

AGENDA  
 FINANCE COMMITTEE WORK SESSION  
 Monday, May 24, 2010  
 2:30 p.m.  
 Executive Conference Room  
 Administration Building

Committee Members:

Stu Rodman, Chairman  
 William McBride, Vice Chairman  
 Steven Baer  
 Brian Flewelling  
 Paul Sommerville  
 Jerry Stewart  
 Laura Von Harten

Staff Support

Bryan Hill, Deputy County Administrator  
 David Starkey, Chief Financial Officer

- 2:30 p.m.** 1. CALL TO ORDER
2. [BLUFFTON FIRE DISTRICT REQUEST TO USE FIRE IMPACT FEES FOR PROPERTY ACQUISITION](#)
3. OPEN COUNTY BUDGET ISSUES
4. ADJOURNMENT

OPEN FINANCE ITEMS

- Hurricane Revenue Anticipation Notes
- Radio Frequency Identification (RFID) System Purchase for Library Department
- Text Amendments to Business License Ordinance
- Beaufort Regional and Black Chambers' request for hospitality tax

County TV Rebroadcast	
Monday	9:00 a.m.
Wednesday	4:00 a.m.
Friday	6:00 p.m.

<i>Finance</i>		
<i>Date</i>	<i>Time</i>	<i>Location</i>
June 14	2:00 p.m.	HHI Library
June 21	2:00 p.m.	BIV #2
July 19	2:00 p.m.	BIV #2
August 16	2:00 p.m.	BIV #2
September 20	2:00 p.m.	BIV #2
October 18	2:00 p.m.	BIV #2
November 15	2:00 p.m.	BIV #2
December 13	2:00 p.m.	ECR

A quorum of Council may be in attendance at all Committee meetings.  
 Please silence your cell phone during the meeting



## BLUFFTON TOWNSHIP FIRE DISTRICT

357 FORDING ISLAND ROAD  
BLUFFTON, SOUTH CAROLINA 29910

July 17, 2009

Mr. Chris C. Poe  
Beaufort County School District  
P.O. Drawer 309  
2900 Mink Point Blvd.  
Beaufort, SC 29901

Dear Chris,

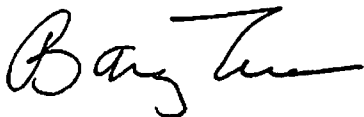
First of all, I would like to thank you for meeting with us on Tuesday of this week. The information that you presented was very beneficial in assisting us with obtaining a clear understanding of the property owners and land use in the area of Bluffton Parkway and Hampton Parkway.

As you know from previous discussions, we have identified that area as the next priority fire station that needs to be constructed due to the future development that is planned.

The primary objective for our existence is the delivery of emergency services to the citizens in the Bluffton Township Fire District. Fire Stations are the first line of defense when providing these services. A fire station in a neighborhood is the hub for community assistance. In the United States, the fire station is viewed as a part of the community and culture. Citizens within the community take pride and ownership with their neighborhood fire station. The construction of a fire station in the area of Hampton Parkway is essential for the delivery of emergency services to the current and future residents that live in the response area and also for the new school.

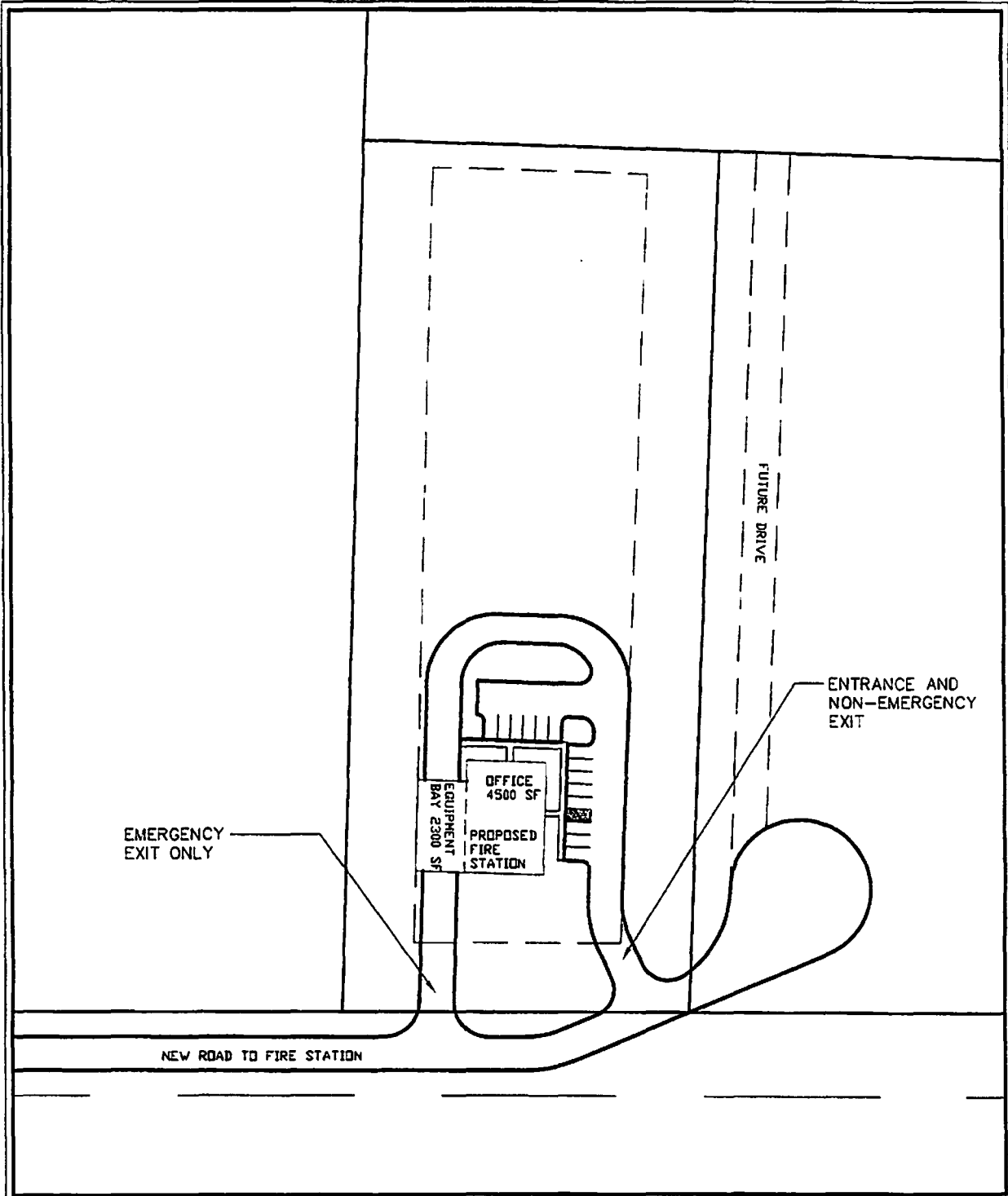
The Bluffton Township Fire District is interested in purchasing a portion of the Beaufort County School District property that is known as the Davis Road tract. We are very interested in Parcel C. I would like to request, if possible, to start negotiations for purchase of the property. Again, thank you for your time and information that was shared and I hope to hear from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Barry Turner". The signature is fluid and cursive, with a long horizontal stroke at the end.

Wm. Barry Turner, Fire Chief  
Bluffton Township Fire District

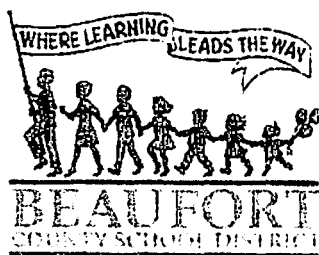
cc: Bluffton Fire Commission  
Jerry Stewart  
Gary Kubic



**KEY ENGINEERING, Inc.**  
 P.O. BOX 2569  
 BLUFFTON, SOUTH CAROLINA 29910  
 PH (843) 227-0011 / FAX (843) 757-9031

**SHEET DESCRIPTION**  
**PROPOSED FIRE**  
**STATION**  
 BLUFFTON, SOUTH CAROLINA

DRAWN BY: BDP  
 DATE: 3/18/10  
 SCALE: 1"=100'  
 PROJECT No. KE09039  
 LANDPLAN



December 16, 2009

Fire Chief Barry Turner  
Bluffton Township Fire District  
357 Fording Island Road  
Bluffton, SC 29909

Re: Sale of District Owned Property  
(Davis Road Property (aka "Hood Property"))

Dear Chief Turner:

Last night our Board unanimously approved the sale of the "Hood" property to the Bluffton Township Fire District. This property consists of approximately 2.9 acres. In addition to setting the sale price at \$325,000, the sale must be contingent upon the following items:

- Location of fire station must be approved by the District prior to construction;
- Sale to Fire District will not compromise donation of land by University Investment;
- All water, sewer and other utilities will be borne by the Fire District;
- Cost of road construction from Hampton Parkway to Hood property would be shared equally between School District and Fire District; and
- School District must approve the road design prior to road construction.

