

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-2013-00453-2IU

July 23, 2014

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

Albert Van Overeen
Brock Built Homes of SC, LLC
669 Marina Dr. Suite B1
Charleston, SC 29492

for a permit to place fill material in waters of the U.S., including wetlands adjacent to the

Stono River

at 2083 River Road on Johns Island, Charleston County, South Carolina.
(Latitude: 32.73453, Longitude: -80.021603).

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 placing fill material in 5.159 acres of waters of the U. S. including wetlands in order to construct a residential development with associated utilities, streets, and stormwater facilities. Compensatory mitigation for impacts to freshwater wetlands will be provided through the purchase of 55.735 credits from the Pigeon Pond Mitigation Bank. The purpose of the requested permit as stated by the applicant is to create sufficient uplands and water storage areas to meet City and County requirements allowing development of the site in the manner envisioned to meet the current housing needs for Johns Island and the greater Charleston area. The overall purpose of the proposed project is to create an up-scale residential development with necessary characteristics (lot size and price point) of the projected home buyer of today.

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 5.159 acres of wetlands located upstream of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, 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.

Pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended), the District Engineer has consulted the most recently available information and has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

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.

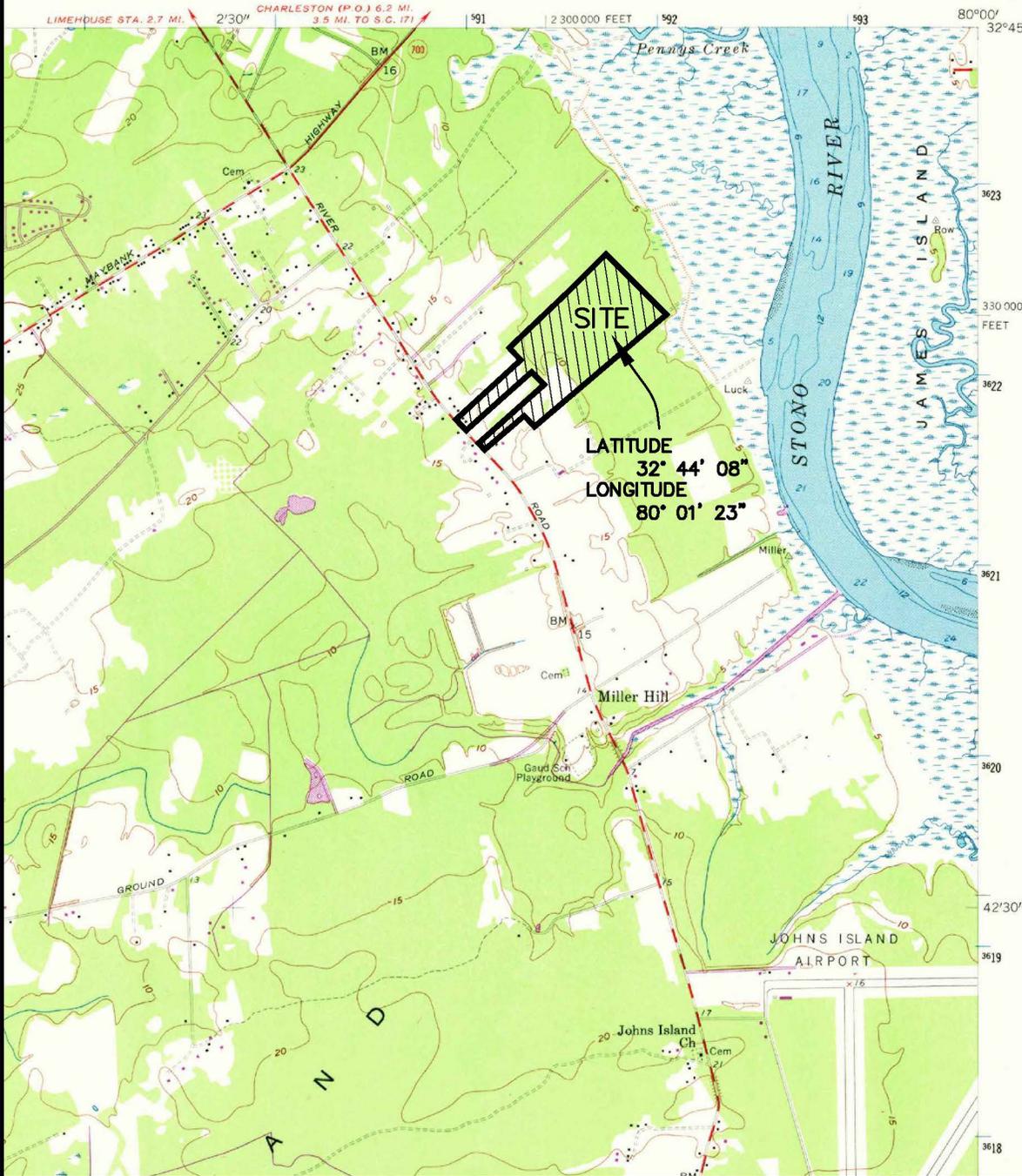
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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.

LEGAREVILLE QUADRANGLE
 SOUTH CAROLINA—CHARLESTON CO.
 7.5 MINUTE SERIES (TOPOGRAPHIC)

5049 IV SW
 (CHARLESTON)



SITE

LATITUDE
 32° 44' 08"
 LONGITUDE
 80° 01' 23"

QUADRANGLE LOCATION MAP
 (NOT TO SCALE)

REVISIONS

DATE:	INITIALS:
5/19/2014	VAG
6/23/2014	VAG

SITE AREA: 87.458 ACRES

LATITUDE 32° 44' 08"
 LONGITUDE 80° 01' 23"

PROJECT TITLE: PARK AT STONO	
PROJECT LOCATION: CHARLESTON COUNTY TMS# 345-00-00-(073/163)	
APPLICANT: RIVER ROAD DEVELOPERS	
DATE: JANUARY 23, 2014	SCALE:
APPLICATION # SAC#	SHEET: 1 OF: 13

TOTAL SITE AREA: 87.458 ACRES

UPLAND AREA: 77.931 ACRES

JURISDICTIONAL WETLAND AREA: 9.527 ACRES (TOTAL)

