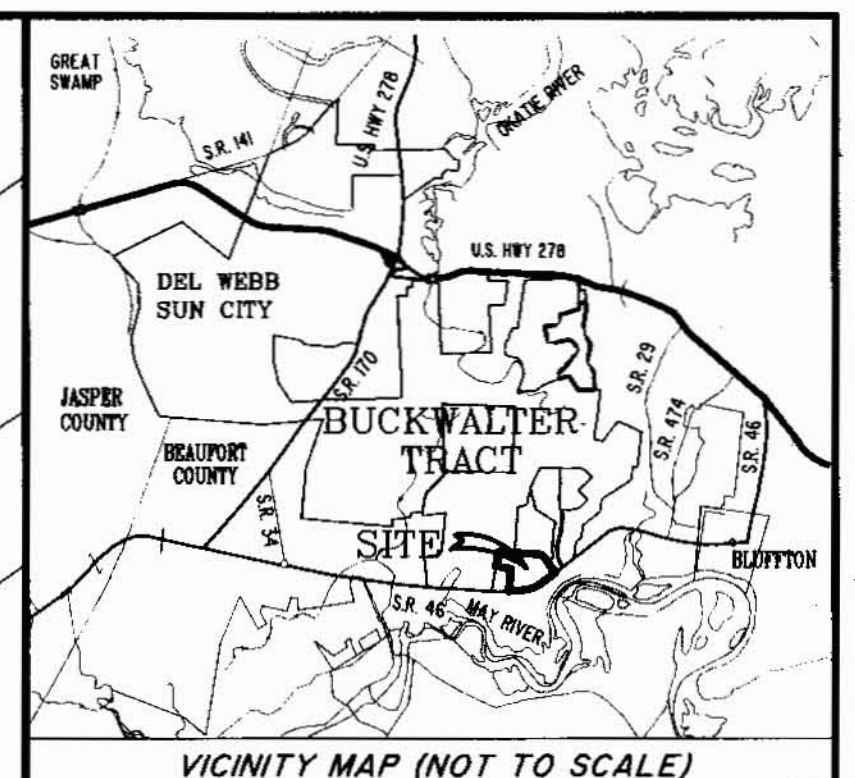
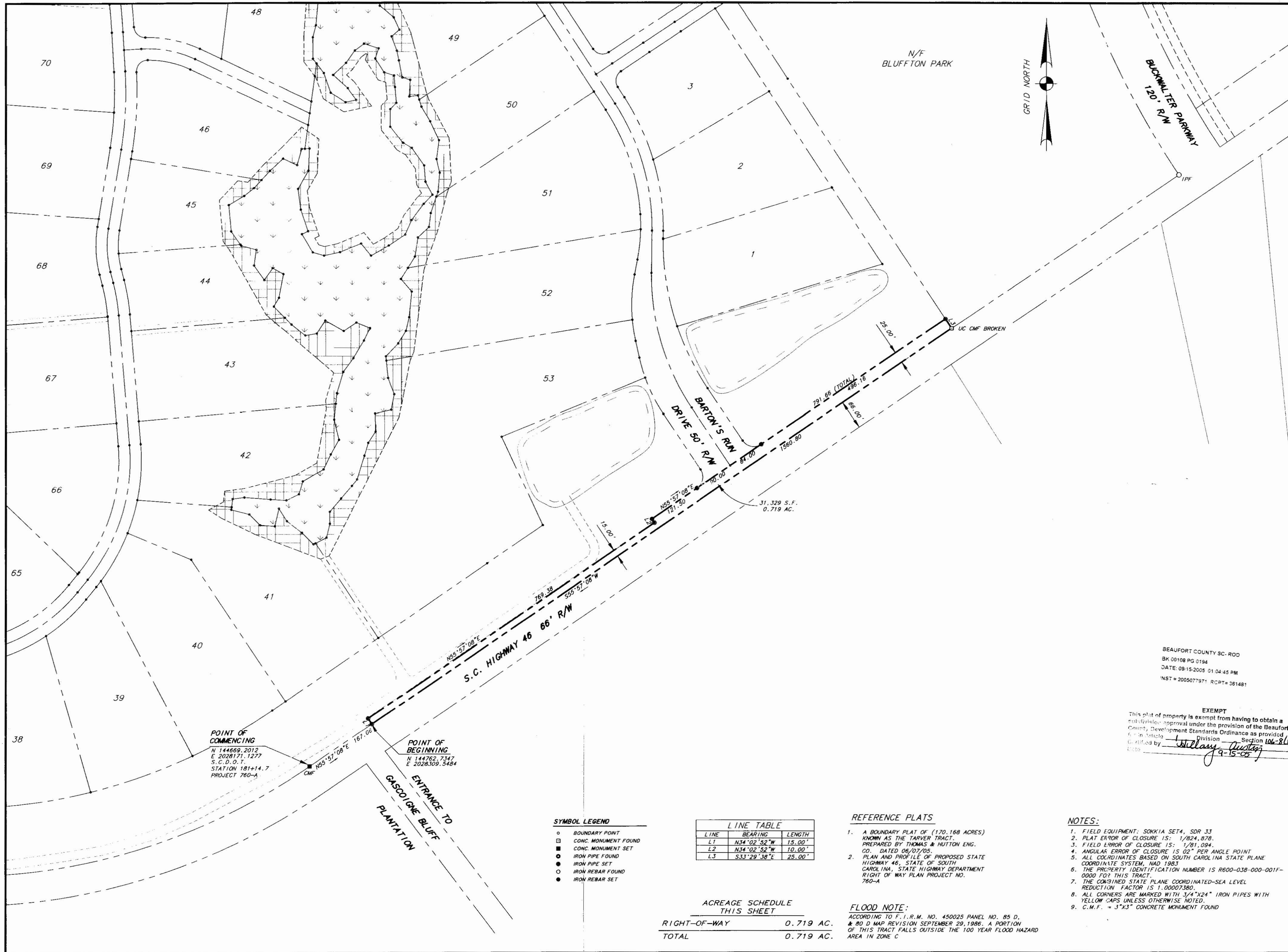
JOB # 16629 DRAWN BY: YKJ DATE: MAY 17, 2004
REVISED: JANUARY 28, 2005
SCALE: 1"=200'



LEGEND

- 8" PVC SEWER PIPE ————
- SEWER MANHOLE ●
- PUMP STATION ■
- 4" SEWER FORCE MAIN - - - - - 4"FM - - - - -
- EXISTING 12" FORCE MAIN - - - - - 12"FM - - - - -
- EXISTING 10" FORCE MAIN - - - - - 10"FM - - - - -
- EXISTING 8" FORCE MAIN - - - - - 8"FM - - - - -





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THOMAS & HUTTON ENGINEERING CO.
 No. C00285
 STATE OF SOUTH CAROLINA

BOUCE L. YOUNG
 S.C. REGISTERED SURVEYOR
 LICENSE NO. 8079

NO.	REVISION	BY	DATE

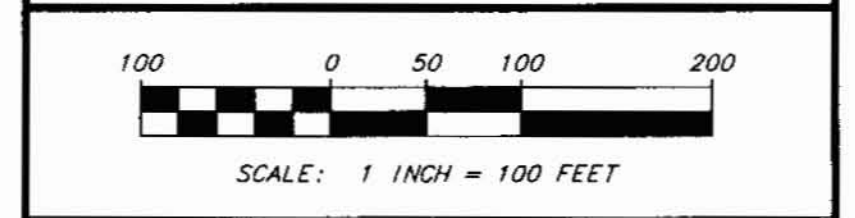
A RIGHT OF WAY
 DEDICATION PLAT OF
**BARTON'S RUN
 AND
 SOUTH CAROLINA
 HIGHWAY 46**