Please let me know in writing if these terms are agreeable to the Fire District and we can proceed as necessary.

If you have any questions or comments, please do not hesitate to contact Chris Poe or me.

Sincerely,

Phyllis S. White, CPA  
Chief Operational Services Officer

cc: Chris Poe, Facilities Planning and Construction Officer

This document was prepared by  
McNair Law Firm, P.A. (SFR)  
5 Belfair Village Drive  
Bluffton, SC 29910  
(843) 815-2171

## CONTRACT OF SALE

THIS CONTRACT OF SALE ("Contract") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by and between **Bluffton Township Fire District**, a South Carolina special purpose district, with an address of 357 Fording Island Road, Bluffton, SC 29909 ("Purchaser") and **Beaufort County School District** with an address of P.O. Drawer 309, Beaufort, SC 29901-0309 ("Seller").

In consideration of the mutual promises contained in this Contract, Purchaser agrees to purchase and Seller agrees to sell, upon all the terms and conditions hereafter set forth, the property described hereafter:

1. **PROPERTY DESCRIPTION.** Seller hereby agrees to sell all that lot or parcel of land and any interest appurtenant thereto, situated in Beaufort County, South Carolina, having Beaufort County Tax Parcel Number R600 029 000 0127 0000 and being described as follows:

ALL that certain piece, parcel or tract of land, lying and being in Bluffton Township, Beaufort County, South Carolina, and being designated as "Parcel C," containing 3.010 acres, more or less, as shown and described on that certain plat entitled "Boundary Survey" prepared for Beaufort County School District, dated July 3, 2008, last revised September 12, 2008, prepared by B.P. Barber & Associates, Inc., certified by Henry B. Dingle, Jr., S.C. P.S. No. 10289, and recorded in the Beaufort County Records in Plat Book 126 at Page 102. For a more particular description of the courses, metes, bounds, and distances of said property, reference is hereby made to said plat of record.

The conveyance shall be made subject to all applicable restrictions and covenants of record in the Office of the Register of Deeds for Beaufort County, South Carolina.

2. **PURCHASE PRICE.** The total Purchase Price for the Property is THREE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$325,000.00) ("Purchase Price") to be paid by Purchaser to Seller as follows:

a) \$5,000.00, earnest money deposit, the receipt of which is hereby acknowledged (to be held by Escrow Agent hereinafter named);

b) \$320,000.00, in cash or certified funds, due and payable at Closing (as hereafter defined).

3. **INSPECTION PERIOD.** Upon execution of the contract, Purchaser shall have a sixty (60) day period to evaluate and otherwise inspect the Property in order to determine its suitability for development (hereinafter, referred to as the "Inspection Period"). The issues the Buyer will evaluate during the Inspection Period shall include sewer and water options, wetlands, environmental contamination, soil conditions and existing easements. Prior to or by the end of the Inspection Period, Purchaser will notify Seller and Escrow Agent in writing that Purchaser will either proceed to Closing or that Purchaser is withdrawing from the Contract. If Purchaser does not provide such notice within five (5) business days of the last day of the Inspection Period, then it shall be conclusively presumed that Purchaser has waived Purchaser's right to withdraw from the Contract and will proceed to Closing.

4. **DATE OF CLOSING.** The Closing of this Contract shall take place on or before thirty (30) days from the expiration of the Inspection Period (the "Closing" or "Closing Date") at the office of Purchaser's attorney or other offices stipulated by Purchaser. Unless otherwise provided herein, Seller shall deliver possession of the Property to Purchaser at Closing.

5. **CONVEYANCE OF PROPERTY.** At Closing, Seller shall convey marketable title to the Property to Purchaser in fee simple by limited warranty deed, free from encumbrances, except such as are herein agreed to be assumed by Purchaser. If an owner's title commitment can be issued by an ALTA title insurance company, without any unusual or extraordinary exceptions, this shall constitute evidence of marketable title.

6. **TAX PRORATIONS.** Seller discloses to Buyer and Buyer acknowledges that Seller is exempt from paying County real property taxes for the Property. There shall be no tax prorations at Closing. Buyer shall be responsible for County real property taxes, if any, for the Property for the year in which the Closing occurs unless Buyer is exempt from paying County real property taxes for the Property.

7. **CLOSING EXPENSES.** Seller discloses to Buyer and Buyer acknowledges that Seller is exempt from paying the Deed Recording Fee as required by Section 12-24 of the Code of Laws of South Carolina 1976, as amended (formerly referred to as documentary stamps). Seller shall be responsible for preparation of the deed. Purchaser shall be responsible for the Town/County transfer fee, if applicable, all financing costs, legal fees in connection with the title examination, title insurance costs, any other fees for recording the deed and any loan documentation. As to any other expenses associated with Closing, Seller and Purchaser will pay such closing expenses customarily paid by sellers and purchasers in Beaufort County, South Carolina.

8. **NO BROKERAGE FEES.** Seller and Purchaser acknowledge and represent that they are dealing directly with each other with regard to this transaction and that there is no real estate broker involved or any real estate brokerage fee due. Purchaser holds Seller harmless from any claims for commission from any real estate broker with whom Purchaser may have dealt.

9. **DEFAULT.** Upon the failure of Purchaser to comply with the terms hereof within the stipulated time, and after receipt of notice of said default with a ten (10) day right to cure, it is understood and agreed by and between the parties hereto that Seller may: (a) at its option because of the difficulty in ascertaining actual resulting damages, retain the earnest money deposit as liquidated and agreed damages; (b) enforce the performance of this Contract by specific performance; or (c) sue for damages. Upon the failure of Seller to comply with the terms hereof within the stipulated time and after receipt of notice of said default with a ten (10) day right to cure, it is understood and agreed by and between the parties hereto that Purchaser may cancel this Contract and obtain a refund of the earnest money deposit.

10. **ESCROW AGENT.** Escrow Agent hereinabove referred to shall be McNair Law Firm, P.A., 5 Belfair Village Drive, Bluffton, SC 29910, (843) 815- 2171. Escrow Agent shall not be charged with any knowledge until such facts are communicated to Escrow Agent in writing. Escrow Agent shall not be required to institute or maintain any litigation unless indemnified to its satisfaction for its legal fees, costs, disbursements and all other expenses and liabilities to which it may, in its judgment, be subjected in connection with this action. Seller and Purchaser shall at all times indemnify Escrow Agent against all actions, proceedings, claims or demands arising out of this transaction. Upon the failure of Purchaser to comply with the requirements set forth herein and pursuant to Paragraph 9 above, Escrow Agent shall be empowered to dispose of the earnest money deposit as provided for in Paragraph 9 without incurring any liability. In the event of a dispute by and between Seller and Purchaser which cannot be resolved, Escrow Agent shall have the option of depositing the earnest money deposit into the Office of the Clerk of Court for Beaufort County, South Carolina pending resolution of the disposition of said funds and upon depositing said funds, Escrow Agent shall bear no further responsibility.

11. **UTILITIES.** Buyer shall be responsible for the cost of installation of all utilities for the Property, including, without limitation, water, sewer, electricity, gas, cable, and telephone.

12. **ROAD CONSTRUCTION.** Seller discloses and Buyer acknowledges that Seller has an option to receive a donation from University Investments, LLC as recorded in Book 2782 at Page 1639 (the "Option") of the Beaufort County Records for land (the "Road Land") upon which a road may be constructed to connect Hampton Parkway to the Property (the "Road"). Provided that Seller is able to satisfy the contingency set forth in Section 14 below, Seller shall exercise Seller's option to acquire the Road Land in conjunction with the Closing. Buyer shall be responsible for completion of construction of the Road. Buyer must obtain Seller's prior written approval of the location, design, construction, and cost of the Road. Prior to commencing construction of the Road, Buyer shall submit to Seller Buyer's proposed plans for the location, design, construction, and cost of the Road as well as a proposed temporary easement for construction of the road, and Seller shall have thirty (30) days in which to review such plans and the easement and respond to Buyer in writing. The Seller reserves the right to require connectivity of the Road to other real property owned by Seller which is adjacent to the Property. Should Seller fail to respond to Buyer within such time frame, the plans shall be deemed approved by Seller. Provided that Buyer obtains Seller's prior approval of the Road, Seller shall reimburse Buyer for fifty percent (50%) of the cost of the construction of the Road, excluding the cost of utilities ("Road Costs"). Seller agrees to reimburse Buyer for Buyer's proportionate



share of Road Costs on or before ninety (90) days from the date of written request from Buyer including an invoice for completed work for Road Costs.

13. **STATION LOCATION.** Buyer must obtain Seller's prior written approval of the location of any improvements to be constructed on the Property. Prior to commencing construction on any improvement on the Property, Buyer shall submit to Seller Buyer's proposed plans for all improvements for the Property showing the proposed location of such improvements, and Seller shall have thirty (30) days in which to review the plans and respond to Buyer in writing. Should Seller fail to respond to Buyer within such time frame, the location shall be deemed approved by Seller.

