

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and
THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Environmental Quality Control
Water Quality Certification and Wetlands Programs Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: P/N # SAC-2014-00622-2IU

April 10, 2015
Page 1 of 3

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et.seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

Steve Mansfield
DB Aster, LLC
250 Gibraltar Road
Horsham, PA 19044

for a permit to develop a residential subdivision over a period of 10 years by placing fill material in 5.71 acres of waters of the U.S. adjacent to Sawmill Branch which is a tributary to the

Ashley River

at a site off of Dorchester Road in Dorchester County, South Carolina. Latitude: 32.9756° N,
Longitude: -80.2262° W.

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by the **Corps** until

15 Days from the Date of this Notice,

and **SCDHEC** will receive written statements regarding the proposed work until

30 Days from the Date of this Notice

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of constructing a residential development known as Limehouse Village Phase II over a period of approximately 10 years. The basic purpose of the proposed project is to create housing. The overall project purpose as stated by the applicant is "to construct and complete an economically viable, long-term, residential development in conformance with the Comprehensive Plan that will meet rising housing needs in proximity to existing and future infrastructure, civic services, and employment opportunities associated with the Town of Summerville". Proposed impacts to waters of the U.S. include filling 5.71 acres of jurisdictional wetlands for the construction of roads, home sites, and stormwater facilities. The applicant is proposing to design the culvert sizes for 5 associated road crossings as part of the comprehensive stormwater management plan for the project after 404, 401, and CZC authorizations are obtained. As mitigation for the 5.71 acres of jurisdictional wetland fill, the applicant has proposed to purchase 49 wetland mitigation credits from either the Congaree-Carton Mitigation Bank or the Pigeon Pond Mitigation Bank in addition to perpetually preserving 39.15 acres of jurisdictional wetlands and 11.69 acres of upland buffers through deed restrictive covenants. Since the project is proposed to be constructed over an approximate 10 year period, the applicant has requested to complete the mitigation requirements concurrent with development and construction by recording covenants and restrictions and purchasing mitigation bank credits prior to the onset of work each area. A figure depicting the proposed construction phases, associated mitigation areas, and timeline was not included in the application for review.

NOTE: This public notice and associated plans are available on the Corps' website at: <http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> . For those unable to access the website, a copy of this notice and the associated plans will be provided, upon receipt of a written request. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions of the South Carolina Coastal Zone Management Act (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 5.71 acres of freshwater wetlands upstream of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information, including a habitat assessment performed by the applicant, and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

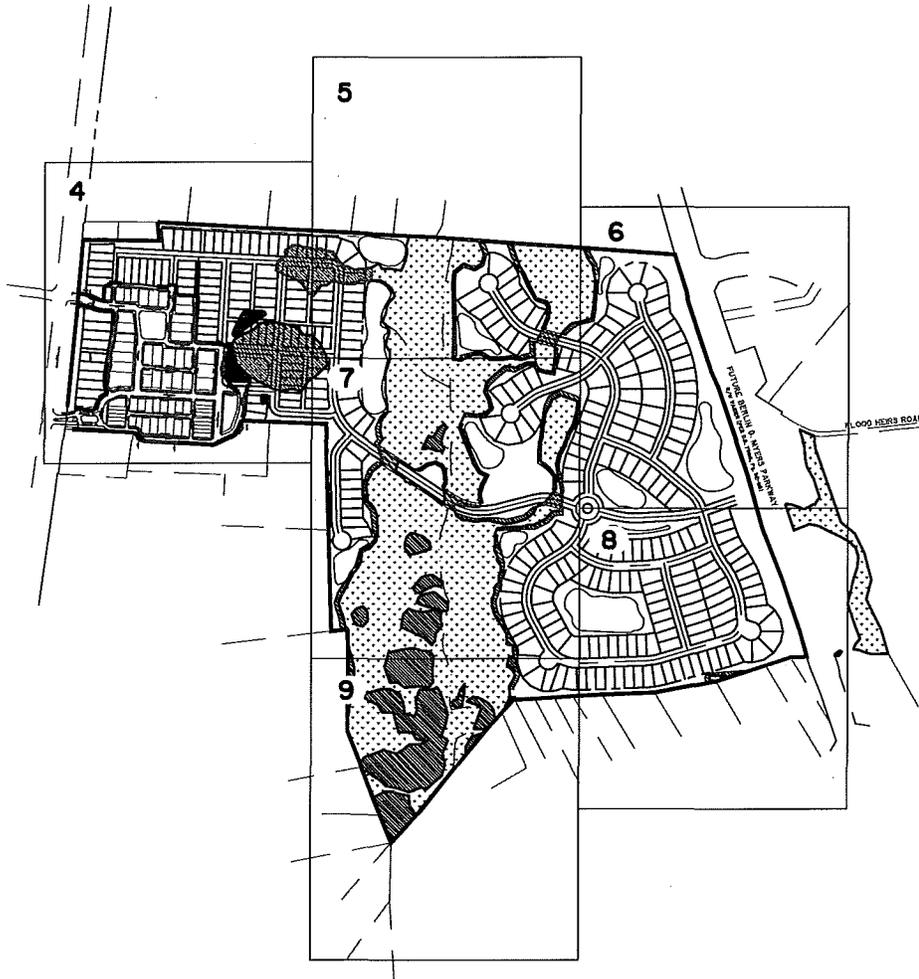
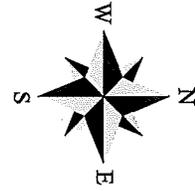
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact Steven Currie at 843-329-8044 or toll free at 1-866-329-8187.