TOWN OF BLUFFTON
 BEAUFORT COUNTY, SOUTH CAROLINA

PREPARED FOR:
CRAFTBUILT HOMES, LLC

RECORDED IN BOOK _____ PAGE _____
 DATE _____
 OFFICE OF THE REGISTER OF DEEDS
 BEAUFORT COUNTY, S.C.
 REPLACES PLATS IN _____ PAGE _____

PREPARED BY:
**THOMAS & HUTTON
 ENGINEERING CO.**
 50 PARK OF COMMERCE WAY, P.O. BOX 2727
 SAVANNAH, GA 31405 / (912) 234-5300
 www.thomas-hutton.com



SCALE 1" = 100'
 FILE J-17778
 FIELD DATE 09/07/05
 PLAT DATE 09/07/05
 DRAWN BY R.B.C.
 REVIEWED BY T.G.C.
 APPROVED BY B.L.Y.
 PARTY CHIEF A.R.

SHEET 1 OF 1

POINT OF COMMENCING
 N 144669, 2012
 E 2028171, 1277
 S.C.D.O.T.
 STATION 181+14.7
 PROJECT 760-A

POINT OF BEGINNING
 N 144762, 7347
 E 2028309, 5484

- SYMBOL LEGEND**
- BOUNDARY POINT
 - CONC. MONUMENT FOUND
 - CONC. MONUMENT SET
 - IRON PIPE FOUND
 - IRON PIPE SET
 - IRON REBAR FOUND
 - IRON REBAR SET

LINE TABLE

LINE	BEARING	LENGTH
L1	N34°02'32"W	15.00'
L2	N34°02'32"W	10.00'
L3	S33°29'38"E	25.00'

**ACREAGE SCHEDULE
 THIS SHEET**

RIGHT-OF-WAY	0.719 AC.
TOTAL	0.719 AC.

- REFERENCE PLATS**
- A BOUNDARY PLAT OF (170.168 ACRES) KNOWN AS THE TARVER TRACT. PREPARED BY THOMAS & HUTTON ENG. CO. DATED 06/07/05.
 - PLAN AND PROFILE OF PROPOSED STATE HIGHWAY 46, STATE OF SOUTH CAROLINA, STATE HIGHWAY DEPARTMENT RIGHT OF WAY PLAN PROJECT NO. 760-A

FLOOD NOTE:
 ACCORDING TO F.I.R.M. NO. 450025 PANEL NO. 85 D, & 80 D MAP REVISION SEPTEMBER 29, 1986, A PORTION OF THIS TRACT FALLS OUTSIDE THE 100 YEAR FLOOD HAZARD AREA IN ZONE C

- NOTES:**
- FIELD EQUIPMENT: SOKKIA SET4, SDR 33
 - PLAT ERROR OF CLOSURE IS: 1/824,878
 - FIELD ERROR OF CLOSURE IS: 1/81,094
 - ANGULAR ERROR OF CLOSURE IS 02" PER ANGLE POINT
 - ALL COORDINATES BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 1983
 - THE PROPERTY IDENTIFICATION NUMBER IS R600-038-000-001F-0000 FOR THIS TRACT.
 - THE CHAINED STATE PLANE COORDINATED-SEA LEVEL REDUCTION FACTOR IS 1.00007380.
 - ALL CORNERS ARE MARKED WITH 3/4"x24" IRON PIPES WITH YELLOW CAPS UNLESS OTHERWISE NOTED.
 - C.M.F. = 3"x3" CONCRETE MONUMENT FOUND

BEAUFORT COUNTY SC. ROD
 BK 00108 PG 0184
 DATE: 09-15-2005 01:04:45 PM
 NST# 2005077971 RCPT# 361481

EXEMPT
 This plat of property is exempt from having to obtain a subdivision approval under the provision of the Beaufort County, Development Standards Ordinance as provided in Article _____ Division _____ Section 106-84(4) of the Code.



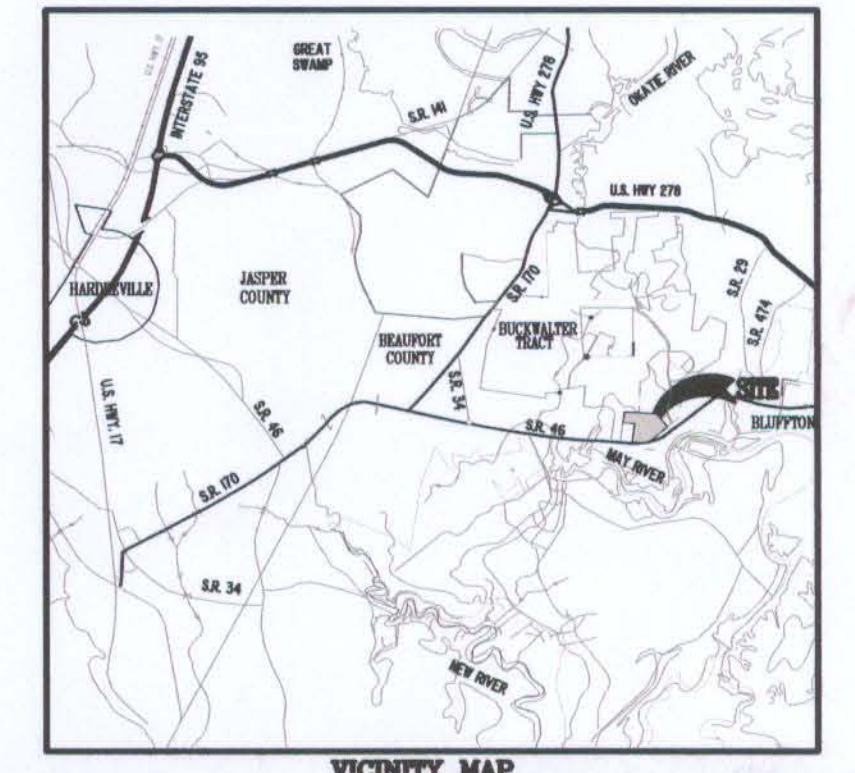
MASTER PLAN
OF
**BARTON'S RUN
DEVELOPMENT**

THE TOWN OF BLUFFTON
SOUTH CAROLINA

PREPARED FOR:
CRAFTBUILT HOMES, LLC

**EXHIBIT C
AERIAL PHOTOGRAPHY**

PREPARED BY:
THOMAS & HUTTON ENGINEERING CO.
SAVANNAH, GEORGIA
JOB # 16629 DRAWN BY: YKJ DATE: MAY 17, 2004
REVISED: JANUARY 26, 2005
SCALE: 1"=200'



VICINITY MAP



DISCLAIMER

Thomas & Hutton Engineering Co. compiled the map information from the following sources:

DATA	SOURCE	DATE (if applicable)
AERIAL PHOTOGRAPHY	BEAUFORT COUNTY	2002

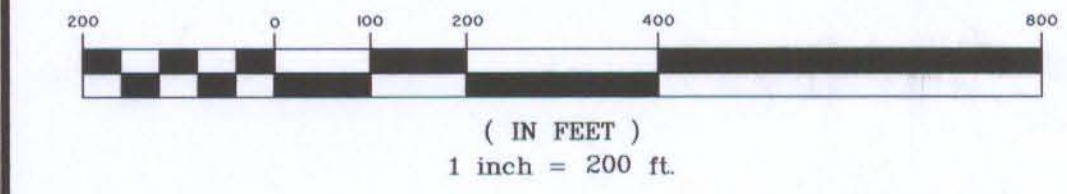
Thomas & Hutton used the data "as is", and has made no independent investigation of the data nor makes any representation as to the accuracy or completeness of the data. Please see each source for available documentation of its respective data sets.