14. **DONATION OF LAND.** The Closing is contingent upon Seller obtaining prior to Closing confirmation to Seller's satisfaction that the sale of the Property will not compromise the donation by University Investments, LLC to Seller of the Road Land pursuant to the Option.

15. **MISCELLANEOUS.** The invalidity or unenforceability of any provision of this Agreement shall not affect the other provisions hereof and this Contract shall be construed in all respects as if such invalid and unenforceable provision were omitted. For the convenience of the parties hereto, duplicate originals of this Contract may be executed and each such original shall be deemed to be an original instrument. This Contract shall be governed and construed in accordance with the laws of the State of South Carolina. Titles of the paragraphs and subparagraphs included herein have been inserted as a matter of convenience for reference only and shall not affect the meaning or construction of any of the terms or provisions hereof. All the undertakings contained herein which remain executory at Closing shall survive the Closing and shall remain in full force and effect, specifically, including, without limitation, the provisions of Sections 11, 12, and 13. This Contract and all documents and instruments incorporated herein by specific reference are intended by the parties hereto to be the final expression of their agreement and constitute a complete and exclusive statement of the terms hereof notwithstanding any representations or statements to the contrary heretofore made. In the event of litigation relating to enforcement of rights under this Contract, the prevailing party shall be entitled to recover all litigation expenses, including legal fees and court costs, from the non-prevailing party. This Contract constitutes the entire agreement between the parties hereto and may not be amended, modified, altered or changed in any respect whatsoever, except by a further written agreement duly executed by the parties hereto. This Contract shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal representatives, successors and assigns.

IN WITNESS WHEREOF, Purchaser has caused this Contract to be duly executed by its authorized agent as of the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

PURCHASER:  
**Bluffton Township Fire District**

\_\_\_\_\_  
Signature of Witness

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

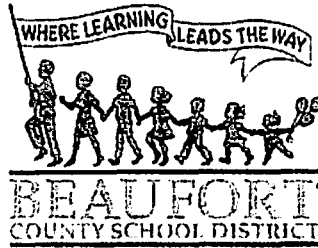
IN WITNESS WHEREOF, Seller has caused this Contract to be duly executed by its authorized agent as of the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

**SELLER:**  
**Beaufort County School District**

\_\_\_\_\_  
Signature of Witness

By: \_\_\_\_\_  
Valerie Truesdale, Superintendent



February 1, 2010

Barry Turner,  
Fire Chief  
Bluffton Township Fire District  
Bluffton, SC 29910

**RE: Davis Road Property Documents**

Dear Barry,

As discussed earlier, I have enclosed the following documents from our due diligence on the Davis Road property:

1. Report of Subgrade Investigation (GS2)
2. Report of Phase I Environmental Site Assessment and Limited Soil Sampling (GS2)
3. Wetland Certification Letter (Newkirk Environmental/Army Corps of Engineers)
4. Cultural Resources Literature Review and Reconnaissance Survey (S&ME)
5. Wetlands Survey (BP Barber)

Please let me know what other information we can provide to assist you with your preliminary work.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Poe", is written over a horizontal line.

Chris Poe, PE  
Facilities Planning and Construction Officer

cc: Phyllis White, BCSD Chief Operational Services Officer  
encls.



Jumper  
Center  
Sease

91  
8



Integrating 50 Years  
of Experience

May 27, 2008

Mr. Al Berry  
The Educational Group, Inc.  
119B Amicks Ferry Road  
Chapin, South Carolina 29036

Reference: **Cultural Resources Literature Review and Reconnaissance Survey  
of 56± Acres at the Davis Road School Site**  
Beaufort County, South Carolina  
S&ME Project No. 1616-08-167

Dear Mr. Berry:

S&ME, Inc. (S&ME), on behalf of the Educational Group, Inc., has completed a cultural resource literature review and reconnaissance survey of approximately 56 acres at the proposed Davis Road School Site in Beaufort County, South Carolina (Figure 1). The purpose of the survey was to assess the area's potential for containing significant cultural resources, and to make recommendations regarding additional work that may be required under Section 106 of the National Historic Preservation Act, as amended, the South Carolina Coastal Zone Management Act, and/or the Beaufort County Zoning Ordinance (Sections 8.500 *et seq.*). This work was carried out in general accordance with S&ME Proposal Number 1616-6029-08, dated April 24, 2008.

The subject property is located just south of Davis Road, approximately 0.35 mile east of SC Highway 170 near the Community of Pritchardville in Beaufort County. The project area is bounded by Davis Road to the north, Elkins Road/Hubbard Lane to the west, New Davis Road to the east, and private property lines to the south. Sun City, a large residential development, is located approximately 0.5 mile to the northwest.

The project tract is located within the Lower Coastal Plain physiographic province (Kovacik and Winberry 1989). Topography in the project area is generally flat, except along the margins of a wetland in the central portion of the project area (Figure 2). Elevations range from 25 ft above mean sea level (AMSL) in the wetland to 35 ft AMSL in the western third of the tract. The closest permanent water source is an unnamed tributary of the Okatee River, located approximately 0.4 mile to the north. Vegetation in the project area consists of planted pines and mixed pines and hardwoods in the uplands (Figure 3), and water tolerant hardwoods in the wetland. There is also a former pond in the northeast corner of the property that is now filled (Figure 4). The area surrounding the project tract is a primarily residential. Based on the topography, vegetation, and nature of the proposed undertaking, the proposed Area of Potential Effects (APE) is considered to be a 0.5-mile radius around the project tract (Figure 1).

## Background Research

On May 14, 2008, a background literature review and records search was conducted at the South Carolina Department of Archives and History (SCDAH) in Columbia, and at the South Carolina Institute of Archaeology and Anthropology (SCIAA) in Columbia. The records examined at SCDAH included a review of their GIS-based Cultural Resource Information System (CRIS) for sites listed in or eligible for inclusion in the National Register of Historic Places (NRHP), and a review of CRIS and the SCDAH Finding Aid for previous architectural surveys near the project area. Also examined was the *Beaufort County Above Ground Historic Resources Survey* (Brockington and Associates et al. 1998). The records examined at SCIAA include the master archaeological site maps, state archaeological site files, and associated archaeological reports. The area examined was a 0.5-mile radius around the project tract.

**Table 1. Cultural Resources within approximately 0.5 mile of the Project Area.**

Site No.	Description	NRHP Eligibility	References
NRIS 87001951 38BU1131	St. Luke's Church and Cemetery, 1824	Listed/Eligible	NR Nomination Form (1987)
251-045.01	Building, ca. 1880 (associated w/ St. Lukes Church	Not Eligible/ Non-contributing	Brockington et al. (1998)
38BU1420	Historic artifact scatter	Not Eligible	Eubanks et al. (1994)
38BU1671	Cemetery, 20 <sup>th</sup> c.	Potentially Eligible	Bridgman et al. (2001)
38BU1886	Middle Woodland through Mississippian ceramic and lithic scatter	Potentially Eligible	Bridgman et al. (2001)
38BU2104	Early to Middle Woodland ceramic and lithic scatter: 19 <sup>th</sup> c. isolate	Potentially Eligible	Gantt et al. (2006)
38BU2105	Prehistoric lithic scatter: Historic isolate	Not Eligible	Gantt et al. (2006)
38BU2106	Early to Middle Woodland ceramic and lithic scatter: 18 <sup>th</sup> -20 <sup>th</sup> c. house site	Potentially Eligible	Gantt et al. (2006)
38BU2107	Prehistoric ceramic and lithic scatter: 19 <sup>th</sup> c. isolate	Not Eligible	Gantt et al. (2006)
38BU2108	Late Archaic to Early/Middle Woodland ceramic and lithic scatter: 19 <sup>th</sup> /20 <sup>th</sup> c. artifact scatter	Potentially Eligible	Gantt et al. (2006)

A review of the files and records at SCDAH indicated there is one National Register listed property, the St. Luke's Church and Cemetery (NRIS # 87001951), located within a 0.5-mile radius of the project area. In addition, there is a non-contributing outbuilding (Resource # 251-045.01) located adjacent to the church, although the CRIS database shows it as being on both sides the church, within the cemetery.

A review of the files and records at SCIAA indicated there are nine previously archaeological sites within approximately 0.5 mile of the project area, including the archaeological manifestation of St. Luke's Church and Cemetery (38BU1131) (Figure 1, Table 1). Of these nine sites, St. Lukes Church is recommended as being eligible for the NRHP; sites 38BU1671, 38BU1886, 38BU2104, 38BU2106, and 38BU2108 are potentially eligible; and the remaining three sites are ineligible for the NRHP. There are no other previously recorded archaeological sites or architectural resources within a 0.5-mile radius of the proposed project area.