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HATCH LEGEND

-  JURISDICTIONAL WETLAND IMPACTS
-  PRESERVED WETLAND
-  PRESERVED UPLAND BUFFER



SHEET LAYOUT

LIMEHOUSE

PROPOSED ACTIVITY:
WETLAND SHEET LAYOUT

CLIENT:
DB ASTER, LLC

LOCATION: DORCHESTER COUNTY, SOUTH CAROLINA

DATE: 03/25/15

JOB NUMBER: J - 24421.0002

SHEET: 2 of 13

SCALE: 1" = 1000'



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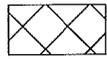
LEGEND

SITE SUMMARY

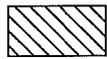
TOTAL TRACT ACREAGE	156.2 AC
TOTAL NON-JURISDICTIONAL WETLAND ACREAGE	0 AC
TOTAL JURISDICTIONAL WETLAND ACREAGE	44.86 AC
TOTAL FRESHWATER WETLAND ACREAGE	44.86 AC

WETLAND IMPACT

PROPOSED FRESHWATER WETLAND IMPACT

	JURISDICTIONAL FRESHWATER WETLAND IMPACT	5.71 AC
	NON-JURISDICTIONAL FRESHWATER WETLAND IMPACT	0 AC
	TOTAL ACREAGE OF WETLAND IMPACT	5.71 AC

AVOIDANCE AND MINIMIZATION

	PRESERVED UPLAND BUFFER	11.69 AC
	TOTAL AVERAGE WIDTH	30 LF
	MINIMUM WIDTH	15 LF
	REMAINING FRESHWATER WETLAND ACREAGE	39.15 AC

LIMEHOUSE

PROPOSED ACTIVITY:
WETLAND MASTER PLAN

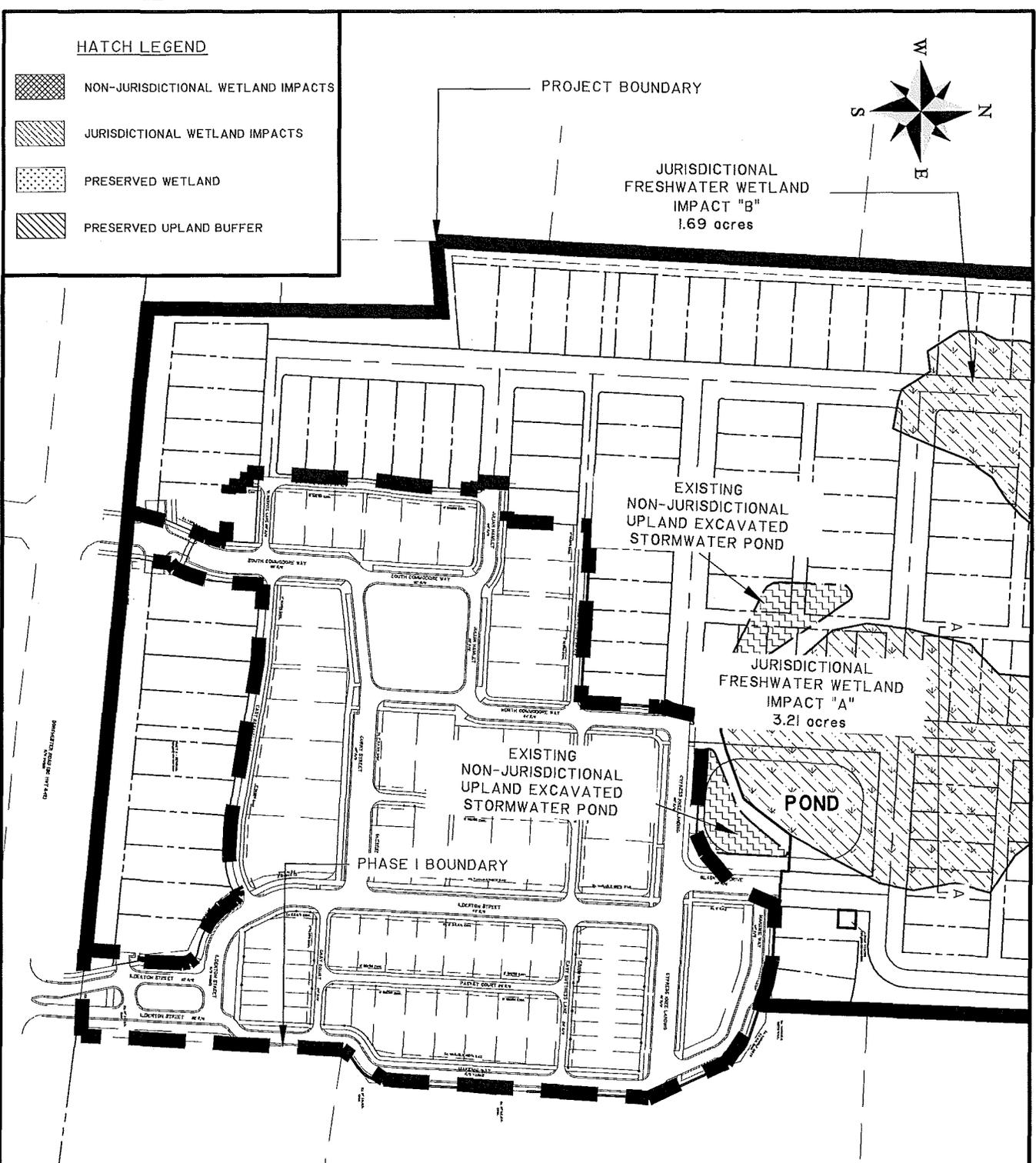
CLIENT:
DB ASTER, LLC

LOCATION: DORCHESTER COUNTY, SOUTH CAROLINA
DATE: 03/25/15 SHEET: 3 of 13
JOB NUMBER: J - 24421.0002 SCALE:

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LIMEHOUSE
 PROPOSED ACTIVITY:
WETLAND MASTER PLAN
 CLIENT:
DB ASTER, LLC
 LOCATION: DORCHESTER COUNTY, SOUTH CAROLINA
 DATE: 03/25/15
 JOB NUMBER: J - 24421.0002

SHEET: 4 of 13
 SCALE: 1" = 200'

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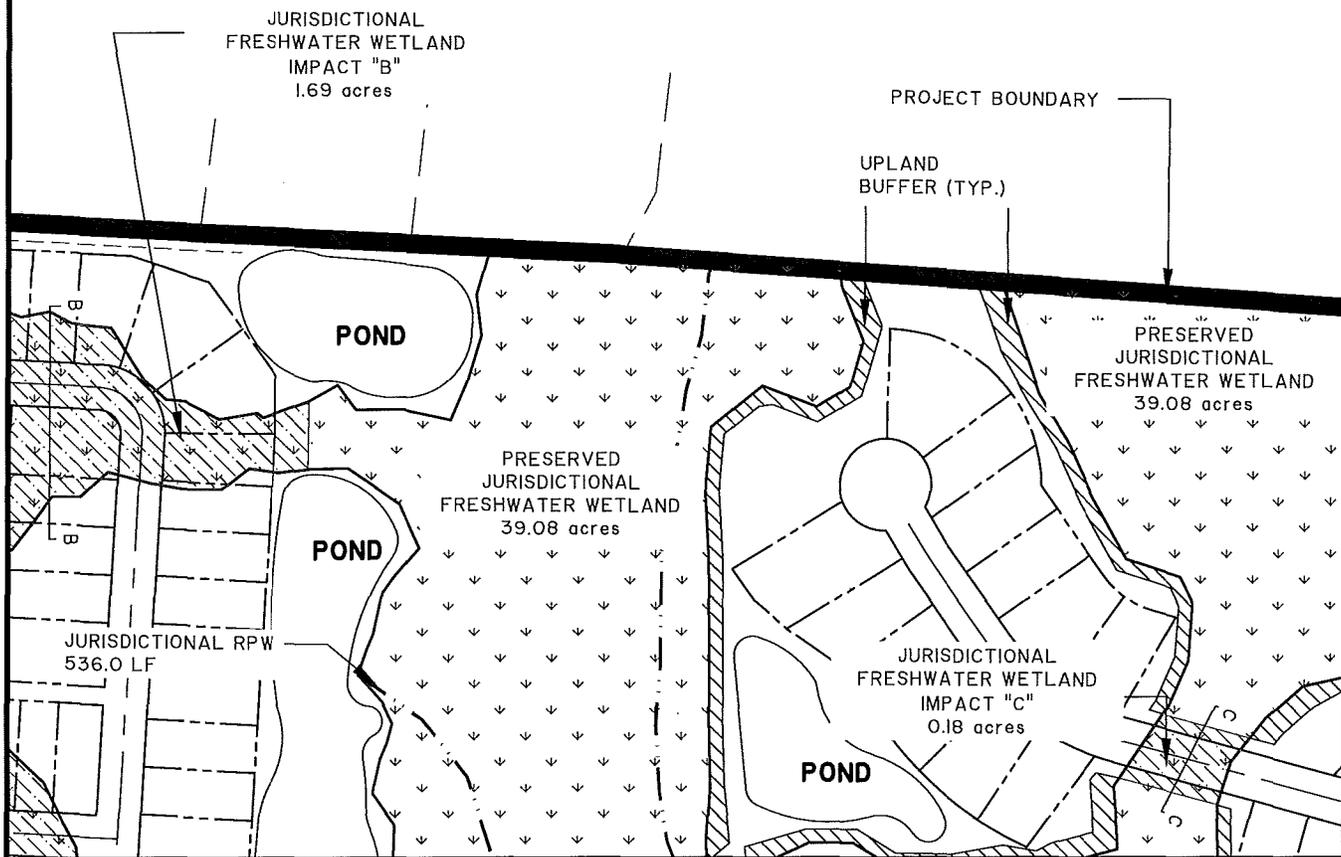
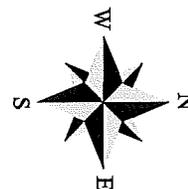
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HATCH LEGEND