WETLAND "A": 1.313 ACRES	/	FILL 1:	1.313 ACRES (APPROX. 4260 CY)
WETLAND "B": 0.181 ACRES	/	FILL 2:	0.181 ACRES (APPROX. 440 CY)
WETLAND "C": 0.075 ACRES	/	FILL 3:	0.075 ACRES (APPROX. 180 CY)
WETLAND "D": 0.218 ACRES	/	FILL 4:	0.218 ACRES (APPROX. 880 CY)
WETLAND "E": 0.361 ACRES	/	FILL 5:	0.361 ACRES (APPROX. 230 CY)
WETLAND "F": 0.288 ACRES	/	FILL 6:	0.288 ACRES (APPROX. 1160 CY)
WETLAND "G": 1.651 ACRES	/	FILL 7:	1.651 ACRES (APPROX. 10,130 CY)
WETLAND "H": 1.064 ACRES	/	FILL 8:	1.064 ACRES (APPROX. 4640 CY)
WETLAND "I": 2.783 ACRES			
WETLAND "J": 1.447 ACRES			
WETLAND "M": 0.005 ACRES			
WETLAND "O": 0.133 ACRES			
WETLAND "Q": 0.008 ACRES	/	FILL 9:	0.008 ACRES (APPROX. 20 CY)

TO BE FILLED: 5.159 ACRES (TOTAL)

EXISTING REMAINING: 4.368 ACRES (TOTAL)

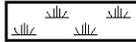
DATA SHEET

REVISIONS

DATE:	INITIALS:
5/19/2014	VAG
6/23/2014	VAG

PROJECT TITLE:	PARK AT STONO		
PROJECT LOCATION:	CHARLESTON COUNTY TMS# 345-00-00-(073/163)		
APPLICANT:	RIVER ROAD DEVELOPERS		
DATE:	JANUARY 23, 2014	SCALE:	
APPLICATION #	SAC#	SHEET:	2 OF: 13

JURISDICTIONAL WETLAND



DHEC-OCRM
CRITICAL LINE

**JURISDICTIONAL
WETLAND "O"**
5,788 SF
0.135 AC

**JURISDICTIONAL
WETLAND "M"**
217 SF
0.005 AC

**JURISDICTIONAL
WETLAND "I"**
121,215 SF
2.783 AC

**JURISDICTIONAL
WETLAND "H"**
45,339 SF
1.084 AC

**JURISDICTIONAL
WETLAND "J"**
63,053 SF
1.447 AC

**JURISDICTIONAL
WETLAND "F"**
17,559 SF
0.288 AC

**JURISDICTIONAL
WETLAND "E"**
15,745 SF
0.361 AC

**JURISDICTIONAL
WETLAND "D"**
8,476 SF
0.218 AC

**JURISDICTIONAL
WETLAND "Q"**
337 SF
0.008 AC

**JURISDICTIONAL
WETLAND "C"**
5,258 SF
0.075 AC

**JURISDICTIONAL
WETLAND "G"**
71,931 SF
1.651 AC

**JURISDICTIONAL
WETLAND "B"**
7,893 SF
0.181 AC

**JURISDICTIONAL
WETLAND "A"**
57,186 SF
1.313 AC

STONOVIEV
DEVELOPMENT

RIVER ROAD

**EXISTING
CONDITIONS**

REVISIONS

DATE:	INITIALS:
5/19/2014	VAG
6/23/2014	VAG

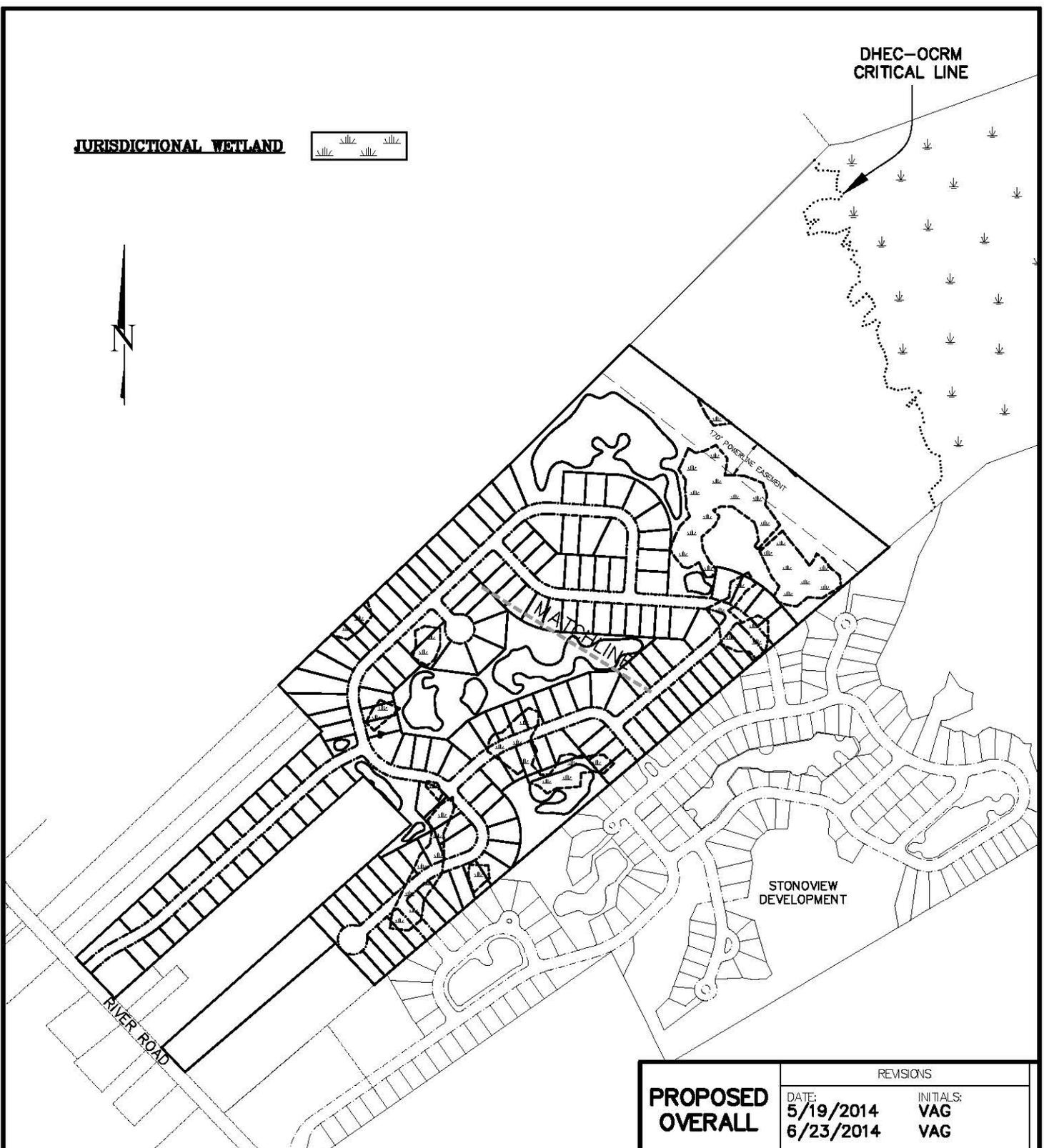
TOTAL SITE AREA: 87.458 ACRES
UPLAND AREA: 77.931 ACRES
JURISDICTIONAL WETLAND AREA: 9.527 ACRES