## Field Methods

On May 20–21, 2008, Principal Archaeologist William Green conducted a reconnaissance level cultural resources survey of the proposed project area and surrounding APE. The archaeological survey was conducted primarily with shovel tests in areas deemed likely to contain archaeological sites based on landform type, soil drainage, distance to water, and the results of the background research. Pedestrian survey was undertaken along dirt roads and other areas with good ground surface exposure. Shovel tests were approximately 30 cm in diameter and excavated to at least 80 cm below surface (cmbs). Soil was screened through 0.25-inch hardware mesh, and artifacts, if encountered, were bagged according to provenience. Notes were kept in a field journal and on standard S&ME site forms.

In addition to the archaeological survey, a limited architectural resource survey was conducted to determine whether the proposed project would affect any aboveground National Register listed or eligible properties. Accessible public roads within a 0.5-mile radius of the project area were driven, and structures, if encountered, were photographed using high quality (four megapixel) digital images. Photographs were also taken from the property toward the project area to help assess possible visual effects caused by the undertaking.

## Results

### Archaeological Survey

Thirty-eight shovel tests, ranging from 80–90 cm deep, were excavated across the project area. Six shovel tests were excavated in the eastern third of the property in undisturbed areas surrounding the former pond; 20 shovel tests were excavated on the west side of the wetland, primarily along a dirt road running north-south through the project area; and 12 shovel tests were excavated in the western third of the property, including three placed around a collapsed structure that appears on the Jasper (1979) USGS topographic map. As a result of the survey, one archaeological site, 38BU2263, was recorded.

#### Site 38BU2263

Site Number: 38BU2263	NRHP Recommendation: Potentially Eligible
Site Type: Lithic and ceramic scatter	Elevation: 35 ft AMSL
Components: Late Woodland	Landform: Edge of wetland
UTM Coordinates: E505528, N3570254 (NAD 27)	Soil Type: Seabrook fine sand
Site Dimensions: 75 N/S x 15 E/W m	Vegetation: Mixed pine and hardwoods
Artifact Depth: 30–80 cmbs	No. of STPs/Positive STPs: 5/4

Site 38BU2263 is a small prehistoric lithic and ceramic scatter located along a dirt road on the west side of a wetland in the central portion of the project area (Figure 1). The site measures approximately 75 m north-south by 15 m east-west and is bounded by two negative shovel tests to the north, south, and west, and by one negative shovel test and wetlands to the east (Figures 5 and 6). Vegetation at the site consists of planted pines to the west of the dirt road and mixed pines and hardwoods to the east of the dirt road (Figure 7).

To determine the boundaries of the site, a cruciform pattern of shovel tests was excavated at 15- and 30-m intervals in cardinal directions radiating out from the first positive shovel test (Figure 5). A total of five shovel tests were excavated within the site boundaries. A typical soil profile consisted of 38 cm of brown (10YR 4/3) loamy fine sand (Ap horizon), overlying 42+ cm (38-80+ cmbs) of light yellowish brown (10YR 5/6) fine sand. Subsoil was not encountered in any of the shovel tests, although the soil became redder and had a slightly higher clay content near the base of several shovel tests.

A total of five artifacts were recovered from the site between 30 and 80 cmbs (Table 2); no artifacts were found on the surface of the road. These artifacts include the base of a Large Triangular point made from Coastal Plain chert, one chert thinning flake, one quartzite decortication flake, the broken end of a rhyolite hammerstone, and one sand-tempered cordmarked sherd. The Large Triangular point and cordmarked sherd indicate the site probably contains a Late Woodland component. The quartzite flake and hammerstone fragment, found together in a single shovel test between 50 and 80 cmbs, may indicate the presence of an earlier pre-ceramic component as well.

Table 2. 38BU2263 Artifact Catalog

Shovel Test	Depth (cmbs)	Description	Count	Weight (g)
STP 9	30-50	Flake (thinning), coastal plain chert	1	0.2
SIP 9-15S	40-60	Cordmarked sherd, sand-tempered	1	1.7
STP 9-15N	50-80	Hammerstone fragment, rhyolite	1	25.6
		Flake (decortication), orthoquartzite	1	19.9
STP 9-45N	30-40	Large Triangular point base, coastal plain chert	1	1.3

Site 38BU2263 is a small Late Woodland (and possibly pre-ceramic) lithic and ceramic scatter located in the central portion of the project area. The site retains good archaeological integrity, and contains a moderate diversity of artifacts and raw materials. This indicates that a variety of activities took place at the site, and that it is probably more than just a short-term, temporary encampment or specialized activity area (e.g., a hunting camp). In addition, Late Woodland sites in South Carolina are poorly understood, and site 38BU2263 could yield important information about this period in Beaufort County prehistory. As a result, site 38BU2263 is recommended as being potentially eligible for the NRHP.

### Modern Ruins

One structure, located in the northwest corner of the project area, appears on the Jasper (1979) USGS 7.5 minute topographic map (Figures 1 and 8). The structure has collapsed, but contains a metal roof and wooden timbers joined together with wire nails. There is a moderate amount of modern debris located around the structure, including concrete, carpet, plastic, glass, and metal. Three shovel tests were excavated around the structure to see if there were earlier materials, but no pre-modern material was found. This collapsed house is considered to be an insignificant resource and no additional work should be necessary at this location.



## Architectural Survey

A limited architectural survey was conducted to determine whether the proposed project would affect any aboveground historic properties. Accessible public roads within and adjacent to the project area were driven, and existing structures greater than 50 years old were examined for National Register eligibility. During the survey, only one historic resource, St. Luke's Church and Cemetery, was found within a 0.5-mile radius of the project area.

### St. Luke's Church

St. Luke's Church, listed in the NRHP in 1987, is located 0.4 mile west of the project area along SC Highway 170 (Figure 1). It is a rectangular frame structure on a brick pier foundation that was constructed in 1824 (Figure 9). The entire building is sheathed in weatherboard siding and the front gabled roof is covered with composition shingles. The front elevation features a central entryway, with a set of two, six-panel doors framed by fluted pilasters; this entrance is covered with a gabled roof portico, with a flat entablature, supported by two hexagonal columns and two inset pilasters. On either side of the central entrance is another six-panel door, with a fanlight above, surrounded by fluted, arched moldings that mirror the classical surround of the primary doorway. Currently, a set of concrete steps leads to all doorways on the front elevation. The north and south façades both feature four, evenly spaced, twelve-over-twelve double hung windows, each surmounted by a decorative fanlight. St. Luke's Church retains much of its original form and materials, although the portico and steps on the main elevation were altered in the early twentieth century along with the replacement of the original wooden floor of the entrance portico and the separate wooden stairways leading to each flanking door with a full length concrete floor. These alterations also included the removal of the four original supporting columns of the portico and their replacement with the two columns. Additionally, the vestry, located at the rear of the church, has been removed and covered over with clapboard siding. Adjacent to the church building is a cemetery, with graves dating to the nineteenth and twentieth centuries (Figure 10).

Constructed in the early nineteenth century, St. Luke's Church is one of the oldest Anglican churches of frame construction still standing in South Carolina. Built during an architectural transition period, the structure exhibits elements of the Georgian, Adam, and Greek Revival styles. The simplified style elements signify the rural location of the church at its time of construction, with local craftsmen likely completing most of the work on the structure. Because of the church's distance from the project area (0.4 mile), and heavy vegetative screening between the project area and the church (Figure 11), the project will have no effect on this historic property.

### Conclusion

A reconnaissance level cultural resource survey of the proposed Davis Road School tract recorded one new archaeological site, 38BU2263, and re-examined the NRHP-listed St. Luke's Church. Because St. Luke's Church is located 0.4 mile from the project area, with heavy vegetative screening between the two, the project will have no effect on this resource.

Based on the results of the archaeology survey, approximately 60 percent of the project area contains wetlands or has been heavily disturbed by the initial construction and subsequent filling of a pond (Figure

2). The remaining 40 percent of the property was investigated and found to contain only one archaeological site, 38BU2263. This site is a Late Woodland period lithic and ceramic scatter that is recommended potentially eligible for inclusion in the NRHP. If possible, this site should be avoided by any ground disturbing activities. If the site cannot be avoided, then Phase II evaluative testing should take place to determine the site's final NRHP status (i.e., eligible or not eligible).

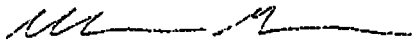
Based on these investigations, it is S&ME's opinion that the majority of the project area has little potential for containing significant cultural resources (except for site 38BU2263), and that no additional investigations should be required for the remainder of the project area.

### Closing


S&ME appreciates the opportunity to provide you with this report. If you have questions about the report, please do not hesitate to contact Bill Green at (803) 561-9024 or via e-mail at [bgreen@smeinc.com](mailto:bgreen@smeinc.com).

Sincerely,

S&ME, Inc.



