

**JOINT**  
**PUBLIC NOTICE**

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

REGULATORY DIVISION  
Refer to: P/N SAC-2014-01087

August 3, 2018

Pursuant to 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

**Mr. Doug Hill**  
**Pulte Home Company, LLC**  
**400 Faber Place Drive, Suite 110**  
**North Charleston, South Carolina 29405**

for a permit to discharge fill material in freshwater wetlands associated with the

**OKATIE RIVER**

On N. Okatie Highway and Pritcher Point Road in Beaufort County, South Carolina (Latitude: 32.3268 °N, Longitude: -80.9242 °W) (Jasper Quad).

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 the discharge of fill material into freshwater, non-tidal wetlands for the construction of a single-family residential subdivision. In detail, the proposed work involves the discharge of fill material into 1.1 acres of jurisdictional wetlands for the improvement of existing road crossings and associated lot development. The proposed work also involves the impacts to 0.216 acre of non-jurisdictional wetlands. The proposed project is a master-planned

residential community within the identified project area as depicted in the permit drawings. The applicant proposed to construct single family homes with an adequate internal road system, an amenity center with pool, adequate parking, required stormwater features and necessary utilities. The purpose of the proposed work is to construct and complete an economically viable, long-term, waterfront, single-family residential development within Beaufort County that will meet rising housing demand in proximity to existing and future infrastructure, civic services and employment opportunities and that is located within close proximity to the towns of Beaufort, Bluffton and Hilton Head. The work required to construct the proposed residential development cannot occur without impacting wetlands for the proposed road crossings. The impacts to wetlands have been minimized by utilizing an existing road, placing public utilities in the proposed road crossings and in installing properly sized culvert pipes to maintain flow. To compensate for unavoidable wetland impacts, the applicant is proposing to purchase 13.8 mitigation credits from Sweetleaf Swamp Mitigation Bank.

**NOTE: This public notice and associated plans are available on the Corps' website at: <http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> .**

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 Coastal Zone Management Program (15 CFR 930). This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S. C. Department of Health and Environmental Control. 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.

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 1.1 acres of freshwater, non-tidal wetlands upstream of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. The District Engineer's 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). The District Engineer's final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project area, examined all information provided by the applicant, and the District Engineer has determined, based on the most recently available information 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 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 Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(f)(1)), and has initially determined that no historic properties are present; therefore, there will be no effect on historic properties. To ensure that other historic properties 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 and any other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

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 cannot undertake to adjudicate rival claims.

The Corps 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 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. **Please submit comments in writing, identifying the project of interest by public notice number,**

