U.S. ARMY CORPS OF ENGINEERS
Wilmington District
P.O. Box 1890
Wilmington, North Carolina 28402-1890

Action ID No. 200301067

March 23, 2004

PUBLIC NOTICE

Applicant and Property Background. Decarol Williamson Enterprises, Inc., 130 N. Front Street, STE 200, Wilmington, North Carolina, 28401. Authorized agent: Land Management Group, Inc., c/o Chip Jackson, P.O. Box 2522, Wilmington, NC 28461. The applicant has submitted an application for an individual permit to fill 0.91 acres of jurisdictional wetlands and 0.8 acres of other waters located on the Pearl Golf Links. The Pearl Golf Links is 881.8-acre site on the southern side of Old Georgetown Road, 3 miles west of NC Hwy 904 and just east of the town of Calabash. The 881.8-acre site consists of 769.06 acres of upland and 112.76 acres of wetland and other waters of the United States. Approximately 76 acres of the wetland consist of coastal marsh and sublittoral communities. The prevailing land use in the immediate vicinity of the property is suburban residential. Residential–golf course communities account for a common land use theme in the area. Present land use at the Pearl Golf Links property consists of two 18-hole golf courses, a clubhouse, and a few accessory buildings. The present facilities were constructed in 1987. The remaining property was left undeveloped as it is today. The property is bounded on the east and west by other residential-golf course developments, on the north by Old Georgetown Road, and on the south by the Calabash River. Undeveloped uplands on site consist almost entirely of oak-pine communities, with longleaf pine being the dominant species in most communities. Wetlands and other waters on site form a mosaic of communities common to coastal North Carolina and include the following types of systems: forested wetlands with a prevalence of longleaf pine, tulip poplar, sweet gum, and green ash *(Fraxinus)*; open canopy shrub wetlands with a prevalence of gall berry, fetterbush, and swamp cyrilla; coastal marshes dominated by smooth cord grass *(Spartina alterniflora)* and black needle rush *(Juncus romerianus);* and open ponds and ditches, many that have been historically dredged from wetlands.

Project Description. The proposed project consists of full development of the site and will consist of construction of a hotel, restaurants, tennis clubs, a bed and breakfast residential complex, 273 buildings containing 4,095 condominium units, and associated roads and parking lots. As previously noted, the project's dredge and fill wetland impacts involve 0.91 acres of wetlands and 0.8 acres of jurisdictional waters. The site layout and project impacts are shown in the accompanying drawings and tables.

Mitigation. To offset the adverse impacts of the proposed wetland impacts, the applicant proposes restore a 2.5-acre wetland and create 12.85 acres of ponds. Complete details of the

mitigation plan have not been presented at this time but will be submitted to the Corps, reviewing agencies, and interested parties during this permit review process.

Interagency Coordination. This proposal will be reviewed by North Carolina regulatory agencies to determine whether state authorizations are needed such as—

a. Issuance of a Water Quality Certification under Section 401 of the Clean Water Act by the North Carolina Division of Water Quality (NCDWQ).

b. Issuance of a permit to dredge or fill under North Carolina General Statute 113-229 by the North Carolina Division of Coastal Management (NCDCM).

c. Issuance of a permit under the North Carolina Coastal Area Management Act (CAMA) by the North Carolina Division of Coastal Management (NCDCM) or their delegates.

d. Issuance of an easement to fill or otherwise occupy state-owned submerged land under North Carolina General Statute 143-341(4), 146-6, 146-11, and 146-12 by the North Carolina Department of Administration (NCDA) and the North Carolina Council of State.

e. Approval of an Erosion and Sedimentation control Plan by the Land Quality Section, North Carolina Division of Land Resources (NCDLR), pursuant to the State Sedimentation Pollution Control Act of 1973 (NC G.S. 113 a-50- 66).

Review Criteria. The Army Corps of Engineers will not issue a permit until a coordinated state review of this project has been performed and until the North Carolina Division of Water Quality has determined the applicability of a Water Quality Certificate as required by PL 92-500.

This application is being considered for approval pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344). Any person may request that a public hearing be held in connection with this application. Requests for public hearing must be submitted in writing to this office within the comment period specified in this notice and must include an outline of the requester's reasons for why the Corps should hold a public hearing.

The District Engineer has consulted the latest published version of the National Register of Historic Places and has determined that the proposed sites are not registered properties or properties that are eligible for inclusion in the Register.

The District Engineer is not aware whether the proposed activity will affect species designated as endangered or threatened pursuant to the Endangered Species Act of 1973.

The District Engineer has determined that the proposed project would not adversely affect Essential Fish Habitat or associated fisheries managed by the South Atlantic or Mid-Atlantic Fishery Management Councils or by the National Marine Fisheries Service (50 CFR Part 600).

The decision on whether to issue a permit will be based on an evaluation of the project's intended use and its probable direct and cumulative impacts on the public interest. Public interest

review requires careful weighing of factors relevant to each case. Benefits that reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. A decision on whether to authorize a proposal, and the conditions under which it would occur, is therefore determined by the outcome of the general balancing process. That decision should reflect the national concern for both protection and utilization of important resources. Among the factors considered are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards and flood plain values (in accordance with Executive Order 11988), land use, navigation, shoreline erosion and accretion, recreation, water supply and quality, conservation, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and the general needs and welfare of the people. For activities involving the placement of dredged or fill materials in waters of the United States, a permit will be denied if the discharge that would be authorized by such permit would not meet the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the criteria outlined in the preceding sentence and to any other applicable guidelines, a permit will be granted unless the District Engineer determines that it would be contrary to the public interest to do so.

To evaluate the impacts of this proposed project, the Corps of Engineers is soliciting comments from he general public, from Indian tribes, and from officials from Federal, state, and local agencies. Any comments received will be considered by the Corps of Engineers in order to determine whether to issue, modify, condition, or deny a permit for this proposal. Comments are used in the preparation of an Environmental Assessment or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing or to determine whether the overall public interest would be served by the proposed activity.

Generally, the decision on whether to issue a Department of the Army permit will not be made until the North Carolina Division of Water Quality (NCDWQ) issues, denies, or waives state certification required by section 401 of the Clean Water Act. The NCDWQ considers whether a proposed activity will comply with sections 301, 302, 306, and 307 of the Clean Water Act. The application and this public notice for a Department of the Army permit serve as application to the NCDWQ for certification.

Additional information regarding water quality certification may be reviewed at the offices of the NCDWQ, Water Quality Section, 1617 Mail Service Center, Raleigh, NC 27699-1617. Copies of such materials will be furnished to anyone requesting copies and upon payment of reproduction costs.

Comments regarding this application should be submitted in writing to the District Engineer at the above address within 30 days from the date of this notice. If you have questions concerning this application, contact **Thomas Farrell** of this office, telephone (910) 251-4466.

OVERALL WETLAND IMPACTS MAPS
for

THE PEARL

AN ALL-INCLUSIVE RESORT COMMUNITY

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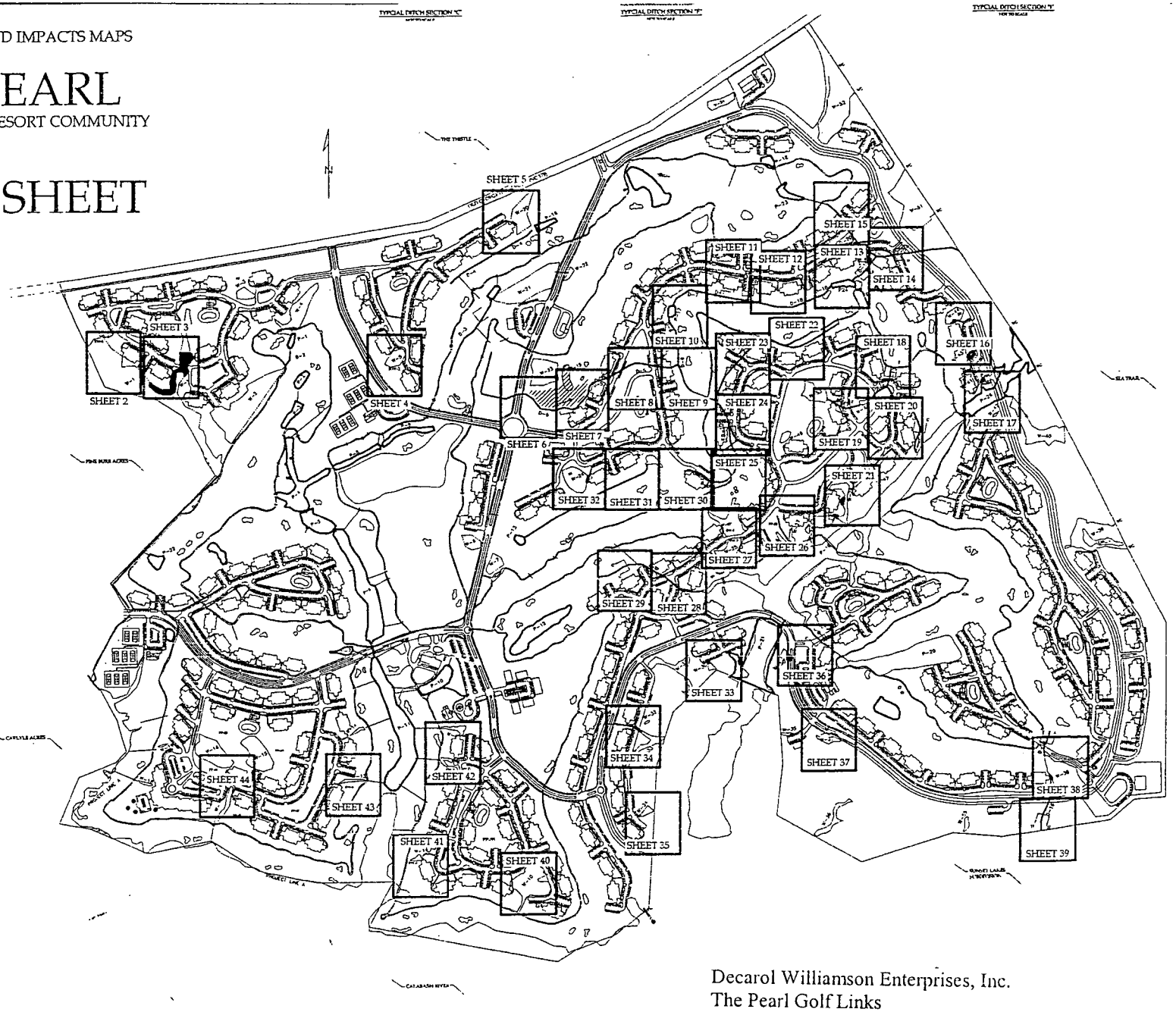

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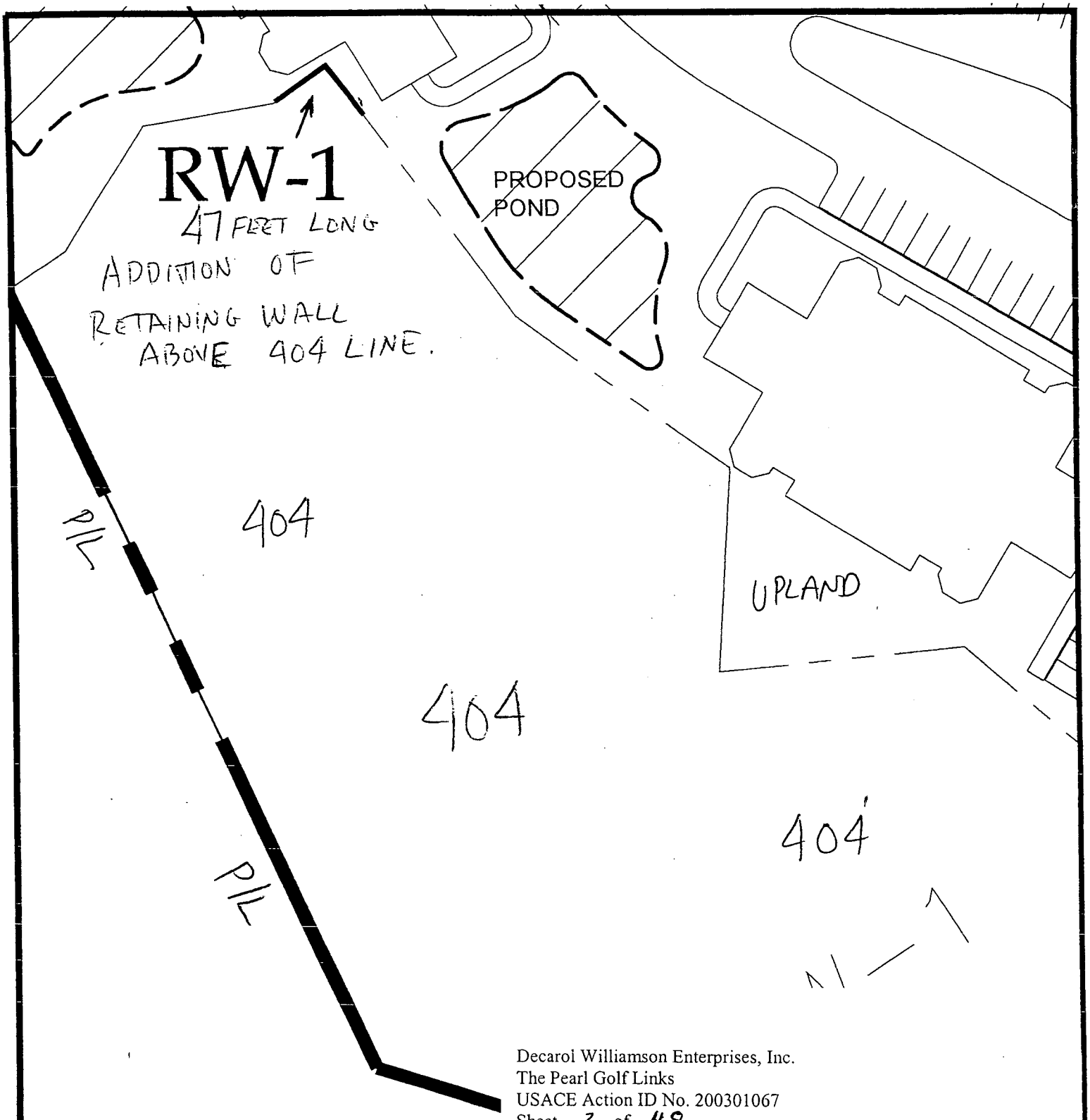

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Brunswick Co., NC
August 2003

Land Management Group, Inc.
P.O. Box 2522
Wilmington, NC 28402
01-02-229

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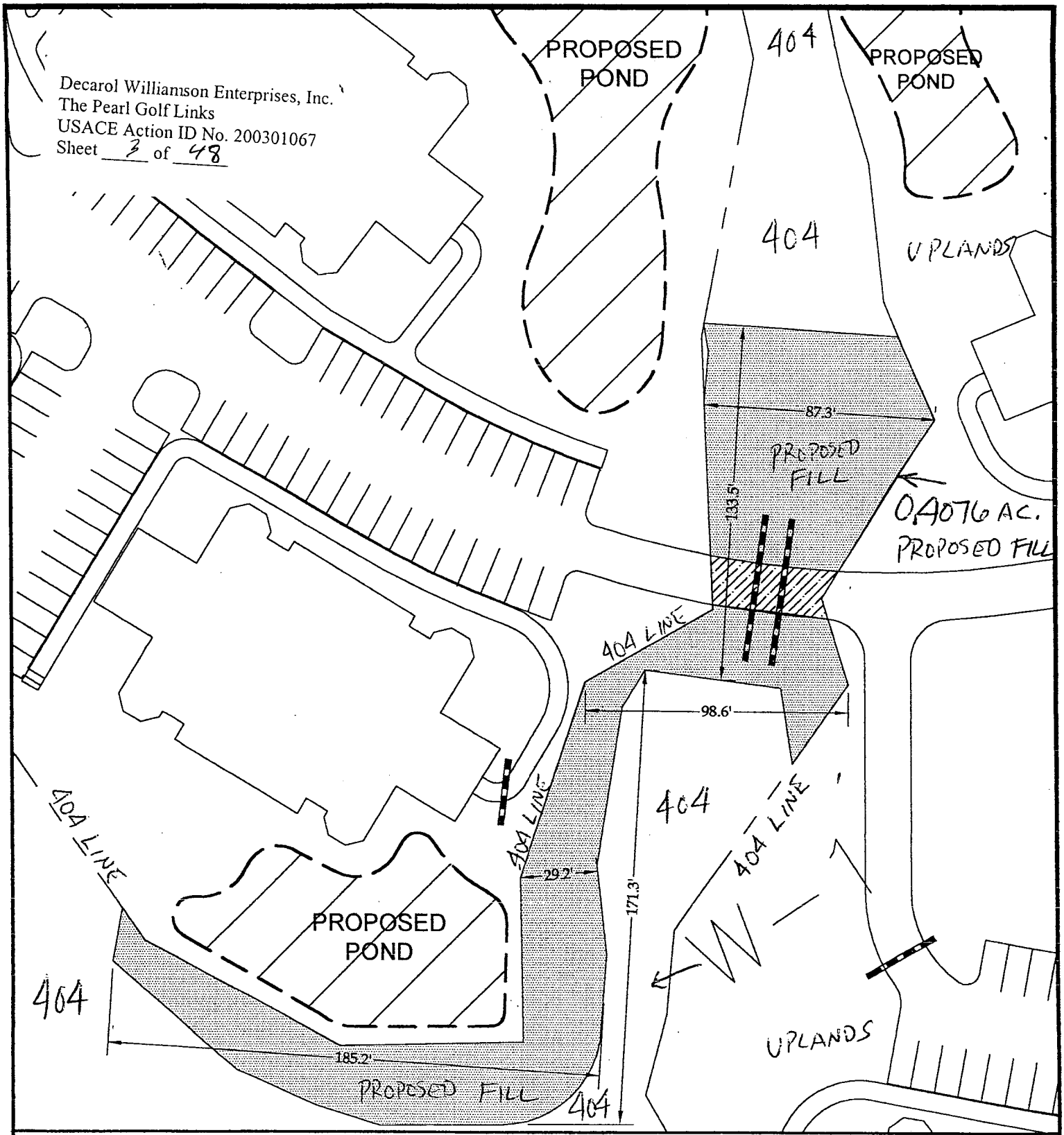

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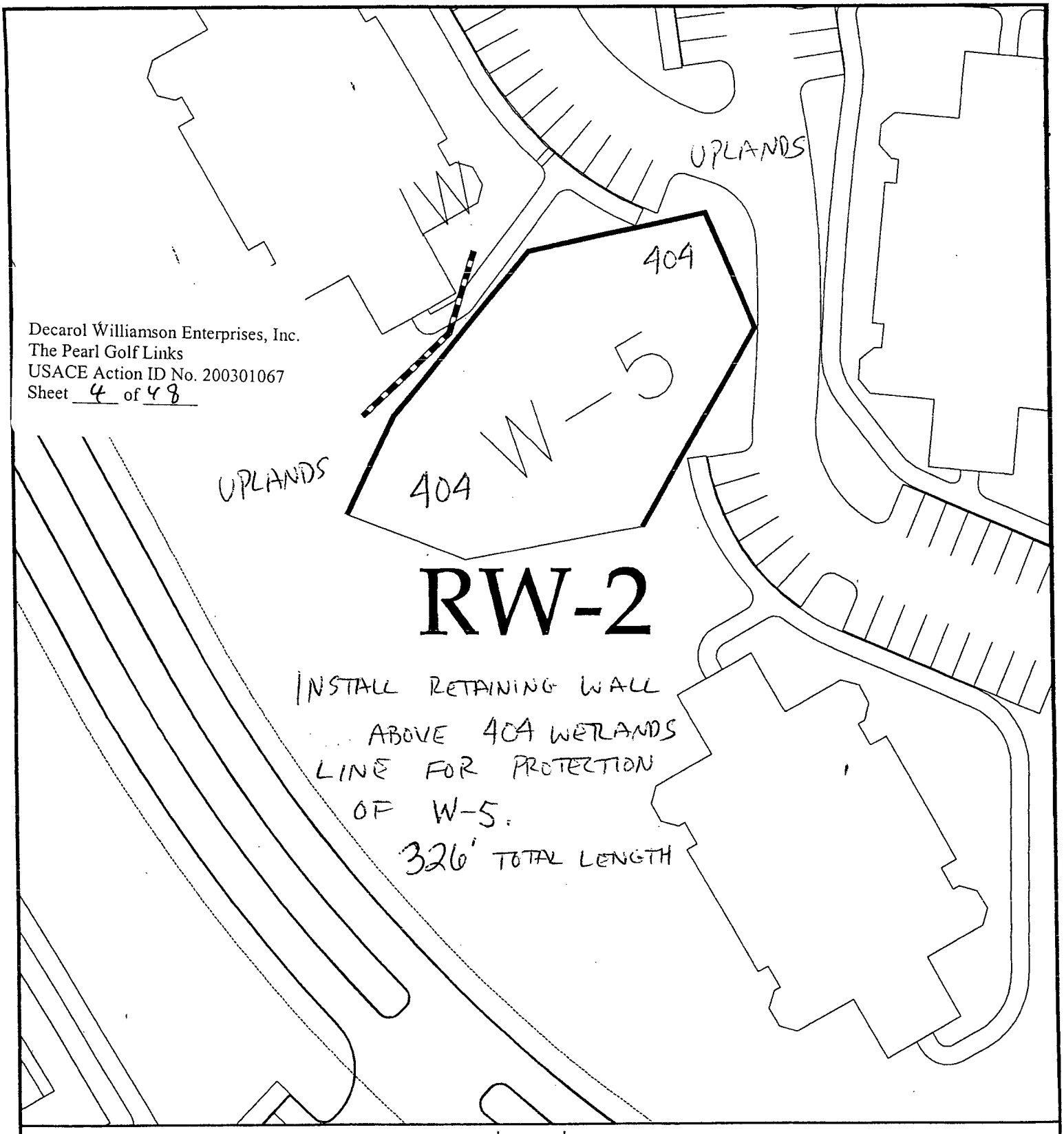