William Green, M.A., RPA  
Principal Archaeologist



Heather C. Jones, M.A.  
Architectural Historian

## References

Bridgman, Kara, Bruce Harvey, and Eric Poplin

2001 *Cultural Resources Inventory of the Former International Paper Company Buckwalter Tract, Beaufort County, South Carolina*. Report prepared by Brockington and Associates, Inc., Mt. Pleasant, South Carolina.

Brockington and Associates, Inc., Booker Architectural Design Consultants: Historic Beaufort Foundation: and Preservation Consultants

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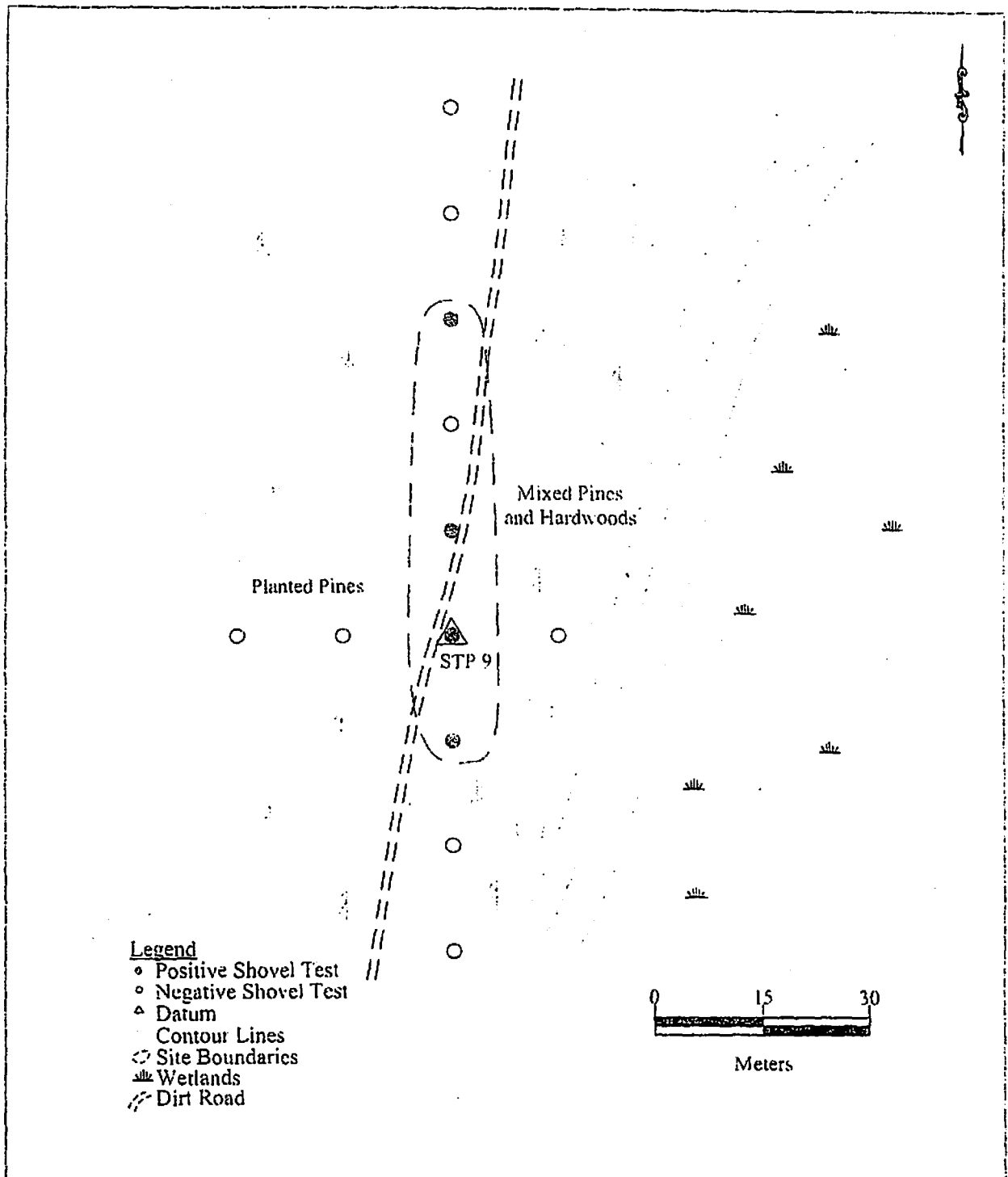
1994 *Cultural Resources Survey of the Bull Hill Tract, Beaufort County, South Carolina*. Report prepared by Brockington and Associates, Inc., Mt. Pleasant, South Carolina.

Gantt, Mary Elizabeth, Phillip Quirk, and Neil Bowen

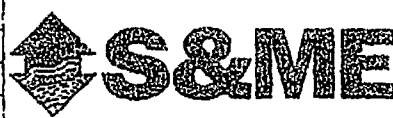
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Kovacik, Charles F., and John J. Winberry

1989 *South Carolina. The Making of a Landscape*. University of South Carolina Press, Columbia



SCALE: AS SHOWN  
 APPROVED BY:  
 DRAWN BY: KRS  
 DATE: 05-27-08



SITE MAP  
 38BU2263  
 Davis Road Recon  
 Beaufort County, South Carolina  
 JOB NO: 1616-08-167

FIGURE NO:  
 5



Subsidiary of Fluor  
AT&T World Service

May 27, 2008

Mr. Al Berry  
The Educational Group, Inc.  
119B Amicks Ferry Road  
Chapin, South Carolina 29036

Reference: **Cultural Resources Literature Review and Reconnaissance Survey  
of 56± Acres at the Davis Road School Site**  
Beaufort County, South Carolina  
S&ME Project No. 1616-08-167

Dear Mr. Berry:

S&ME, Inc. (S&ME), on behalf of the Educational Group, Inc., has completed a cultural resource literature review and reconnaissance survey of approximately 56 acres at the proposed Davis Road School Site in Beaufort County, South Carolina (Figure 1). The purpose of the survey was to assess the area's potential for containing significant cultural resources and to make recommendations regarding additional work that may be required under Section 106 of the National Historic Preservation Act, as amended, the South Carolina Coastal Zone Management Act, and/or the Beaufort County Zoning Ordinance (Sections 8.500 *et seq.*). This work was carried out in general accordance with S&ME Proposal Number 1616-6029-08, dated April 24, 2008.

The subject property is located just south of Davis Road, approximately 0.35 mile east of SC Highway 170 near the Community of Pritchardville in Beaufort County. The project area is bounded by Davis Road to the north, Elkins Road/Hubbard Lane to the west, New Davis Road to the east, and private property lines to the south. Sun City, a large residential development, is located approximately 0.5 mile to the northwest.

The project tract is located within the Lower Coastal Plain physiographic province (Kovacic and Winberry 1989). Topography in the project area is generally flat, except along the margins of a wetland in the central portion of the project area (Figure 2). Elevations range from 25 ft above mean sea level (AMSL) in the wetland to 35 ft AMSL in the western third of the tract. The closest permanent water source is an unnamed tributary of the Okatee River, located approximately 0.4 mile to the north. Vegetation in the project area consists of planted pines and mixed pines and hardwoods in the uplands (Figure 3), and water tolerant hardwoods in the wetland. There is also a former pond in the northeast corner of the property that is now filled (Figure 4). The area surrounding the project tract is a primarily residential. Based on the topography, vegetation, and nature of the proposed undertaking, the proposed Area of Potential Effects (APE) is considered to be a 0.5-mile radius around the project tract (Figure 1).

## Background Research

On May 14, 2008, a background literature review and records search was conducted at the South Carolina Department of Archives and History (SCDAH) in Columbia, and at the South Carolina Institute of Archaeology and Anthropology (SCIAA) in Columbia. The records examined at SCDAH included a review of their GIS-based Cultural Resource Information System (CRIS) for sites listed in or eligible for inclusion in the National Register of Historic Places (NRHP), and a review of CRIS and the SCDAH Finding Aid for previous architectural surveys near the project area. Also examined was the *Beaufort County Above Ground Historic Resources Survey* (Brockington and Associates et al. 1998). The records examined at SCIAA include the master archaeological site maps, state archaeological site files, and associated archaeological reports. The area examined was a 0.5-mile radius around the project tract.