-  NON-JURISDICTIONAL WETLAND IMPACTS
-  JURISDICTIONAL WETLAND IMPACTS
-  PRESERVED WETLAND
-  PRESERVED UPLAND BUFFER



LIMEHOUSE

PROPOSED ACTIVITY:
WETLAND MASTER PLAN

CLIENT:
DB ASTER, LLC

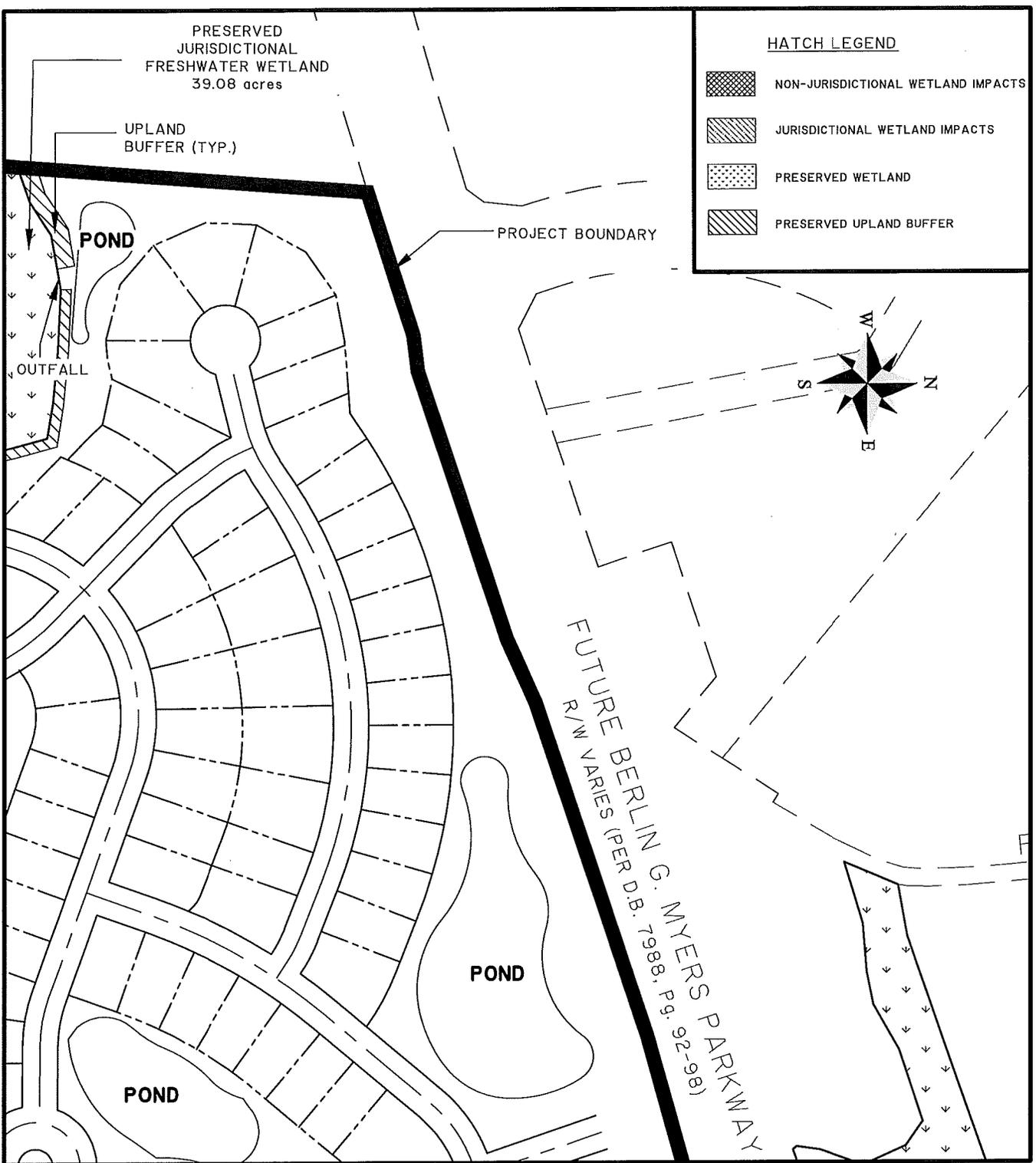
LOCATION: DORCHESTER COUNTY, SOUTH CAROLINA
 DATE: 03/25/15 SHEET: 5 of 13
 JOB NUMBER: J - 24421.0002 SCALE: 1" = 200'



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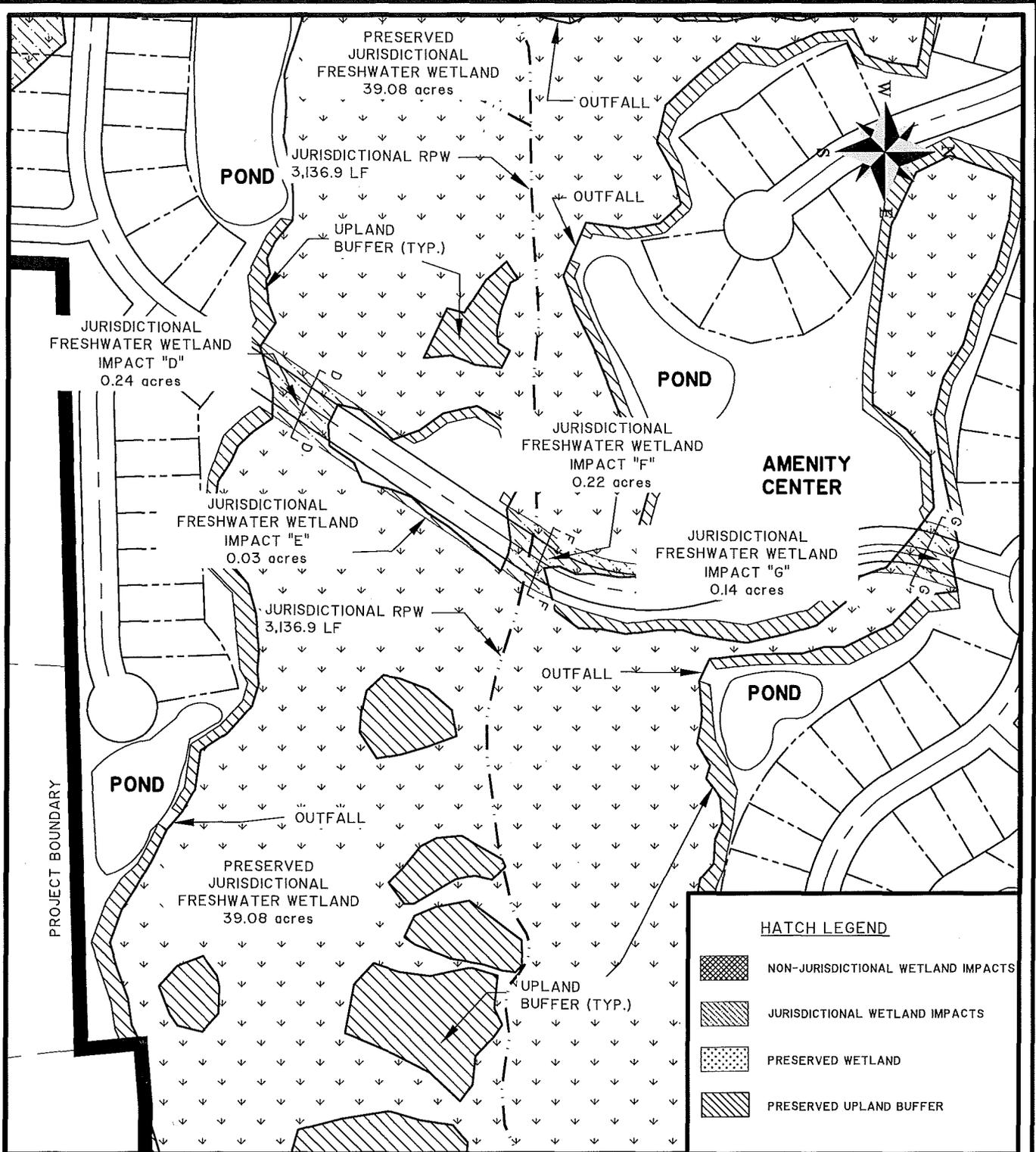
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LIMEHOUSE
 PROPOSED ACTIVITY:
WETLAND MASTER PLAN
 CLIENT:
DB ASTER, LLC
 LOCATION: DORCHESTER COUNTY, SOUTH CAROLINA
 DATE: 03/25/15 SHEET: 6 of 13
 JOB NUMBER: J - 24421.0002 SCALE: 1" = 200'