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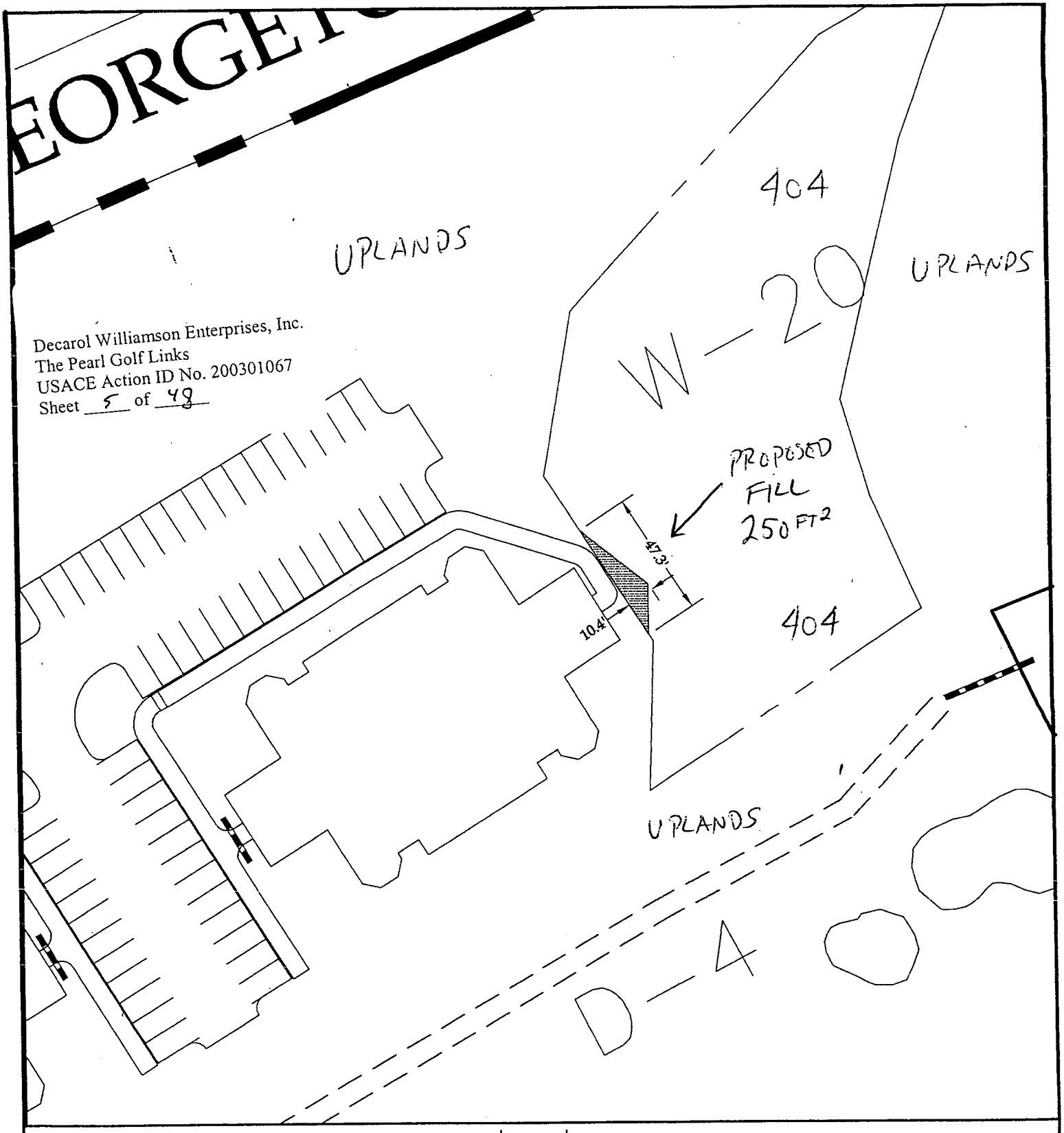

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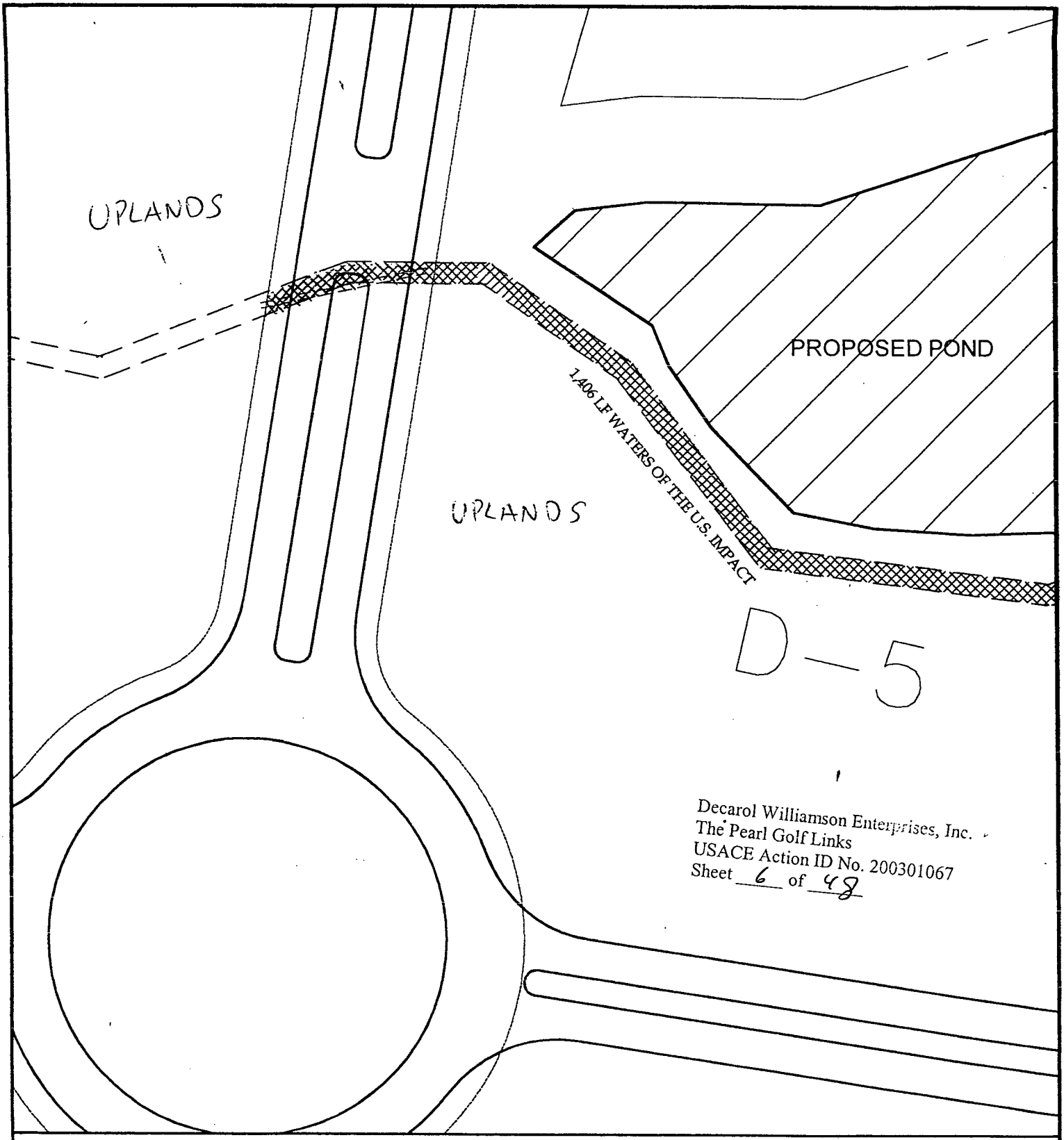

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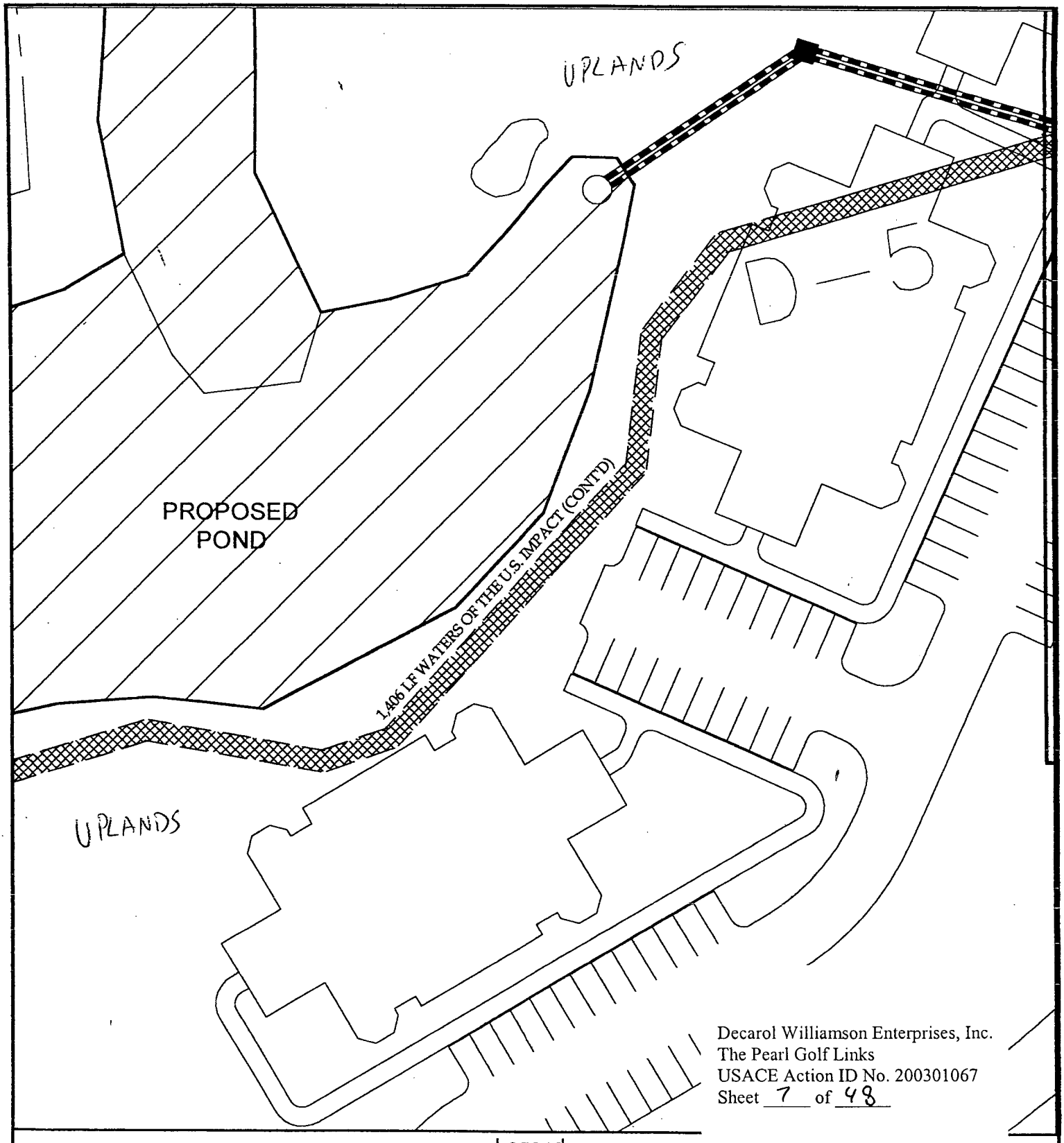

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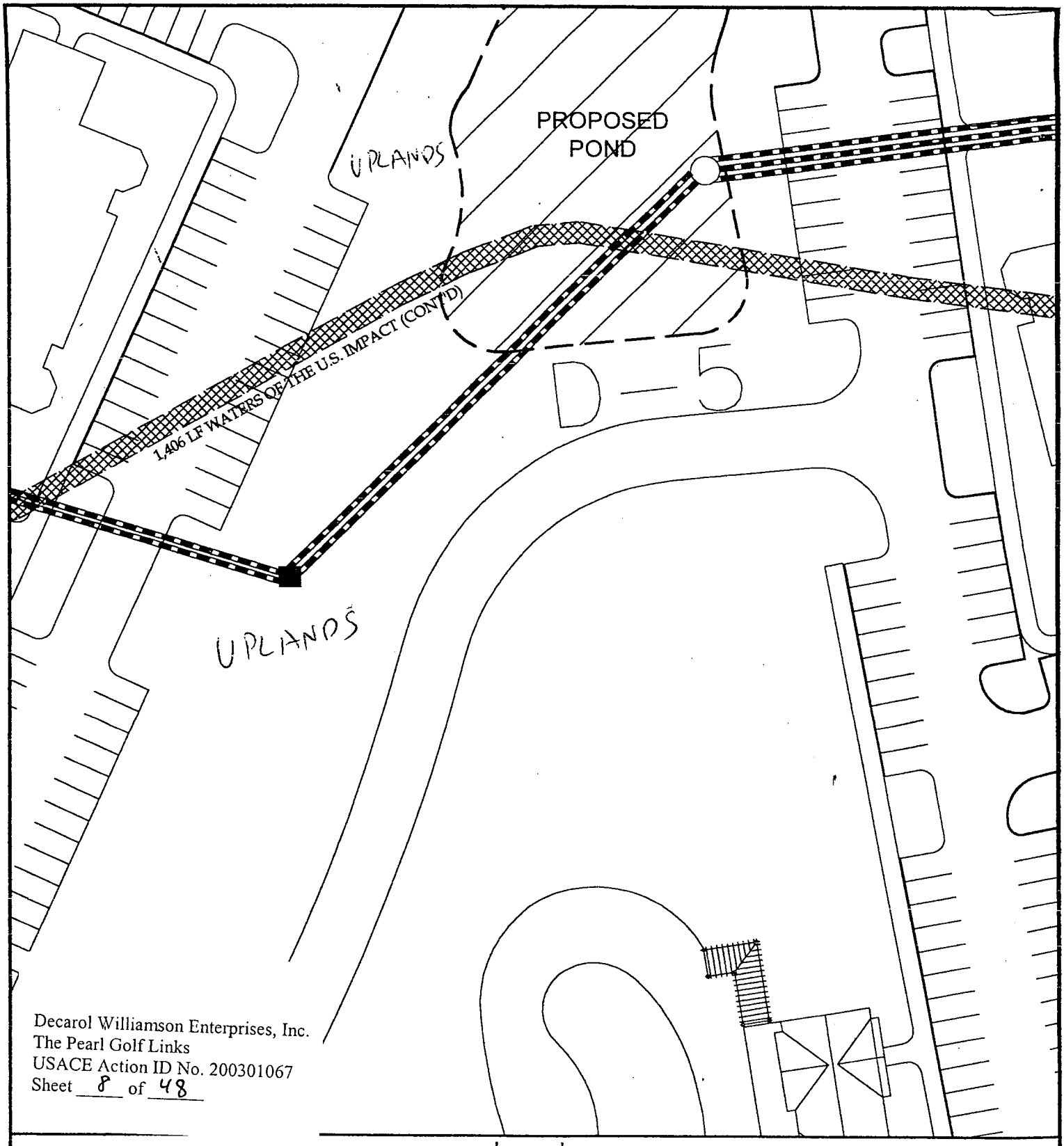

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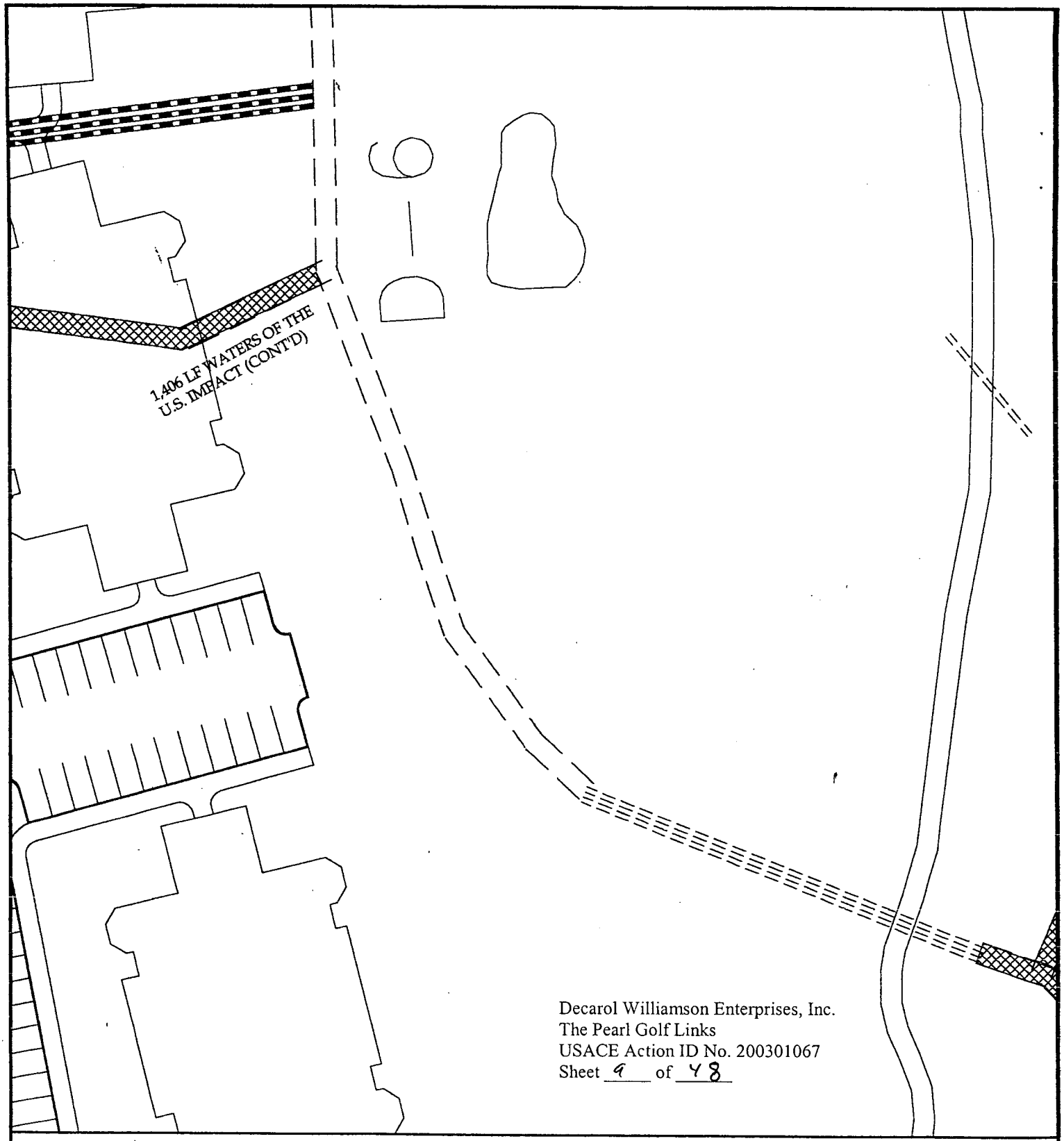

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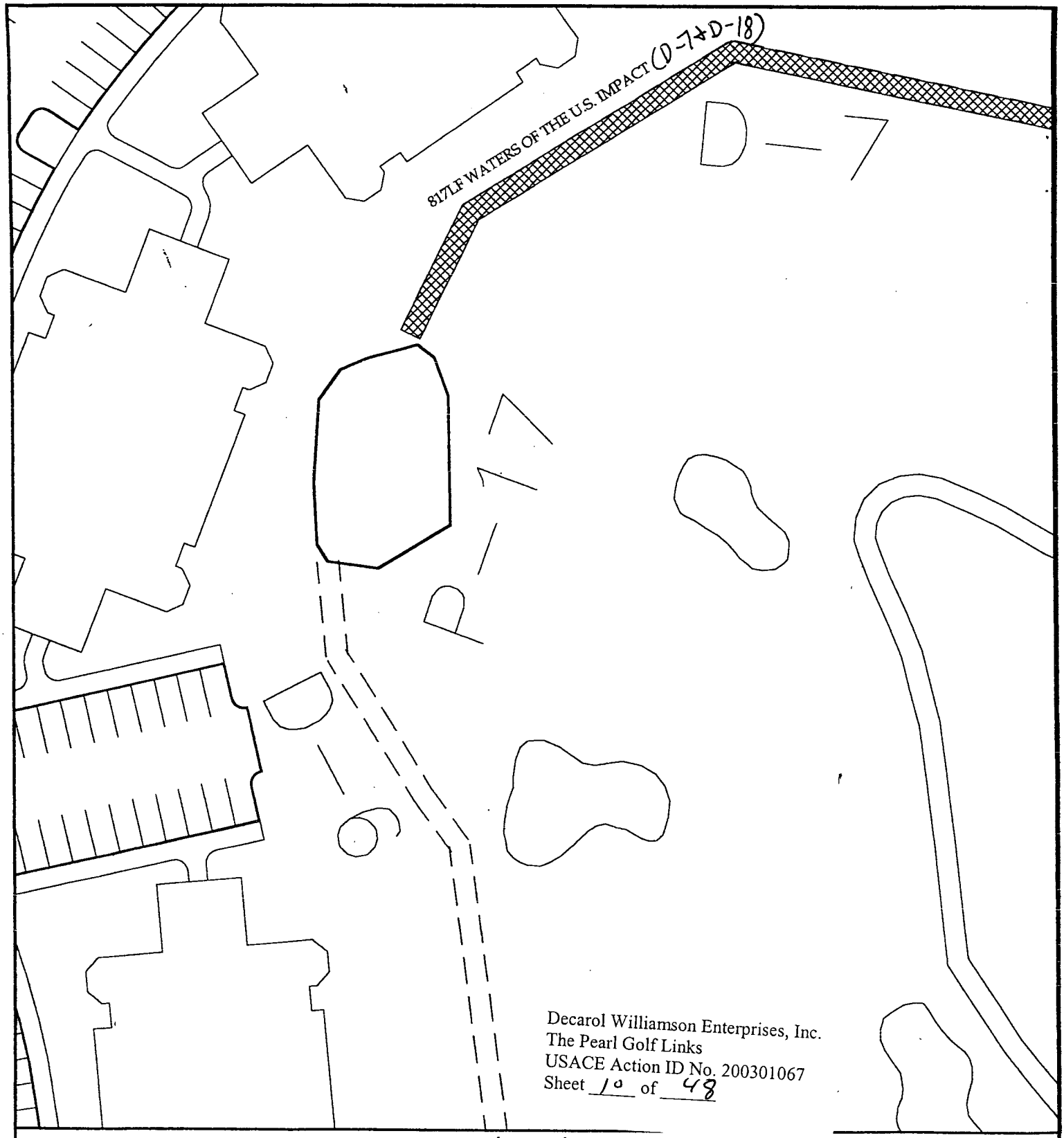

