

# Mountain Meadows Tract

Jim and Jane Smith



**Pickens County**  
**February 2, 2008**

**Upstate Forever**  
Promoting Sensible Growth and  
Protecting Special Places in the Upstate

This is a fabricated, fictitious baseline report for example purposes only. An actual report reflects the conservation values of the property and would probably have more attachments and details, and all baseline reports have more photographs than this one shows.

## Mountain Meadows Tract

1. Driving Directions and Vicinity Map

2. Baseline Report

*Attachment A: Base Map*

*Attachment B: Topographic Map*

*Attachment C: SCDHEC Watershed Water Quality Assessment*

*Attachment D: General Soils Map*

*Attachment E: Site Soils Map*

*Attachment F: Map Keyed to Site Photographs*

*Attachment G: Site Photographs and Descriptions*

*Attachment H: Site Photographs CD*

*Attachment I: Aerial Photograph*

3. Conservation Easement (Typically inserted at Tab 3, not included in this example)

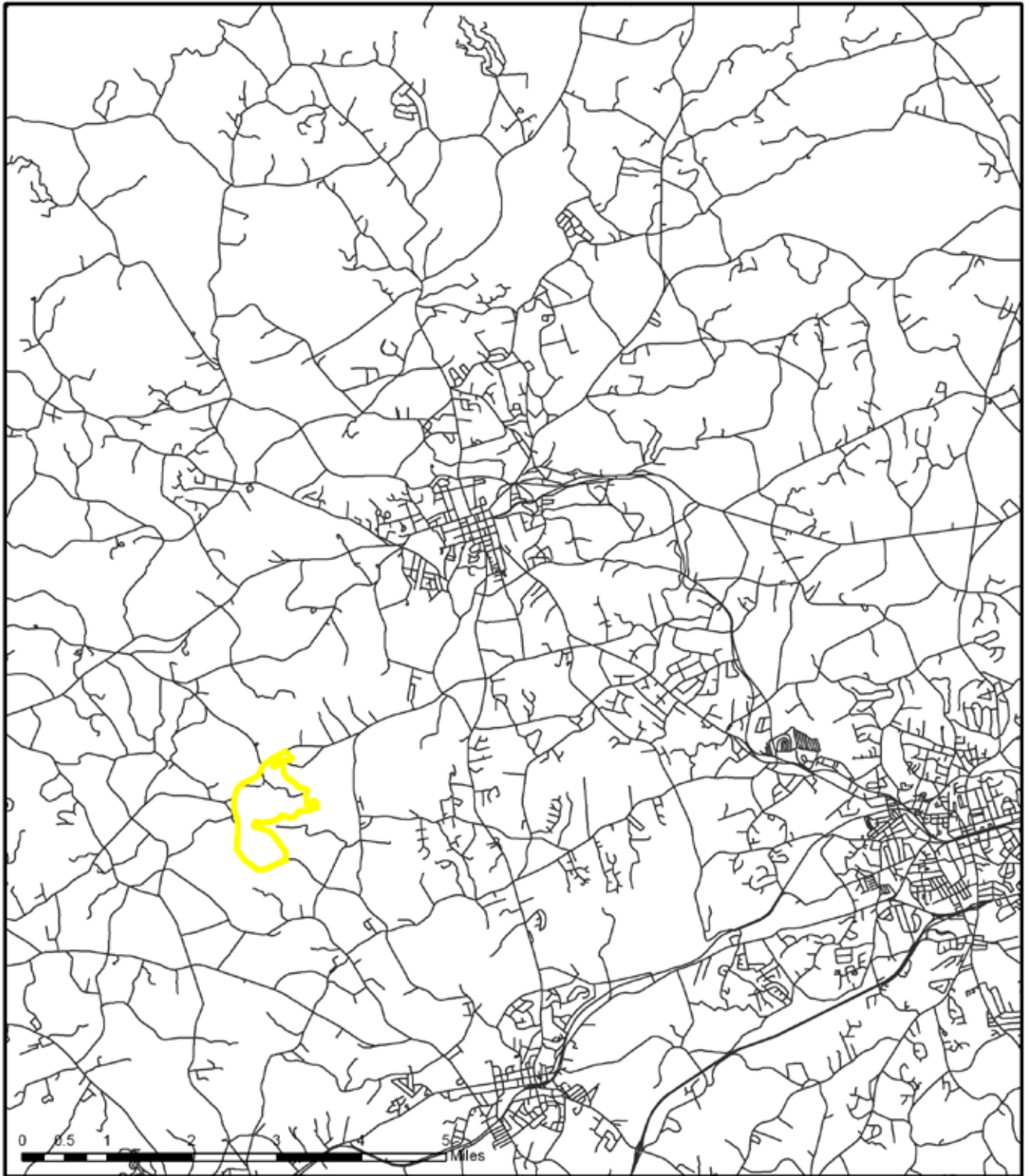
## Mountain Meadows Tract Driving Directions

From Greenville, take Highway 345 East to Exit 2, North Street (approximately 27 miles). Turn left onto North Street. Go straight through two four-way stops, then at the third, turn right on Farm Street. After 1/10 mile, turn right onto Mountain Meadows Lane. The Mountain Meadows Tract is on the left. Look for a green gate and mailbox numbered 123 with a winding, gravel drive.