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HATCH LEGEND	
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	JURISDICTIONAL WETLAND IMPACTS
	PRESERVED WETLAND
	PRESERVED UPLAND BUFFER

LIMEHOUSE
 PROPOSED ACTIVITY:
WETLAND MASTER PLAN
 CLIENT:
DB ASTER, LLC
 LOCATION: DORCHESTER COUNTY, SOUTH CAROLINA
 DATE: 03/25/15
 JOB NUMBER: J - 24421.0002

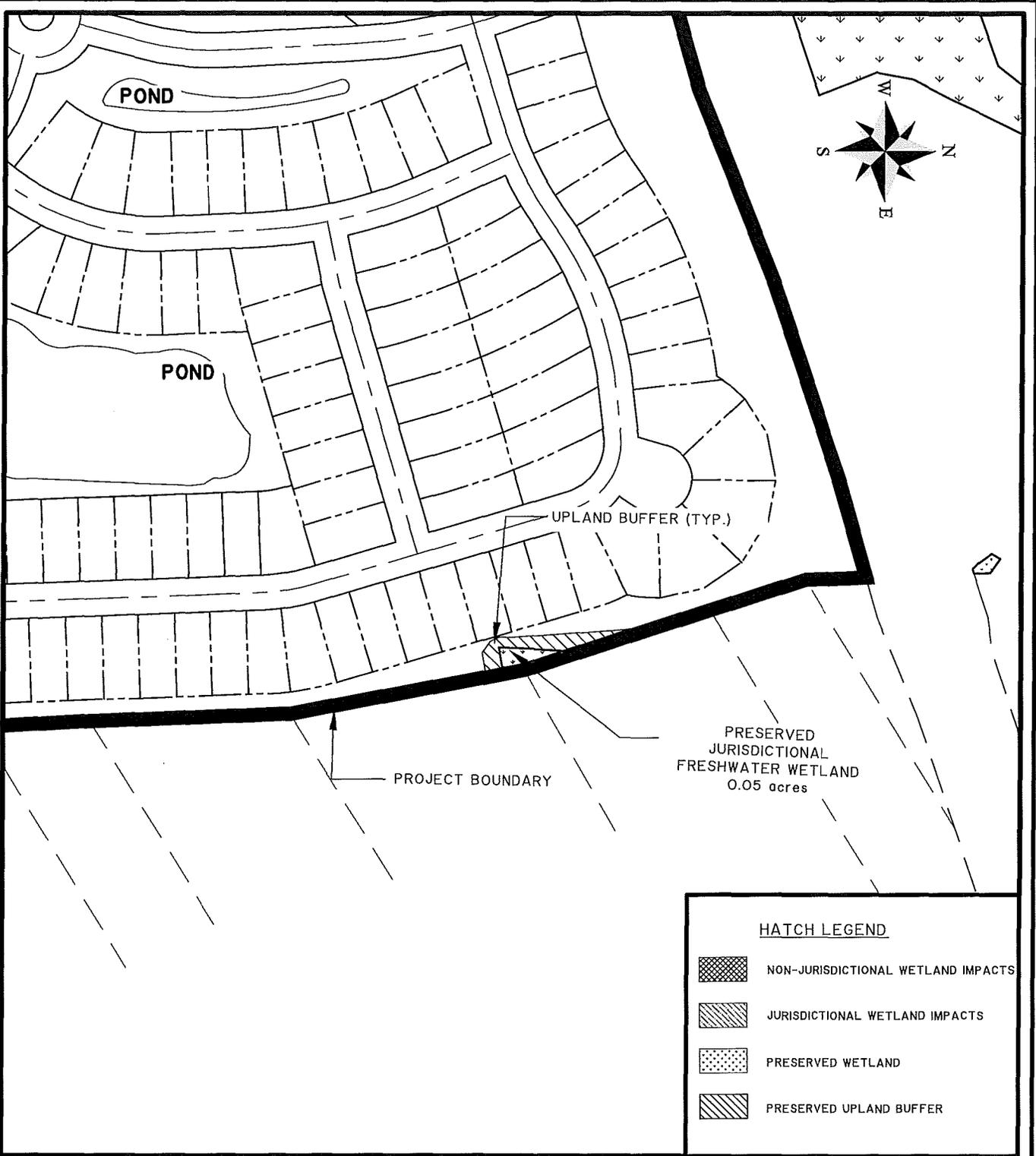
SHEET: 7 of 13
 SCALE: 1" = 200'