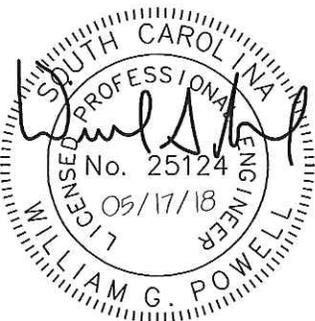
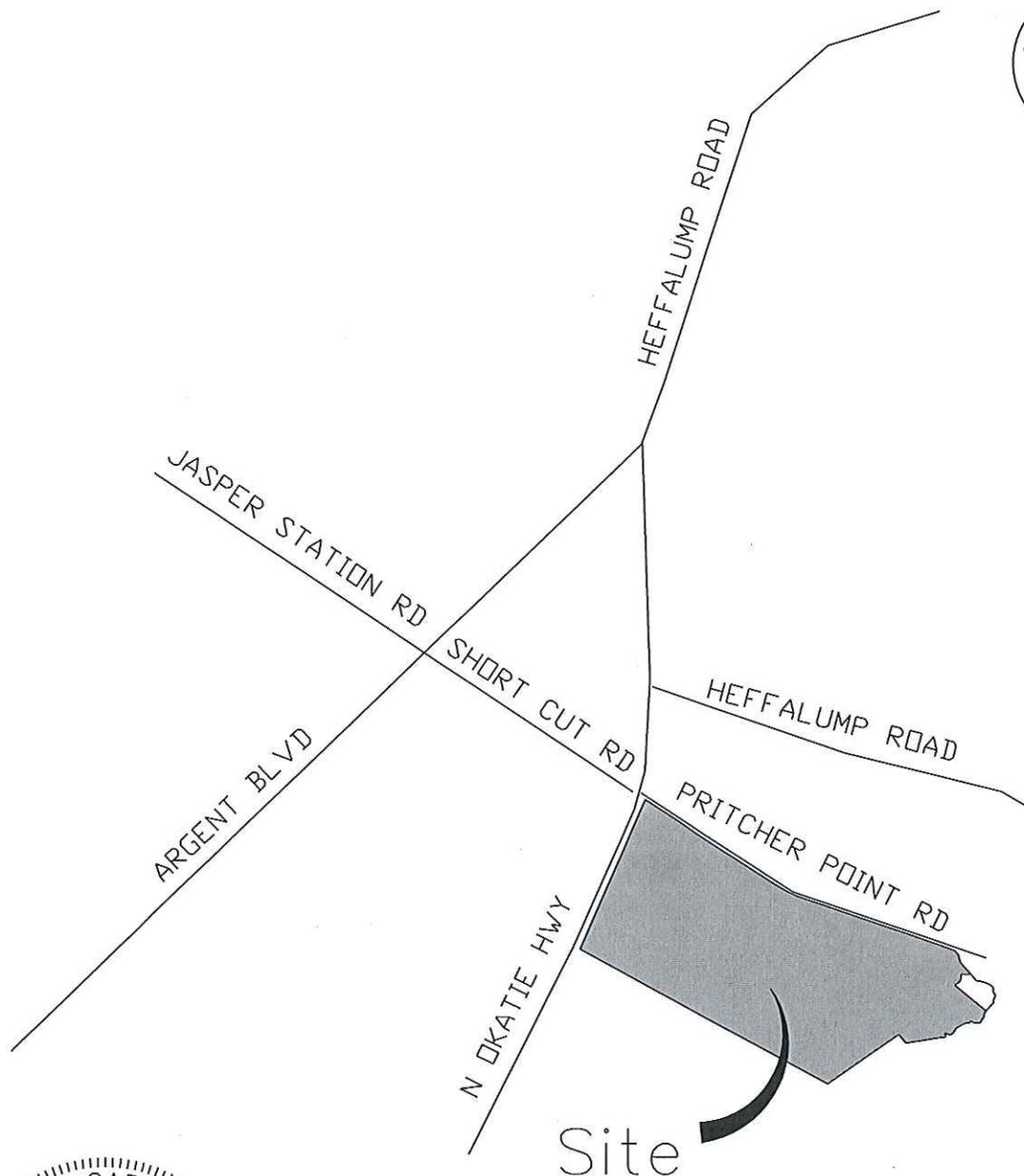
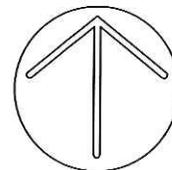
REGULATORY DIVISION  
SAC-2014-01087

August 3, 2018

**to the following address:**

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

If there are any questions concerning this public notice, please contact Tracy D. Sanders, Project Manager, at (843) 329-8190 or toll free at 1-866-329-8187.