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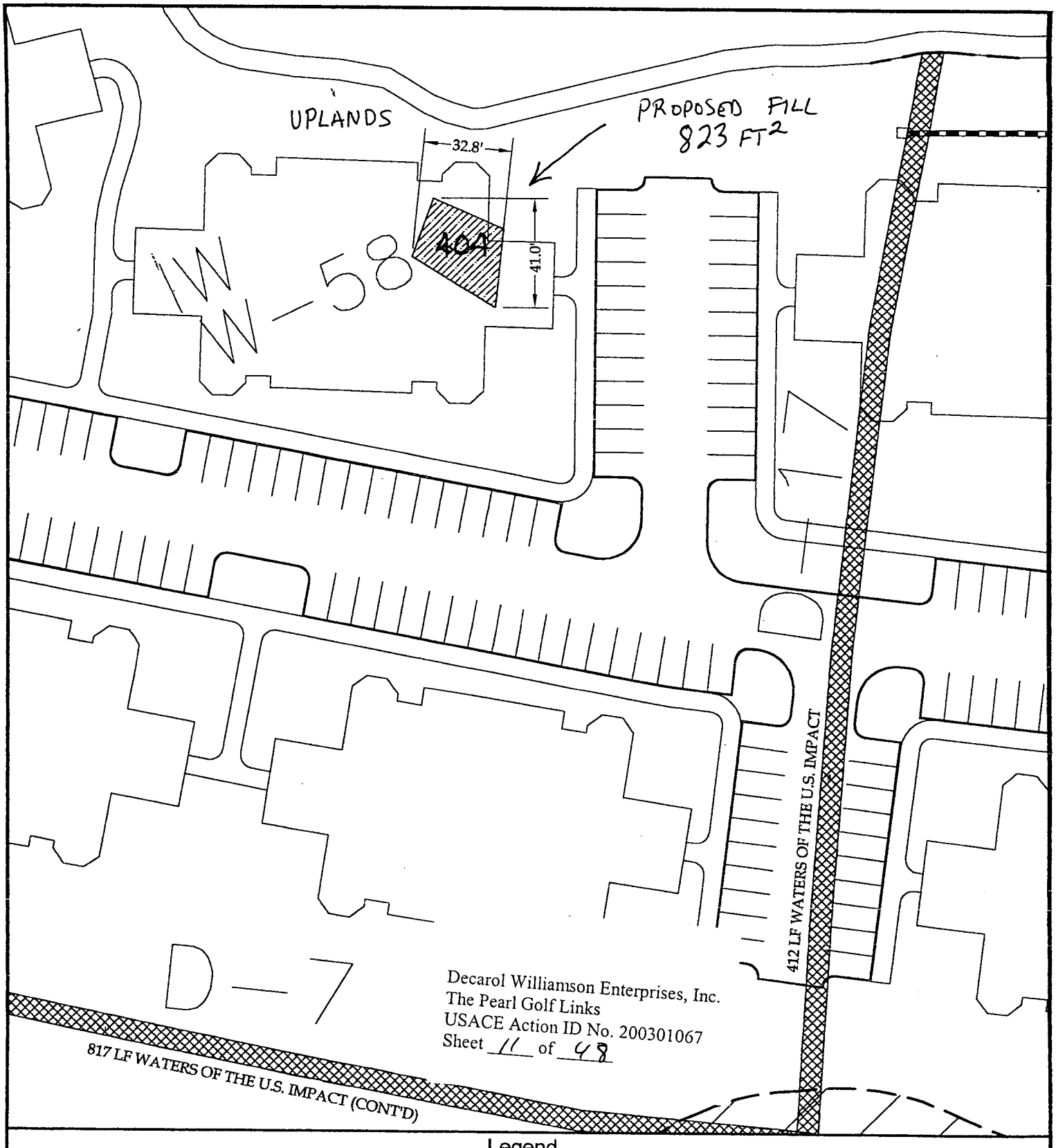

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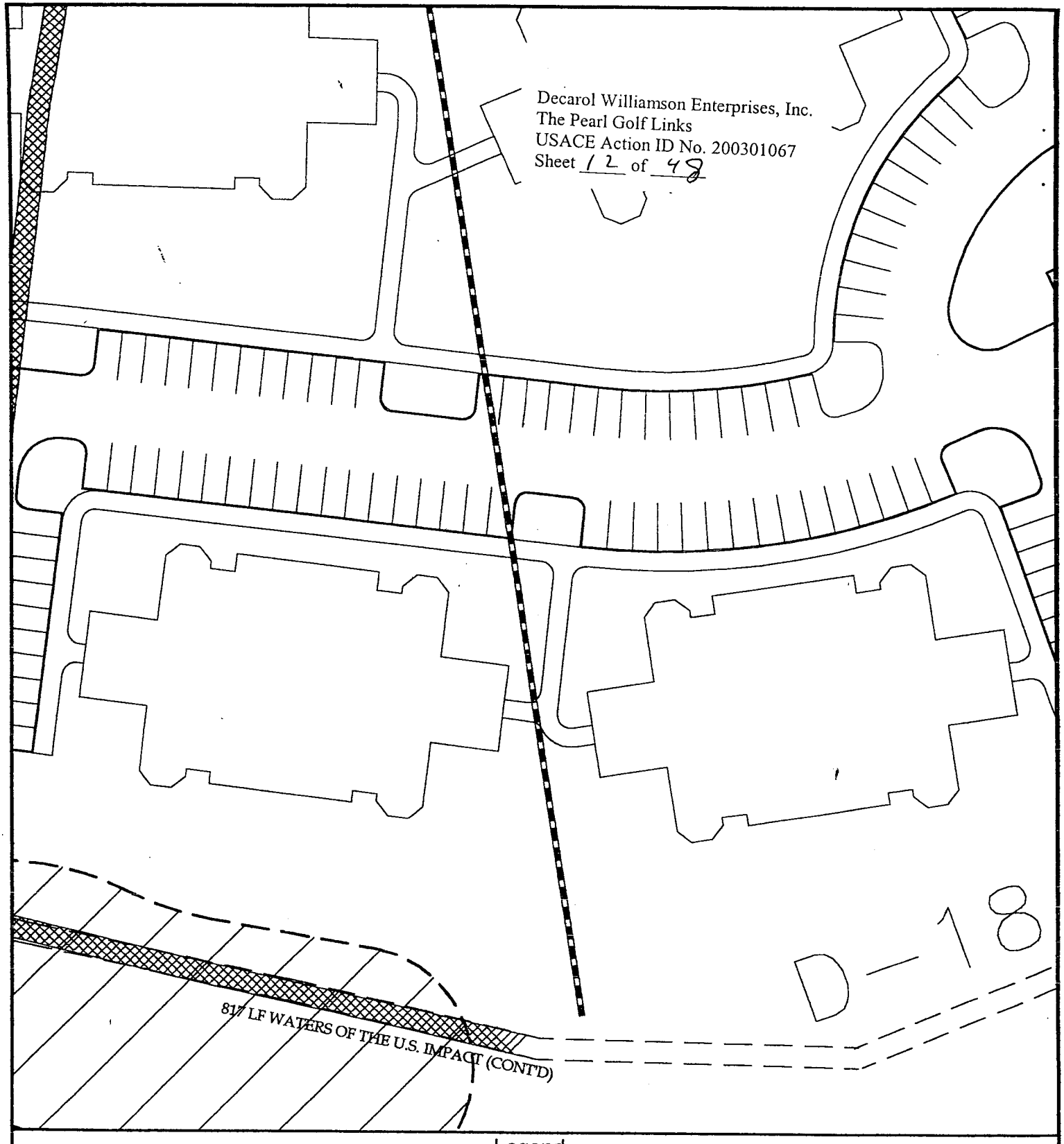

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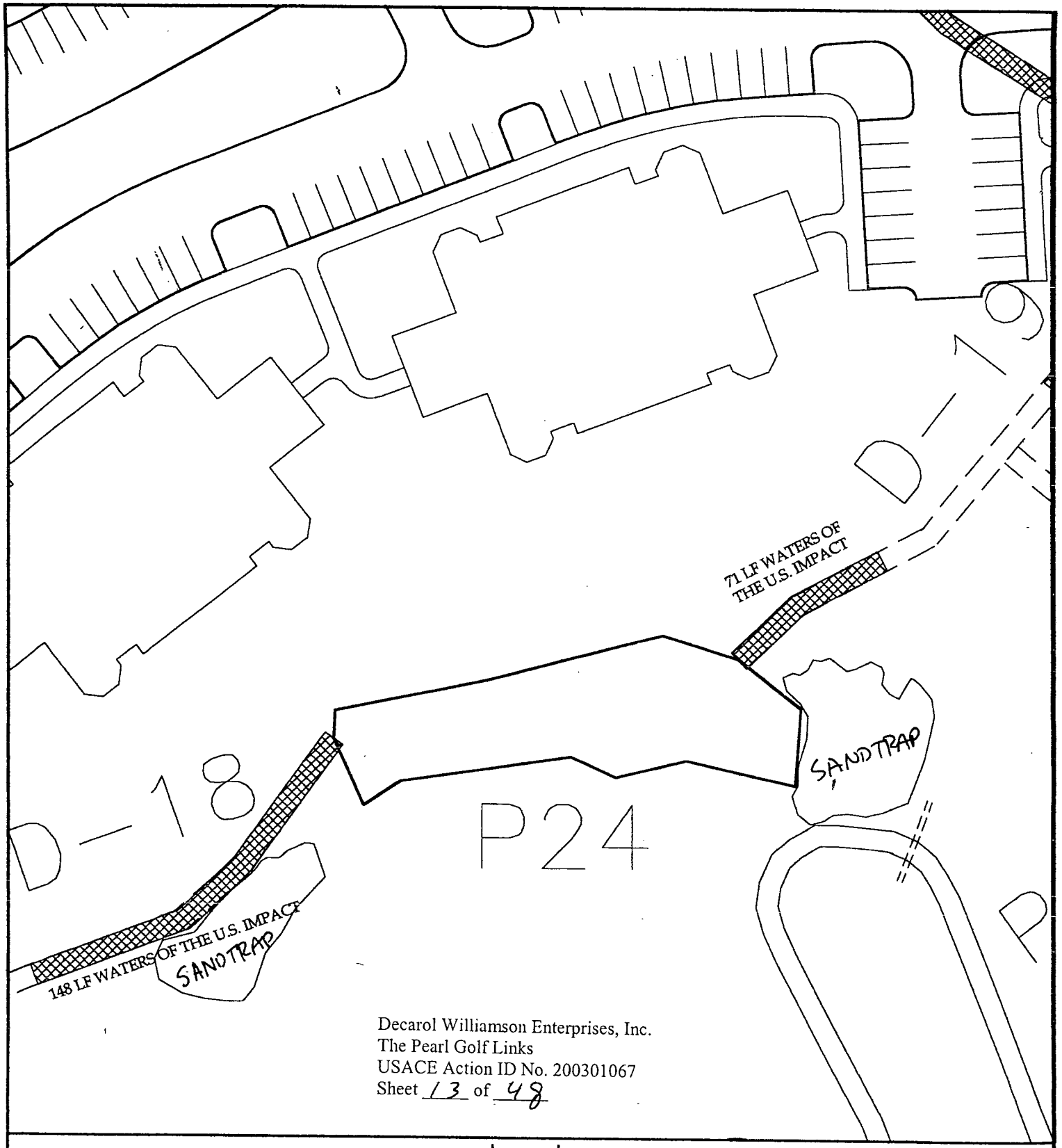

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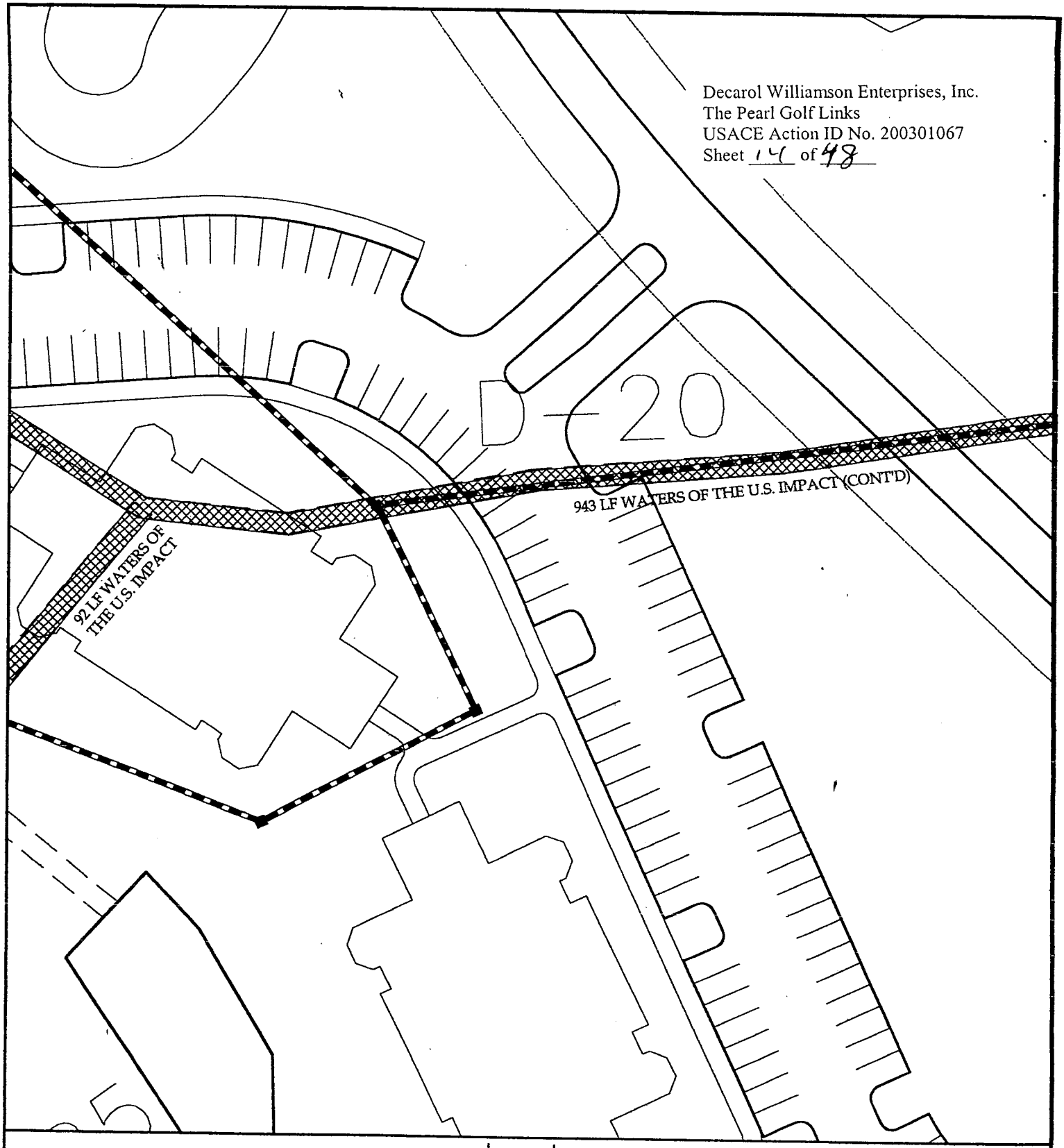

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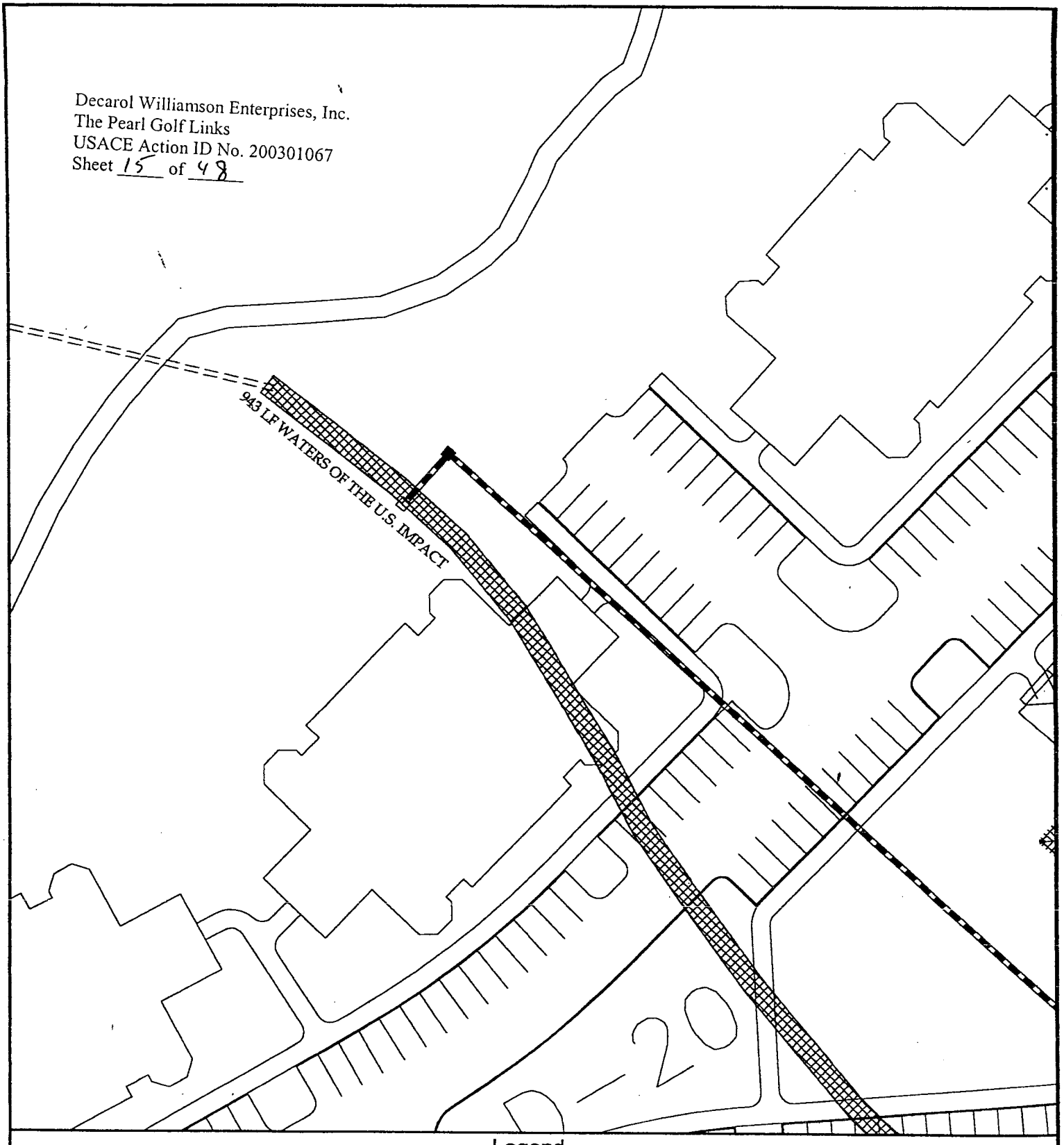

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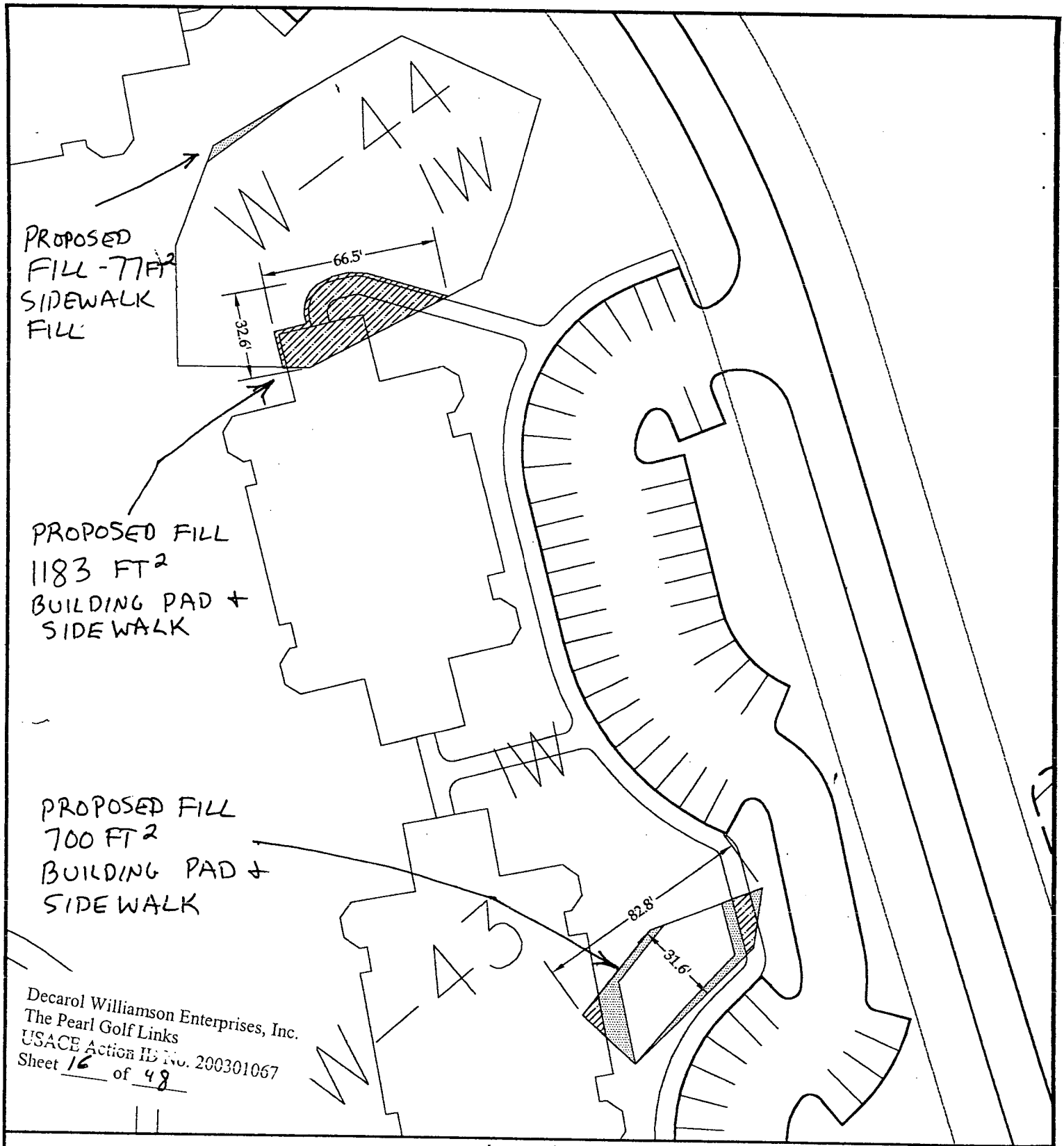