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-  PRESERVED WETLAND
-  PRESERVED UPLAND BUFFER

LIMEHOUSE

PROPOSED ACTIVITY:
WETLAND MASTER PLAN

CLIENT:
DB ASTER, LLC

LOCATION: DORCHESTER COUNTY, SOUTH CAROLINA
 DATE: 03/25/15
 JOB NUMBER: J - 24421.0002

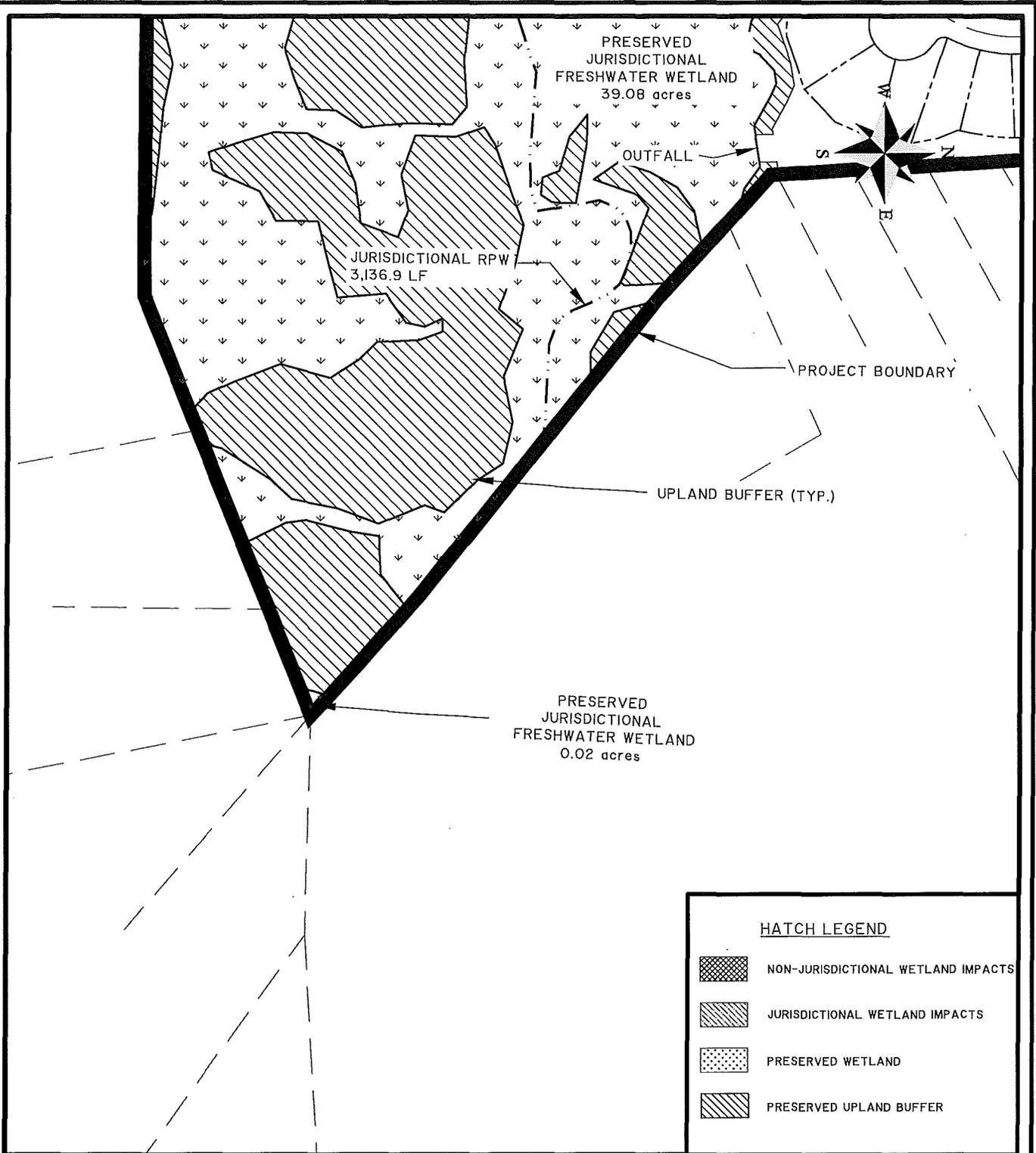
SHEET: 8 of 13
 SCALE: 1" = 200'

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LIMEHOUSE
PROPOSED ACTIVITY:
WETLAND MASTER PLAN
CLIENT:
DB ASTER, LLC
LOCATION: DORCHESTER COUNTY, SOUTH CAROLINA
DATE: 03/25/15
JOB NUMBER: J - 24421.0002