Total Miles: approximately 35

Total Drive Time from downtown Greenville: approximately 45 minutes

# Mountain Meadows Tract Location Map



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## Mountain Meadows Tract Sunset, SC



**BASELINE REPORT**

**FOR**

**MOUNTAIN MEADOWS TRACT**

*As of:*

**January 2, 2008**

1. **General Description.**

The Mountain Meadows Tract consists of 200 acres owned by Jim and Jane Smith located in Sunset, SC. The property is well-known for its scenic beauty from SC Hwy 11 and for the produce stand run by its owners just off the highway. See the **Base Map at Attachment A.**

The topography of the site is rolling to steep, with a low point of 920 feet above sea level and a high point of 1030 feet above sea level. See the **Topographic Map at Attachment B.**

There are 8 structures on the property, including an historic residence, barn, tractor shed, run-in shed, produce stand and three small ancillary structures used for storage and other agricultural purposes.

2. **Conservation Values.**

The Protected Property:

- 1) Possesses significant natural beauty and scenic significance;
- 2) Provides habitat for a variety of native flora and fauna;
- 3) Contains significant frontage on Johnson's Creek, an important Tributary of the Wide River, as well as several smaller tributaries;
- 4) Is actively farmed for produce, which is sold locally including on-site;
- 5) Is adjacent to 780 acres of already protected land, expanding the conservation corridor almost to the Jocassee Gorges.

3. **Public Benefit.**

Upstate Forever believes that the Mountain Meadows Tract meets two IRS criteria to qualify for Public Benefit:

- 2) The protection of a significant, relatively natural habitat for fish, wildlife, or plants;
- 3) The preservation of certain open space (including farm land and forest land) pursuant to a "clearly delineated" governmental conservation policy, or for scenic purposes, resulting in a significant public benefit;

4. **Description of Natural Resources.**

The property is approximately 1/3 mixed hardwood forest, 2/3 active farmland. A small portion is dedicated to agricultural buildings and the historic residence. Johnson's Creek runs for over 1/4 mile along the property's eastern border.

Johnson's Creek is classified by the South Carolina Department of Health and Environmental Control (SCDHEC) as an Outstanding Resource Water, the highest classification in the state. For further information, see the excerpt from SCDHEC Watershed Water Quality Assessment for the Wide River Basin, Technical Report Number 1234 appended as **Attachment C.**

According to the Pickens County Soil Survey, the soils on the property are classified as Ashe-Saluda-Stony land association: excessively drained to well-drained, strongly sloping to very steep soils that have a loamy subsoil and are moderately deep or shallow to weathered rock; on mountains. Approximately 1/3 of the property contains soils identified as Prime Farmland. For more information, see the general soil survey map at **Attachment D**, or the site-specific soil map appended at **Attachment E.**

**5. Historical and Archeological Significance.**

According to the South Carolina Department of Archives and History, there are no documented sites of historical or archeological significance on the property. However, the land has been in the Smith family for eight generations and the cabin that serves as the residence was originally built by John Smith's ancestors in 1892. Since that time additions have been made, but the original structure's character is preserved and it serves as the main living space for the family today.

**6. Visit to the Site.**

Erin Knight of the Upstate Forever staff visited the property on December 29, 2007. The photographs taken during that visit are keyed to the map at **Attachment F** and are printed and described in **Attachment G**. The digital photograph files are contained in the CD appended as **Attachment H**. An aerial photograph of the property is found in **Attachment I**.

**7. Qualification.**

This document records the baseline characteristics of the protected property. Site characteristics recorded in this baseline report are not necessarily protected under the terms of the conservation easement.

**Certification**

The undersigned certify, in accordance with Section 1.170A-14(g)(5) of the federal tax regulations, that the foregoing baseline report provides an accurate description and representation of the property as of the date of the signing of the Conservation Easement.