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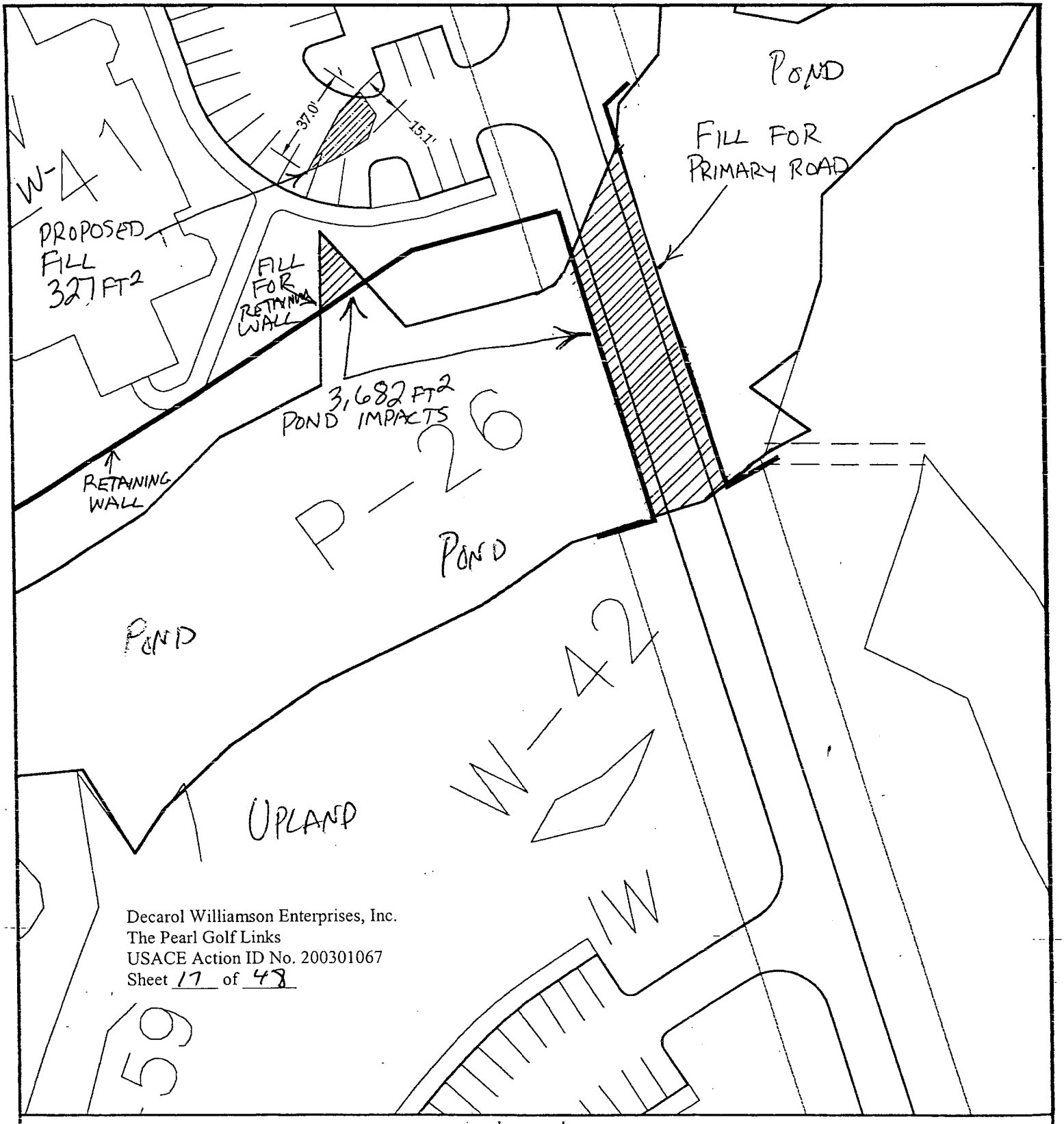

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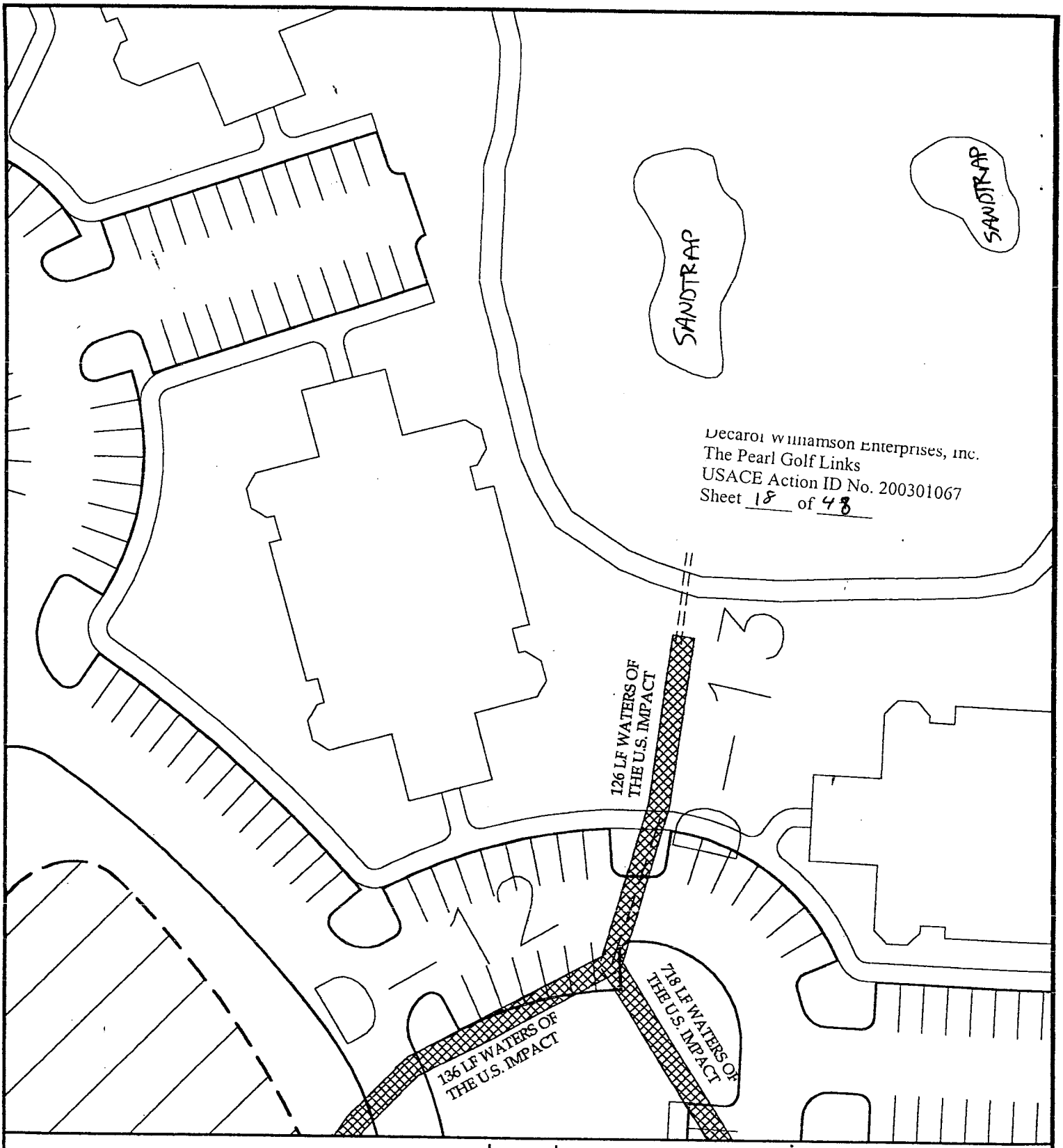

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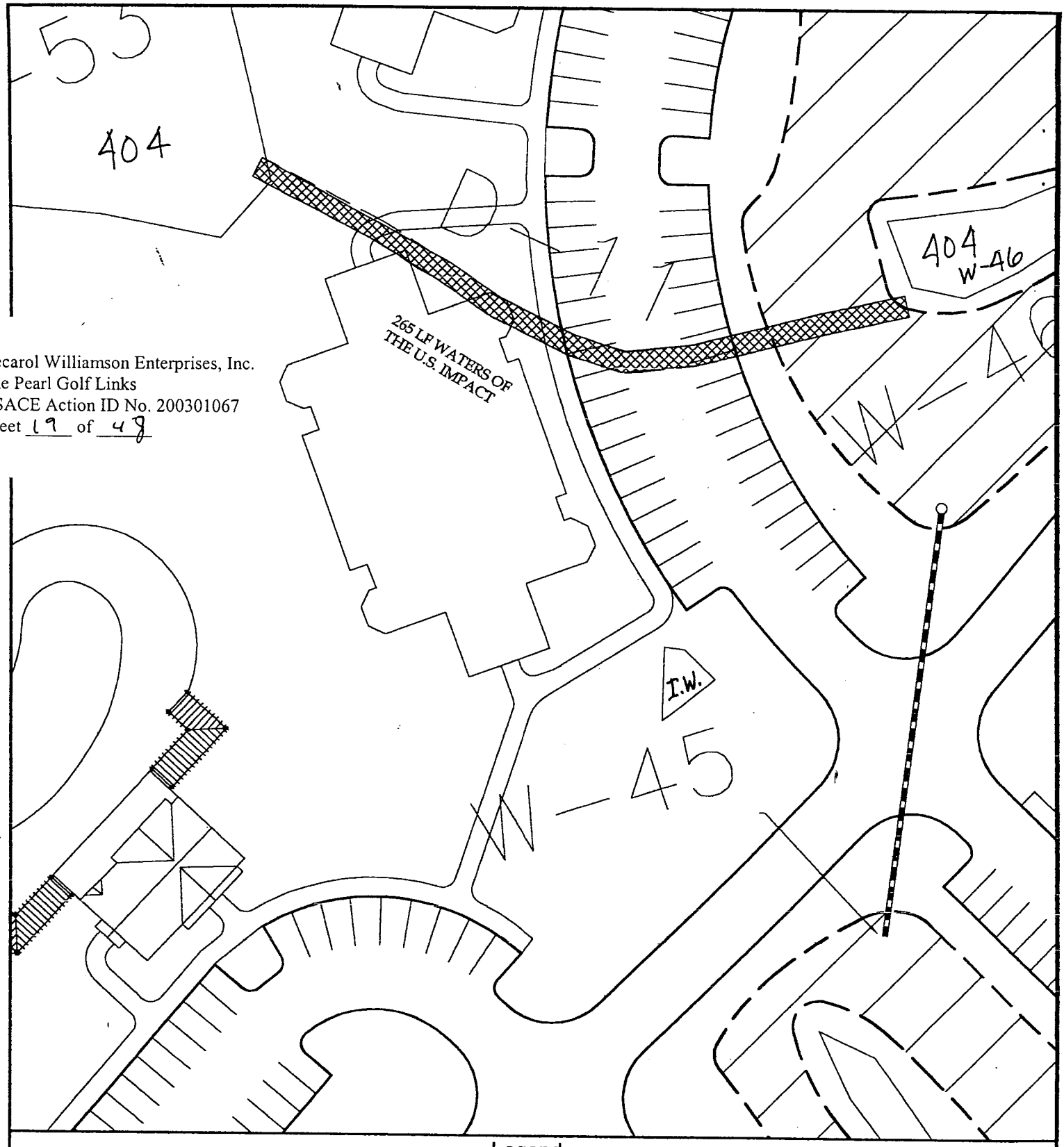

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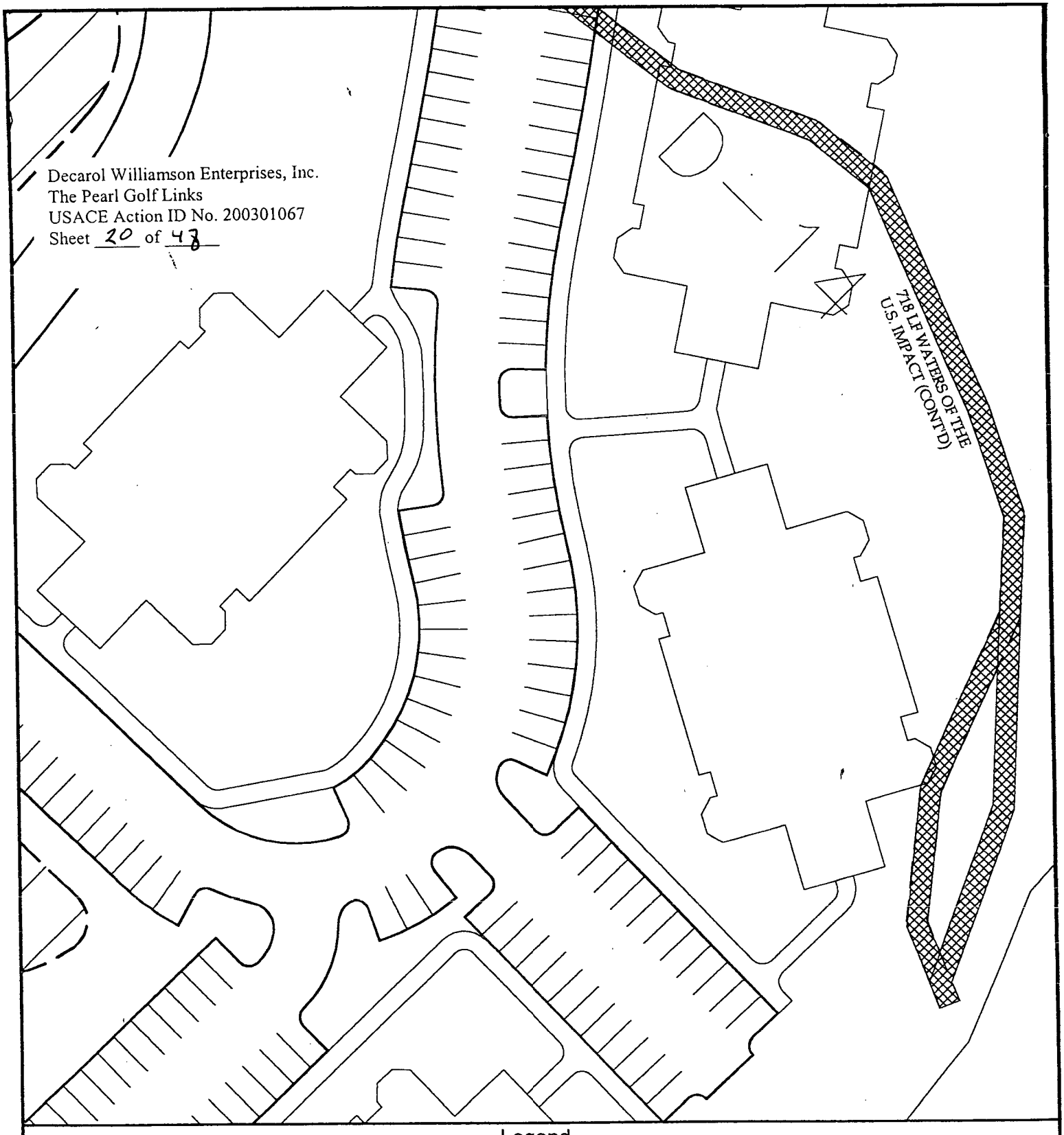

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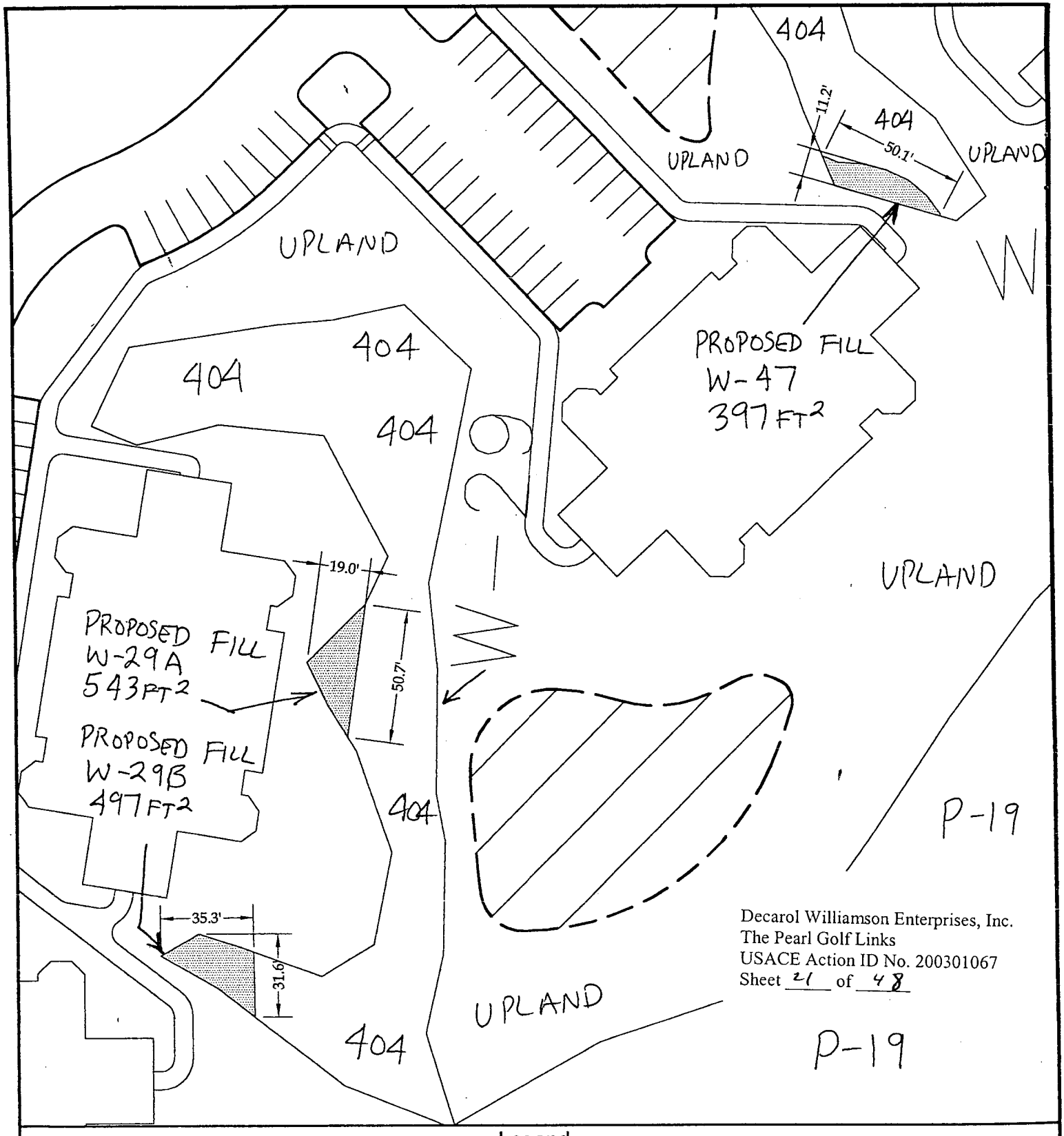

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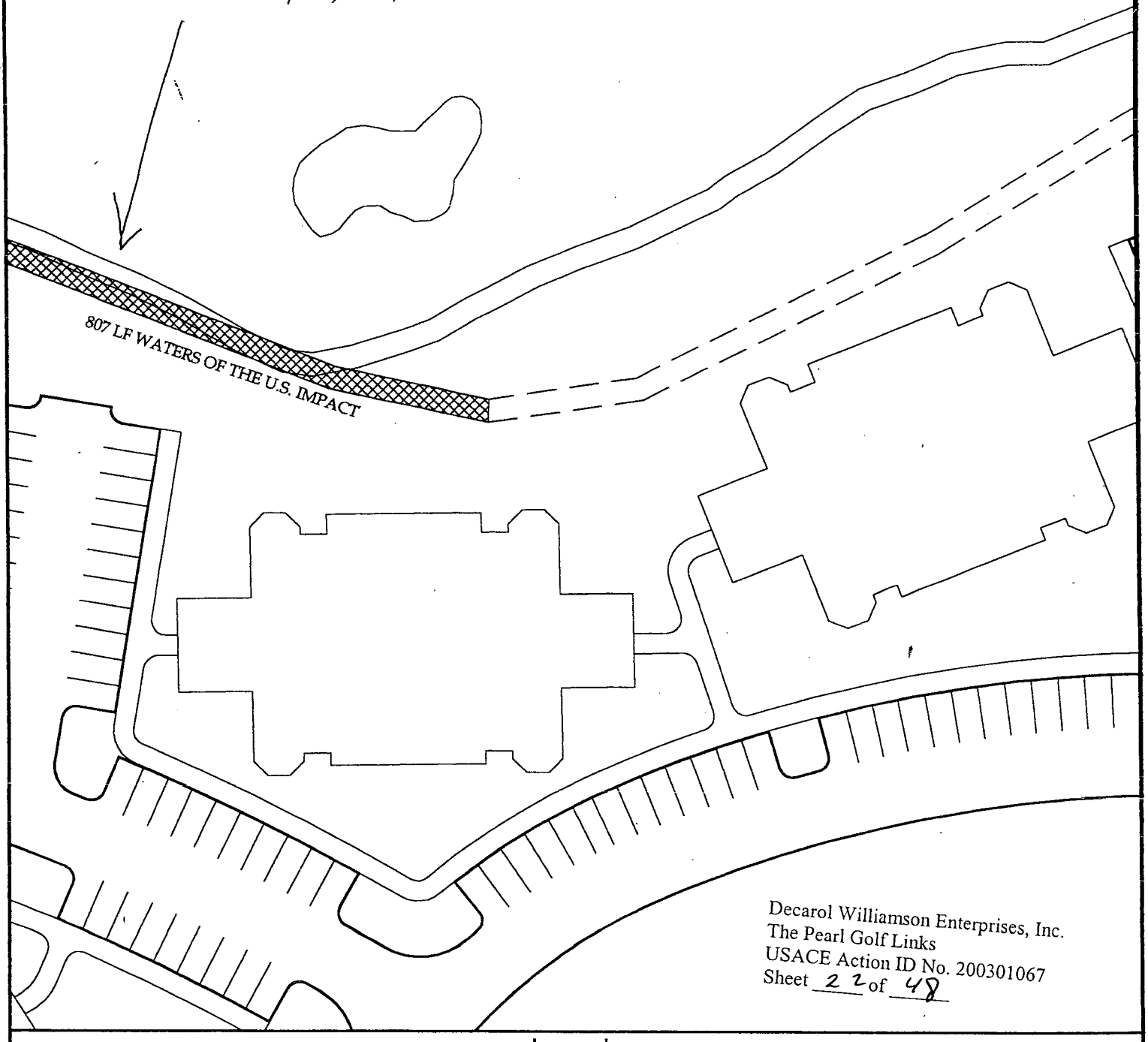
D-10 IMPACT
1,421 LF (807+616 LF)
SHEETS 22, 23, 24, 25



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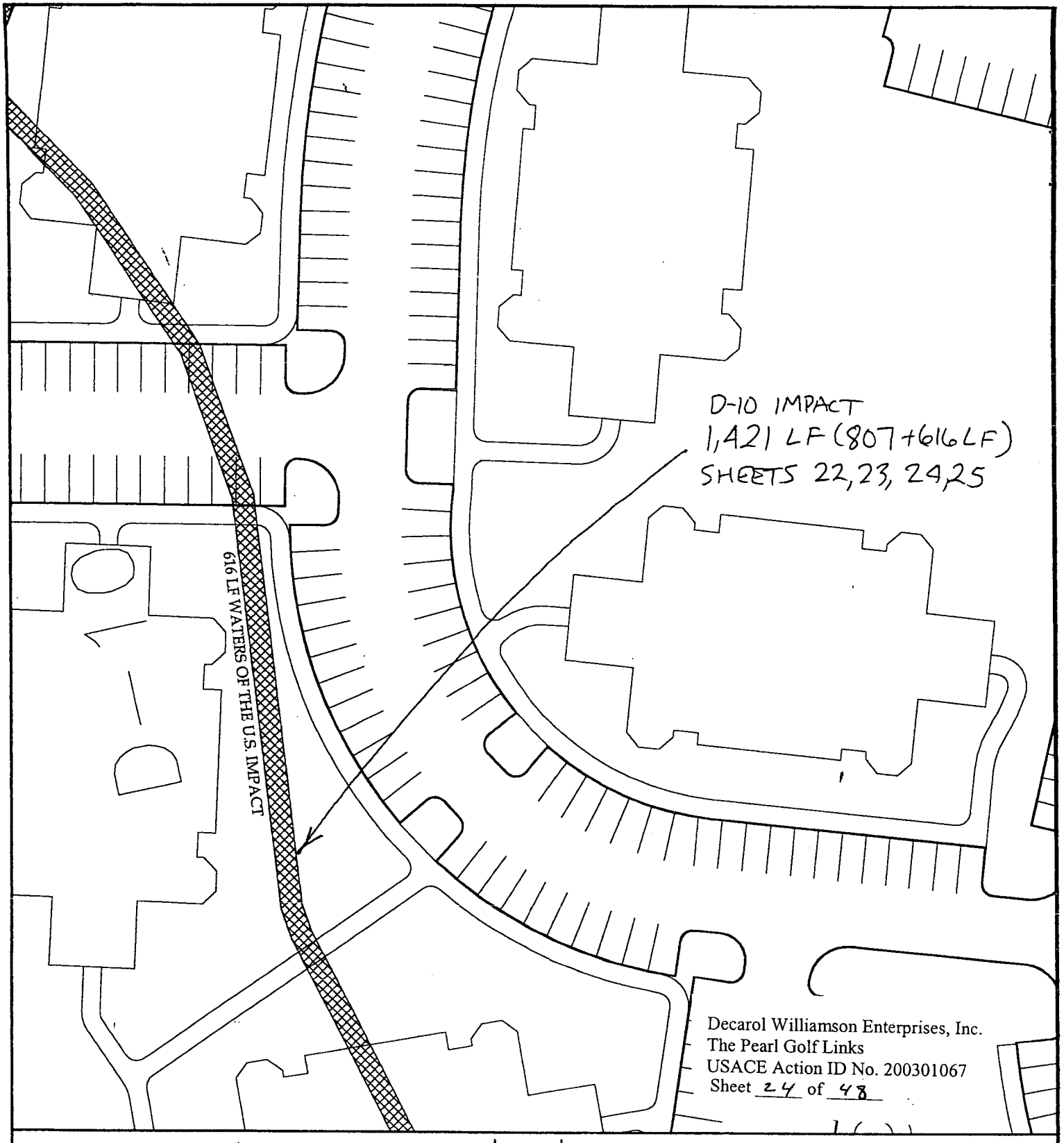