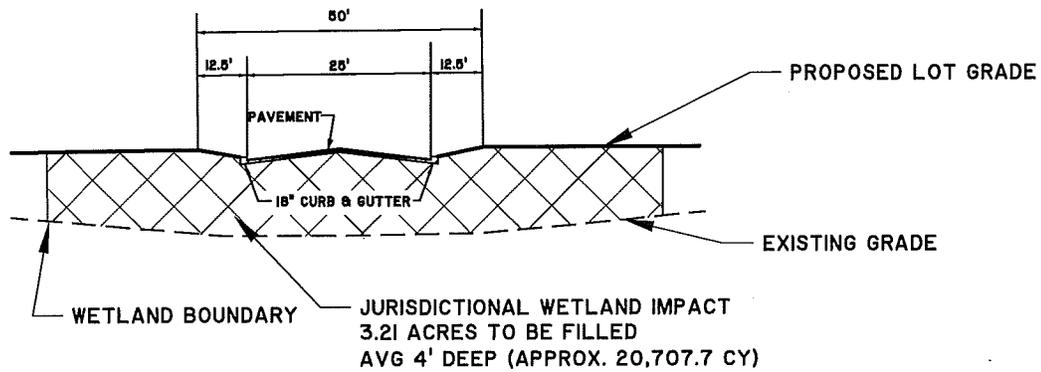
SHEET: 9 of 13
SCALE: 1" = 200'

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CROSS SECTION A-A
JURISDICTIONAL WETLAND IMPACT "A"
N.T.S

LIMEHOUSE

PROPOSED ACTIVITY:
IMPACT CROSS SECTIONS

CLIENT:
DB ASTER, LLC

LOCATION: DORCHESTER COUNTY, SOUTH CAROLINA

DATE: 03/25/15

JOB NUMBER: J - 24421.0002

SHEET: 10 of 13

SCALE: N.T.S

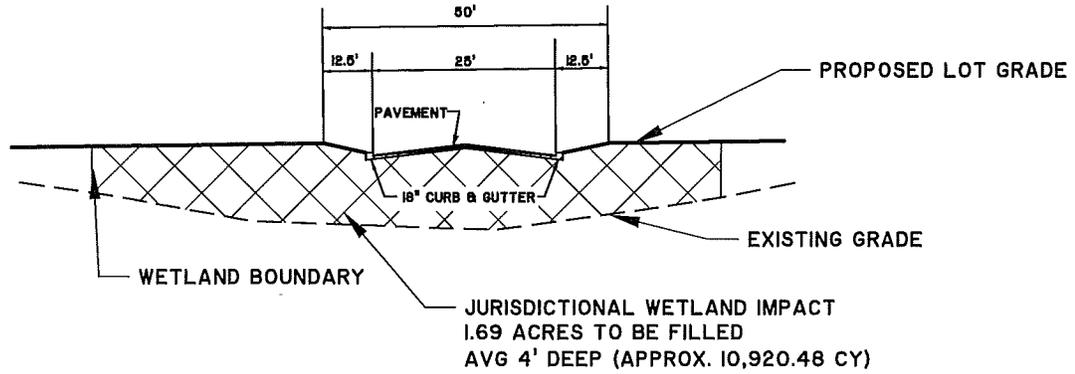


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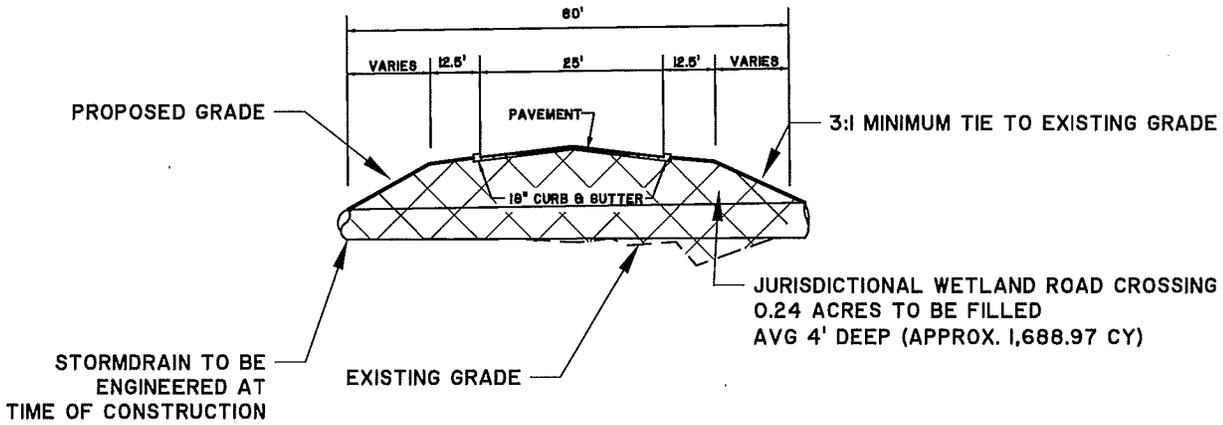
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CROSS SECTION B-B
JURISDICTIONAL WETLAND IMPACT "B"
N.T.S