PROJECT TITLE: PARK AT STONO	
PROJECT LOCATION: CHARLESTON COUNTY TMS# 345-00-00-(073/163)	
APPLICANT: RIVER ROAD DEVELOPERS	
DATE: JANUARY 23, 2014	SCALE: 1" = 600'
APPLICATION # SAC#	SHEET: 3 OF: 13

JURISDICTIONAL WETLAND



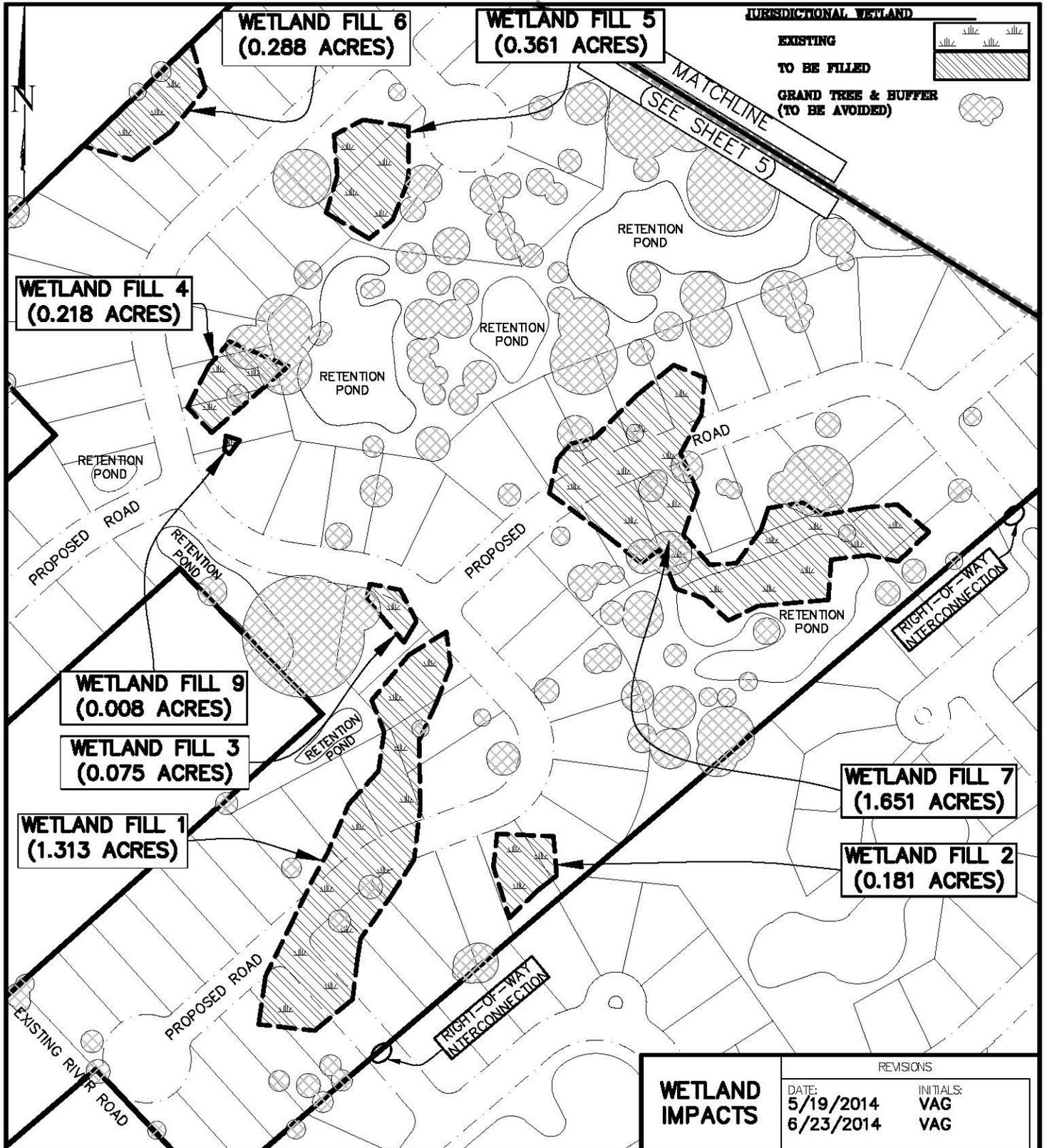
DHEC-OCRM
CRITICAL LINE



PROPOSED OVERALL	REVISIONS	
	DATE: 5/19/2014 6/23/2014	INITIALS: VAG VAG

TOTAL SITE AREA:	87.458 ACRES
UPLAND AREA:	77.931 ACRES
JURISDICTIONAL WETLAND AREA:	9.527 ACRES

PROJECT TITLE:	PARK AT STONO		
PROJECT LOCATION:	CHARLESTON COUNTY TMS# 345-00-00-(073/163)		
APPLICANT:	RIVER ROAD DEVELOPERS		
DATE:	JANUARY 23, 2014	SCALE:	1" = 600'
APPLICATION #	SAC#	SHEET:	4 OF: 13



WETLAND FILL 9
(0.008 ACRES)

WETLAND FILL 3
(0.075 ACRES)

WETLAND FILL 1
(1.313 ACRES)

WETLAND FILL 6
(0.288 ACRES)

WETLAND FILL 5
(0.361 ACRES)

WETLAND FILL 4
(0.218 ACRES)