\_\_\_\_\_  
Grantor

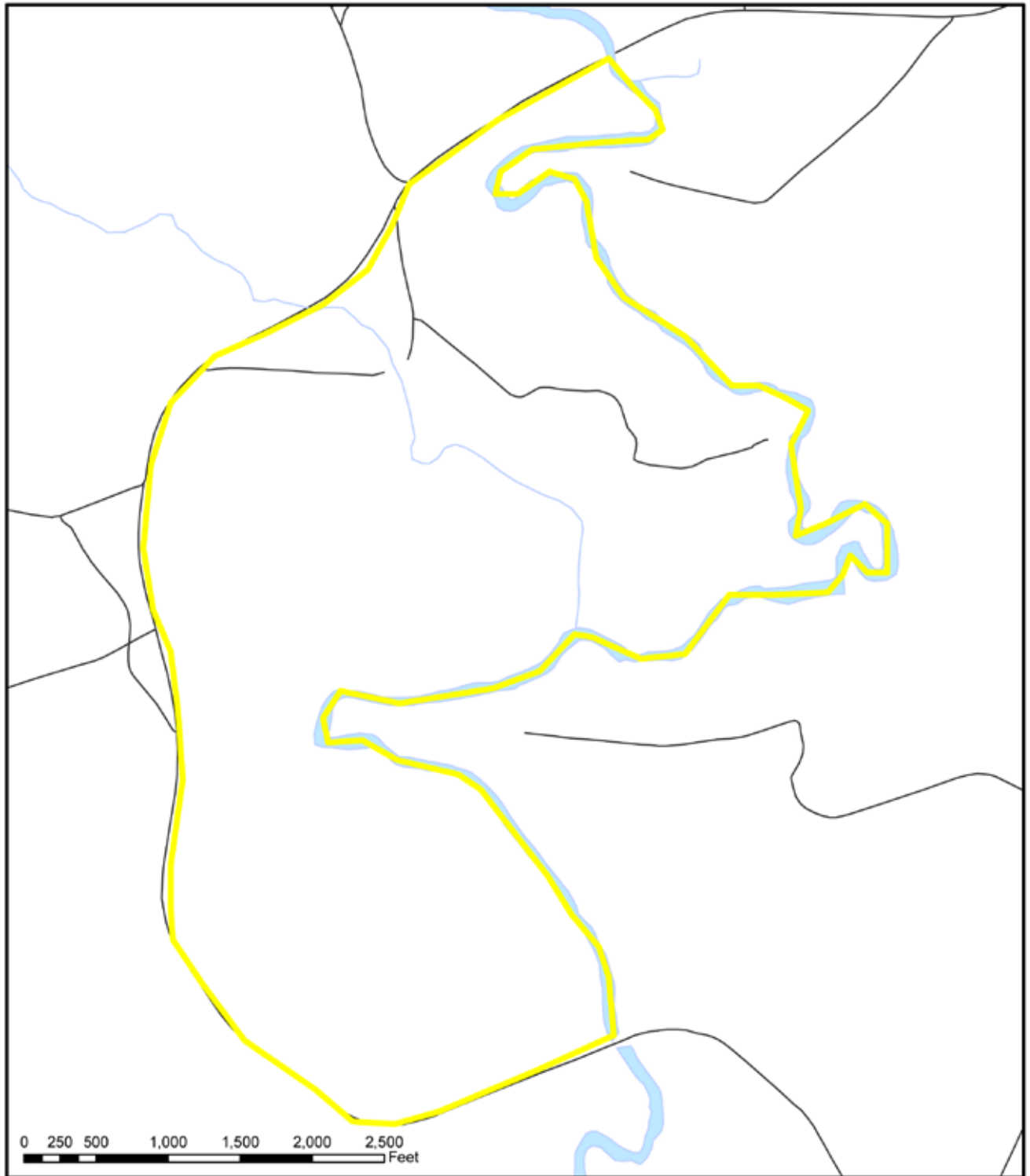
\_\_\_\_\_  
Grantee

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

# Mountain Meadows Tract Base Map

# ATTACHMENT A



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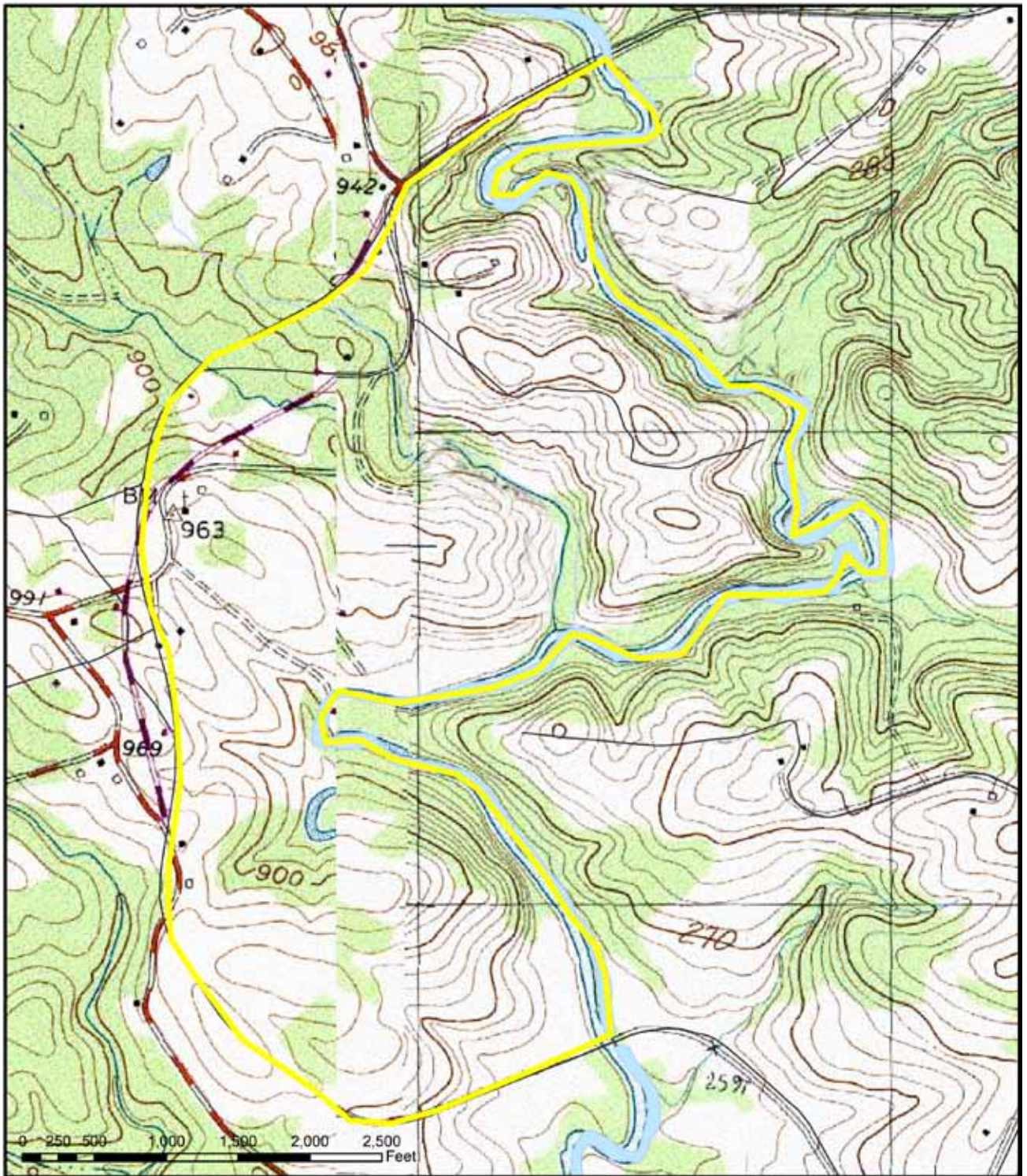
## Mountain Meadows Tract Sunset, SC





# Mountain Meadows Tract Topographic Map

# ATTACHMENT B



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## Mountain Meadows Tract Sunset, SC



# Mountain Meadows Tract SCDHEC Watershed Water Quality Assessment

# ATTACHMENT C

**03050107-01**

*(Middle Tyger River)*

## General Description

Watershed 03050107-01 (formerly 03050107-040) is located in Greenville and Spartanburg Counties and consists primarily of the *Middle Tyger River* and its tributaries. The watershed occupies 54,596 acres of the Piedmont region of South Carolina. Land use/land cover in the watershed includes: 47.2% forested land, 34.0% agricultural land, 13.8% urban land, 2.2% forested wetland, 1.3% water, 0.8% scrub/shrub land, and 0.7% barren land.