**Table 1. Cultural Resources within approximately 0.5 mile of the Project Area.**

Site No.	Description	NRHP Eligibility	References
NRIS 87001951 38BU1131	St. Luke's Church and Cemetery, 1824	Listed/Eligible	NR Nomination Form (1987)
251-045.01	Building, ca. 1880 (associated w/ St. Lukes Church)	Not Eligible/ Non-contributing	Brockington et al. (1998)
38BU1420	Historic artifact scatter:	Not Eligible	Eubanks et al. (1994)
38BU1671	Cemetery, 20 <sup>th</sup> c.	Potentially Eligible	Bridgman et al. (2001)
38BU1886	Middle Woodland through Mississippian ceramic and lithic scatter	Potentially Eligible	Bridgman et al. (2001)
38BU2104	Early to Middle Woodland ceramic and lithic scatter: 19 <sup>th</sup> c. isolate	Potentially Eligible	Gantt et al. (2006)
38BU2105	Prehistoric lithic scatter: Historic isolate	Not Eligible	Gantt et al. (2006)
38BU2106	Early to Middle Woodland ceramic and lithic scatter: 18 <sup>th</sup> -20 <sup>th</sup> c. house site	Potentially Eligible	Gantt et al. (2006)
38BU2107	Prehistoric ceramic and lithic scatter: 19 <sup>th</sup> c isolate	Not Eligible	Gantt et al. (2006)
38BU2108	Late Archaic to Early/Middle Woodland ceramic and lithic scatter: 19 <sup>th</sup> /20 <sup>th</sup> c. artifact scatter	Potentially Eligible	Gantt et al. (2006)

A review of the files and records at SCDAH indicated there is one National Register listed property, the St. Luke's Church and Cemetery (NRIS # 87001951), located within a 0.5-mile radius of the project area. In addition, there is a non-contributing outbuilding (Resource # 251-045.01) located adjacent to the church, although the CRIS database shows it as being on both sides the church, within the cemetery.

A review of the files and records at SCIAA indicated there are nine previously archaeological sites within approximately 0.5 mile of the project area, including the archaeological manifestation of St. Luke's Church and Cemetery (38BU1131) (Figure 1, Table 1). Of these nine sites, St. Lukes Church is recommended as being eligible for the NRHP; sites 38BU1671, 38BU1886, 38BU2104, 38BU2106, and 38BU2108 are potentially eligible; and the remaining three sites are ineligible for the NRHP. There are no other previously recorded archaeological sites or architectural resources within a 0.5-mile radius of the proposed project area.

## Field Methods

On May 20–21, 2008, Principal Archaeologist William Green conducted a reconnaissance level cultural resources survey of the proposed project area and surrounding APE. The archaeological survey was conducted primarily with shovel tests in areas deemed likely to contain archaeological sites based on landform type, soil drainage, distance to water, and the results of the background research. Pedestrian survey was undertaken along dirt roads and other areas with good ground surface exposure. Shovel tests were approximately 30 cm in diameter and excavated to at least 80 cm below surface (cmbs). Soil was screened through 0.25-inch hardware mesh, and artifacts, if encountered, were bagged according to provenience. Notes were kept in a field journal and on standard S&ME site forms.

In addition to the archaeological survey, a limited architectural resource survey was conducted to determine whether the proposed project would affect any aboveground National Register listed or eligible properties. Accessible public roads within a 0.5-mile radius of the project area were driven, and structures, if encountered, were photographed using high quality (four megapixel) digital images. Photographs were also taken from the property toward the project area to help assess possible visual effects caused by the undertaking.

## Results

### Archaeological Survey

Thirty-eight shovel tests, ranging from 80–90 cm deep, were excavated across the project area. Six shovel tests were excavated in the eastern third of the property in undisturbed areas surrounding the former pond; 20 shovel tests were excavated on the west side of the wetland, primarily along a dirt road running north-south through the project area; and 12 shovel tests were excavated in the western third of the property, including three placed around a collapsed structure that appears on the Jasper (1979) USGS topographic map. As a result of the survey, one archaeological site, 38BU2263, was recorded.

#### Site 38BU2263

Site Number: 38BU2263	NRHP Recommendation: Potentially Eligible
Site Type: Lithic and ceramic scatter	Elevation: 35 ft AMSL
Components: Late Woodland	Landform: Edge of wetland
UTM Coordinates: E505528, N3570254 (NAD 27)	Soil Type: Seabrook fine sand
Site Dimensions: 75 N/S x 15 E/W m	Vegetation: Mixed pine and hardwoods
Artifact Depth: 30–80 cmbs	No. of STPs/Positive STPs: 5/4

Site 38BU2263 is a small prehistoric lithic and ceramic scatter located along a dirt road on the west side of a wetland in the central portion of the project area (Figure 1). The site measures approximately 75 m north-south by 15 m east-west and is bounded by two negative shovel tests to the north, south, and west, and by one negative shovel test and wetlands to the east (Figures 5 and 6). Vegetation at the site consists of planted pines to the west of the dirt road and mixed pines and hardwoods to the east of the dirt road (Figure 7).

To determine the boundaries of the site, a cruciform pattern of shovel tests was excavated at 15- and 30-m intervals in cardinal directions radiating out from the first positive shovel test (Figure 5). A total of five shovel tests were excavated within the site boundaries. A typical soil profile consisted of 38 cm of brown (10YR 4/3) loamy fine sand (Ap horizon), overlying 42+ cm (38-80+ cmbs) of light yellowish brown (10YR 5/6) fine sand. Subsoil was not encountered in any of the shovel tests, although the soil became redder and had a slightly higher clay content near the base of several shovel tests.

A total of five artifacts were recovered from the site between 30 and 80 cmbs (Table 2); no artifacts were found on the surface of the road. These artifacts include the base of a Large Triangular point made from Coastal Plain chert, one chert thinning flake, one quartzite decortication flake, the broken end of a rhyolite hammerstone, and one sand-tempered cordmarked sherd. The Large Triangular point and cordmarked sherd indicate the site probably contains a Late Woodland component. The quartzite flake and hammerstone fragment, found together in a single shovel test between 50 and 80 cmbs, may indicate the presence of an earlier pre-ceramic component as well.

Table 2. 38BU2263 Artifact Catalog

Shovel Test	Depth (cmbs)	Description	Count	Weight (g)
STP 9	30-50	Flake (thinning), coastal plain chert	1	0.2
S1P 9-15S	40-60	Cordmarked sherd, sand-tempered	1	1.7
STP 9-15N	50-80	Hammerstone fragment, rhyolite	1	25.6
		Flake (decortication), orthoquartzite	1	19.9
STP 9-45N	30-40	Large Triangular point base, coastal plain chert	1	1.3

Site 38BU2263 is a small Late Woodland (and possibly pre-ceramic) lithic and ceramic scatter located in the central portion of the project area. The site retains good archaeological integrity, and contains a moderate diversity of artifacts and raw materials. This indicates that a variety of activities took place at the site, and that it is probably more than just a short-term, temporary encampment or specialized activity area (e.g., a hunting camp). In addition, Late Woodland sites in South Carolina are poorly understood, and site 38BU2263 could yield important information about this period in Beaufort County prehistory. As a result, site 38BU2263 is recommended as being potentially eligible for the NRHP.

### Modern Ruins

One structure, located in the northwest corner of the project area, appears on the Jasper (1979) USGS 7.5 minute topographic map (Figures 1 and 8). The structure has collapsed, but contains a metal roof and wooden timbers joined together with wire nails. There is a moderate amount of modern debris located around the structure, including concrete, carpet, plastic, glass, and metal. Three shovel tests were excavated around the structure to see if there were earlier materials, but no pre-modern material was found. This collapsed house is considered to be an insignificant resource and no additional work should be necessary at this location.



## Architectural Survey

A limited architectural survey was conducted to determine whether the proposed project would affect any aboveground historic properties. Accessible public roads within and adjacent to the project area were driven, and existing structures greater than 50 years old were examined for National Register eligibility. During the survey, only one historic resource, St. Luke's Church and Cemetery, was found within a 0.5-mile radius of the project area.

### St. Luke's Church

St. Luke's Church, listed in the NRHP in 1987, is located 0.4 mile west of the project area along SC Highway 170 (Figure 1). It is a rectangular frame structure on a brick pier foundation that was constructed in 1824 (Figure 9). The entire building is sheathed in weatherboard siding and the front gabled roof is covered with composition shingles. The front elevation features a central entryway, with a set of two, six-panel doors framed by fluted pilasters; this entrance is covered with a gabled roof portico, with a flat entablature, supported by two hexagonal columns and two inset pilasters. On either side of the central entrance is another six-panel door, with a fanlight above, surrounded by fluted, arched moldings that mirror the classical surround of the primary doorway. Currently, a set of concrete steps leads to all doorways on the front elevation. The north and south façades both feature four, evenly spaced, twelve-over-twelve double hung windows, each surmounted by a decorative fanlight. St. Luke's Church retains much of its original form and materials, although the portico and steps on the main elevation were altered in the early twentieth century along with the replacement of the original wooden floor of the entrance portico and the separate wooden stairways leading to each flanking door with a full length concrete floor. These alterations also included the removal of the four original supporting columns of the portico and their replacement with the two columns. Additionally, the vestry, located at the rear of the church, has been removed and covered over with clapboard siding. Adjacent to the church building is a cemetery, with graves dating to the nineteenth and twentieth centuries (Figure 10).