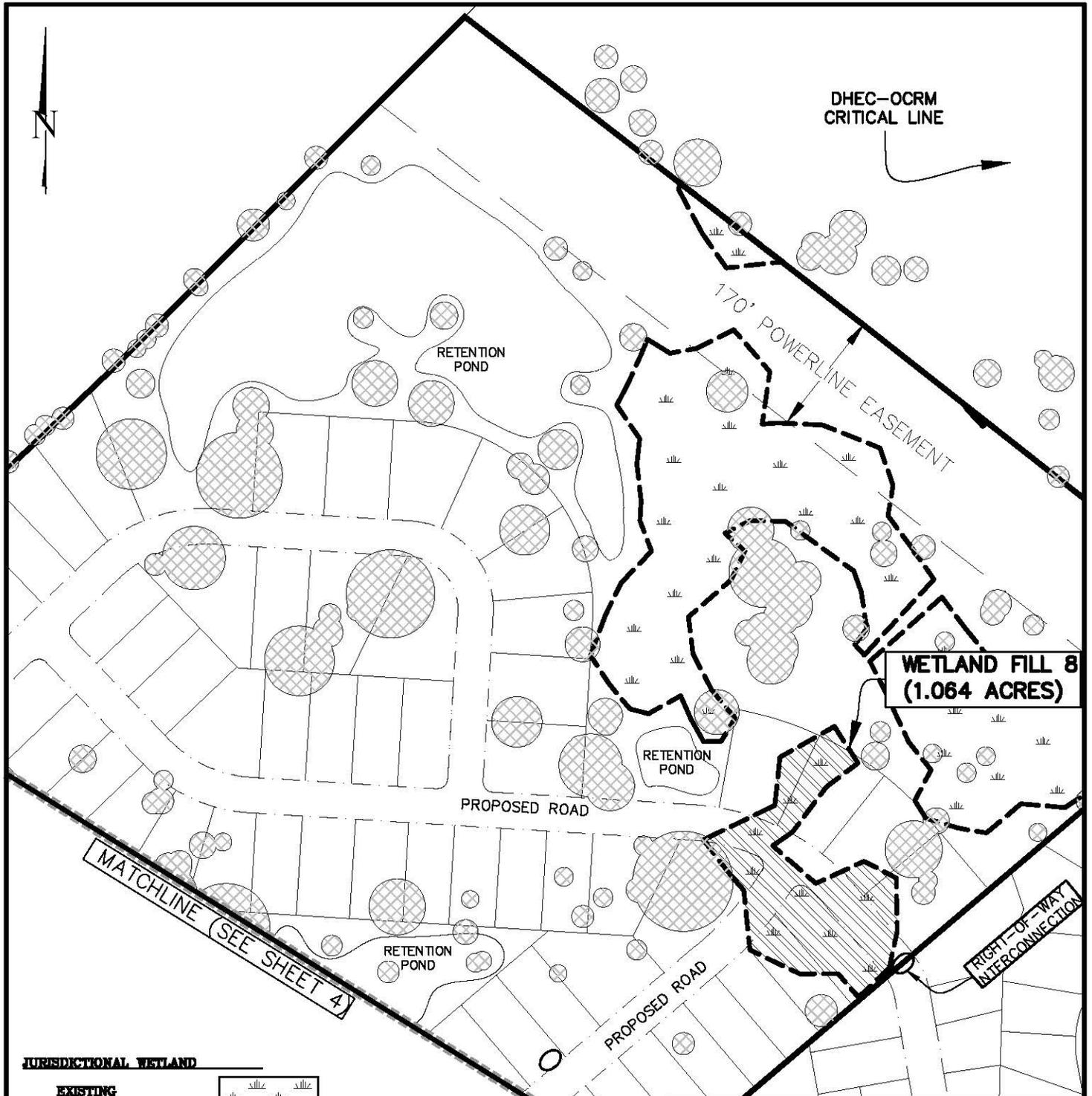
WETLAND FILL 7
(1.651 ACRES)

WETLAND FILL 2
(0.181 ACRES)

WETLAND IMPACTS	REVISIONS	
	DATE: 5/19/2014	INITIALS: VAG
	6/23/2014	VAG

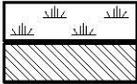
TOTAL SITE AREA:	87.458 ACRES
JURISDICTIONAL WETLAND AREA:	9.527 ACRES
TO BE FILLED:	5.159 ACRES
TO BE AVOIDED:	4.368 ACRES

PROJECT TITLE:	PARK AT STONO		
PROJECT LOCATION:	CHARLESTON COUNTY TMS# 345-00-00-(073/163)		
APPLICANT:	RIVER ROAD DEVELOPERS		
DATE:	JANUARY 23, 2014	SCALE:	1"=200'
APPLICATION #	SAC#	SHEET:	5 OF: 13



JURISDICTIONAL WETLAND

EXISTING



TO BE FILLED

GRAND TREE & BUFFER
(TO BE AVOIDED)