P.O. BOX 381  
 BLUFFTON, SC 29910  
 PH (843) 837-5250  
 FAX (843) 837-2558  
 WWW.WARDEDWARDS.COM

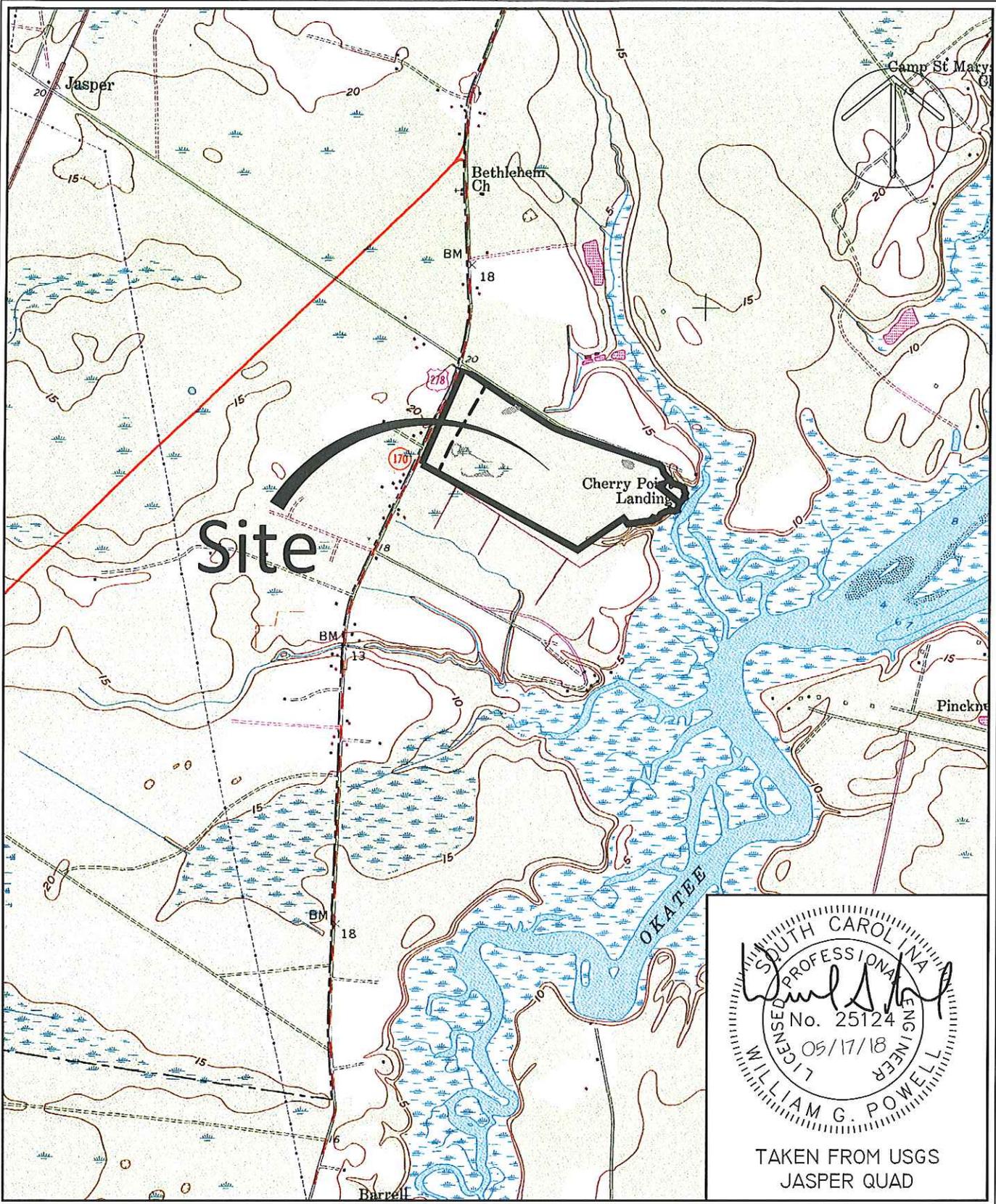
OSPREY POINT (MALIND BLUFF)