The Middle Tyger River accepts drainage from Campbell Creek, Beaverdam Creek (Barnes Creek), and Spencer Creek before flowing into Lyman Lake (Meadow Creek). Downstream of Lyman Lake, another Beaverdam Creek (Foyster Creek, Thompson Branch, Berrys Millpond, Silver Lake) flows into the river followed by Twin Lakes much further downstream. There are a total of 97.6 stream miles and 578.7 acres of lake waters in this watershed, all classified FW.

## Surface Water Quality

<u>Station #</u>	<u>Type</u>	<u>Class</u>	<u>Description</u>
B-148	P/W	FW	MIDDLE TYGER RIVER AT SC 14, 2 MI SSW GOWANSVILLE
B-784	BIO	FW	BEAVERDAM CREEK AT SC 357
B-012	S/W	FW	MIDDLE TYGER RIVER AT S-42-63
B-014	W/INT	FW	MIDDLE TYGER RIVER AT S-42-64

*Middle Tyger River* - There are three SCDHEC monitoring stations along the Middle Tyger River. At the upstream site (**B-148**), aquatic life uses are fully supported. Significant increasing trends in dissolved oxygen concentration and decreasing trends in turbidity, total phosphorus concentration, and total nitrogen concentration suggest improving conditions for these parameters. There is a significant increasing trend in pH. Recreational uses are not supported at this site due to fecal coliform bacteria excursions. At the midstream site (**B-012**), aquatic life uses are fully supported; however, there is a significant increasing trend in five-day biochemical oxygen demand. There is a significant decreasing trend in pH. Significant decreasing trends in total phosphorus concentration and fecal coliform bacteria concentration suggest improving conditions for these parameters. Recreational uses are not supported at this site due to fecal coliform bacteria excursions. At the downstream site (**B-014**), aquatic life uses are not supported due to occurrences of copper in excess of the aquatic life chronic criterion. There is also a significant increasing trend in five-day biochemical oxygen demand. There is a significant decreasing trend in pH. Significant decreasing trends in total phosphorus concentration and fecal coliform bacteria concentration suggest improving conditions for these parameters. Recreational uses are partially supported at this site due to fecal coliform bacteria excursions. *Fish tissue samples from the Middle Tyger River indicate no advisories are needed at this time.*

*Beaverdam Creek (B-784)* – Aquatic life uses are partially supported based on macroinvertebrate community data.

## NPDES Program

### Active NPDES Facilities

<i>RECEIVING STREAM FACILITY NAME PERMITTED FLOW @ PIPE (MGD)</i>	<i>NPDES# TYPE COMMENT</i>
MIDDLE TYGER RIVER SPARTAN MILLS/STARTEX MILL PIPE #: 002 FLOW: 0.4	SC0002453 MINOR INDUSTRIAL
MIDDLE TYGER RIVER SJWD/WTP PIPE #: 001 FLOW: M/R	SCG643003 MINOR DOMESTIC
MIDDLE TYGER RIVER TOWN OF LYMAN WWTP PIPE #: 001 FLOW: 4.5 PIPE #: 001 FLOW: 5.0 (PHASE II) PIPE #: 001 FLOW: 6.0 (PHASE III)	SC0021300 MAJOR DOMESTIC
MIDDLE TYGER RIVER CLARK CONSTRUCTION COMPANY PIPE #: 001 FLOW: M/R	SCG730214 MINOR INDUSTRIAL
BEAVERDAM CREEK TRIBUTARY PLUMLEY CONSTRUCTION/PLUMLEY MINE PIPE #: 001 FLOW: M/R	SCG730521 MINOR INDUSTRIAL

## Nonpoint Source Management Program

### Land Disposal Activities

#### Landfill Activities

<i>SOLID WASTE LANDFILL NAME FACILITY TYPE</i>	<i>PERMIT # STATUS</i>
BROWN LCD&YT C&D	422474-1701 ACTIVE
VANPORT LCD RECYCLING FACILITY COMPOSTING	232777-3001 ACTIVE

#### Land Application Sites

<i>LAND APPLICATION SYSTEM FACILITY NAME</i>	<i>ND# TYPE</i>
TILEFIELD BLUE RIDGE HIGH SCHOOL	ND0064629 DOMESTIC

### Mining Activities

<i>MINING COMPANY MINE NAME</i>	<i>PERMIT # MINERAL</i>
CLARK CONSTRUCTION CO. CLARK-TYGER SAND MINE	0886-45 SAND
PLUMLEY CONSTRUCTION CO., INC. PLUMLEY MINE	1340-45 SAND; SAND/CLAY



## Water Quantity

<i>WATER USER STREAM</i>	<i>REGULATED CAP. (MGD) PUMPING CAP. (MGD)</i>
SJWD (STARTEX JACKSON WELLFORD DUNCAN)	16.0
MIDDLE TYGER RIVER	30.0

## Growth Potential

There is a high potential for growth in this watershed, which contains a portion of the Town of Duncan. The Cities of Greer and Spartanburg are connected via the I-85 corridor, which bisects this watershed. There are also industrial developmental pressures along U.S. Hwy. 29.