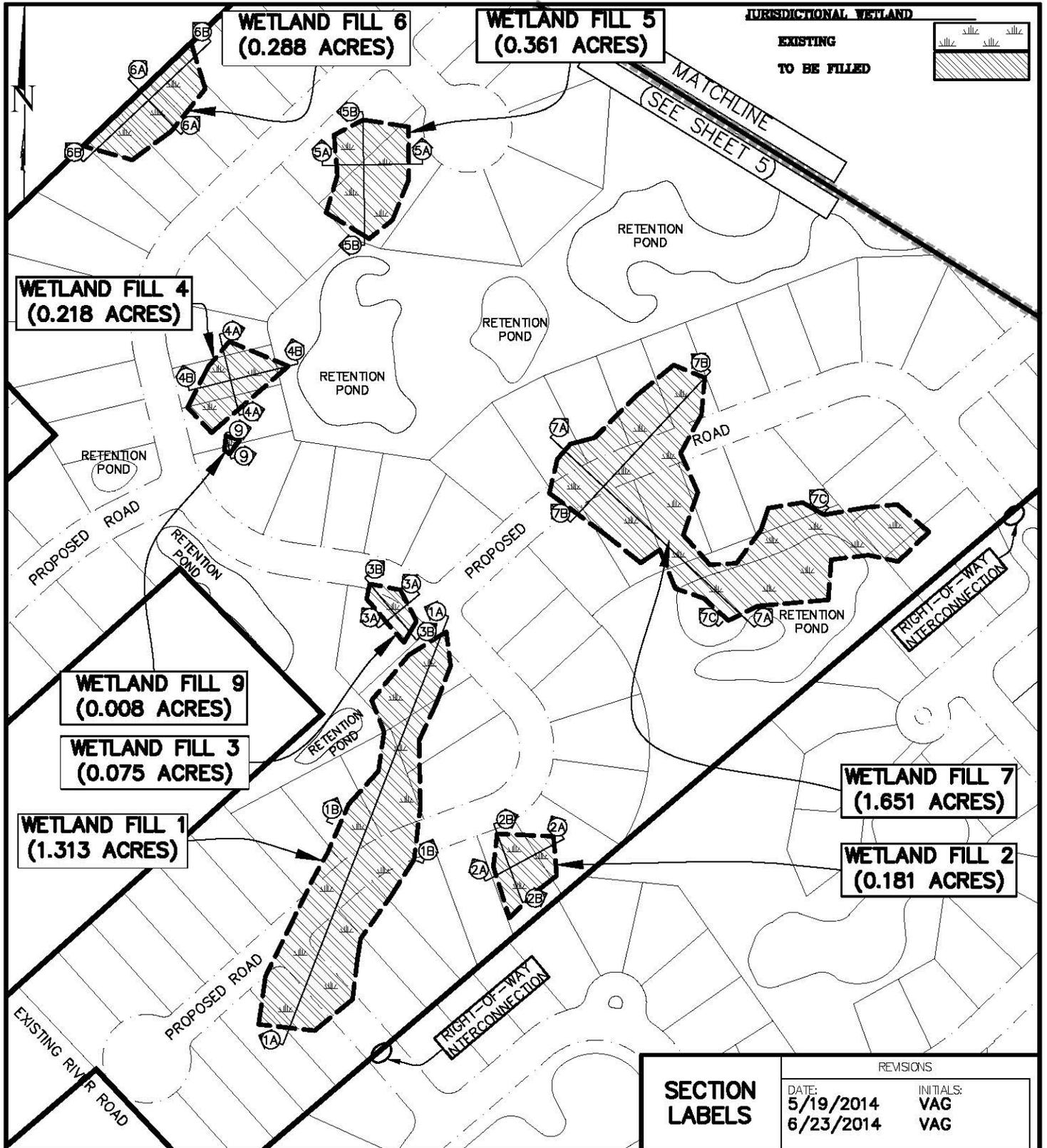
WETLAND IMPACTS

REVISIONS

DATE:	INITIALS:
5/19/2014	VAG
6/23/2014	VAG

TOTAL SITE AREA:	87.458 ACRES
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APPLICANT:	RIVER ROAD DEVELOPERS		
DATE:	JANUARY 23, 2014	SCALE:	1"=200'
APPLICATION #	SAC#	SHEET:	6 OF: 13



SECTION LABELS

REVISIONS	
DATE: 5/19/2014	INITIALS: VAG
6/23/2014	VAG

TOTAL SITE AREA:	87.458 ACRES
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PROJECT LOCATION:	CHARLESTON COUNTY TMS# 345-00-00-(073/163)	
APPLICANT:	RIVER ROAD DEVELOPERS	
DATE:	JANUARY 23, 2014	SCALE: 1"=200'
APPLICATION #	SAC#	SHEET: 7 OF: 13



DHEC-OCRM
CRITICAL LINE



RETENTION
POND

170' POWERLINE EASEMENT

**WETLAND FILL 8
(1.064 ACRES)**

RETENTION
POND

PROPOSED ROAD

MATCHLINE (SEE SHEET 4)