□ ICINITY MAP

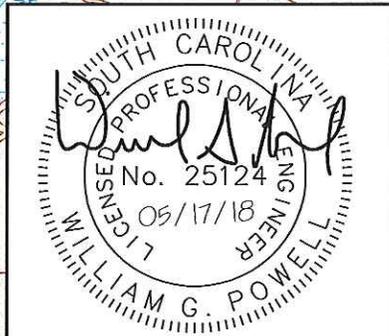
BEAUFORT COUNTY, SOUTH CAROLINA

DATE: 05-17-18  
 SCALE: NONE  
 PROJECT # 170252

SHEET 1 OF 5



Site



TAKEN FROM USGS  
JASPER QUAD



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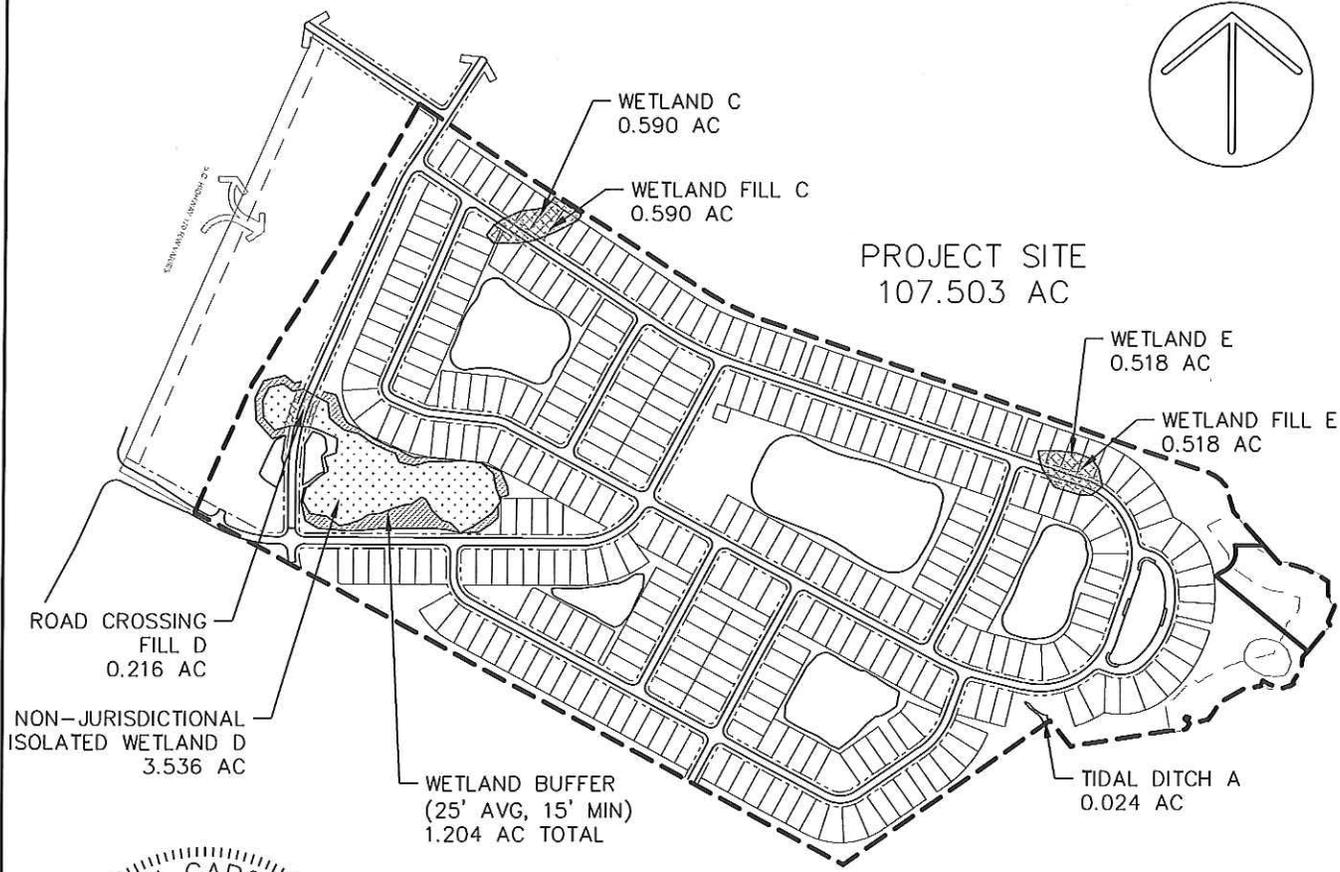
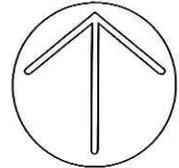
OSPREY POINT (MALIND BLUFF)

SGS MAP

BEAUFORT COUNTY, SOUTH CAROLINA

DATE: 05-17-18  
SCALE: 1"=2000'  
PROJECT # 170252

SHEET 2 OF 5



TOTAL SITE	107.503 AC	
WETLANDS TO BE FILLED		
FILL C:	0.590 AC	1,920 CU YD
FILL D (ROAD CROSSING):	0.216 AC	700 CU YD
FILL E:	0.518 AC	1,685 CU YD
TOTAL WETLANDS TO BE FILLED:	1.324 AC	4,305 CU YD
TOTAL WETLANDS UNDISTURBED:	3.320 AC	
TOTAL WETLANDS:	4.644 AC	
WETLAND BUFFERS (25' AVG, 15' MIN)	1.204 AC	