Constructed in the early nineteenth century, St. Luke's Church is one of the oldest Anglican churches of frame construction still standing in South Carolina. Built during an architectural transition period, the structure exhibits elements of the Georgian, Adam, and Greek Revival styles. The simplified style elements signify the rural location of the church at its time of construction, with local craftsmen likely completing most of the work on the structure. Because of the church's distance from the project area (0.4 mile), and heavy vegetative screening between the project area and the church (Figure 11), the project will have no effect on this historic property.

### Conclusion

A reconnaissance level cultural resource survey of the proposed Davis Road School tract recorded one new archaeological site, 38BU2263, and re-examined the NRHP-listed St. Luke's Church. Because St. Luke's Church is located 0.4 mile from the project area, with heavy vegetative screening between the two, the project will have no effect on this resource.

Based on the results of the archaeology survey, approximately 60 percent of the project area contains wetlands or has been heavily disturbed by the initial construction and subsequent filling of a pond (Figure

2). The remaining 40 percent of the property was investigated and found to contain only one archaeological site, 38BU2263. This site is a Late Woodland period lithic and ceramic scatter that is recommended potentially eligible for inclusion in the NRHP. If possible, this site should be avoided by any ground disturbing activities. If the site cannot be avoided, then Phase II evaluative testing should take place to determine the site's final NRHP status (i.e., eligible or not eligible).


Based on these investigations, it is S&ME's opinion that the majority of the project area has little potential for containing significant cultural resources (except for site 38BU2263), and that no additional investigations should be required for the remainder of the project area.

### Closing

S&ME appreciates the opportunity to provide you with this report. If you have questions about the report, please do not hesitate to contact Bill Green at (803) 561-9024 or via e-mail at [bgreen@smeinc.com](mailto:bgreen@smeinc.com).

Sincerely,

S&ME, Inc.



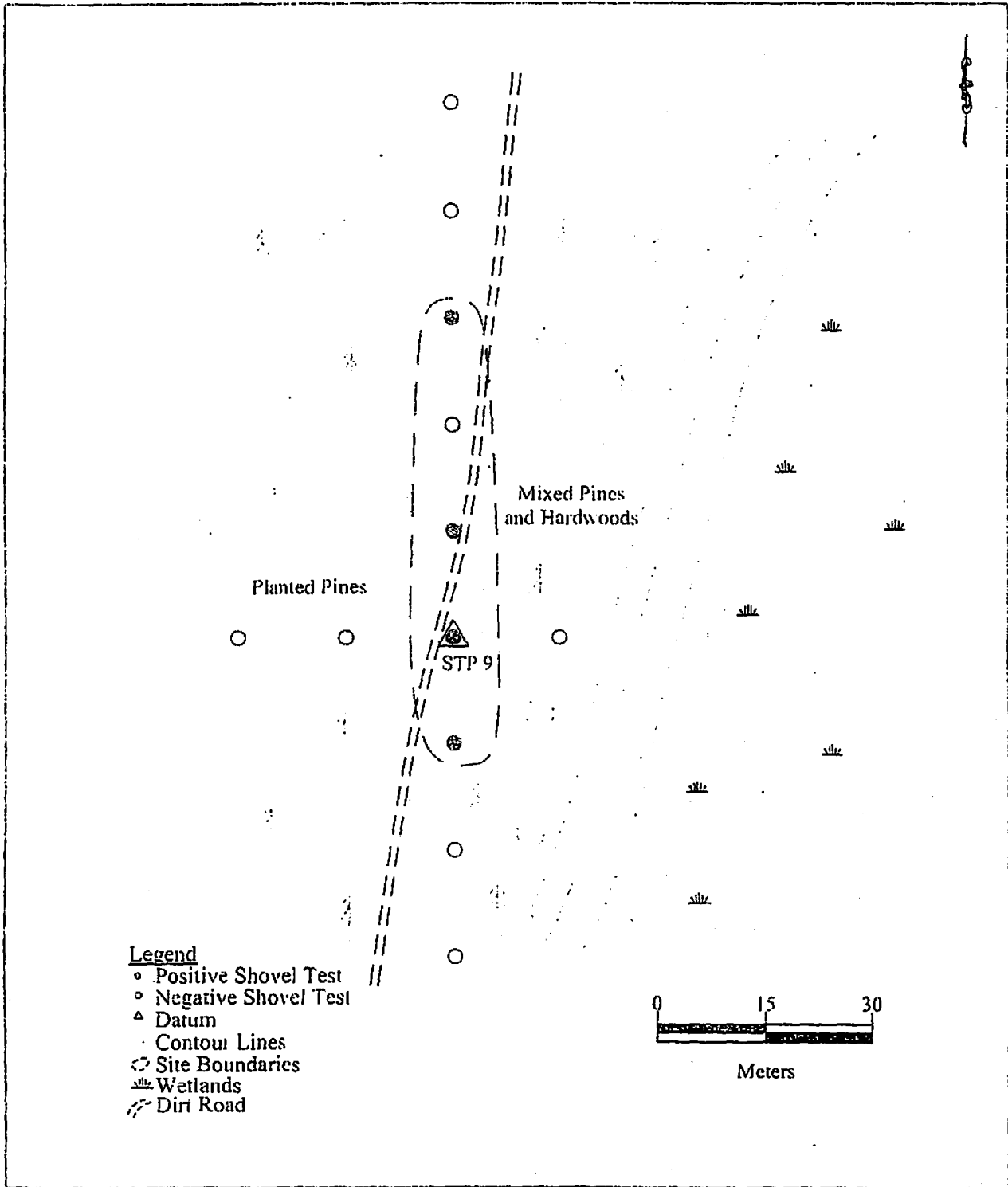
William Green, M.A., RPA  
Principal Archaeologist



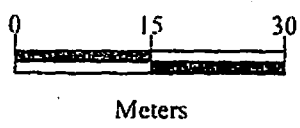
Heather C. Jones, M.A.  
Architectural Historian

## References

- Bridgman, Kara, Bruce Harvey, and Eric Poplin  
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- Kovacik, Charles F., and John J. Winberry  
1989 *South Carolina: The Making of a Landscape*. University of South Carolina Press, Columbia



- Legend**
- Positive Shovel Test
  - Negative Shovel Test
  - △ Datum
  - Contour Lines
  - Site Boundaries
  - Wetlands
  - Dirt Road



SCALE: AS SHOWN		SITE MAP 38BU2263 Davis Road Recon Beaufort County, South Carolina	FIGURE NO: <b>5</b>
APPROVED BY:		JOB NO: 1616-08-167	
DRAWN BY: KRS			
DATE: 05-27-08			



NEWKIRK  
ENVIRONMENTAL, INC

CHARLESTON, SC • BLUFFTON, SC

September 25, 2008

The Educational Group, Inc.  
Mr. Al Berry  
P.O. Box 400  
Chapin, SC 29036

**RE: Davis Road Project Site**  
**NEI#: 04-2649a**

Mr. Berry:

Newkirk Environmental, Inc. (NEI) would like to thank you for the opportunity to provide environmental services on your Beaufort County tract. Enclosed you will find the wetland certification letter from the Charleston District – Corps of Engineers.

Again, NEI appreciates the opportunity to provide these services and we look forward to working with you in the future. If you have any questions or require additional information, please contact me at (843) 645-8200 at your earliest convenience.

Sincerely,

J. Asher Howell, Principal  
Bluffton Office

Enc.

Post Office Box 309, Bluffton, South Carolina 29910 • 3063 Argent Blvd., Unit B, Ridgeland, South Carolina 29936

Telephone: (843) 645-8200 • Facsimile: (843) 645-8201

Corporate Office - Charleston: (800) 569-3206

E-Mail: [general@newkirkenv.com](mailto:general@newkirkenv.com)  
[www.newkirkenvironmental.com](http://www.newkirkenvironmental.com)



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

REPLY TO  
ATTENTION OF

September 12, 2008

Regulatory Division

Mr. Asher Howell  
Newkirk Environmental, Incorporated  
Post Office Box 309  
Bluffton, South Carolina 29910

Re: SAC 2008-1664-1JQ  
Beaufort County

Dear Mr. Howell:

This is in response to your letter of August 11, 2008, requesting a wetland determination, on behalf of the Beaufort County School District, for a 55.851-acre tract located adjacent and south of Davis Road, about 0.2-mile east of SC170, Town of Bluffton, Beaufort County, South Carolina. The project area is depicted on the survey plat you submitted which was prepared by HB Dingle, Signed: 8/7/08, and entitled: "*Wetland Survey / Beaufort County / School District / Bluffton Township Beaufort County, S.C.*".

This plat depicts surveyed boundaries of wetlands or other waters of the United States as established by your office. You have requested that this office verify the accuracy of this mapping as a true representation of wetlands or other waters of the United States within the regulatory authority of this office. The property in question contains 14.359 acres of federally-defined jurisdictional freshwater wetlands or other waters of the United States subject to the jurisdiction of this office. The location and configuration of these areas are reflected on the plat referenced above.