RETENTION
POND

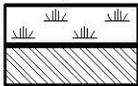
PROPOSED ROAD

RIGHT-OF-WAY
INTERCONNECTION

JURISDICTIONAL WETLAND

EXISTING

TO BE FILLED



**SECTION
LABELS**

REVISIONS

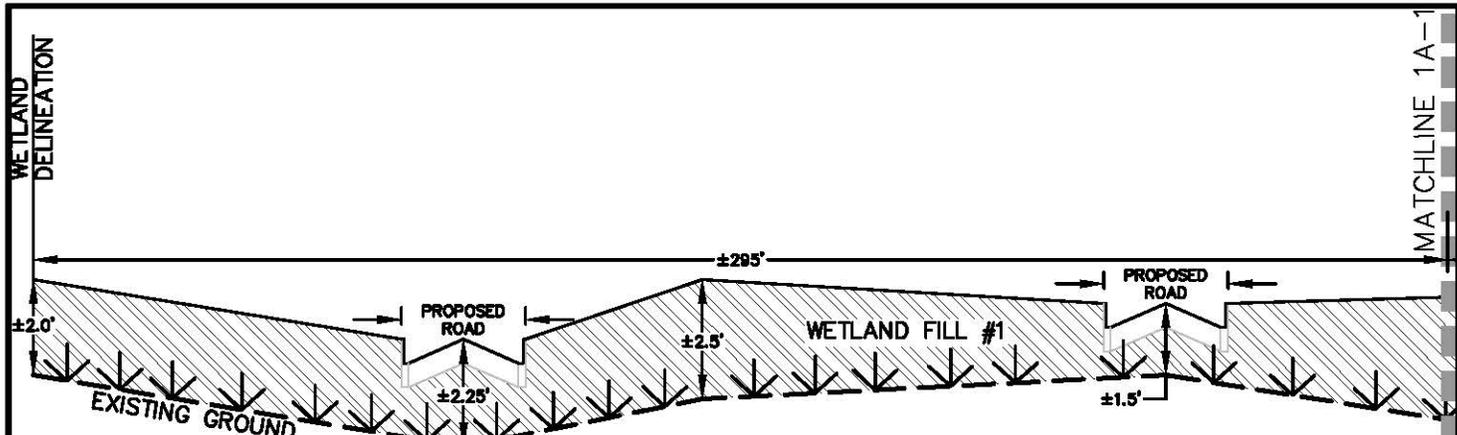
DATE:
5/19/2014
6/23/2014

INITIALS:
VAG
VAG

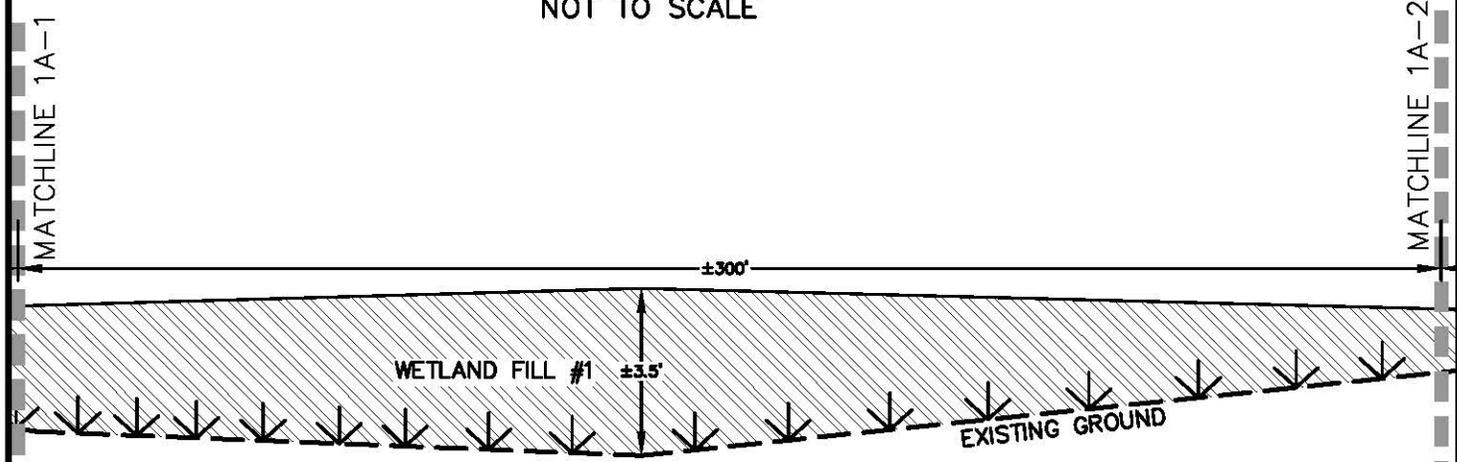
TOTAL SITE AREA: 87.458 ACRES

JURISDICTIONAL WETLAND AREA: 9.527 ACRES
TO BE FILLED: 5.159 ACRES
TO BE AVOIDED: 4.368 ACRES

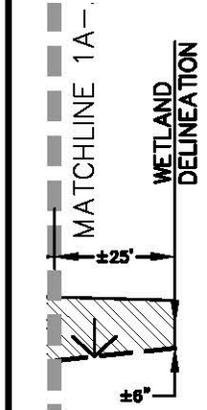
PROJECT TITLE: PARK AT STONO	
PROJECT LOCATION: CHARLESTON COUNTY TMS# 345-00-00-(073/163)	
APPLICANT: RIVER ROAD DEVELOPERS	
DATE: JANUARY 23, 2014	SCALE: 1"=200'
APPLICATION # SAC#	SHEET: 8 OF: 13



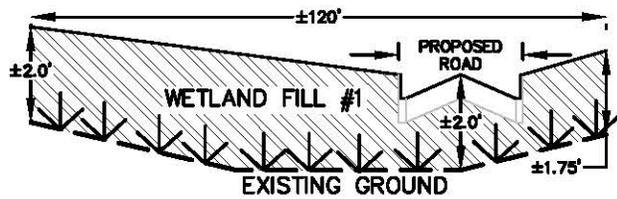
SECTION 1A
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SECTION 1A
NOT TO SCALE



SECTION 1A
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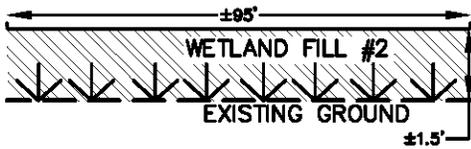
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JURISDICTIONAL WETLAND IMPACTS – SECTION VIEWS

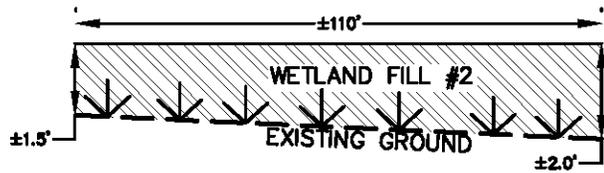
REVISIONS	
DATE: 5/19/2014	INITIALS: VAG
6/23/2014	VAG

<u>JURISDICTIONAL WETLAND AREA</u>	
TO BE FILLED:	5.159 ACRES
TO BE AVOIDED:	4.368 ACRES

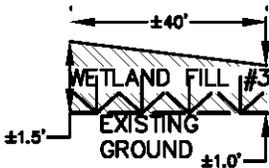
PROJECT TITLE: PARK AT STONO	
PROJECT LOCATION: CHARLESTON COUNTY TMS# 345-00-00-(073/163)	
APPLICANT: RIVER ROAD DEVELOPERS	
DATE: JANUARY 23, 2014	SCALE: HOR: 1"=40'; VER: 1"=4'
APPLICATION # SAC#	SHEET: 9 OF: 13



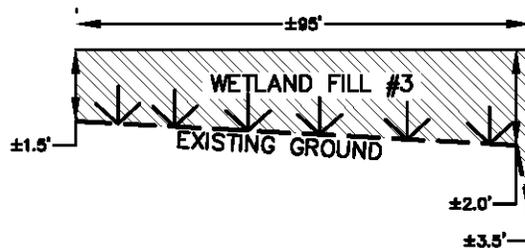
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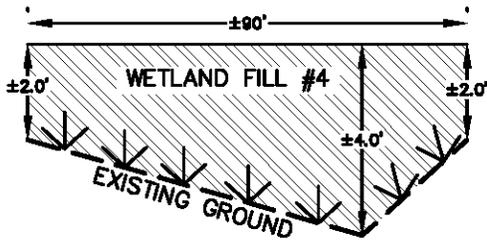
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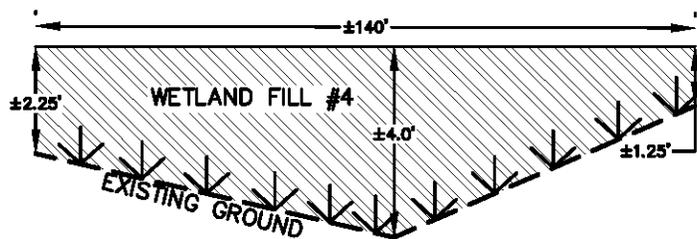
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SECTION 3A
NOT TO SCALE