## Watershed Protection and Restoration Strategies

### *Total Maximum Daily Loads (TMDLs)*

A total maximum daily load (TMDL) for fecal coliform was developed for the **Middle Tyger River** in 1999. Levels of fecal coliform bacteria can be elevated in water bodies as the result of both point and nonpoint sources of pollution. Between 1991 and 1995, 38% of the samples collected at station **B-148** exceeded the 400 colonies/100ml standard. Targeting agricultural land for reduction of bacteria is the most effective strategy for this watershed. A target level for fecal coliform bacteria of 175 colonies/100ml was established. This translates to an agricultural bacteria-loading reduction of 68%.

TMDLs were developed for SCDHEC and approved by EPA for fecal coliform bacteria in the **Middle Tyger River** at water quality monitoring sites **B-012** and **B-014**. Currently The Town of Lyman operates a WWTP that discharges into the river. The Middle Tyger River watershed is within four Municipal Separate Storm Sewer System (MS4) designated areas: City of Duncan, Town of Lyman, Town of Wellford, and Spartanburg County. Possible sources of fecal coliform bacteria into the Middle Tyger River include MS4 runoff, leaking sewers, failing onsite wastewater disposal systems, pets, and wildlife. The TMDL specifies reductions in the load of fecal coliform bacteria into the Middle Tyger River of 40% (B-012) and of 63% (B-014) in order for the river to meet the recreational use standard.

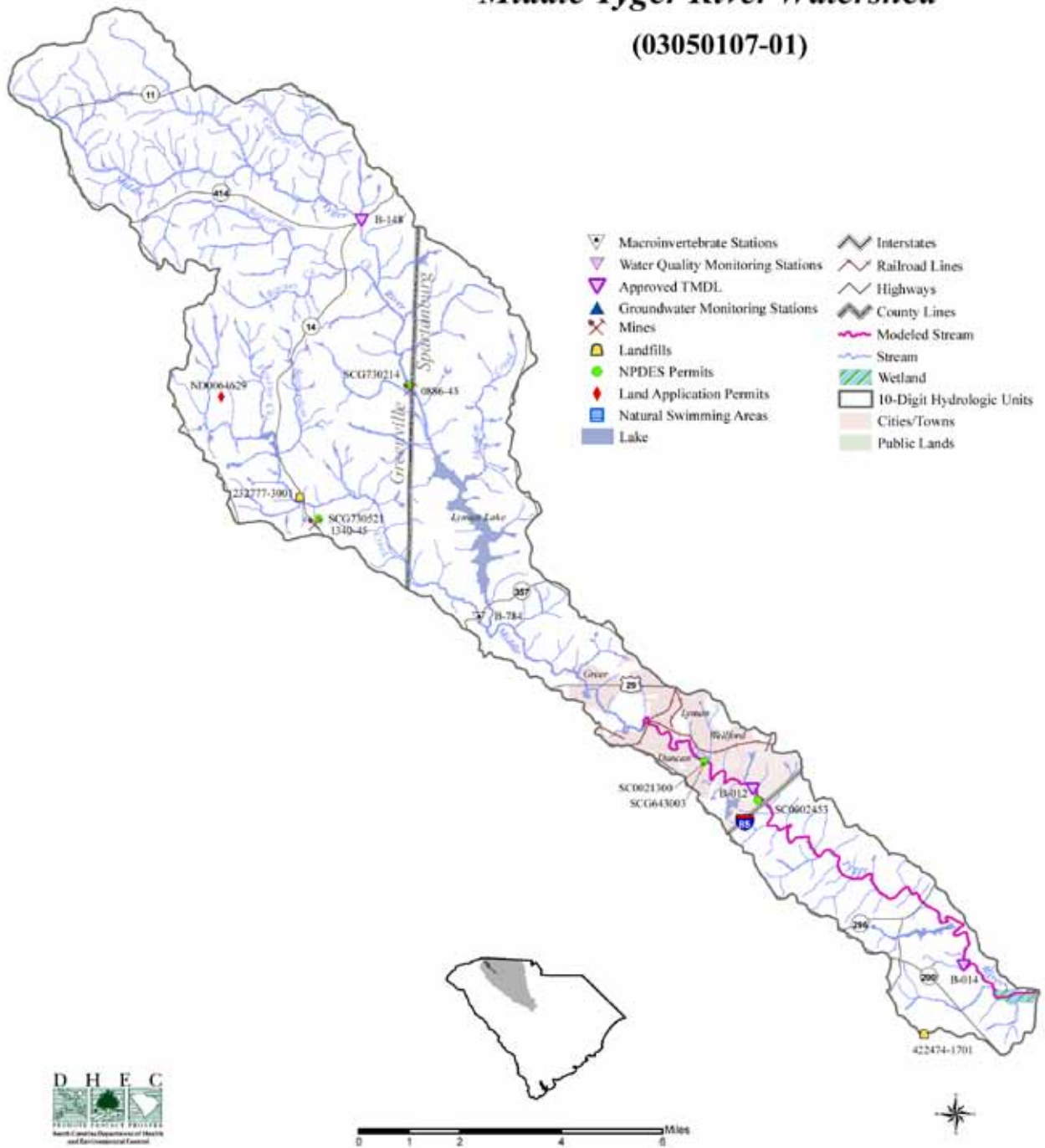
Funding for TMDL implementation activities is currently available. For more information, see the Bureau of Water web page [www.scdhec.gov/water](http://www.scdhec.gov/water) or call the Watershed Program at (803) 898-4300.