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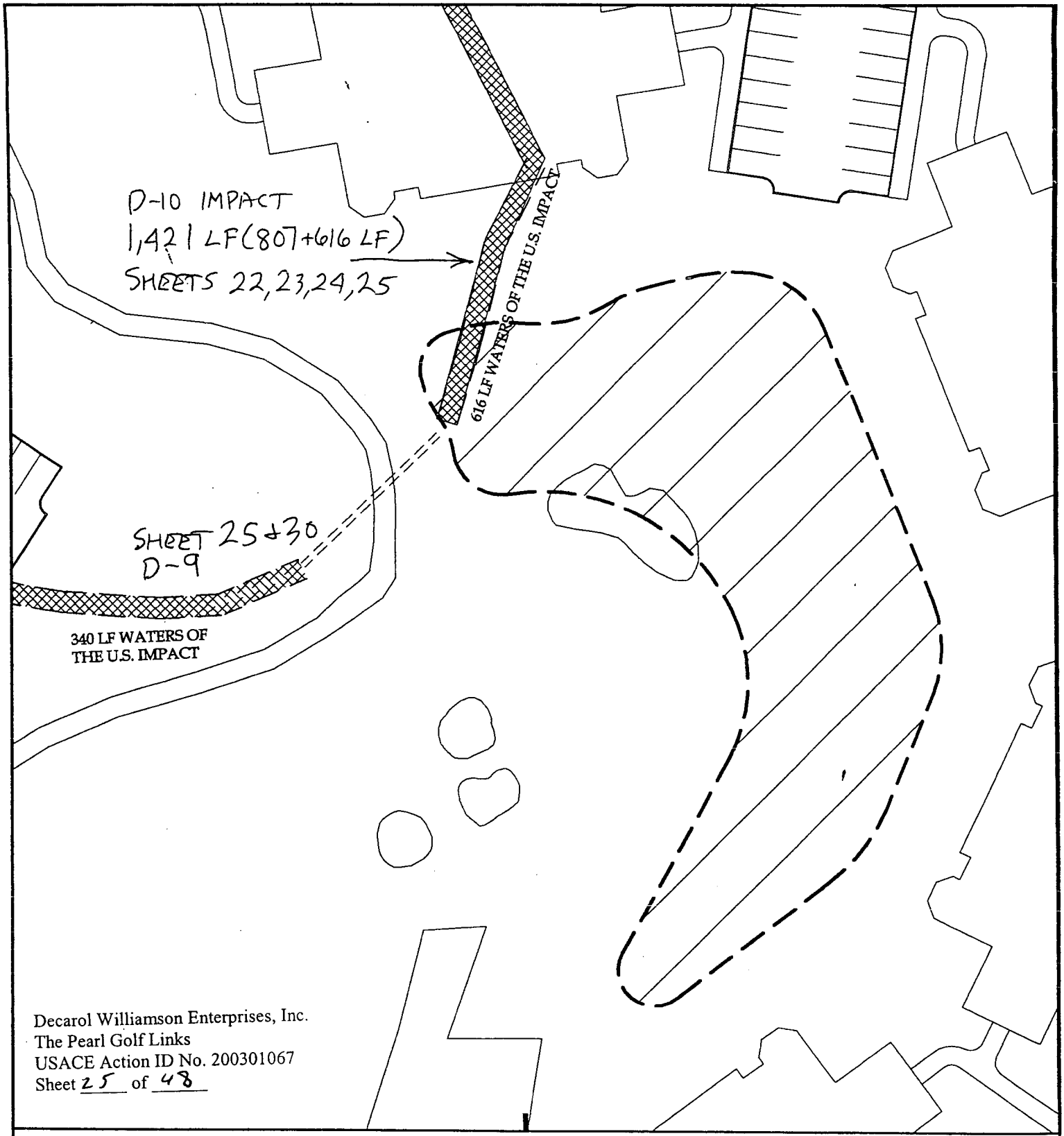

Decarol Williamson Enterprises, Inc.
The Pearl Golf Links
USACE Action ID No. 200301067
Sheet 25 of 48

Legend

- Wetland Impact Areas
- Wetland Fill Areas
- Proposed Storm Drains
- Existing Storm Drains
- Ditch Fill Areas
- Proposed Ditches

Nationwide Permit Application For
The Pearl
Brunswick Co., NC
August 2003

Land Management Group, Inc.
P.O. Box 2522
Wilmington, NC 28402
01-02-229

SHEET 25

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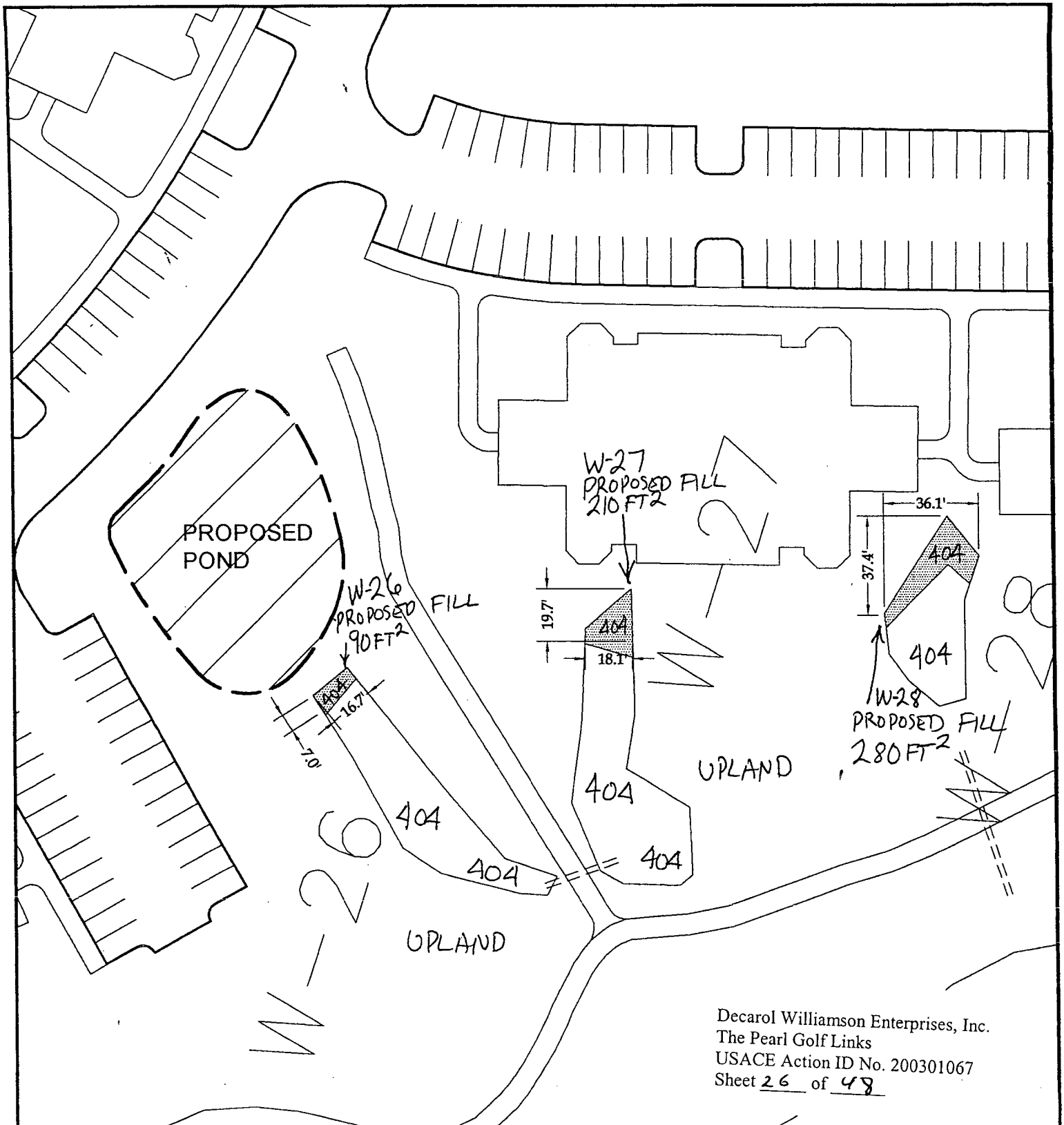

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The Pearl
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August 2003

Land Management Group, Inc.
P.O. Box 2522
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SHEET 26

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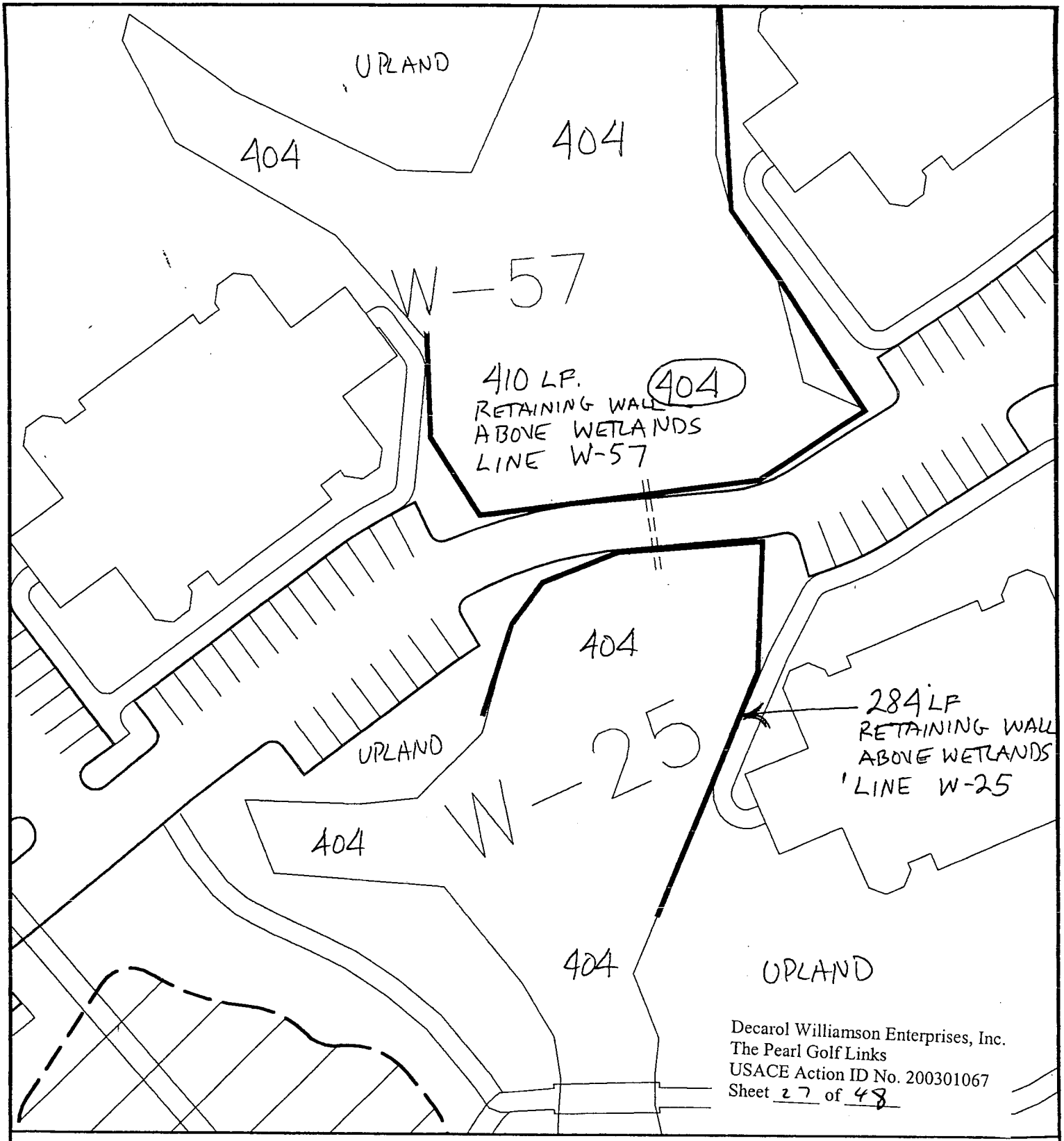

Legend

- Wetland Impact Areas
- Wetland Fill Areas
- Proposed Storm Drains
- Existing Storm Drains
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Nationwide Permit Application For
The Pearl
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August 2003

Land Management Group, Inc.
P.O. Box 2522
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01-02-229

SHEET 27

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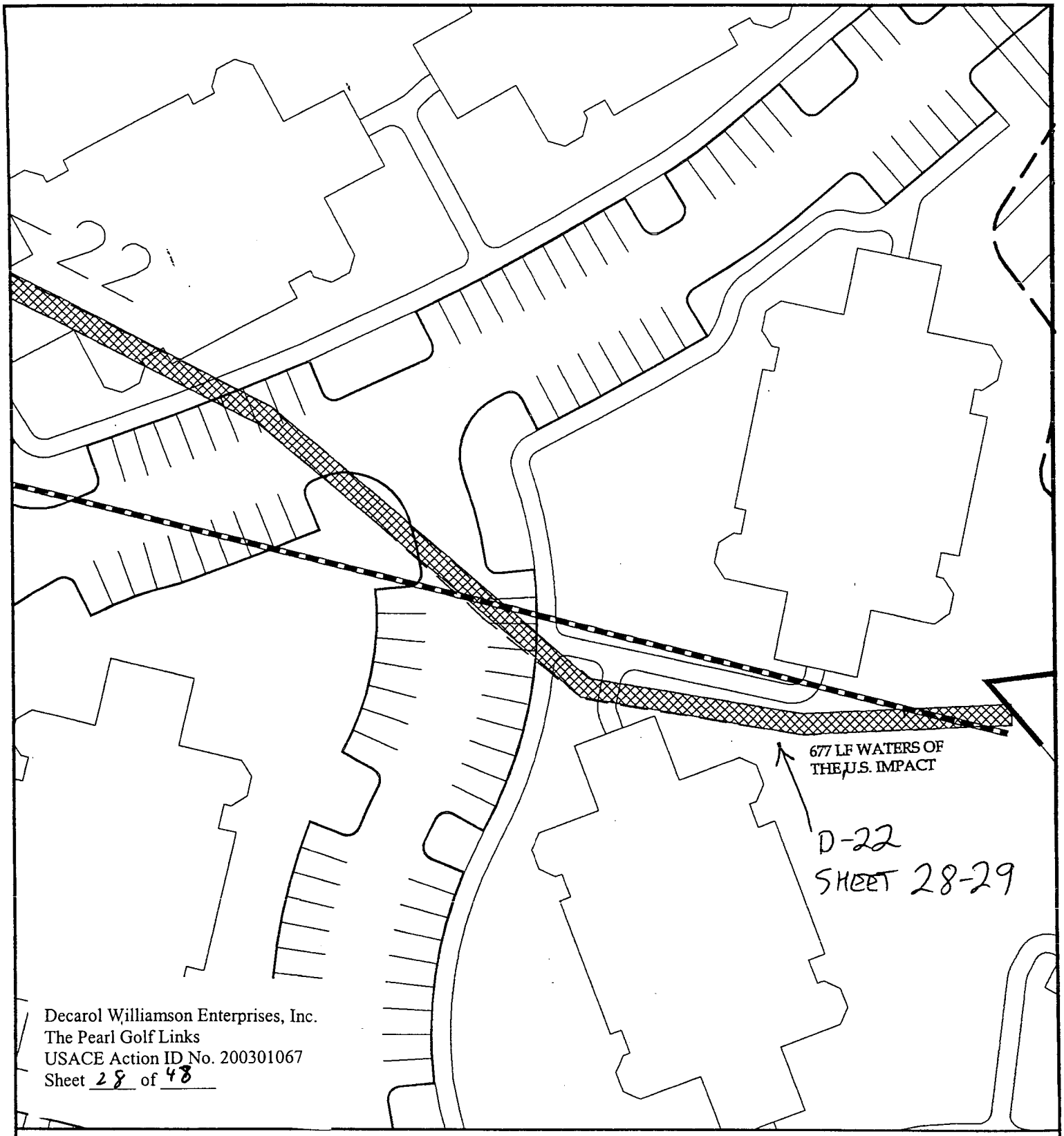

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The Pearl Golf Links
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Legend

- Wetland Impact Areas
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August 2003

Land Management Group, Inc.
P.O. Box 2522
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SHEET 28

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SCALE: 1"=50'

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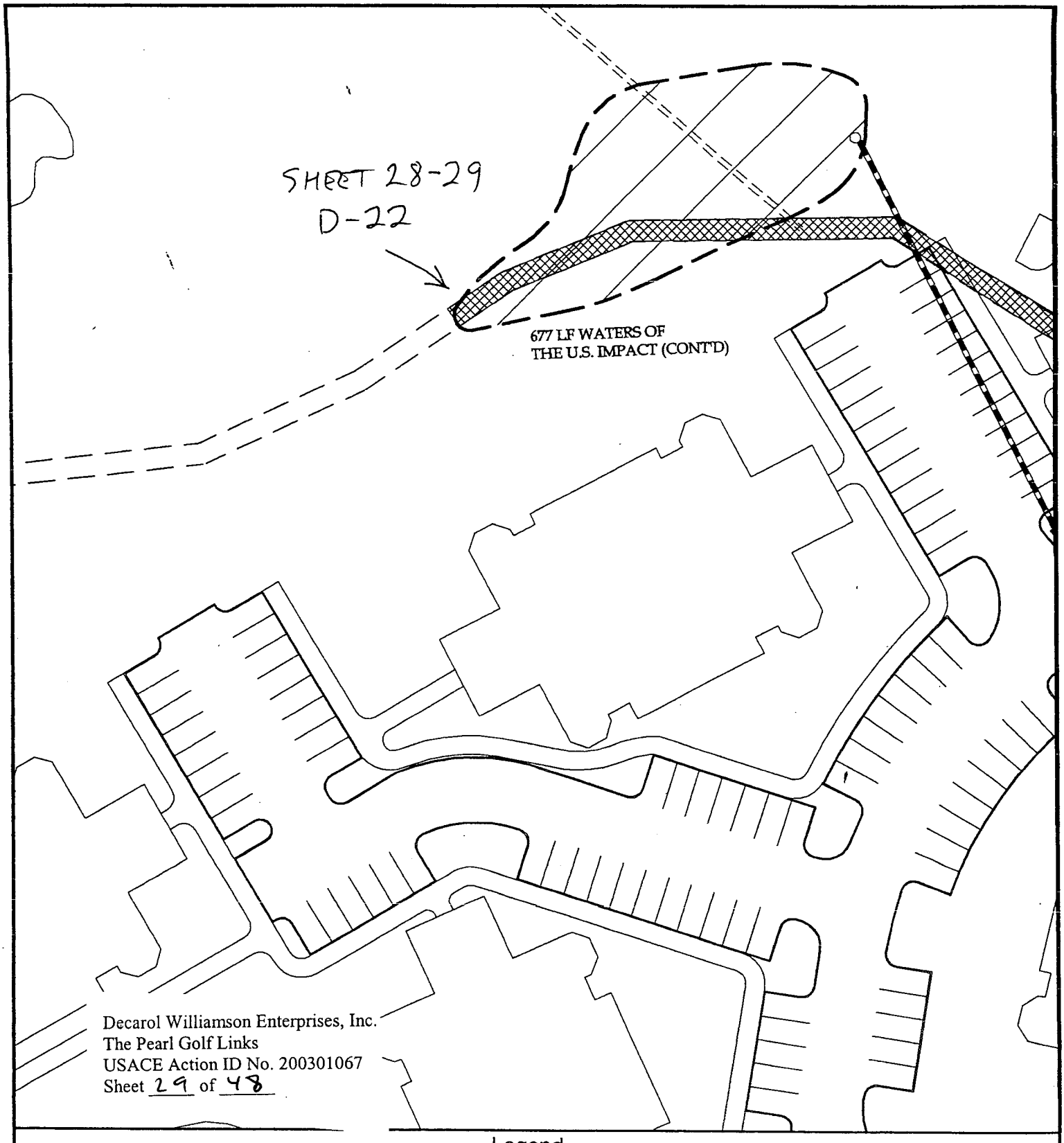

Legend

- Wetland Impact Areas
- Wetland Fill Areas
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Nationwide Permit Application For
The Pearl
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Land Management Group, Inc.
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SHEET 29

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SCALE: 1"=50'