SECTION 4A
NOT TO SCALE



SECTION 4B
NOT TO SCALE

JURISDICTIONAL WETLAND IMPACTS – SECTION VIEWS

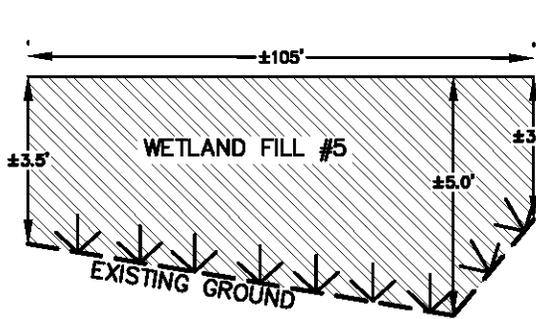
REVISIONS

DATE:	INITIALS:
5/19/2014	VAG
6/23/2014	VAG

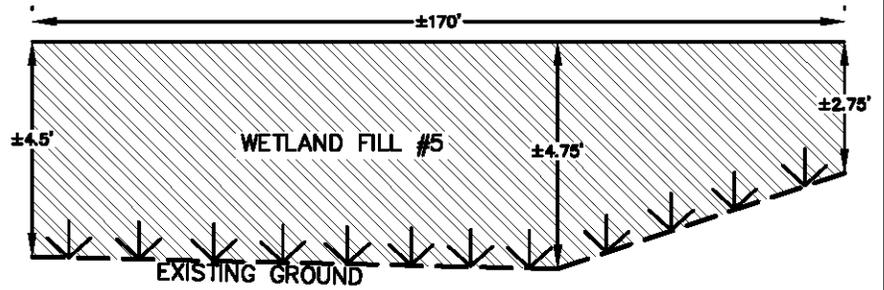
JURISDICTIONAL WETLAND AREA

TO BE FILLED: 5.159 ACRES
TO BE AVOIDED: 4.368 ACRES

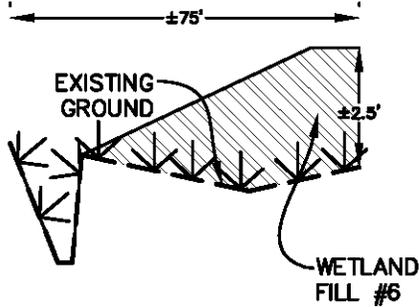
PROJECT TITLE: PARK AT STONO	
PROJECT LOCATION: CHARLESTON COUNTY TMS# 345-00-00-(073/163)	
APPLICANT: RIVER ROAD DEVELOPERS	
DATE: JANUARY 23, 2014	SCALE: HOR: 1"=40'; VER: 1"=4'
APPLICATION # SAC#	SHEET: 10 OF: 13



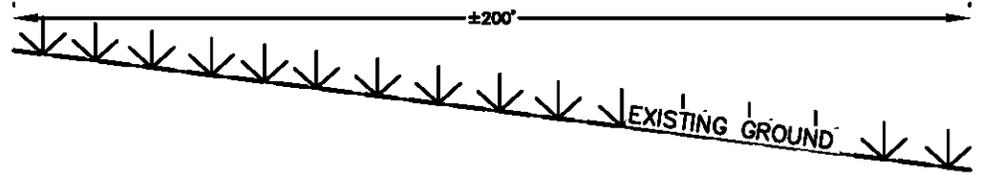
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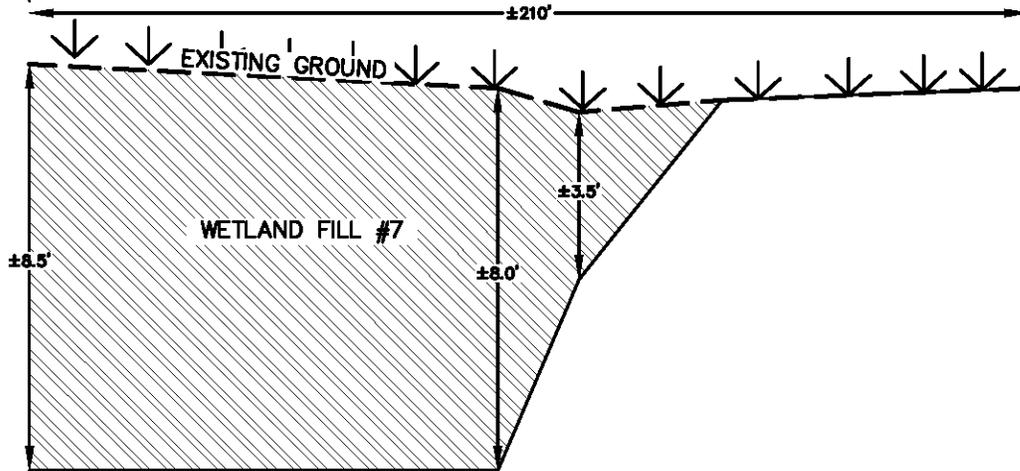
SECTION 5B
NOT TO SCALE