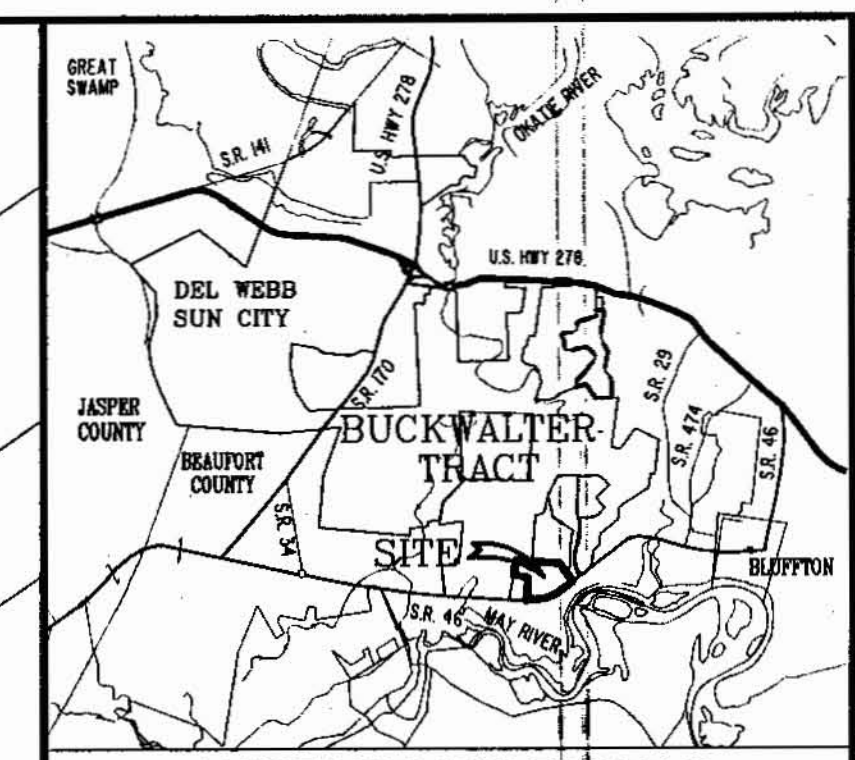
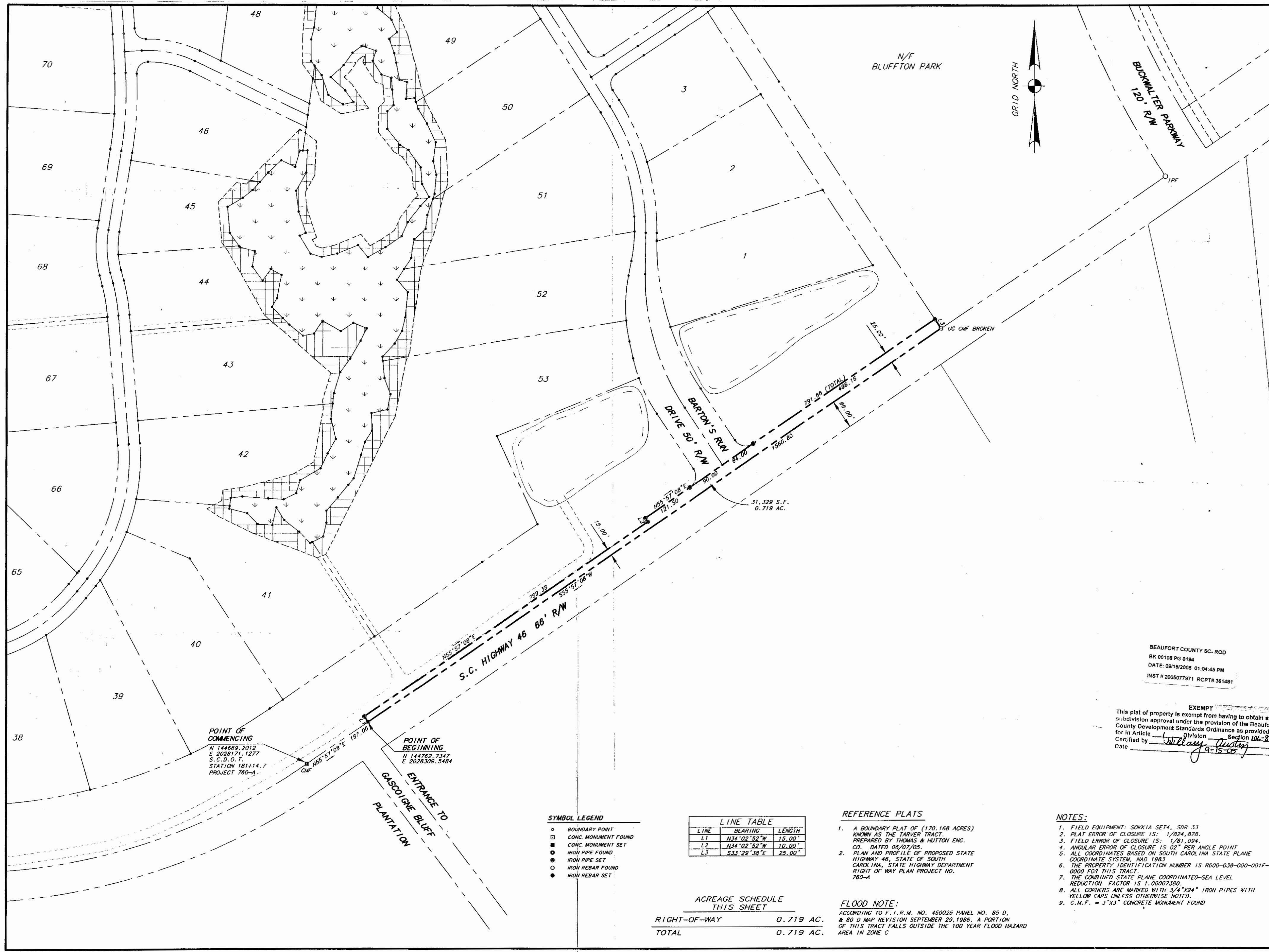
Other data sets delineated are from the following sources:

DATA	SOURCE	DATE (if applicable)
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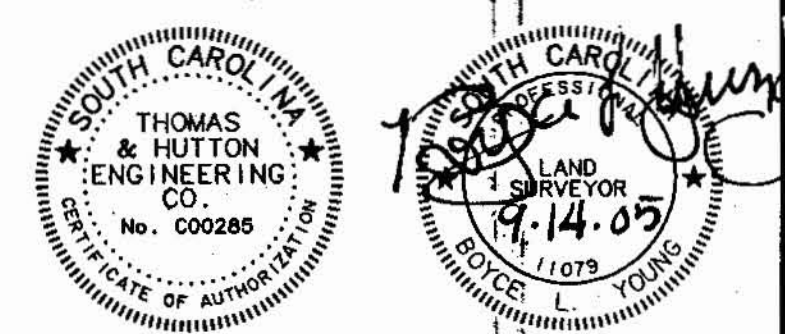
Copyright © 2002 by Thomas & Hutton Engineering Co.			
Job Number: J-16629	Prepared For: CRAFTBUILT HOMES, LLC		
Produced By: YKJ	Produced: 5/17/04	Last Modified: 1/26/05	Modified By:
Projection:	Horizontal Datum:	Vertical Datum:	
File:			

GRAPHIC SCALE





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

Boyce L. Young
 BOYCE L. YOUNG
 S.C. REG. LAND SURVEYOR
 LICENSE NO. 1079

NO.	REVISION	BY	DATE

A RIGHT OF WAY
 DEDICATION PLAT OF
**BARTON'S RUN
 AND
 SOUTH CAROLINA
 HIGHWAY 46**

TOWN OF BLUFFTON,
 BEAUFORT COUNTY, SOUTH CAROLINA
 PREPARED FOR:
CRAFTBUILT HOMES, LLC

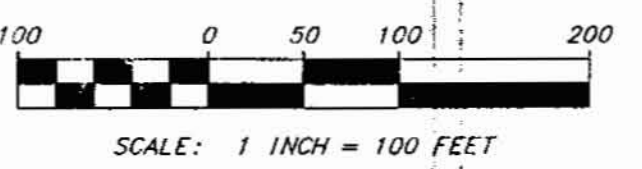
RECORDED IN BOOK _____ PAGE _____
 DATE _____
 OFFICE OF THE REGISTER OF DEEDS
 BEAUFORT COUNTY, S.C.
 REPLACES PLATS IN _____ PAGE _____

PREPARED BY:
**THOMAS & HUTTON
 ENGINEERING CO.**
 50 PARK OF COMMERCE WAY, P.O. BOX 2727
 SAVANNAH, GA 31405 / (912) 234-5300
 www.thomas-hutton.com

BEAUFORT COUNTY SC. ROD
 BK 00108 PG 0194
 DATE 08/15/2005 01:04:45 PM
 INST # 2005077971 RCPT# 361481

EXEMPT
 This plat of property is exempt from having to obtain a County Development approval under the provision of the Beaufort County Development Standards Ordinance as provided for in Article 1, Division 1, Section 106-8(1)(4) of the Beaufort County Code.

Certified by: *William Young*
 Date: 9-15-05



SCALE	1" = 100'
FILE	J-1777B
FIELD DATE	09/02/05
PLAT DATE	09/02/05
DRAWN BY	R.B.C.
REVIEWED BY	T.G.G.
APPROVED BY	B.L.Y.
PARTY CHIEF	T.A.R.

LINE	BEARING	LENGTH
L1	N34°02'52"W	15.00'
L2	N34°02'52"W	10.00'
L3	S33°28'38"E	25.00'

RIGHT-OF-WAY	AC.
TOTAL	0.719 AC.

- SYMBOL LEGEND**
- BOUNDARY POINT
 - CONC. MONUMENT FOUND
 - CONC. MONUMENT SET
 - IRON PIPE FOUND
 - IRON PIPE SET
 - IRON REBAR FOUND
 - IRON REBAR SET

- REFERENCE PLATS**
- A BOUNDARY PLAT OF (170.168 ACRES) KNOWN AS THE TARVER TRACT. PREPARED BY THOMAS & HUTTON ENG. CO. DATED 06/07/05.
 - PLAN AND PROFILE OF PROPOSED STATE HIGHWAY 46, STATE OF SOUTH CAROLINA, STATE HIGHWAY DEPARTMENT RIGHT OF WAY PLAN PROJECT NO. 760-A

FLOOD NOTE:
 ACCORDING TO F.I.R.M. NO. 450025 PANEL NO. 85 D, & 80 D MAP REVISION SEPTEMBER 29, 1986, A PORTION OF THIS TRACT FALLS OUTSIDE THE 100 YEAR FLOOD HAZARD AREA IN ZONE C

- NOTES:**
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 - THE PROPERTY IDENTIFICATION NUMBER IS R600-038-000-001F-0000 FOR THIS TRACT.
 - THE COMBINED STATE PLANE COORDINATED-SEA LEVEL REDUCTION FACTOR IS 1.00007380.
 - ALL CORNERS ARE MARKED WITH 3/4"x24" IRON PIPES WITH YELLOW CAPS UNLESS OTHERWISE NOTED.
 - C.M.F. = 3"x3" CONCRETE MONUMENT FOUND

2005/15

SOUTHERN BEAUFORT COUNTY MAP AMENDMENT/REZONING REQUEST FOR R600-38-1F (170 ACRES, FORMERLY THE TARVER TRACT) FROM RURAL (R) TO PLANNED UNIT DEVELOPMENT (PUD) TO BE KNOWN AS BARTON'S RUN; APPLICANT: WILLIAM B. TARVER, JR./AGENT: CRAFTBUILT HOMES, LLC, JOHN CARDAMONE).

BE IT ORDAINED, that County Council of Beaufort County, South Carolina, hereby amends the Zoning Map of Beaufort County, South Carolina. The map is attached hereto and incorporated herein.

Special Conditions Attached to Barton's Run PUD

1. The Applicant shall execute the Access and Utility Easement Agreement with the Town of Bluffton prior to the issuance of a development permit from the Development Review Team;
2. The Applicant shall donate \$63,000 to the construction of the proposed United States Tennis Association Center at the Buckwalter Regional Park prior to the issuance of the development permit. The Town of Bluffton shall collect the donation as per a Memorandum of Agreement executed with the County
3. The final approved Development Plan shall show a future stubbed access to the Vaux property line on the western border of the Barton's Run PUD;
4. The final approved Development Plan shall show a fifty foot (50 foot) opaque buffer within the one hundred and fifty foot (150 foot) natural buffer along SC Highway 46;
5. The Applicant shall comply with the Zoning and Development Standards Ordinance, Article XII, Subdivision Design and Article XIII, Subdivision and Land Development Standards, in addition to the standards set forth in the Barton's Run PUD application;
6. The Applicant shall donate \$900 to defray the cost of the Bluffton Parkway per lot for 70 lots payable to the County at the time of lot sale or prior to the issuance of the residential building permit, whichever comes first.