### *Special Projects*

#### **Tyger River Basin Fecal Coliform TMDL Implementation Project**

The Tyger River Basin has been included in the South Carolina's Section 303(d) List for impaired waterbodies for violation of the fecal coliform water quality standard. A TMDL for fecal coliform bacteria was developed for the 25 sampling sites within the watershed. Eleven of these fall within the Municipal Separate Storm Sewer System (MS4) areas. TMDLs for the remaining 15 sites call for reductions ranging from 16% to 82%. The TMDL document indicates that nonpoint sources are the main contributors of fecal coliform bacteria contamination for these sites. Four upstate counties, Soil and Water Conservation Districts, the SJWD Water District,

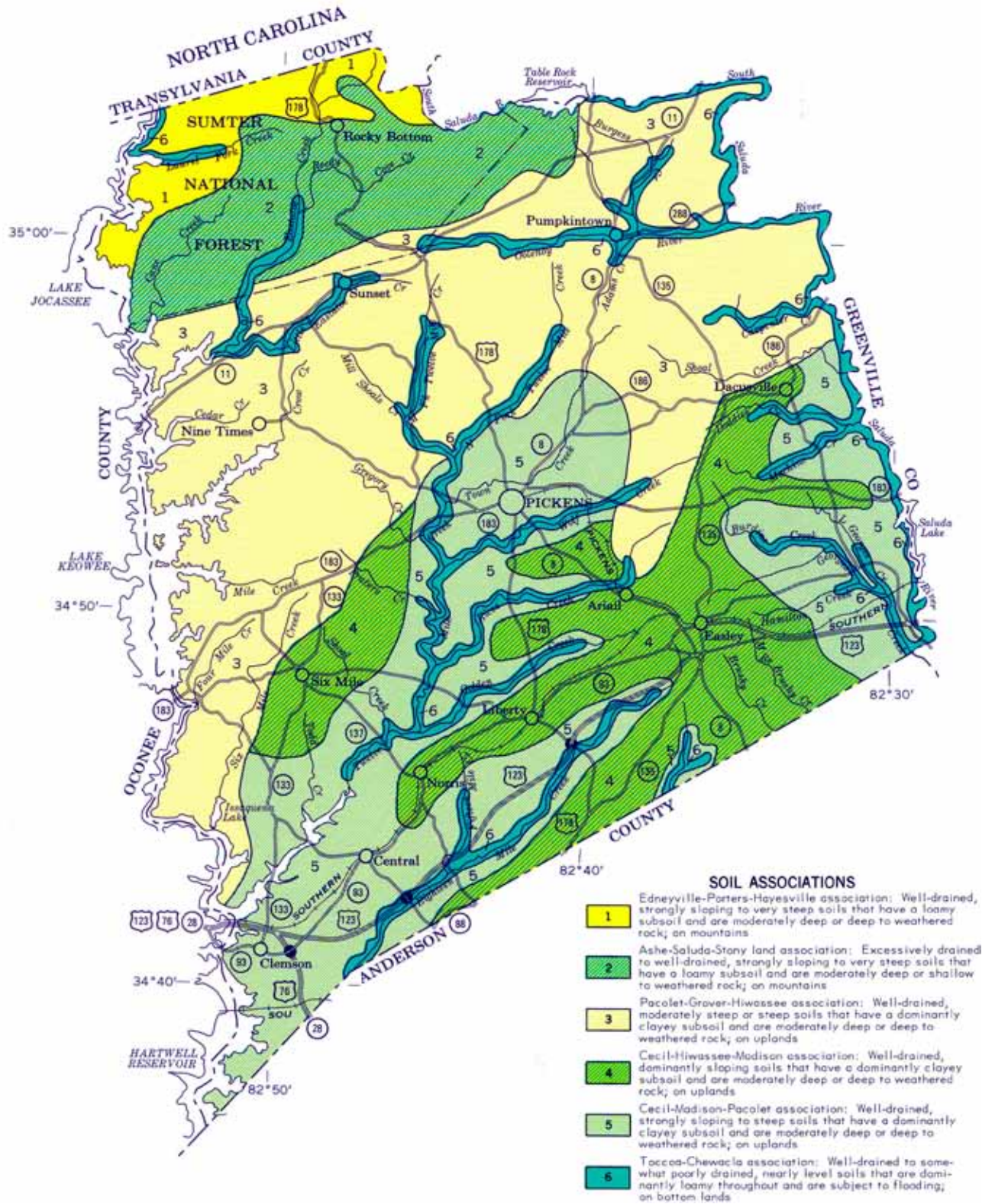
# Middle Tyger River Watershed (03050107-01)