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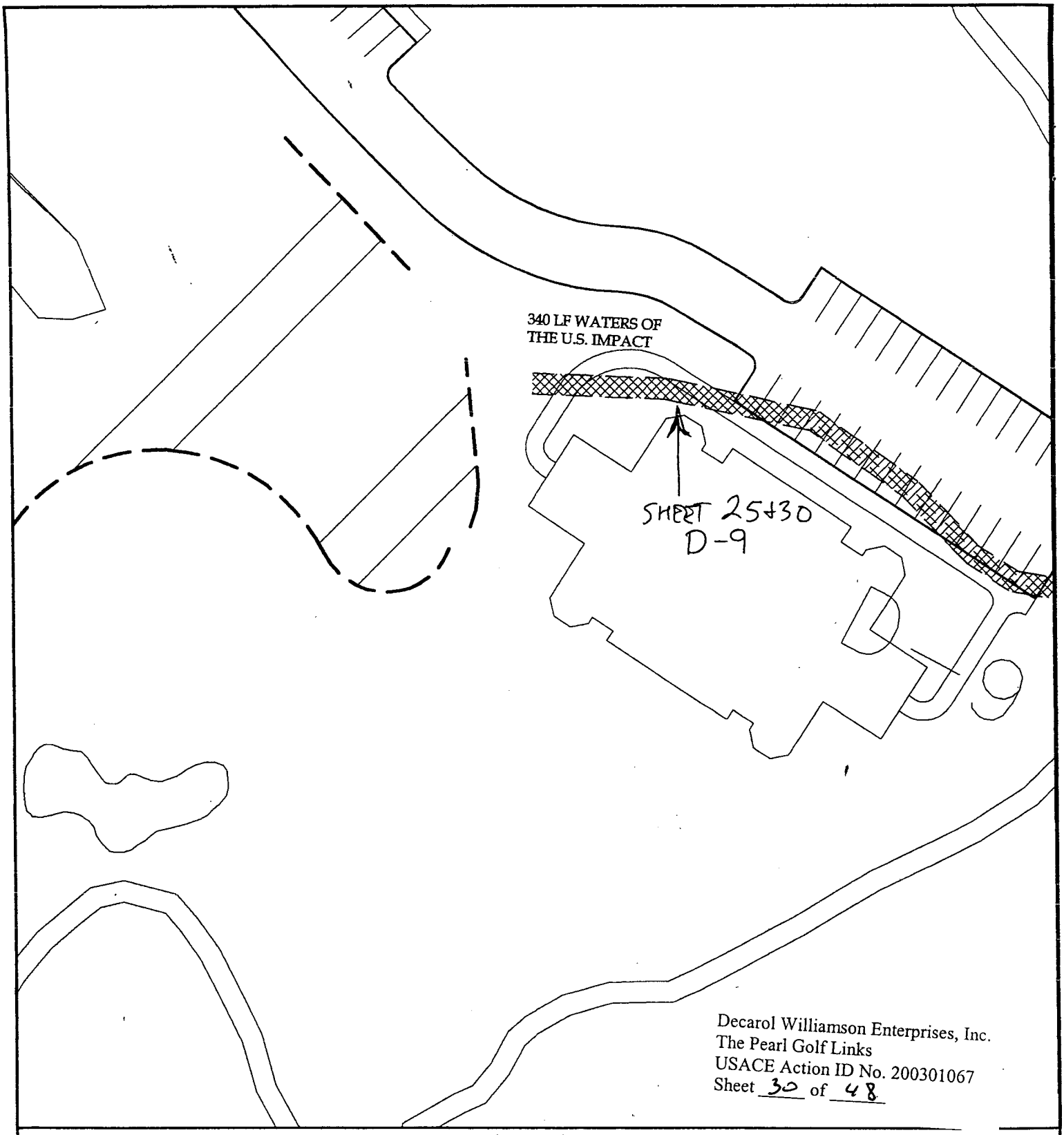

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The Pearl Golf Links
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Legend

- Wetland Impact Areas
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August 2003

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SHEET 30

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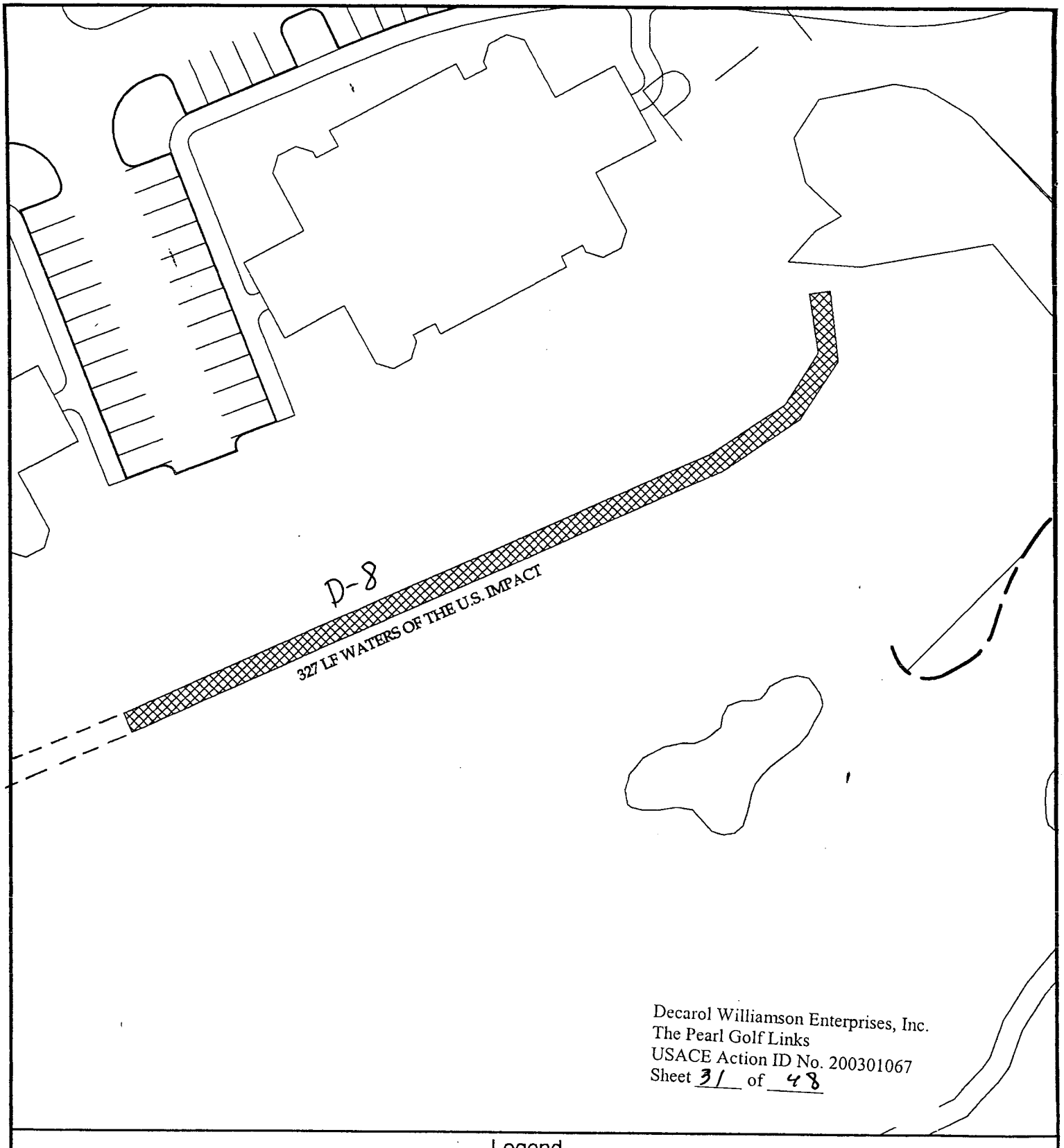

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The Pearl Golf Links
USACE Action ID No. 200301067
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Legend

Wetland Impact Areas
Wetland Fill Areas
Proposed Storm Drains
Existing Storm Drains
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The Pearl
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August 2003

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SHEET 31

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SCALE: 1"=50'

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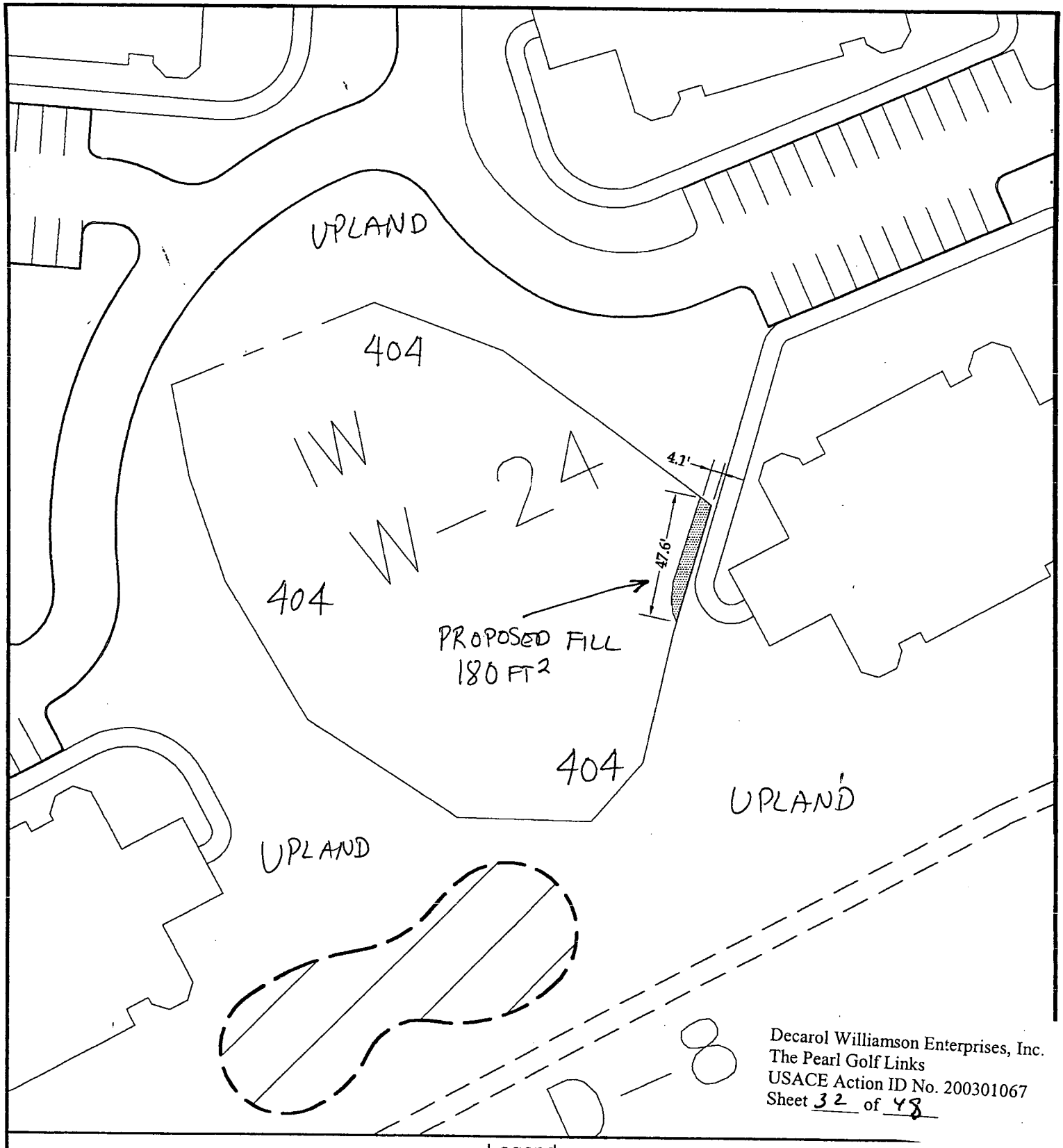

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The Pearl Golf Links
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Legend

- Wetland Impact Areas
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August 2003

Land Management Group, Inc.
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SHEET 32

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SCALE: 1"=50'

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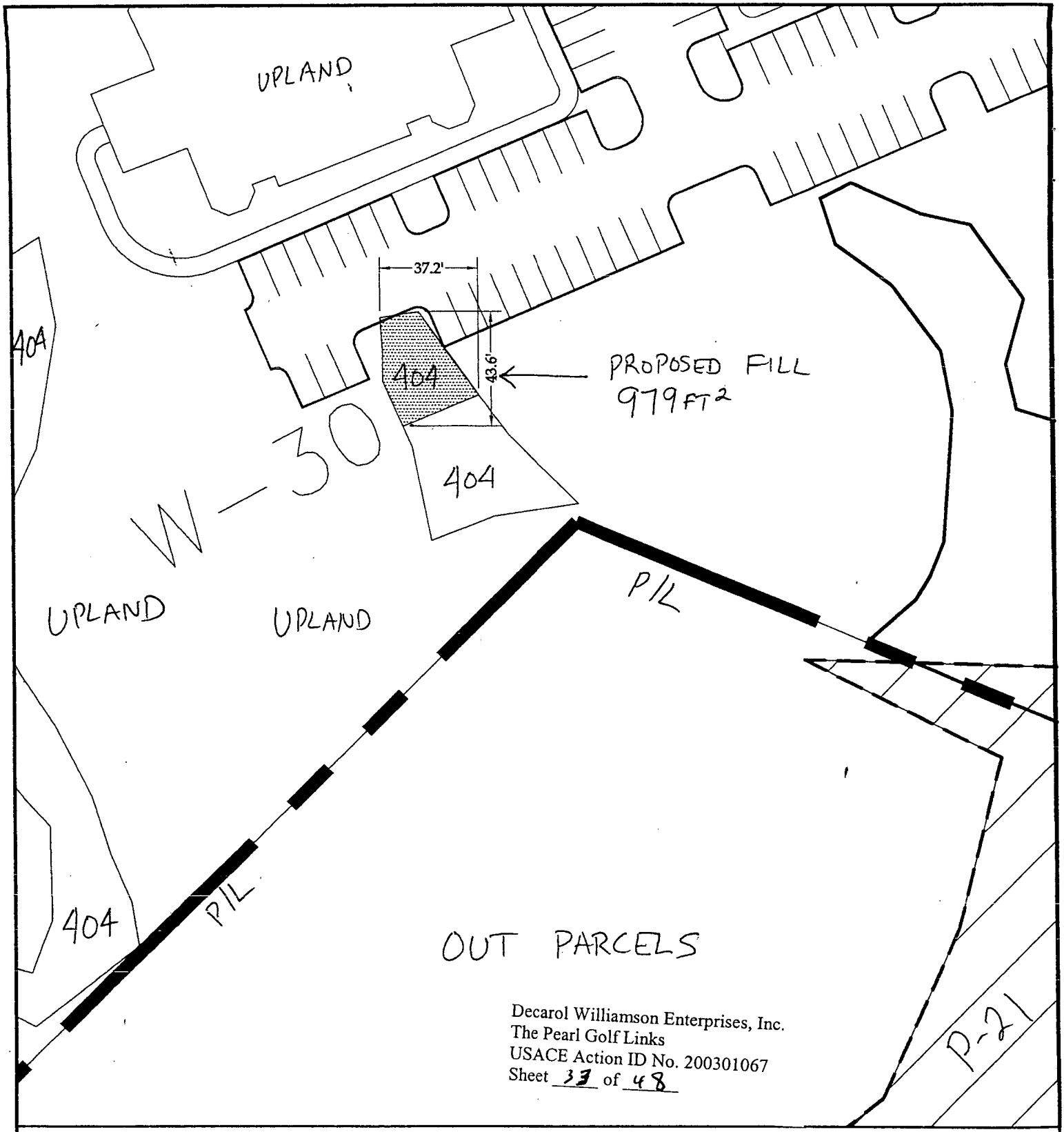

Legend

- Wetland Impact Areas
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August 2003

Land Management Group, Inc.
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01-02-229

SHEET 33

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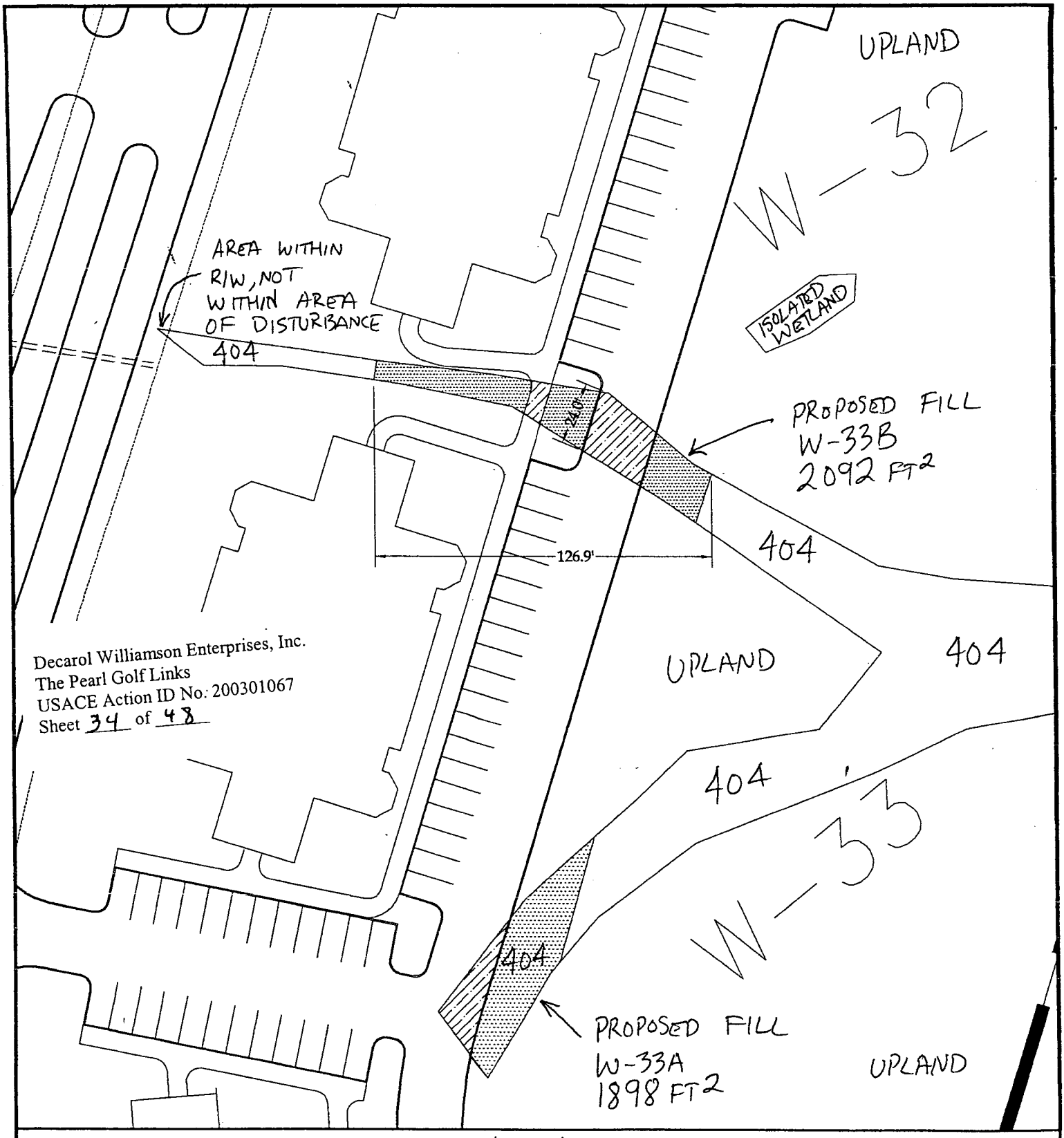

Legend

- Wetland Impact Areas
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The Pearl
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SHEET 34

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SCALE: 1"=50'

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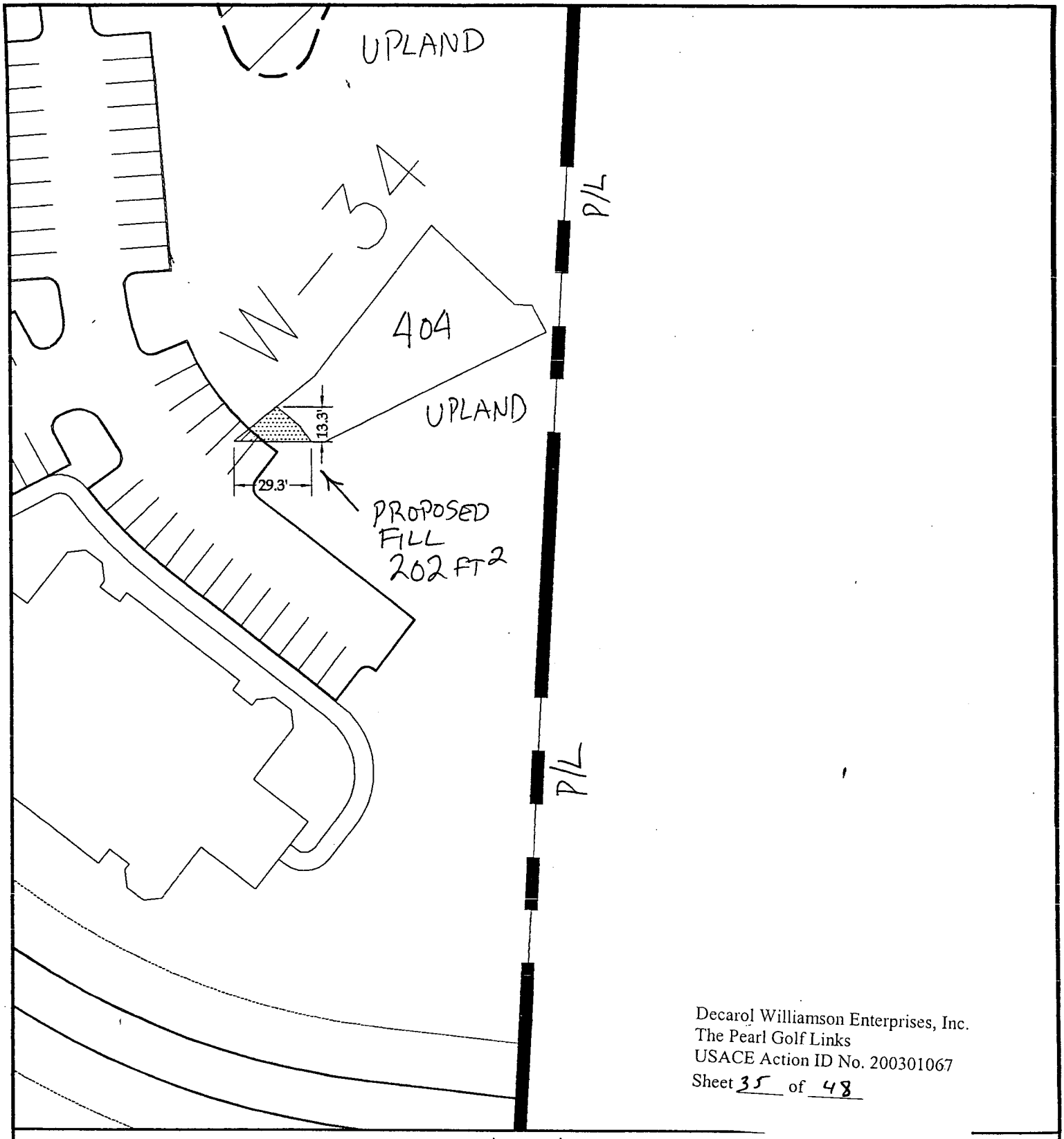

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Legend

- Wetland Impact Areas
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Land Management Group, Inc.
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SHEET 35

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SCALE: 1"=50'