Adopted this 23rd day of May, 2005.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____
Wm. Weston J. Newton, Chairman

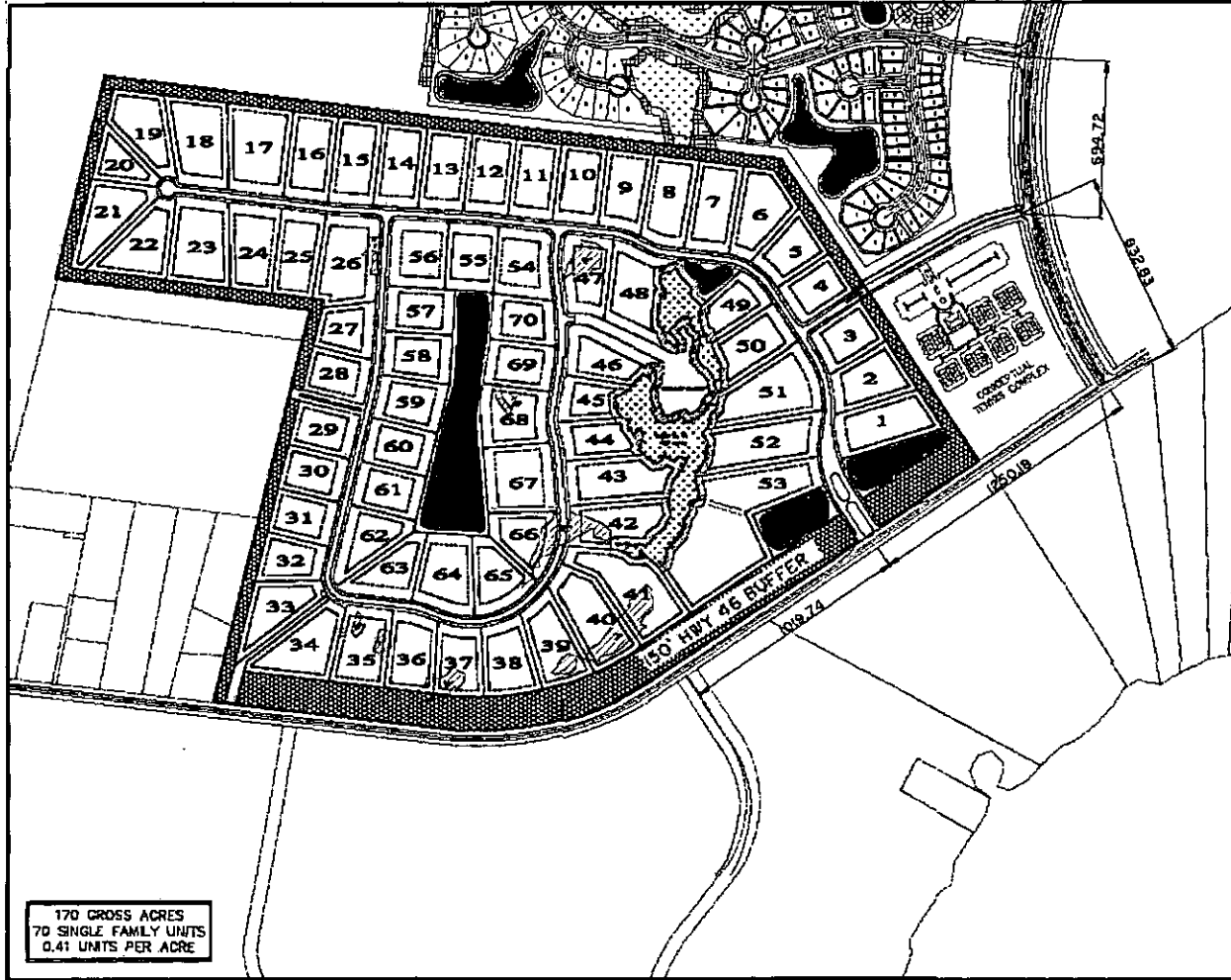
APPROVED AS TO FORM:

Kelly J. Golden, Staff Attorney

ATTEST:

Suzanne M. Rainey, Clerk to Council

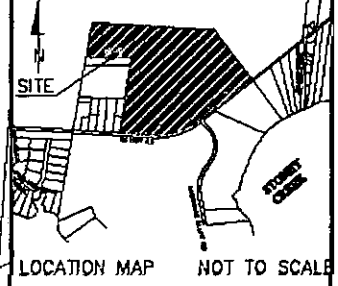
First Reading: April 25, 2005
Second Reading: May 9, 2005
Public Hearing: May 23, 2005
Third and Final Reading: May 23, 2005
Amending 99/12



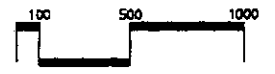
170 GROSS ACRES
 70 SINGLE FAMILY UNITS
 0.41 UNITS PER ACRE

Barton's Run

MASTER PLAN
 PREPARED
 March 1, 2005



LOCATION MAP NOT TO SCALE



CRAFTBUILT
Homes
 Building Neighborhoods. Fulfilling Dreams.

BARTON'S RUN PUD

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BARTON'S RUN PUD

Project Team

Developer:	CraftBuilt Homes, LLC	Mr. John Cardamone Mr. Tim Franks
Engineering:	Thomas & Hutton Engineering Co.	Mr. Gary R. Wiggin, P.E.
Land Planning & Architecture:	CraftBuilt Homes, LLC	Mr. Tim Franks
Environmental Consultant:	Sligh Environmental Consultants, Inc.	Mr. Stuart Sligh
Legal Counsel:	Mr. Lewis Hammett, Esq. Mr. Steve Bird, Esq.	

I. INTRODUCTION AND NARRATIVE

A. CraftBuilt Homes, LLC.

CraftBuilt Homes, LLC is a South Carolina Limited Liability Company that was formed in 2000 by John Cardamone. John was a partner in the successful golf communities of Colleton River and Belfair.

Tim Franks, the Vice President of Development of CraftBuilt was formerly the President of national builder Engle Homes North Carolina Division. Prior to Engle, Mr. Franks was president of homebuilder Parker Lancaster Corporation, North Carolina Division for 14 years.

Collectively, Mr. Cardamone and Mr. Franks have successfully developed over 5,000 home sites and homes in the southeast over the past twenty years.

CraftBuilt Homes, LLC is a successful developer of affordable homes in both the Hilton Head / Bluffton areas as well as Brunswick, Georgia. Homes from the low one hundred thousand dollars have been successfully developed in both the Sandy Pointe as well as the Arborwood and Willows communities of Bluffton. Woodbridge homes range from the mid one hundred thousand dollar range to the high two hundred thousand dollar range, providing housing for police officers, fire fighters, school teachers, store clerks, managers and retirees who live, work and shop near their homes.

B. The Property

The subject property is owned by The Tarver Company. The Barton's Run PUD has a total acreage of +/- 170 acres located off of South Carolina Highway 46 near the Buckwalter Parkway intersection (See Exhibit A). The property is generally bounded on the North by Hampton Hall and The Farm at Buckwalter developments, the East by a parcel of land earmarked for the Town of Bluffton's Buckwalter Community Park, and the South by South Carolina Highway 46. The property is bounded on the West by Hampton Hall as well as three other residential property owners. For a detailed list of adjacent property owners please refer to Exhibit D. The proposed PUD consists of 70 single family homes and a recreational facility for the development.

The parcel is located as District 600, Map 38, Parcel 1F of the Tax Maps of Beaufort County. The tract is currently zoned Rural.

Tree cover mostly consists of young row pine plantation with very few hardwoods. The few existing hardwoods are located mainly in the wetlands. Topography ranges in elevation from +15 MSL to 29 MSL across the site (See

BARTON'S RUN PUD

Exhibit E). An existing ditch drains the property into the Hampton Hall development lagoon system which outfalls to Rose Due Creek. Rose Due creek flows into the May River.