# Mountain Meadows Tract Pickens County General Soils Map

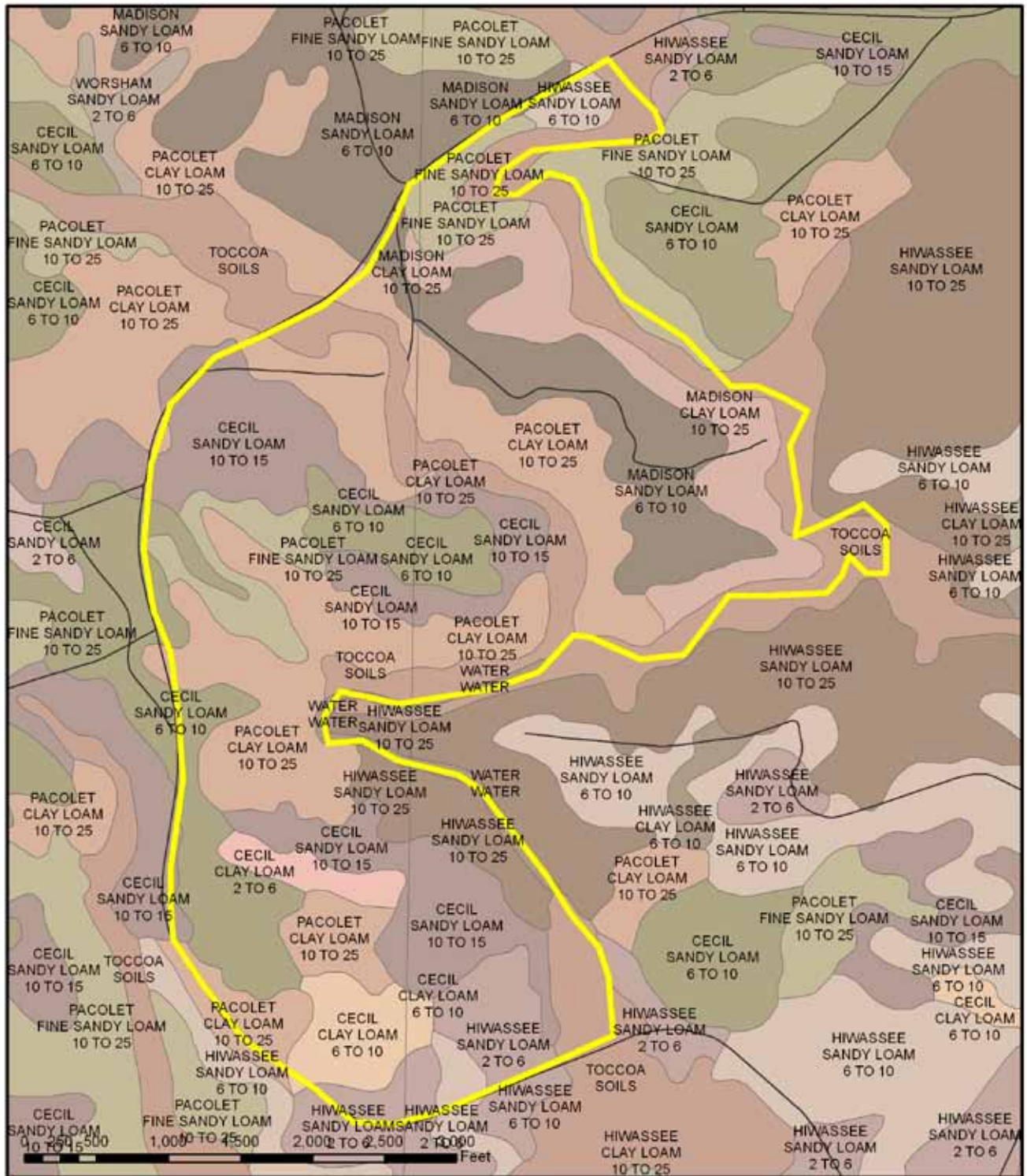
## ATTACHMENT D





# Mountain Meadows Tract Site Specific Soils Map

# ATTACHMENT E



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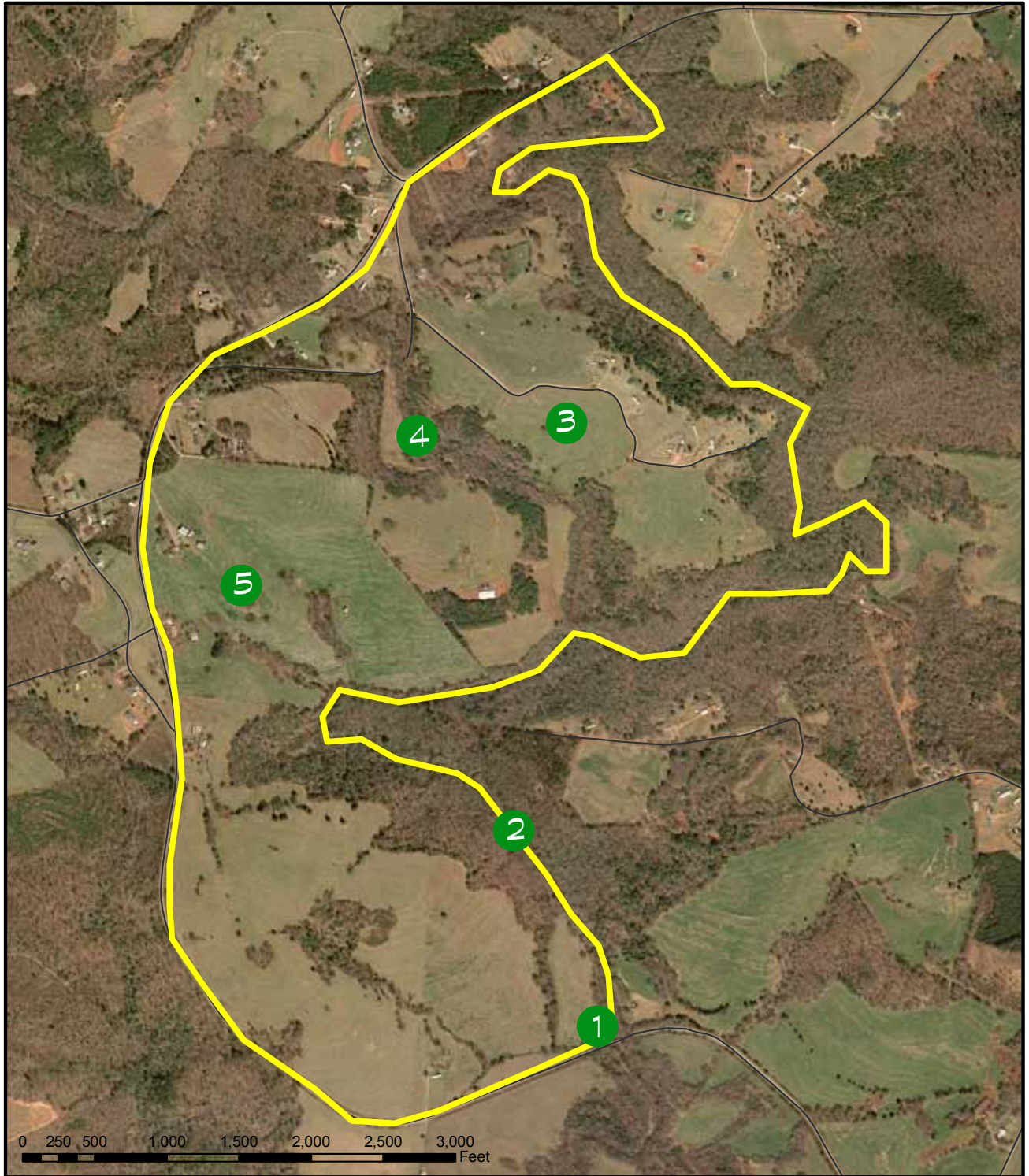
## Mountain Meadows Tract Sunset, SC