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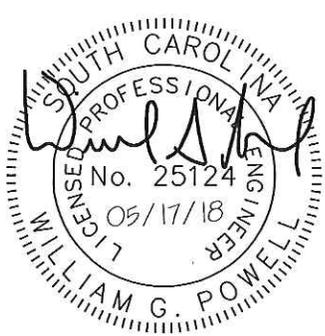
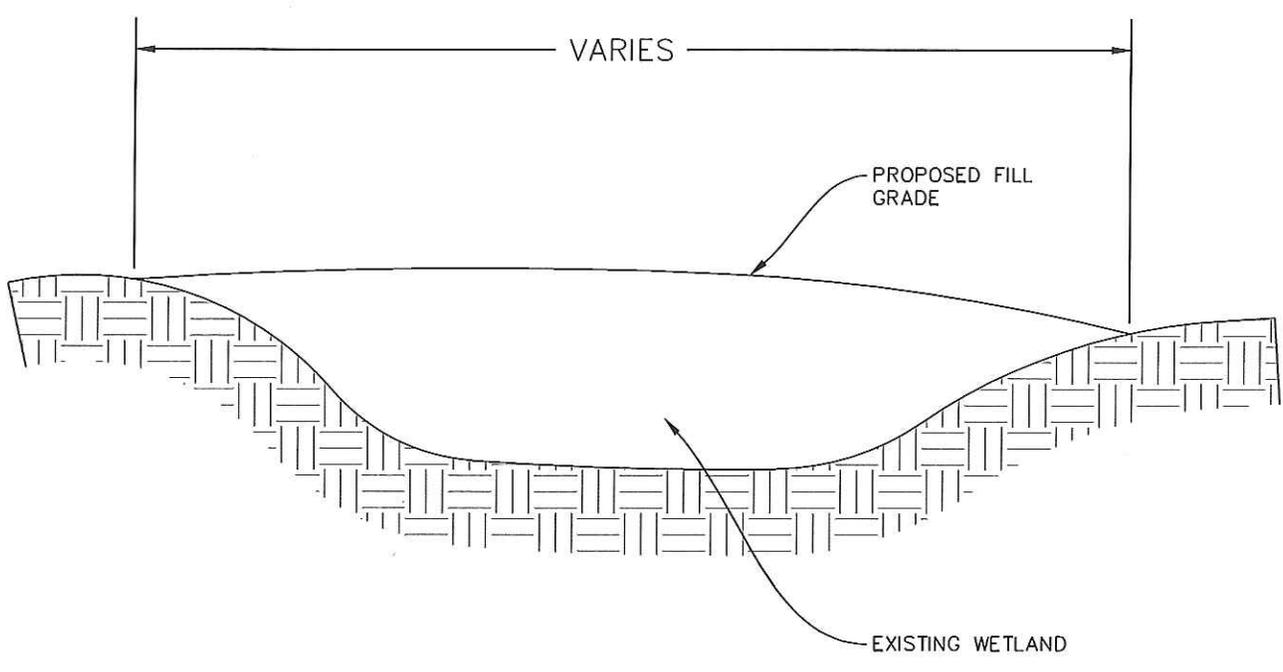
OSPREY POINT (MALIND BLUFF)