The freshwater wetlands on the Barton's Run PUD were delineated by Newkirk Environmental, Inc., surveyed by T-Square Group, Inc. of Bluffton, South Carolina and certified by the U.S. Army Corps of Engineers on June 25, 2002 (See Exhibit G). The site has +/- 7.45 acres of isolated non jurisdictional freshwater wetlands, and 0.09 acres of 404-jurisdictional freshwater wetlands. A portion of the isolated non-jurisdictional freshwater wetlands on the site are proposed to be impacted by development activity. Since, at present, OCRM claims administrative jurisdiction over these wetlands, these impacts will be permitted through OCRM. The permit process requires mitigation for the wetland impacts. Mitigation will be accomplished through a combination of buffers and preservation of jurisdictional and/ or non-jurisdictional wetlands. The one 404-jurisdictional freshwater wetland located on the property will be preserved.

The Soils Map presents the soils found at the Barton's Run PUD as classified by the Soil Conservation Services for Beaufort and Jasper County as soil surveys prepared by the U.S. Department of Agriculture (See Exhibit H). The soils located within the Barton's Run PUD are classified as soil groups A, B, and C. The soil series include murad, seabrook, baratari, deloss, ridgeland, seewee, and onslow. Any limitations that there may be in these soil series can easily be overcome with proper design and planning.

C. Conceptual Master Plan

The Barton's Run PUD will be developed in accordance with the Barton's Run PUD Conceptual Master Plan prepared by CraftBuilt Homes, LLC, dated January 26, 2005 as shown in Exhibit A. Development permit applications for the project shall conform to the Beaufort County Zoning and Development Standards Ordinance (ZDSO), as modified herein by Section I, Part N and Section II, Part D.

The Barton's Run PUD property is currently zoned rural. As part of the permitted single-family residential uses under the Beaufort County Zoning and Development Standards Ordinance, the maximum housing density for a rural single family cannot exceed 0.34 dwelling units per gross acre. This PUD, as planned, has a total density of 0.41 dwelling units per gross acre (70 du).

The exact location of roads, lagoons, open spaces, and other elements may vary at the time of Development Permit Applications. The plan demonstrates a potential arrangement of land uses and road corridors. The final layout will vary based on market conditions and environmental constraints. However, if Conceptual Master Plan alterations are made during the implementation of the development, the maximum density of 0.41 dwelling units per gross acre (70 du's) will not be exceeded.

BARTON'S RUN PUD

The property will be accessed from Buckwalter Parkway and South Carolina Highway 46. The Buckwalter Parkway access will be via a non-exclusive access easement to be granted by the Town of Bluffton across a portion of the Buckwalter Community Park site.

D. Project Character and Rationale

Over the last several years residential development in Southern Beaufort County has in large part centered on the greater Bluffton area and in particular the Buckwalter area. With new schools, good access to Bluffton, Northern Beaufort County, Hilton Head and Savannah, and a relatively strong economic environment, sales of most price ranges of single family homes in that area have been robust. There has been particularly strong demand for new homes more affordably priced.

The requested PUD for this project represents a recognition for diversity in the Buckwalter Parkway corridor. Even though a strong argument can be made to continue the suburban densities which exist on three sides of the property, an alternate approach is being proposed. The property fronts onto SC 46, a designated scenic highway. A low density development is proposed in order to protect and enhance the scenic, rural character of SC 46. The significantly reduced number of dwelling units, and the anticipated shift in buyer profile, will result in little loading onto currently stressed public services.

The PUD designation allows for flexibility in calculating open space required by Rural, Single Family (RSF) classification. While some of the open space needs are obtained with the use of buffer yards at the perimeter of lots, the total substantially exceeds RSF minimum requirements. This is achieved by increasing the lot sizes significantly above the RSF minimum, to an average of two acres per lot. All setback and yard requirements are met or exceeded.

Even though this project is not subject to the Town of Bluffton standards, this PUD will agree to meet the 150 foot setback along the property's SC 46 right-of-way. The entrance will be understated and rural in character, so that it will blend with the attractive look of other properties along the scenic corridor.

E. Infrastructure Capacity

Presently, there is no potable water distribution system or wastewater collection system on the Barton's Run PUD property. Water distribution and wastewater collection/conveyance systems will be constructed to serve the PUD and connected to Beaufort Jasper Water and Sewer Authority infrastructure currently in operation and serving the adjacent areas.

Electrical and Gas service is provided to the Barton's Run PUD by South Carolina Electric and Gas Company.

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Telephone and Cable service to the Barton's Run PUD is provided by Hargray Communications.

F. Public Benefits

The public will benefit in a number of ways from the development of the requested PUD. The overall density is consistent with rural zoning. The total DU's and the character of development will not alter the scenic, rural nature of the SC 46 corridor. The agreed-to setback of 150 feet will make the development invisible to anyone traveling the highway. The buyer profile will not result in loading of schools and roads, which are currently stressed. The overall density is well below the assumed one unit per acre for currently uncommitted rural property in South Beaufort County.

Most importantly, it is probable that the requested PUD will significantly add to revenues to the county through property taxes and other fees, without stressing public services.

G. Environmental Protection

Environmental Protection is of the highest priority for CraftBuilt Homes, LLC. The environment is crucial to the quality of life that is the attraction of the Lowcountry, and quality of the surrounding surface waters is a primary focus of the PUD. As part of the development process, CraftBuilt Homes, LLC will implement the Beaufort County Best Management Practices (BMPs) for Stormwater Management. The BMPs dictate stormwater treatment standards and provide a method to quantify the design of the stormwater treatment system. The use of detention lagoons for treating stormwater runoff from impervious areas prior to release off site will be utilized within the Barton's Run PUD.

The Storm drainage for the project will be filtered through a stormwater quality management system prior to being conveyed into the existing ditch adjacent to Hampton Hall. The Stormwater Conceptual Master Plan has been reviewed and approved by OCRM and the Beaufort County Engineering Department at the Conceptual Master Plan level (See Exhibit L). Construction drawings must be submitted and approved by Beaufort County and OCRM prior to issuance of construction permits.

The Stormwater Conceptual Master Plan is subject to modification as development progresses. Exact location of ponds, connector pipes and outfalls for the development will be determined through detailed field surveys and site design prior to submitting for a Beaufort County Development Permit.

BARTON'S RUN PUD

H. Endangered Species

Sligh Environmental Consultants, Inc. of Savannah, Georgia was retained to conduct a survey of endangered plants and animals on the site. Sligh Environmental reviewed the property and a copy of their interim report is included as Exhibit I. The U.S. Fish and Wildlife Service reviewed the report and their preliminary comments are included. CraftBuilt Homes, LLC, agrees to coordinate, negotiate with, and abide by the final determination of the Department of Natural Resources and U.S Fish and Wildlife Service as to preservation and /or mitigation of habitat for any identified endangered species.

I. Cultural and Historical Resources

This property has been heavily disturbed by ongoing timber management. A preliminary assessment of cultural and historical resources was conducted by Beaufort County. Ian Hill of the Beaufort County Planning Department performed historical research of the property in order to determine if the site contained significant artifacts. His findings are included in Exhibit J.

J. Water and Sewer Service

The Beaufort Jasper Water and Sewer Authority is committed to serve this development through services made available to adjacent properties. The Authority will provide potable water for domestic use and fire protection. It is also the intent of the Authority to provide wastewater collection and treatment. Water will be served by the Chelsea Plant Water System (DHEC 0720003) through extensions of a 12" loop connection to the existing 16" water mains located on Buckwalter Parkway and South Carolina Highway 46 (See Exhibit M). Wastewater flows will be collected by a combination of gravity sewer, pumping station(s), and force main(s) pumped from the Barton's Run PUD to the Buckwalter Master Pump Station and processed at the Cherry Point Wastewater Treatment Plant (ND 00740004) (See Exhibit N).