Based on a review of aerial photography and soil survey information, it has been determined that the surveyed jurisdictional boundaries shown on the referenced plat are an accurate representation of jurisdictional areas within our regulatory authority. This office should be contacted prior to performing any work in these areas. Enclosed is a form describing the basis of jurisdiction for the areas in question. You should also be aware that these areas may be subject to restrictions or requirements of other state or local governmental entities.

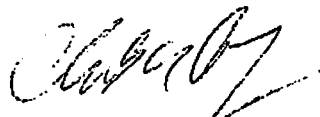
If a permit application is forthcoming as a result of this delineation, a copy of this letter, as well as the verified survey plat, should be submitted as part of the application. Otherwise, a delay could occur in confirming that a delineation was performed for the permit project area.

Please be advised that this determination is valid for five (5) years from the date of this letter unless new information warrants revision of the delineation before the expiration date. All actions concerning this determination must be complete within this time frame, or an additional delineation must be conducted. This approved jurisdictional determination is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

In future correspondence concerning this matter, please refer to SAC 2008-1664-1JQ. You may still need state or local assent. Prior to performing any work, you should contact the South Carolina Department of Health and Environmental Control, Office of Ocean and Coastal Resource Management. A copy of this letter is being forwarded to them for their information.

If you have any questions concerning this matter, please contact Paul Hinchcliff at 843-329-8044 or toll free (outside of the Charleston area) at 1-866-329-8187.

Respectfully,



Charles R. Crosby  
Chief, South Branch

Enclosures:  
Basis for Jurisdiction  
Notification of Appeal Options

Copy Furnished:  
South Carolina Department of Health  
and Environmental Control  
Office of Ocean and Coastal Resource Management  
1362 McMillan Avenue, Suite 400  
Charleston, South Carolina 29405

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

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

**SECTION I: BACKGROUND INFORMATION**

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): September 10, 2008

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: SAC\_Charleston / beaufort\_davis rd / SAC 2008-1664-1JQ

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: SC County/parish/borough: Beaufort City: Bluffton

Center coordinates of site (lat/long in degree decimal format): Lat. 32.27240° N, Long. -80.94310 ° W.

Universal Transverse Mercator:

Name of nearest waterbody: May River

Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: May River

Name of watershed or Hydrologic Unit Code (HUC): 03050208-090

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

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

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

Office (Desk) Determination. Date: 10sep08

Field Determination. Date(s):

**SECTION II: SUMMARY OF FINDINGS**

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There Are no "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]

Waters subject to the ebb and flow of the tide.

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

Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

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

1. Waters of the U.S.

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

TNWs, including territorial seas

Wetlands adjacent to TNWs

Relatively permanent waters<sup>2</sup> (RPWs) that flow directly or indirectly into TNWs

Non-RPWs that flow directly or indirectly into TNWs

Wetlands directly abutting RPWs that flow directly or indirectly into TNWs

Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs

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

Impoundments of jurisdictional waters

Isolated (interstate or intrastate) waters, including isolated wetlands

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

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

Wetlands: 14.359 acres.

c. Limits (boundaries) of jurisdiction based on: Pick List

Elevation of established OHWM (if known):

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

Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional.

Explain:

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

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

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



SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

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

1. TNW

Identify TNW: Stoney Creek / May River

Summarize rationale supporting determination: The Stoney Creek / May River system is a tidal estuarine drainage that has historically supported commercial fishing, forestry and agriculture.

2. Wetland adjacent to TNW

Summarize rationale supporting conclusion that wetland is "adjacent": The site's platted position, USGS topo, NRCS soil and NWI wetlands mapping, and the PMs site experience, support a conclusion of "adjacent".

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

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

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

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

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

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

(i) General Area Conditions:

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

(ii) Physical Characteristics:

(a) Relationship with TNW:

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

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

Identify flow route to TNW<sup>5</sup>:

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

<sup>5</sup> Flow route can be described by identifying, e.g., tributary a, which flows through the review area, to flow into tributary b, which then flows into TNW.

Tributary stream order, if known:

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

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

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

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

Primary tributary substrate composition (check all that apply):

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

Tributary condition/stability (e.g., highly eroding, sloughing banks). Explain:

Presence of run/riffle/pool complexes. Explain:

Tributary geometry: Pick List

Tributary gradient (approximate average slope): %

(c) Flow:

Tributary provides for: Pick List

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

Describe flow regime:

Other information on duration and volume:

Surface flow is: Pick List. Characteristics:

Subsurface flow: Pick List. Explain findings:

Dye (or other) test performed:

Tributary has (check all that apply):

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Bed and banks  |   |  |
| <input type="checkbox"/> OHWM <sup>6</sup> (check all indicators that apply): |   |  |
| <input type="checkbox"/> clear, natural line impressed on the bank            | <input type="checkbox"/> the presence of litter and debris          |  |
| <input type="checkbox"/> changes in the character of soil                     | <input type="checkbox"/> destruction of terrestrial vegetation      |  |
| <input type="checkbox"/> shelving   | <input type="checkbox"/> the presence of wrack line                 |  |
| <input type="checkbox"/> vegetation matted down, bent, or absent              | <input type="checkbox"/> sediment sorting                           |  |
| <input type="checkbox"/> leaf litter disturbed or washed away                 | <input type="checkbox"/> scour                                      |  |
| <input type="checkbox"/> sediment deposition                                  | <input type="checkbox"/> multiple observed or predicted flow events |  |
| <input type="checkbox"/> water staining                                       | <input type="checkbox"/> abrupt change in plant community           |  |
| <input type="checkbox"/> other (list):  |   |  |
| <input type="checkbox"/> Discontinuous OHWM. <sup>7</sup> Explain:            |   |  |

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

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

(iii) Chemical Characteristics:

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

Explain:

Identify specific pollutants, if known:

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

<sup>7</sup>Ibid.

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

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

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

(i) Physical Characteristics:

(a) General Wetland Characteristics:

Properties:

Wetland size:        acres

Wetland type. Explain:

Wetland quality. Explain:

Project wetlands cross or serve as state boundaries. Explain:

(b) General Flow Relationship with Non-TNW:

Flow is: Pick List. Explain:

Surface flow is: Pick List

Characteristics:

Subsurface flow: Pick List. Explain findings:

Dye (or other) test performed:

(c) Wetland Adjacency Determination with Non-TNW:

- Directly abutting
- Not directly abutting
  - Discrete wetland hydrologic connection. Explain:
  - Ecological connection. Explain:
  - Separated by berm/barrier. Explain:

(d) Proximity (Relationship) to TNW

Project wetlands are Pick List river miles from TNW.

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

Flow is from: Pick List.

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

(ii) Chemical Characteristics:

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

Identify specific pollutants, if known:

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

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

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

All wetland(s) being considered in the cumulative analysis: Pick List

Approximately (        ) acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

Directly abuts? (Y/N)

Size (in acres)

Directly abuts? (Y/N)

Size (in acres)

Summarize overall biological, chemical and physical functions being performed:

### C. SIGNIFICANT NEXUS DETERMINATION

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

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

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

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

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

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

1. TNWs and Adjacent Wetlands. Check all that apply and provide size estimates in review area:  
 TNWs: linear feet width (ft), Or, acres.  
 Wetlands adjacent to TNWs: 14.359 acres.
2. RPWs that flow directly or indirectly into TNWs.  
 Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial:  
 Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally:

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

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

3. Non-RPWs<sup>8</sup> that flow directly or indirectly into TNWs.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):<sup>10</sup>

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

Identify water body and summarize rationale supporting determination:

<sup>8</sup>See Footnote # 3.

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

<sup>10</sup>Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA IIQ for review consistent with the process described in the Corps/EPA Memorandum Regarding CWA Act Jurisdiction Following Rapanos.

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

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

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

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

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

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

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

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

**SECTION IV: DATA SOURCES.**

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

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant.
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  - Office concurs with data sheets/delineation report.
  - Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps:
- Corps navigable waters' study:
- U.S. Geological Survey Hydrologic Atlas:
  - USGS NHD data.
  - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite scale & quad name: SC/jasper.
- USDA Natural Resources Conservation Service Soil Survey. Citation: beaufort83.
- National wetlands inventory map(s). Cite name:
- State/Local wetland inventory map(s):
- FEMA/FIRM maps:
- 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
- Photographs:  Aerial (Name & Date): SC99/11211:69.
  - or  Other (Name & Date):
- Previous determination(s). File no. and date of response letter:
- Applicable/supporting case law:
- Applicable/supporting scientific literature:
- Other information (please specify):

**B. ADDITIONAL COMMENTS TO SUPPORT JD:** This prospective public school site sits at the top of a watershed break and drains south through a continuous wetland connection to the TNW Stoney Creek / May River estuary.