# Mountain Meadows Tract Map Keyed to Site Photographs

ATTACHMENT F



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## Mountain Meadows Tract Sunset, SC





# Mountain Meadows Tract Site Photographs and Descriptions

## ATTACHMENT G



1

View from Highway 11 toward Mountain Meadows



2

Johnson's Creek



3

Agricultural Fields



4

Meadow View



5

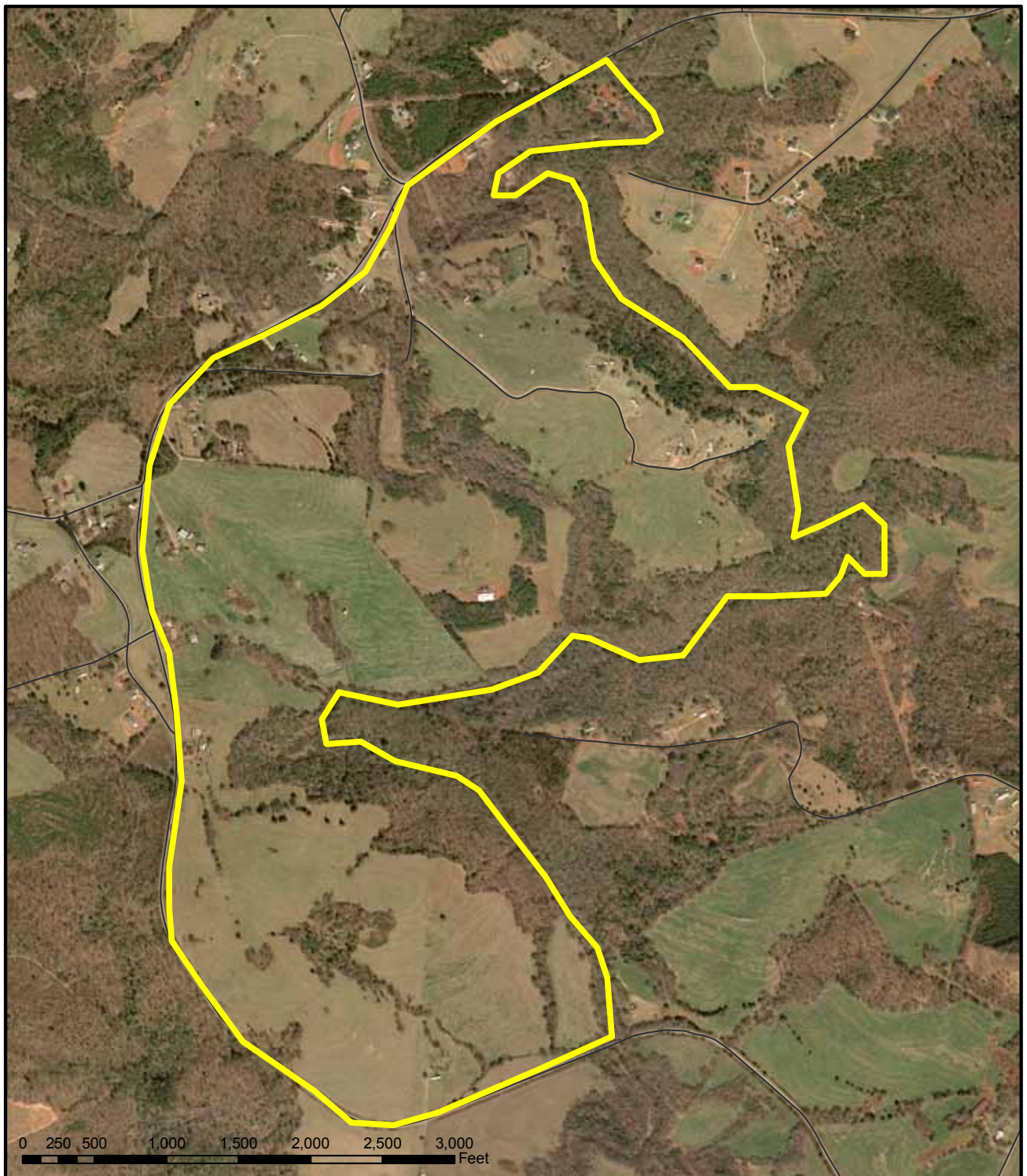
Mixed Hardwood Forest

Insert Attachment H  
Site Photographs CD



# Mountain Meadows Tract Aerial Photograph

ATTACHMENT I



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## Mountain Meadows Tract

Sunset, SC