The developer will construct both systems and dedicate them to the Authority upon acceptance by the State Department of Health and Environmental Control. The Water and Sewer Conceptual Master Plans are subject to modification as development progresses. Exact location of water mains, sewer pipes, pump station(s), force main(s), and associated infrastructure for the development will be determined prior to submitting for a Beaufort County Development Permit.

K. Utility Service

Electrical and Gas Service is available through utility services provided by South Carolina Electric and Gas Company (SCE&G) (See Exhibit J). Service will be extended on a needed basis as the Barton's Run PUD is developed.

BARTON'S RUN PUD

Telecommunication and cable television service will be provided by Hargray Communications, Inc. (See Exhibit J). Service will be extended on a needed basis as the Barton's Run PUD is developed.

The water distribution system is capable of providing fire flow for the Conceptual Master Plan of the Barton's Run PUD. The plan was reviewed by the Bluffton Fire Department and their preliminary approval is enclosed (See Exhibit J).

Solid waste collection and disposal service for the Barton's Run PUD will be provided by Waste Management (See Exhibit J).

L. Roadways and Traffic

CraftBuilt Homes, LLC recognizes the potential impact on the public roadways as a result of the development of the Barton's Run PUD and continuing growth throughout Bluffton and Beaufort County. To address this issue, CraftBuilt Homes, LLC retained Thomas and Hutton Engineering Company to study the traffic impacts. The Traffic Impact Analysis is included as Exhibit K.

Potential traffic impacts to SC 46 will be mitigated by the potential construction of an entrance roadway directly connecting to the Buckwalter Parkway. This potential entrance will be built within a non-exclusive access easement to be granted across property reserved for the Buckwalter Community Park and owned by the Town of Bluffton.

The direct access to Buckwalter Parkway will affectively distribute traffic entering and exiting the PUD, thus significantly reducing the peak vehicle trips per day on SC 46, if required.

The roads in Barton's Run will be publicly access private roads, in order to enhance connectivity. For late-night security, card access gates will be incorporated into the entrances to the Barton's Run PUD. The layout of the private roads and the guard gates are subject to modification as development progresses. The roads within the Barton's Run PUD will be constructed in accordance with the standards of Beaufort County and maintained by the developer. After the sale of property is completed, the roads and maintenance responsibilities will be transferred to a property owners' association.,

M. Ownership of Improvements

The improvements and all common property within the Barton's Run PUD will be privately owned. Homeowner concerns over security at night have prompted us to provide our homeowners with a secure community after dark. This necessitates private ownership of the roads and common areas in the Barton's Run PUD.

BARTON'S RUN PUD

N. Development Standards

Development standards for the Barton's Run PUD will substantially conform to the guidelines of the Beaufort County Zoning and Development Standards Ordinance (ZDSO), with minor modifications. The proposed modifications to open space and density standards, lot and building standards and buffer, yard and landscaping standards are outlined in Section II (D) below. Some sections of the ZDSO will not apply to the Barton's Run PUD, as explained below.

II. LAND USE DESIGNATIONS AND DEVELOPMENT STANDARDS**A. Proposed Land Uses**

The Barton's Run PUD is intended as a detached single family development. Lot widths and single family product types may vary at the developer's discretion so long as the maximum total dwelling units is not exceeded. Allowed product types will consist of single family detached.

During the development and buildout period the applicant and or its assigns would have need for various "other structures" such as construction trailers, storage containers, temporary sales trailers, sales models and sales offices. An on-site boat and recreational vehicle storage area for the residents is proposed.

B. Compatibility of Land Uses With The Surrounding Area

The Barton's Run is wrapped on three sides with existing suburban development. However, the south boundary, facing SC 46 is currently Scenic and rural in nature. The proposed PUD will preserve and enhance this character. The overall density, setbacks and buffers will make the development blend and disappear into the SC 46 landscape.

C. Proposed Density

In order to produce an economically viable development, 70 lots averaging over two acres will be created. This will insure that the character of existing surrounding properties will be enhanced. Fewer lots will not produce sufficient revenues to support cost of land and development.

BARTON'S RUN PUD

D. Development Standards

The following development standards will apply to all areas of the Barton's Run PUD. The development standards proposed herein are referenced to pertinent sections of the Beaufort County Zoning and Development Standards Ordinance (ZDSO). These standards will supersede the development standards requirements of the ZDSO. All other ZDSO standards shall remain applicable.

Article XI. Section 106-2447 specifies that all phases of the PUD will be required to adhere to the latest version of the ZDSO, in regards to the following standards. The proposed PUD will demonstrate adherence at the time of the Development Plan submittal to:

- (1) Tree and landscape standards.
- (2) Stormwater BMP's
- (3) Environmental quality standards
- (4) Impact fees

Article VI, Division 2. Open Space and Density Standards. Table 106-1526.

The proposed PUD will meet the Open Space Ratio of 0.40. This will be achieved in large part by counting preserved wetlands, perimeter buffers, lakes, open space, and qualified buffer yards. A small percentage of the overall ratio will be met by counting setbacks within the lot lines. These areas will be restricted so that no structures will be allowed.

Category	Actual Calculation
Open Space Ratio	0.40
Density Ratio	0.41

Article VI, Division 3. Lot and Building Intensity Stds. Table 106-1556.

The proposed PUD will exceed all minimum standards in regard to lot size and width, as well as street, side and rear yard requirements for the Rural Single Family categories. The Maximum building height will not be exceeded.

Article VI, Division 4. Bufferyards and Landscaping Standards. Subdivision II. Bufferyards. Sec. 106-1617. Bufferyard and Tree Standards Table.

All Landscape Standards for Rural Single Family will be met or exceeded by the proposed PUD. The depth of bufferyards will exceed the requirements with a 150 foot buffer along highway 46. There are no internatl arterial or collector streets in the PUD, because of the low overall density.

The 50 foot perimeter buffer exceeds all requirements for adjacent district classifications, which are primarily suburban residential.

Article VII, Division 2. Site Capacity Analysis.

Residential capacity will be in accordance with the narrative included in Section I (C) and the Conceptual Master Plan included as Exhibit "A", and will not exceed 0.41 dwelling units per gross acre (70 du).

Article VII, Division 3. Natural Resource Protection Standards. Sec. 106-1843. Nontidal Wetlands.

The Threatened and Endangered Species Survey Report (Exhibit 1) indicates that limited resources exist on the site, due to its intense historical use for commercial timbering. The small isolated wetlands will be preserved to the greatest extent possible. Site inspections have revealed that all of these have been previously damaged to the point of being nonproductive and nonfunctioning. The large wetland system on the site will be protected in its entirety, and buffered. All wetland impacts and mitigation will be approved by the S.C. Department of Health and Environmental Control Office of Ocean and Coastal Resource Management.

Article XII, Subdivision Design.

The Barton's Run PUD subdivision design will be in accordance with the Conceptual Master Plan included as Exhibit "A".

The exact location of roads, lagoons, open spaces, and other elements may vary at the time of Development Permit Applications. The plan demonstrates a potential arrangement of land uses and road corridors. The final layout will vary based on market conditions and environmental constraints. However, if Conceptual Master Plan alterations are made during the implementation of the development, the maximum density of 0.41 dwelling units per gross acre (70 du) will not be exceeded.