CROSS SECTION D-D
JURISDICTIONAL WETLAND IMPACT "D"
N.T.S

LIMEHOUSE

PROPOSED ACTIVITY:
IMPACT CROSS SECTIONS

CLIENT:
DB ASTER, LLC

LOCATION: DORCHESTER COUNTY, SOUTH CAROLINA

DATE: 03/25/15

JOB NUMBER: J - 24421.0002

SHEET: 11 of 13

SCALE: N.T.S

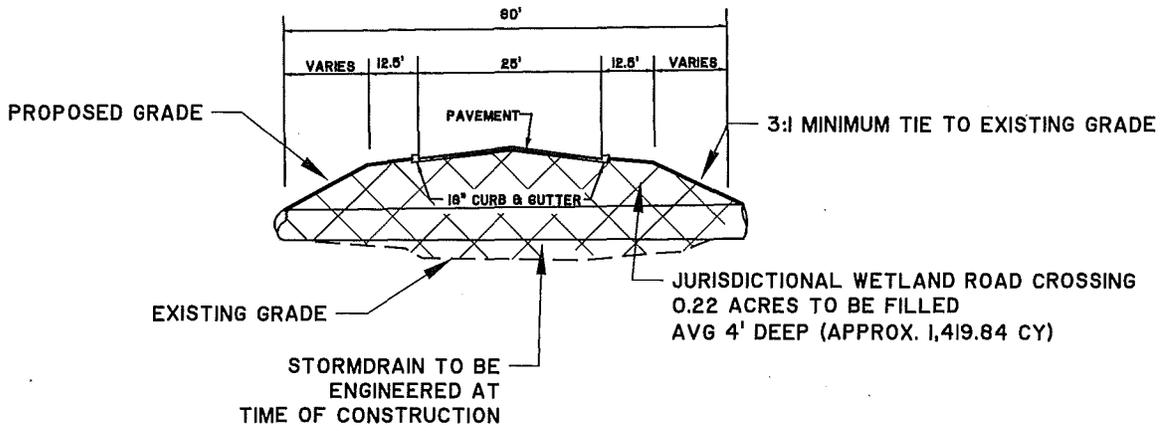


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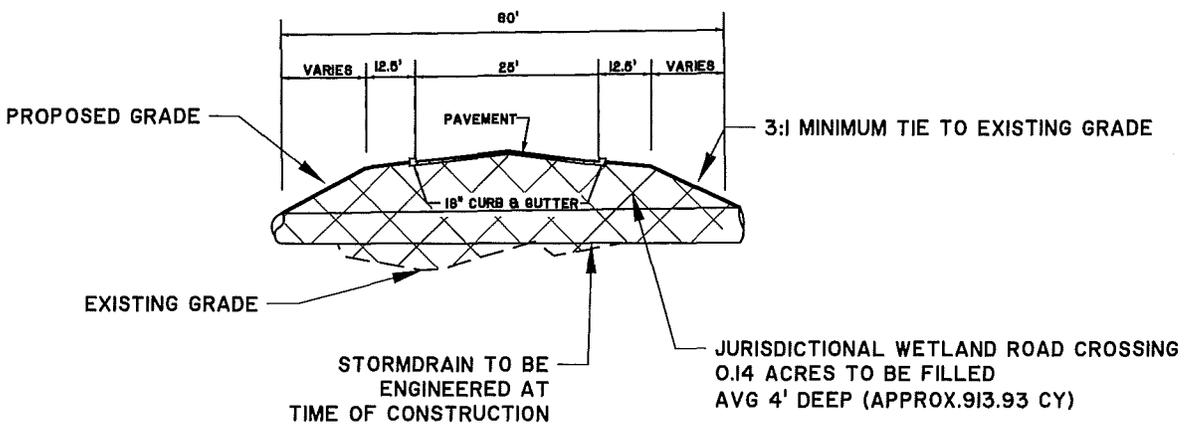
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CROSS SECTION F-F
JURISDICTIONAL WETLAND IMPACT "F"
N.T.S



CROSS SECTION G-G
JURISDICTIONAL WETLAND IMPACT "G"
N.T.S

LIMEHOUSE

PROPOSED ACTIVITY:
IMPACT CROSS SECTIONS

CLIENT:
DB ASTER, LLC

LOCATION: DORCHESTER COUNTY, SOUTH CAROLINA
 DATE: 03/25/15
 JOB NUMBER: J - 24421.0002

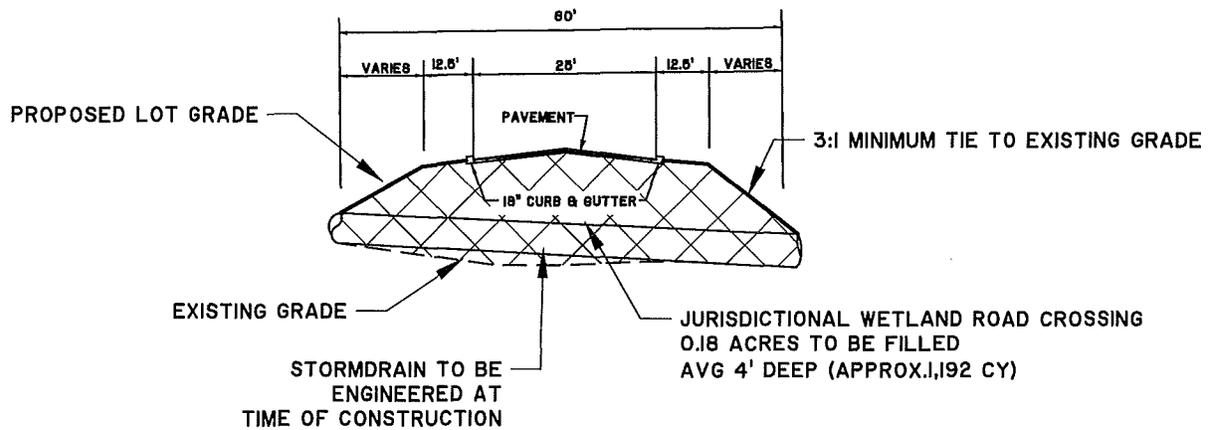
SHEET: 12 of 13
 SCALE: N.T.S

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CROSS SECTION C-C
JURISDICTIONAL WETLAND IMPACT "C"
N.T.S

LIMEHOUSE

PROPOSED ACTIVITY:
IMPACT CROSS SECTIONS

CLIENT:
DB ASTER, LLC

LOCATION: DORCHESTER COUNTY, SOUTH CAROLINA
DATE: 03/25/15 SHEET: 13 of 13
JOB NUMBER: J - 24421.0002 SCALE: N.T.S

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