WETLAND IMPACTS

BEAUFORT COUNTY, SOUTH CAROLINA

DATE: 05-17-18  
 SCALE: 1"=600'  
 PROJECT # 170252

SHEET 3 OF 5



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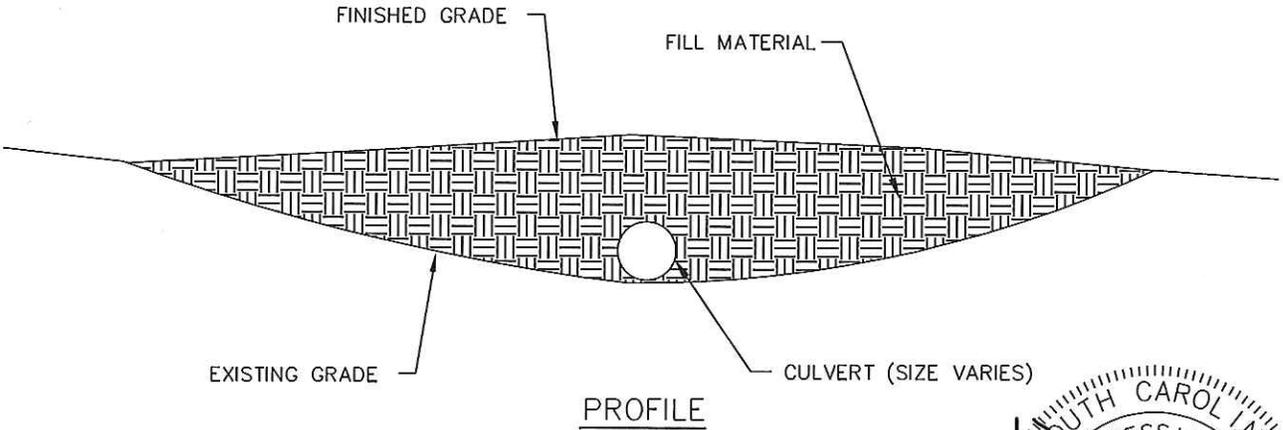
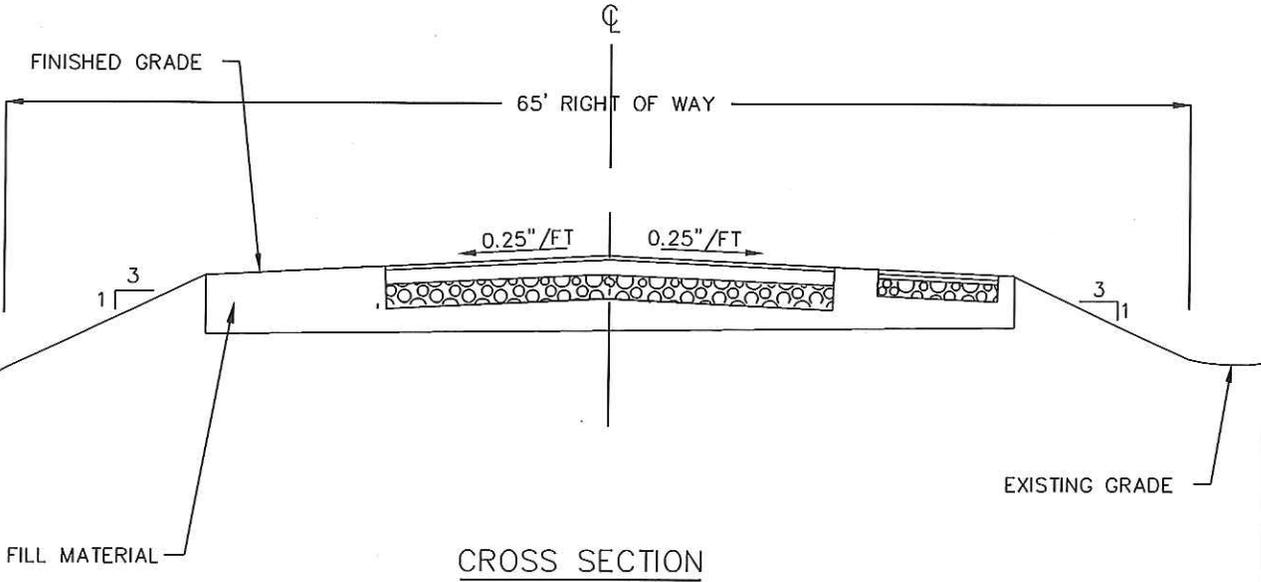
OSPREY POINT (MALIND BLUFF)

TYPICAL □ WETLAND FILL

BEAUFORT COUNTY, SOUTH CAROLINA

DATE: 05-17-18  
 SCALE: NONE  
 PROJECT # 170252

SHEET 4 OF 5



TYPICAL ROAD FILL IMPACT  
NOT TO SCALE



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OSPREY POINT (MALIND BLUFF)  
**TYPICAL ROAD CROSSING**

BEAUFORT COUNTY, SOUTH CAROLINA

DATE: 05-17-18  
SCALE: NONE  
PROJECT #: 170252

SHEET 5 OF 5