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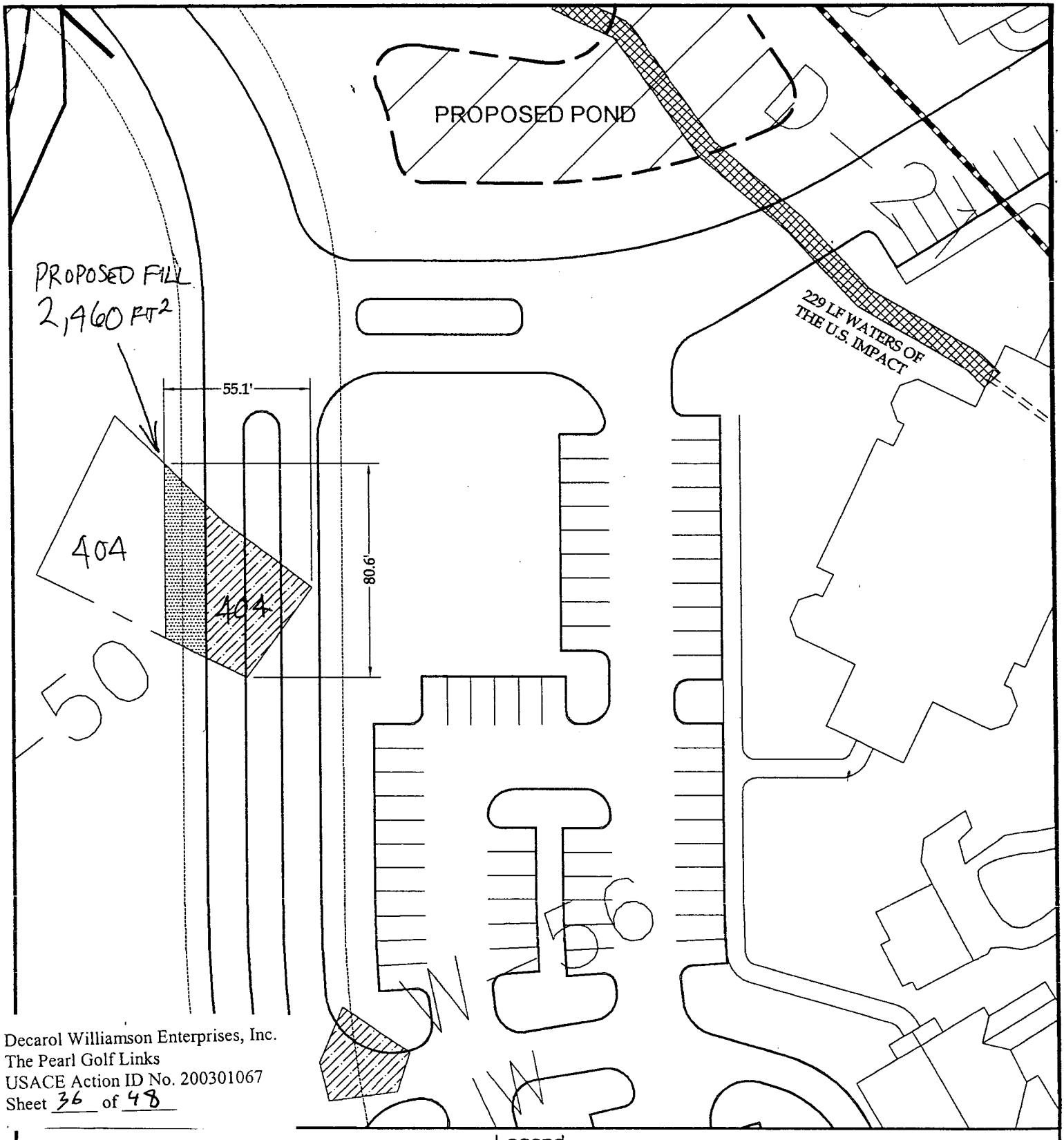

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The Pearl Golf Links
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Legend

- Wetland Impact Areas
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August 2003

Land Management Group, Inc.
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01-02-229

SHEET 36

0 25 50 100
SCALE: 1"=50'

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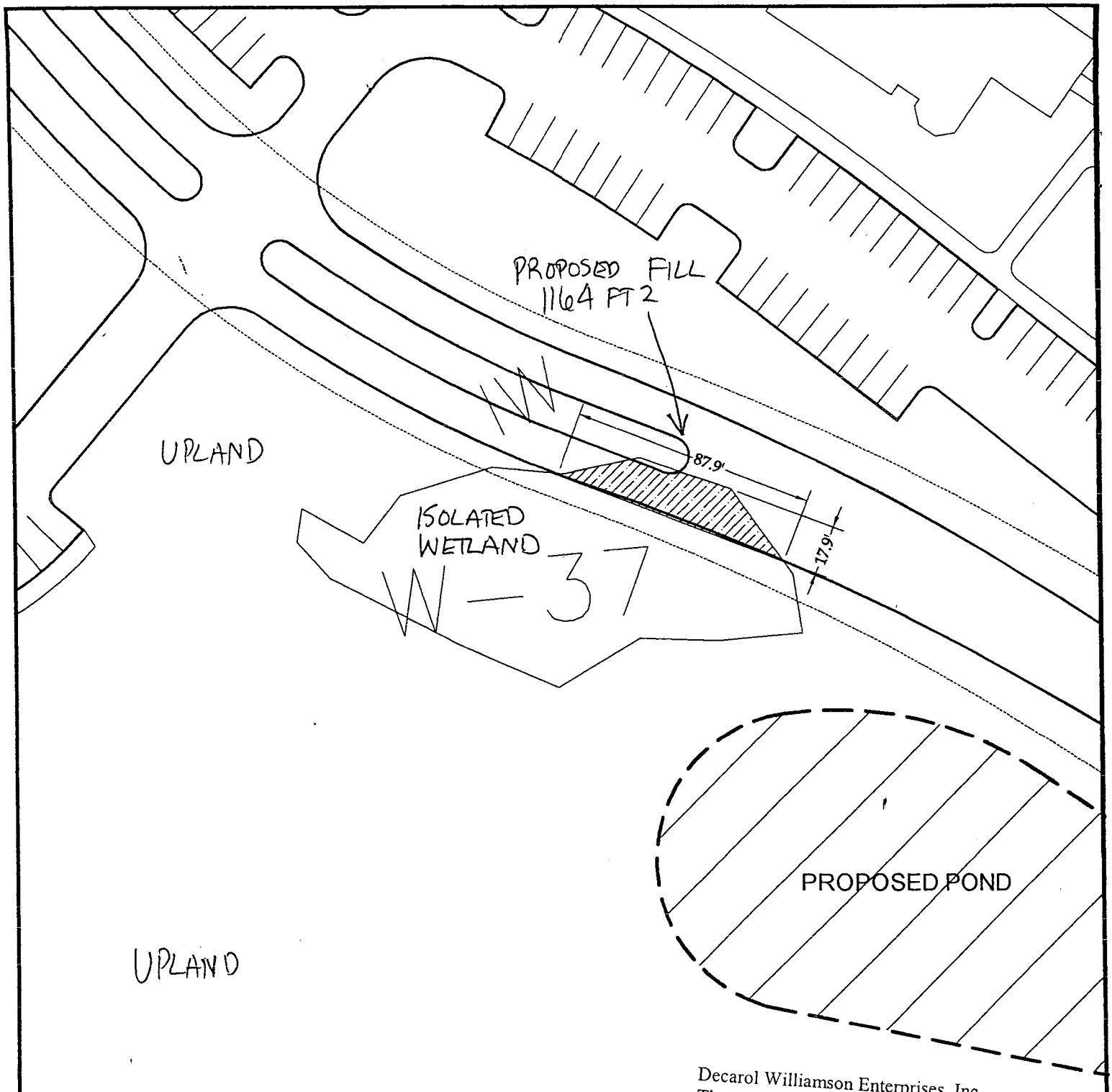

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Legend

- Wetland Impact Areas
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August 2003

Land Management Group, Inc.
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01-02-229

SHEET 37

0 25 50 100
SCALE: 1"=50'

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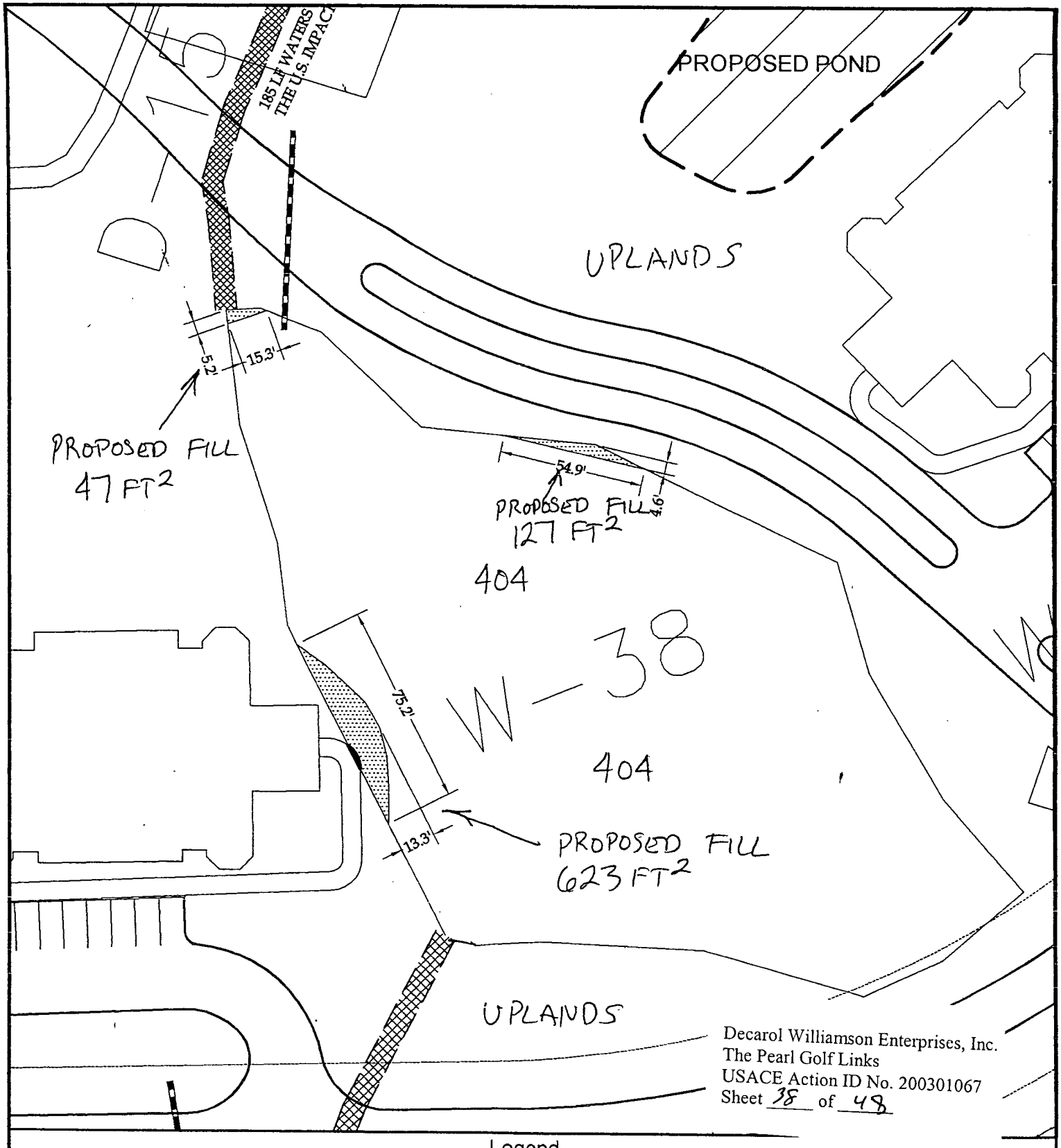

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The Pearl
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Land Management Group, Inc.
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SHEET 38

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SCALE: 1"=50'
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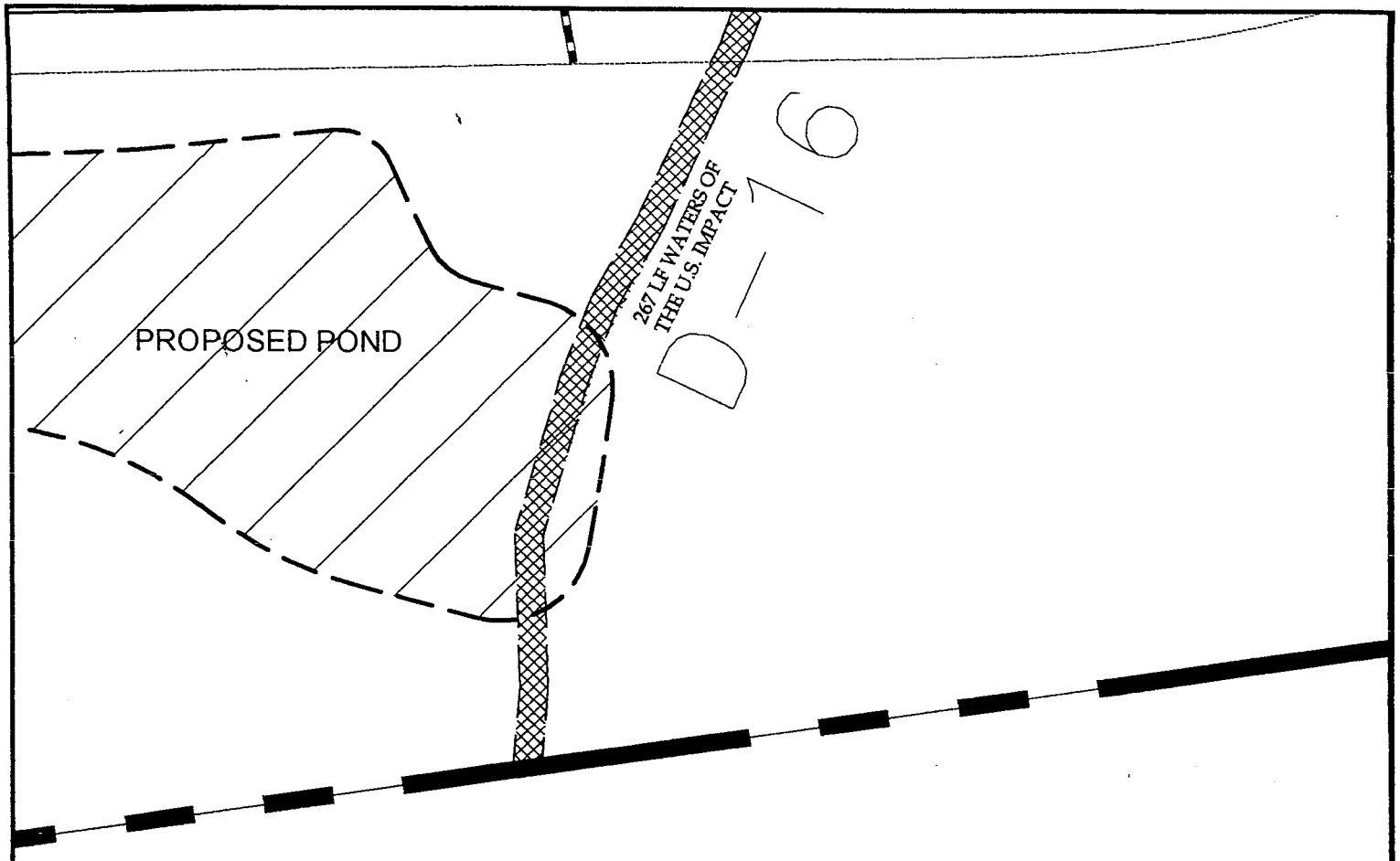

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Legend

- Wetland Impact Areas
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August 2003

Land Management Group, Inc.
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01-02-229

SHEET 39

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SCALE: 1"=50'

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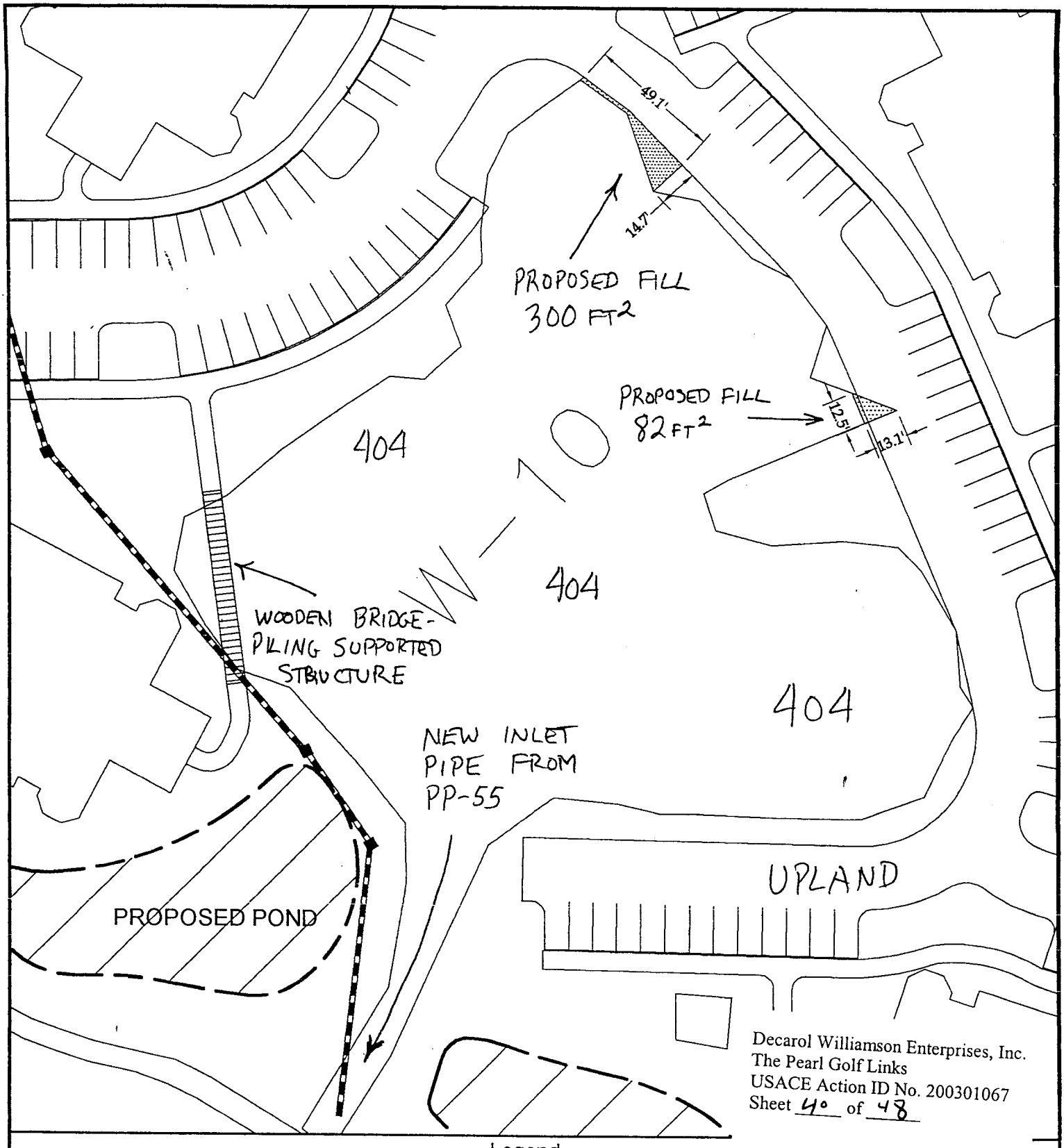

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Legend

- Wetland Impact Areas
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August 2003

Land Management Group, Inc.
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01-02-229

SHEET 40

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SCALE: 1"=50'

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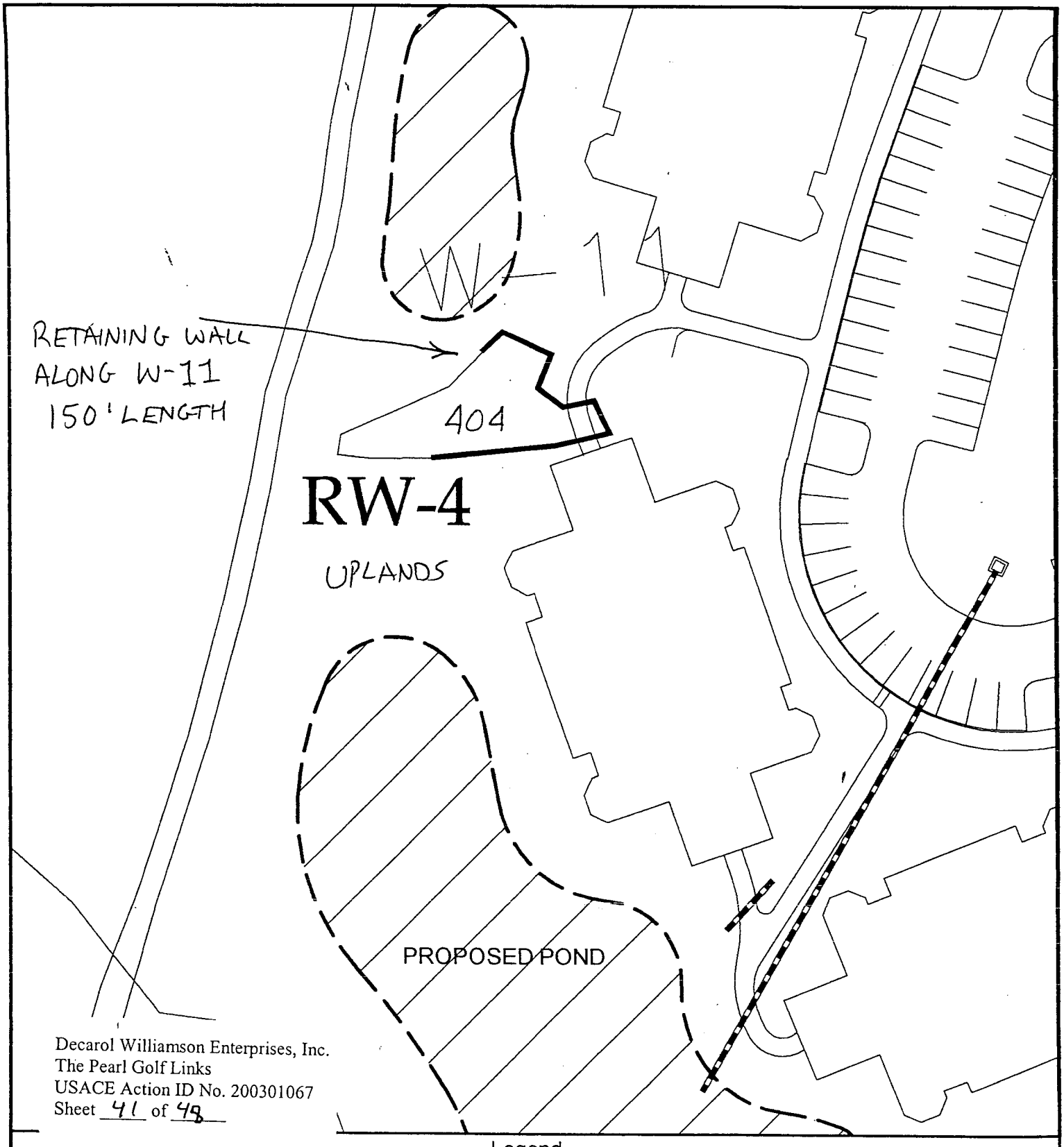

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Legend

- Wetland Impact Areas
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The Pearl
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August 2003

Land Management Group, Inc.
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01-02-229