III. EXHIBITS

See appropriate Exhibit tab from page 1.

**NARRATIVE IN RESPONSE TO BEAUFORT COUNTY
PLANNING COMMENTS**

- (1) *A narrative statement justifying why a PUD designation is desirable to achieve the goals of this development [Sec. 106-2446(b)(1)].*

Over the last several years residential development in Southern Beaufort County has in large part centered on the greater Bluffton area and in particular the Buckwalter area. With new schools, good access to Bluffton, Northern Beaufort County, Hilton Head and Savannah, and a relatively strong economic environment, sales of most prices ranges of single family homes in that area have been robust. There has been particularly strong demand for new homes more affordably priced.

The requested PUD for this project represents a recognition for diversity in the Buckwalter Parkway corridor. Even though a strong argument can be made to continue the suburban densities which exist on three sides of the property, an alternate approach is being proposed. The property fronts onto SC 46, a designated scenic highway. A low density development is proposed in order to protect and enhance the scenic, rural character of SC 46. The significantly reduced number of dwelling units, and the anticipated shift in buyer profile, will result in little loading onto currently stressed public services.

The PUD designation allows for flexibility in calculating open space required by Rural, Single Family (RSF) classification. While some of the open space needs are obtained with the use of buffer yards at the perimeter of lots, the total substantially exceeds RSF minimum requirements. This is achieved by increasing the lot sizes significantly above the RSF minimum, to an average of two acres per lot. All setback and yard requirements are met or exceeded.

Even though this project is not subject to the Town of Bluffton standards, this PUD will agree to meet the 150 foot setback along the property's SC 46 right-of-way. The entrance will be understated and rural in character, so that it will blend with the attractive look of other properties along the scenic corridor.

- (2) *Reasons for the proposed deviations from the ZDSO [Sec. 106-2446(b)(5)].*

The following summarizes the proposed deviations from the Zoning and

Development Standards Ordinance:

Article VI, Division 2. Open Space and Density Standards

	<u>Rural Single family Community</u>	<u>Barton's Run PUD</u>	<u>Reason for Variation</u>
Minimum Open Space Ratio	0.40	0.49	A portion of the open space requirement will be included in side lots as buffer yards.
Max Gross Density	0.34*	0.41	Additional DU's required for economic viability
Sewer	OS	CS	Required

* As calculated from Table 106-1815(1)

Article XI, Division 3. Lot and Building Standards for Rural, Single Family Community Use.

	<u>Rural Single Family Community</u>	<u>Barton's Run PUD</u>	<u>Reason for Variation</u>
SF Lot Area	43,560 sf	90,169 sf avg.	Exceed Minimum
SF Lot Width	150 ft	200 ft avg.	Exceed Minimum
SF Street Yard	50 ft	50 ft	Meet requirements
SF Side Yard	18 ft.	25 ft	Exceed Minimum
SF Rear Yard	50 ft	50 ft	Meet requirements

Article VI, Division 4. Bufferyards and Landscaping Standards, Subdivision II, Bufferyards.

	<u>Rural Single Family Community</u>	<u>Barton's Run PUD</u>	<u>Reason for Variation</u>
Canopy Trees	N/A	N/A	No requirement
Canopy Trees Per Ac. Open Space	N/A	N/A	No requirement
Street Tree Spacing Per Feet of Row	50 ft	50 ft	Meets requirement.
Bufferyard Width Adjoining S.C. Hwy. 46	50	150	Agree to meet Town of Bluffton standard

(3) *A proposed build-out schedule [Sec. 106-2446(b)(7)].*

Barton's Run proposed built-out for roads and infrastructure will be one year. Residences will be constructed a one to five year period.

- (4) *A description of the mechanism to be used to secure the future maintenance and upkeep of all privately-owned areas such as streets, drainage systems, open space and buffers, and the proposed recreation site. [Sec. 106-2447(a)(17)].*

All of the streets, drainage and amenities within Barton's Run will be privately owned. Craftbuilt Homes will, at the appropriate time in the development's implementation, transfer ownership as well as maintenance responsibilities to a Owners Association (POA). The POA will then assume responsibility for maintenance. The cost will be funded through annual homeowner assessments adequate to provide reserve for future maintenance and replacement.

- (5) *Proposed internal site planning standards such as typical lot sizes and setbacks [Sec.106-2447(a)(20)].*

Internal site planning standards for Barton's Run will be as follows:

<u>Development Type</u>	<u>Minimum</u>					<u>Maximum</u>
	<u>Lot Area (s.f.)</u>	<u>Lot Width (ft.)</u>	<u>Street Setback (ft.)</u>	<u>Side Setback (ft.)</u>	<u>Rear Setback (ft.)</u>	<u>Height (ft.)</u>
Single Family	65,430 sf	200	50	25	50	35

- (6) *Item #8 on the application form, which addresses the standards for zoning map amendments (Sec. 106-492).*

Item #8 on the application form is addressed below:

- a. *The change is consistent with the county's comprehensive plan and the purposes of this chapter. In areas of new development, consistency with the comprehensive plan shall be considered to meet the standards in subsections (1)b, (1)c and (1)d of this section, unless compelling evidence indicates the proposed amendment would threaten public health, safety, and welfare if so designated as planned in the comprehensive plan.*

The proposed Barton's Run PUD rezoning is consistent with the Comprehensive Plan. A Comprehensive Plan amendment will not be required.

- b. *The change is consistent with the character of the neighborhood.*

The Property is situated between suburban densities on the west, north and east; and rural development to the south. Because of its orientation to SC 46 and the rural, scenic nature of that corridor, the property will serve the public good to achieve the same rural character as is currently present on SC46.

- c. *The extent to which the property is consistent with the zoning and use of nearby properties.*

The requested 0.41 DU's per acre represents a modest increase in density. The large lot sizes and increased open space created mitigate this request. All other critical and important criteria of Rural, Single Family zoning have been satisfied or exceeded.

- d. *The suitability of the property for the uses to which it has been proposed or restricted.*

The property is highly suitable for the proposed use, which is rural and residential in character and intensity .

- e. *Allowable uses in the proposed district would not adversely affect nearby property.*

All properties on three sides of the proposed project are already suburban uses. This project would easily justify a similar use. The proposed PUD steps back, and with its lower density relates to SC 46 and the rural, scenic Character.

- f. *The length of time a property has remained vacant as zoned, where the zoning is different from nearby developed properties.*

The property has remained vacant since it was zoned rural in 1999. The zoning of all of the adjacent property West, North and East of the tract has been a Planned Unit Development (PUD) since 1999 with allowed uses far more intense than the proposed project.

- g. *The current zoning is not roughly proportional to the restrictions imposed upon the landowner in light of the relative gain to the public health, safety, and welfare provided by the restrictions.*

Given the proposed use for this property very little, if any, additional loading onto current public services will occur. The proposed density is well below currently assumed build-out of one DU per acre for uncommitted lands in southern Beaufort County. The indicated resident profile will under utilize public services, while significantly adding to Real estate taxes.

- h. A traffic impact analysis submitted as part of the rezoning requests to a higher intensity will not adversely impact the affected street network and infrastructure in the higher zoning classification.*

The traffic impact analysis submitted as part of the rezoning request indicates all of the roadways and intersections studied will continue to operate at an acceptable level of service with Barton's Run fully developed.