SECTION 6A
NOT TO SCALE



SECTION 6B
NOT TO SCALE



SECTION 7C
NOT TO SCALE

JURISDICTIONAL WETLAND IMPACTS – SECTION VIEWS

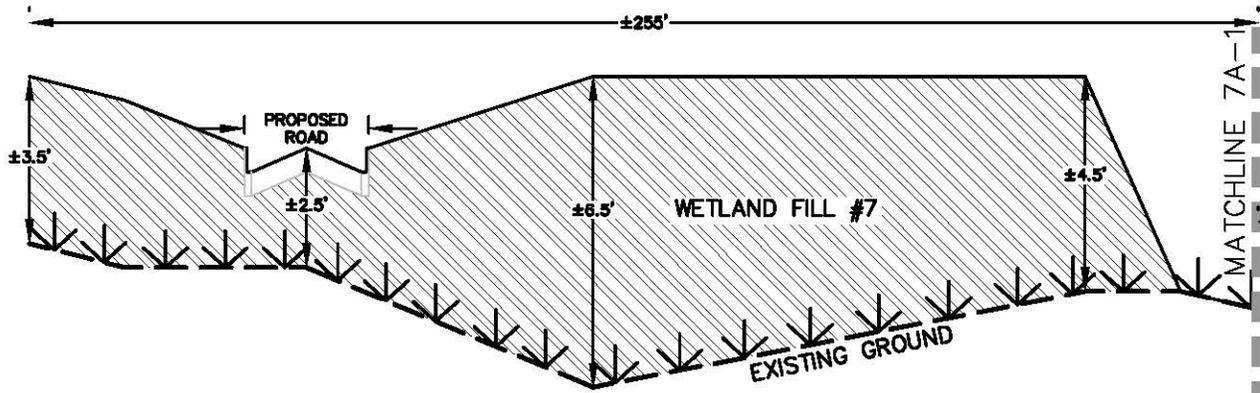
REVISIONS

DATE:	INITIALS:
5/19/2014	VAG
6/23/2014	VAG

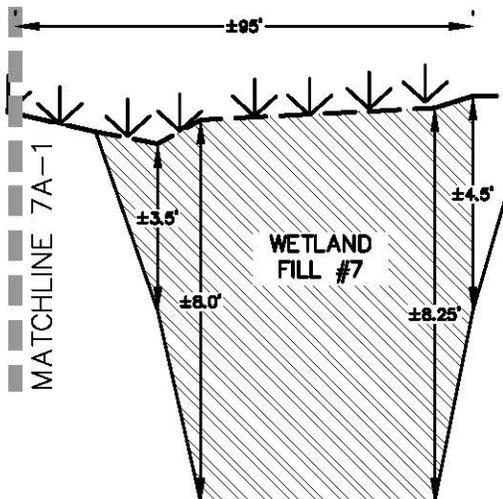
JURISDICTIONAL WETLAND AREA

TO BE FILLED: 5.159 ACRES
TO BE AVOIDED: 4.368 ACRES

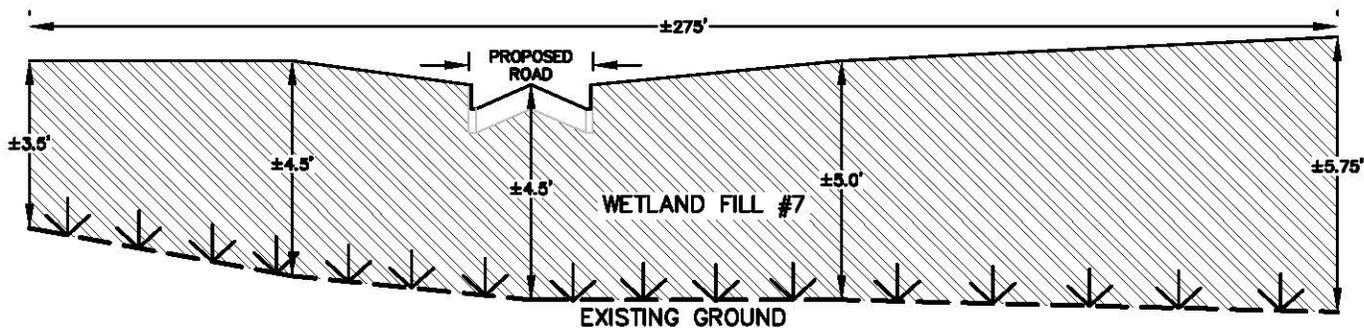
PROJECT TITLE: PARK AT STONO	
PROJECT LOCATION: CHARLESTON COUNTY TMS# 345-00-00-(073/163)	
APPLICANT: RIVER ROAD DEVELOPERS	
DATE: JANUARY 23, 2014	SCALE: HOR: 1"=40'; VER: 1"=4'
APPLICATION # SAC#	SHEET: 11 OF: 13



SECTION 7A
NOT TO SCALE



SECTION 7A
NOT TO SCALE



SECTION 7B
NOT TO SCALE

JURISDICTIONAL WETLAND IMPACTS – SECTION VIEWS

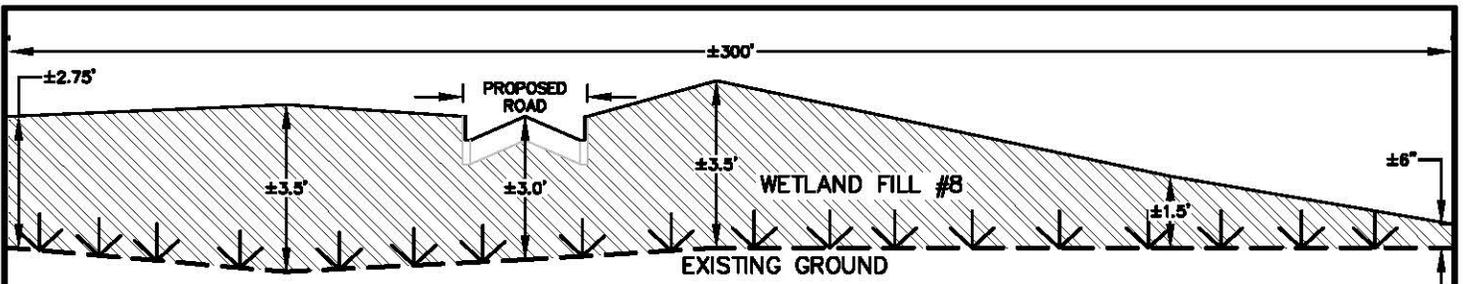
REVISIONS

DATE:	INITIALS:
5/19/2014	VAG
6/23/2014	VAG

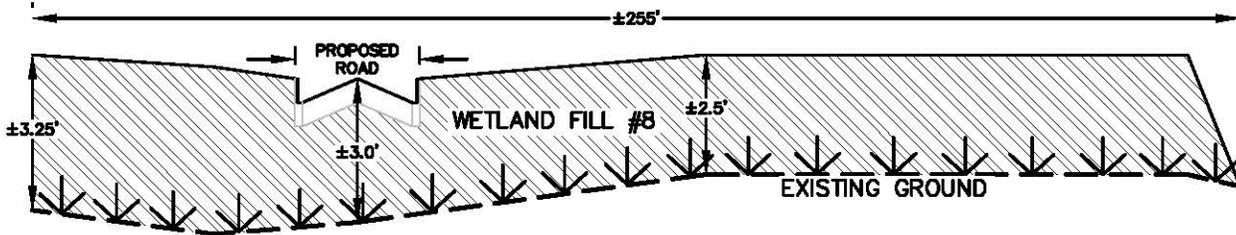
JURISDICTIONAL WETLAND AREA

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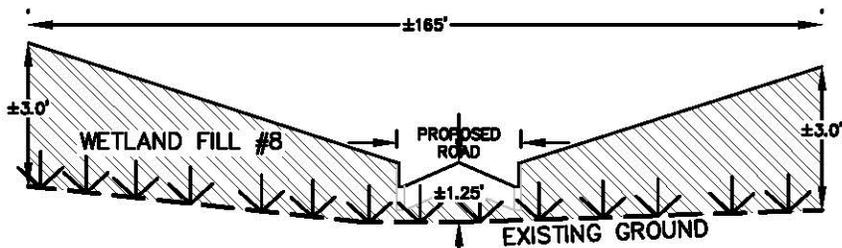
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APPLICANT: RIVER ROAD DEVELOPERS	
DATE: JANUARY 23, 2014	SCALE: HOR: 1"=40'; VER: 1"=4'
APPLICATION # SAC#	SHEET: 12 OF: 13



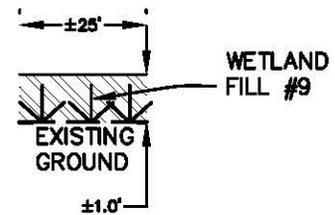
SECTION 8A
NOT TO SCALE



SECTION 8B
NOT TO SCALE



SECTION 8C
NOT TO SCALE



SECTION 9
NOT TO SCALE

JURISDICTIONAL WETLAND IMPACTS – SECTION VIEWS

REVISIONS

DATE:	INITIALS:
5/19/2014	VAG
6/23/2014	VAG

JURISDICTIONAL WETLAND AREA

TO BE FILLED: 5.159 ACRES

TO BE AVOIDED: 4.368 ACRES

PROJECT TITLE: PARK AT STONO	
PROJECT LOCATION: CHARLESTON COUNTY TMS# 345-00-00-(073/163)	
APPLICANT: RIVER ROAD DEVELOPERS	
DATE: JANUARY 23, 2014	SCALE: HOR: 1"=40'; VER: 1"=4'
APPLICATION # SAC#	SHEET: 13 OF: 13