SHEET 41

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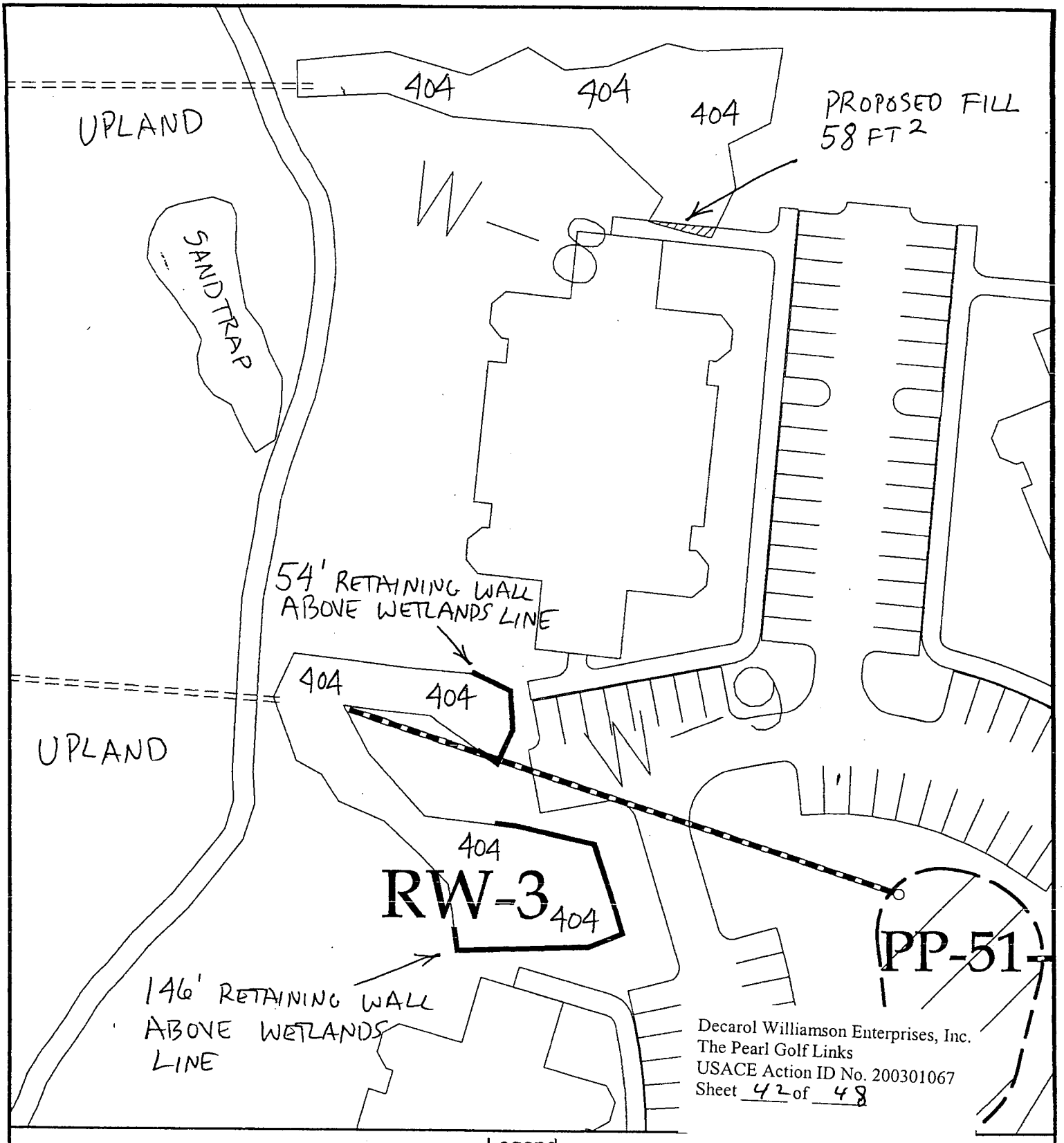

Nationwide Permit Application For
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August 2003

Land Management Group, Inc.
P.O. Box 2522
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01-02-229

SHEET 42

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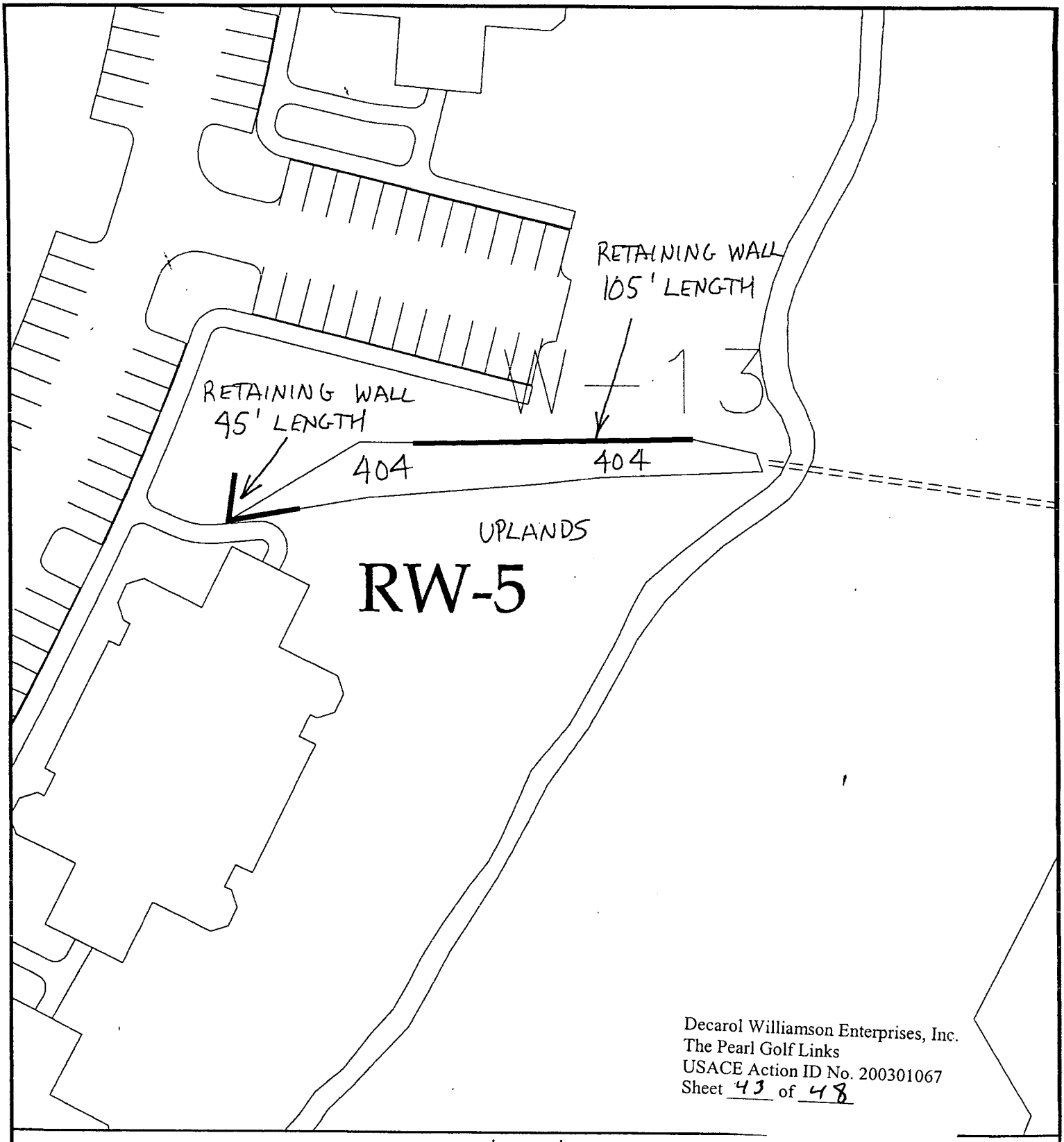

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Legend

- Wetland Impact Areas
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Land Management Group, Inc.
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SHEET 43

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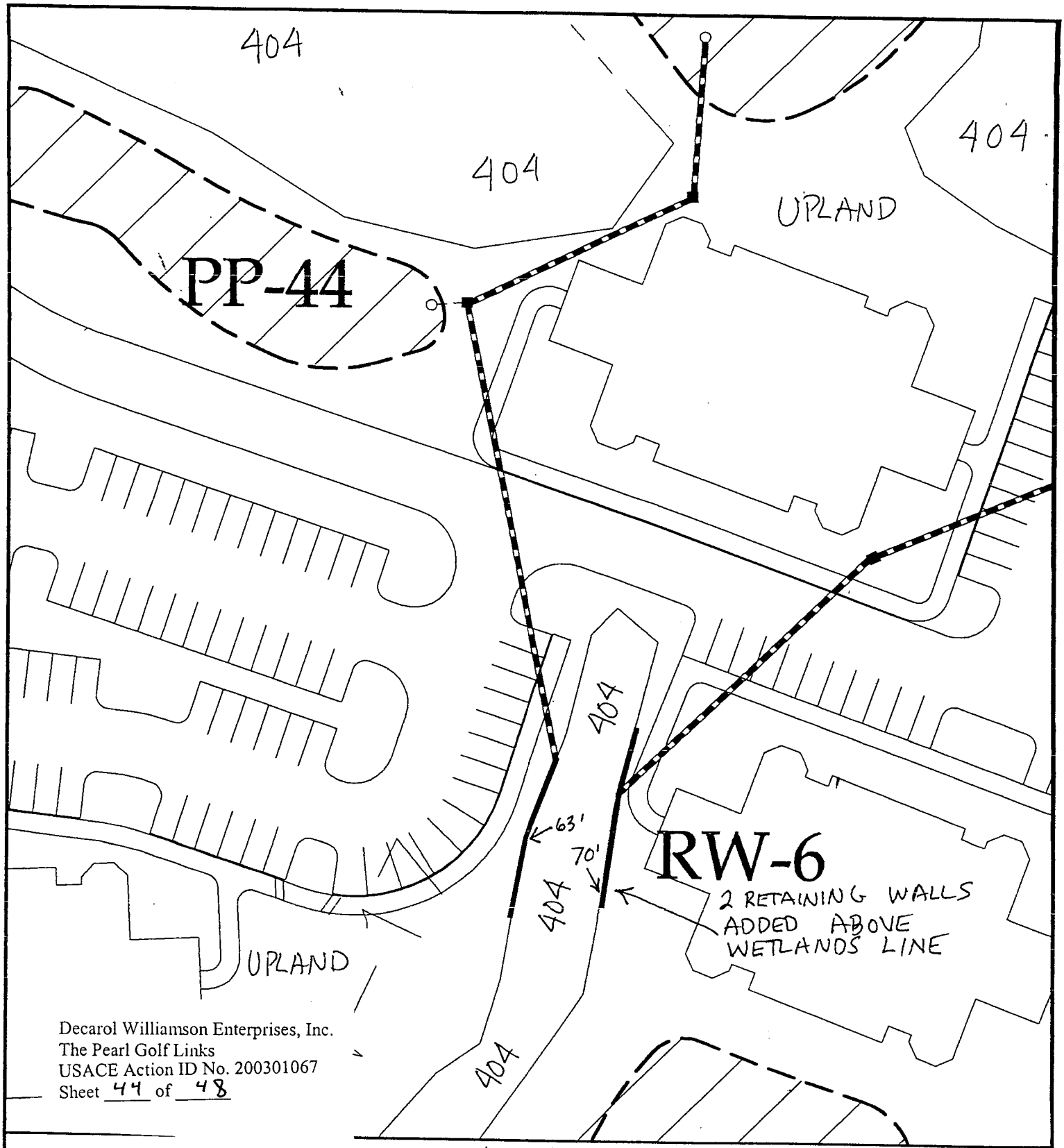

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Legend

- Wetland Impact Areas
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Land Management Group, Inc.
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SHEET 44

0 25 50 100
SCALE: 1"=50'

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The Pearl
404 Wetlands Impacts
February 13, 2004

Impact Area	Type of Impact	Type of Wetland	Isolated Wetland	Size (sq.ft.)	Size (Ac.)	Sheet Location
W-1	Road Crossing	404	no	17,756	0.4076	Sheet 3
W-8	Sidewalk	404	no	58	0.0013	Sheet 42
W-9	New Inlet Pipe	404	no	25	0.0006	Sheet 42
W-10A	Parking Lot	404	no	300	0.0069	Sheet 40
W-10B	Parking Lot	404	no	82	0.0019	Sheet 40
W-10C	New Inlet Pipe	404	no	25	0.0006	Sheet 40
W-12	New Inlet Pipe	404	no	25	0.0006	not detailed
W-17A	New Inlet Pipe	404	no	25	0.0006	not detailed
W-17B	New Inlet Pipe	404	no	25	0.0006	not detailed
W-20	Building/ Sidewalk	404	no	250	0.0057	Sheet 5
W-24	Building/Swalk Slope	404	no	180	0.0041	Sheet 32
W-26	Pond Fillslope	404	no	90	0.0021	Sheet 26
W-27	Building Fillslope	404	no	210	0.0048	Sheet 26
W-28	Building Fillslope	isolated	yes	280	0.0064	Sheet 26
W-29A	Building Fillslope	404	no	543	0.0125	Sheet 21
W-29B	Building Fillslope	404	no	497	0.0114	Sheet 21
W-30	Parking Lot	404	no	979	0.0225	Sheet 33
W-33A	Parking Fill/ Fillslope	404	no	1898	0.0436	Sheet 34
W-33B	Parking Fill/ Fillslope	404	no	2092	0.0480	Sheet 34
W-34	Parking Fill/ Fillslope	404	no	202	0.0046	Sheet 35
W-37	Parking Fill/ Fillslope	404	no	1164	0.0267	Sheet 37
W-38A	Road Fill & Slope	404	no	127	0.0029	Sheet 38
W-38B	Sidewalk & Fillslope	404	no	623	0.0143	Sheet 38
W-38C	Road Fill & Slope	404	no	47	0.0011	Sheet 38
W-38D	New Inlet Pipe	404	no	25	0.0006	Sheet 38
W-39	Pond	404	no	38	0.0009	not detailed
W-41	Parking Lot	404	no	327	0.0075	Sheet 17
W-43	Building/Swalk/Road	404	no	700	0.0161	Sheet 16
W-44A	Building Fillslope	404	no	77	0.0018	Sheet 16
W-44B	Building/Swalk Slope	404	no	1183	0.0272	Sheet 16
W-46	Road Fillslope	404	no	31	0.0007	Sheet
W-47	Sidewalk Fillslope	404	no	397	0.0091	Sheet 21
W-50	Road Fillslope	404	no	7840	0.1800	Sheet 36
W-56	Road Crossing	404	no	777	0.0178	Sheet 36
W-58	Building	404	no	823	0.0189	Sheet 11

The Pearl
Waters of the US Impacts
February 13, 2004

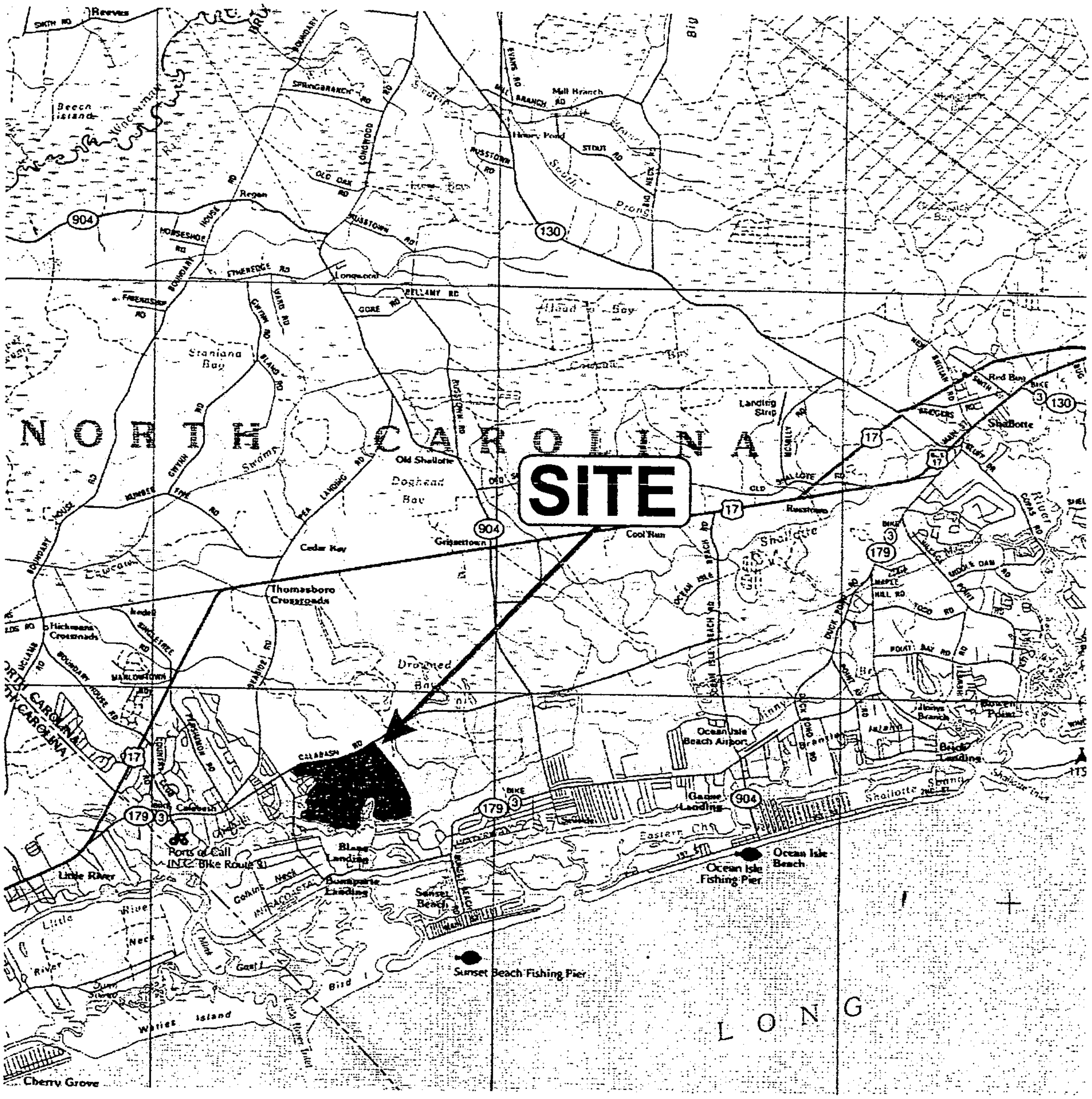
Impact Area	Type of Impact	Type of Wetland	Impact	Size in ft.	Width in feet	Size acres	Sheet Location
D-5	B, RC, PL & RC	"Waters of the US"	Culvert	1,406	5	0.1614	Sheet 6-9
D-7	Building Impact	"Waters of the US"	Relocate	817	4	0.0750	Sheet 10-11
D-8	Building Impact	"Waters of the US"	Culvert	327	4	0.0300	Sheet 31
D-9	B,PL, RC	"Waters of the US"	Culvert	340	4	0.0312	Sheet 25 & 30
D-10	B, RC, PL & B	"Waters of the US"	Relocate and Culvert	807	5	0.0926	Sheet 22 - 25
D-11	Road Crossing	"Waters of the US"	Culvert	265	3.5	0.0213	Sheet 19
D-12	Road Crossing	"Waters of the US"	Culvert	136	4	0.0125	Sheet 18
D-13	Road Crossing	"Waters of the US"	Culvert	126	4	0.0116	Sheet 18
D-14	PL & B	"Waters of the US"	Relocate and Culvert	718	4.5	0.0742	Sheet 18 &20
D-15	Road Crossing	"Waters of the US"	Culvert	185	1.5	0.0064	Sheet 38
D-16	Road Crossing	"Waters of the US"	Relocate and Culvert	267	5	0.0306	Sheet 39
D-18	PL & B	"Waters of the US"	Culvert	148	3	0.0102	Sheet 13
D-19	PL & B	"Waters of the US"	Culvert	71	2	0.0033	Sheet 13
D-20	Road Crossing	"Waters of the US"	Culvert	943	3	0.0649	Sheet 13-15
D-21	Parking Lot	"Waters of the US"	Relocate and Culvert	229	8	0.0421	Sheet 36
D-22	PL & PL	"Waters of the US"	Relocate and Culvert	677	4.5	0.0699	Sheet 28-29
			Total impact	**8129**		**0.7984**	

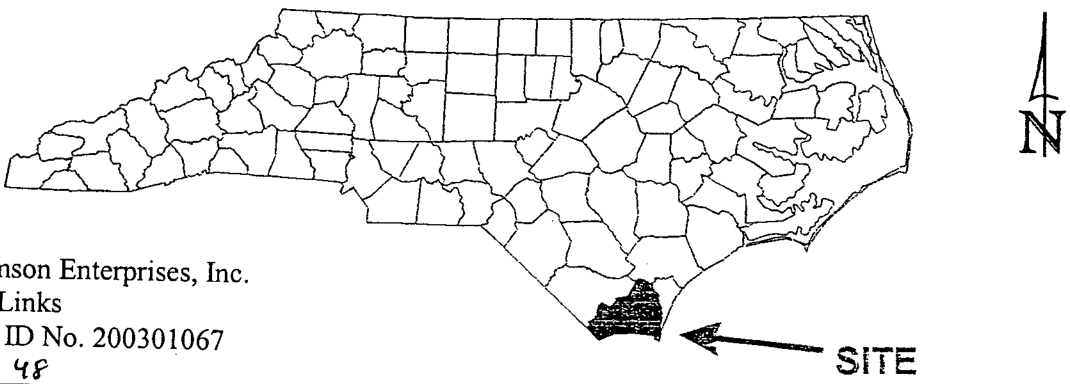
* The area calculations are based on an assumed width of the water surface of 2 feet.

Lake Crossing					
Impact Area	Type of Impact	Type of Wetland	Isolated Wetland	Size (sq.ft.)	Size (Ac.)
P-26	Road Crossing	Lake	no	2192.5	0.0503

Retaining Wall Installation Walls to be installed above wetlands line				
Area of Installation	Designation	Length of Retaining Wall		Sheet Location
W-1	RW-1	47'		Sheet 2
W-5	RW-2	326'		Sheet 4
W-9	RW-3	146' & 54'		Sheet 42
W-11	RW-4	150'		Sheet 41
W-13	RW-5	45' & 105'		Sheet 43
W-17	RW-6	70' & 63'		Sheet 44
W-25	RW-7	284'		Sheet 27
W-57	RW-8	428'		Sheet 27

Pond Creation				
Pond Creation	Pond Present	Present Acreage	Created Acreage	Total Acreage
PP-A	P-27	0.91	5.37	6.28
PP-B	P-15	0.23	1.18	1.41
PP-C	P-7	0.13	0.30	0.43
PP-D	NA	NA	6.00	6.00
		Total Created	**12.85**	





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Sheet 48 of 48

Individual Permit Application The Pearl Golf Course Brunswick Co., NC	***Land Management Group, Inc.*** **Environmental Consultants** Wilmington, N.C. June 2003	**Site Location Map** 01-02-229/maps.cdr