

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
Water Quality Certification and Wetlands Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION

Refer to: P/N SAC-2015-00847

June 14, 2017

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. Matt Raines
Pulte Home Company, LLC
C/o Mr. Ryan Clarey
Newkirk Environmental, Inc.
Post Office Box 746
Mount Pleasant, South Carolina 29465

for a permit to a place fill material in

FRESHWATER WETLANDS AND OTHER WATERS OF THE U. S.

at a location TMS# 278-0000043, 278-0000041, 278-00000127, and 278-00000128, off of Cane Slash Road, on Johns Island, Charleston County, South Carolina (Latitude: 32.7297 °N, Longitude: -80.0430°W), Legareville 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 placing fill material in wetlands and other waters of the U. S. for single-family residential development of the site. In detail, the proposed work consists of placing 3,921 cubic yards of clean fill material in 1.62 acres of wetlands and other waters to create

suitable high ground for access roads, lot development, utility line installation, and for construction of drainage outfalls. The applicant has stated that "a comprehensive stormwater management plan for the project will be developed after the 404, 401 and Coastal Zone Management authorizations are obtained for the proposed wetland impacts. Oakfield's stormwater retention and drainage system will accommodate stormwater through various stormwater conveyance structures including pipes, swales, ponds and ditches and will be designed to meet all applicable local, state and federal regulations and will be engineered and constructed to accommodate existing and anticipated future water flows without adversely affecting adjacent upstream or downstream properties or wetland systems". The applicant has requested a 20 year permit to construct the proposed development over time. The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by preserving 48.48 acres of onsite wetlands enhanced by 7.53 acres of upland buffers at the project site as well as by purchasing 8.5 mitigation credits from the Pigeon Pond Mitigation Bank. The project purpose as stated by the applicant is "to establish an economically viable, long-term, residential development in conformance with local zoning that will meet rising housing demands in proximity to existing and future infrastructure, civic services and employment opportunities associated with Johns Island and the City of Charleston". The applicant has requested a 20 year permit for the proposed work.

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 1.62 acres of freshwater wetlands and other waters 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)(1)(1)), and has initially determined that historic properties, are present; moreover, these historic properties may be affected by the undertaking. This public notice serves to notify the State Historic Preservation Office that the Corps plans to initiate Section 106 consultation on these historic properties. Individuals or groups who would like to be consulting parties for the purposes of the NHPA should make such a request to the Corps in writing within 30 days of this public notice. 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 other interested parties to provide any information they may have with regard to historic properties.

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. 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

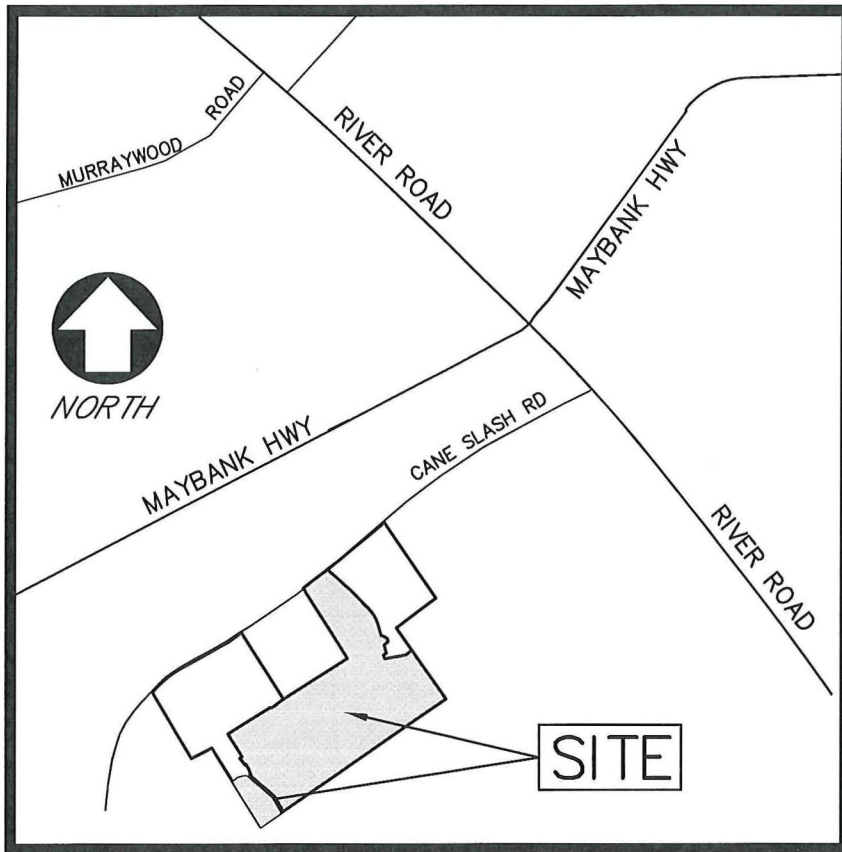
June 14, 2017

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, to the following address:**

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A HAGOOD AVENUE
CHARLESTON, SOUTH CAROLINA 29403-5107**

If there are any questions concerning this public notice, please contact Mary Hope Green, Project Manager at (843) 329-8044 or toll free at 1-866-329-8187.

Rec'd 5/30/17



LOCATION MAP

NOT TO SCALE

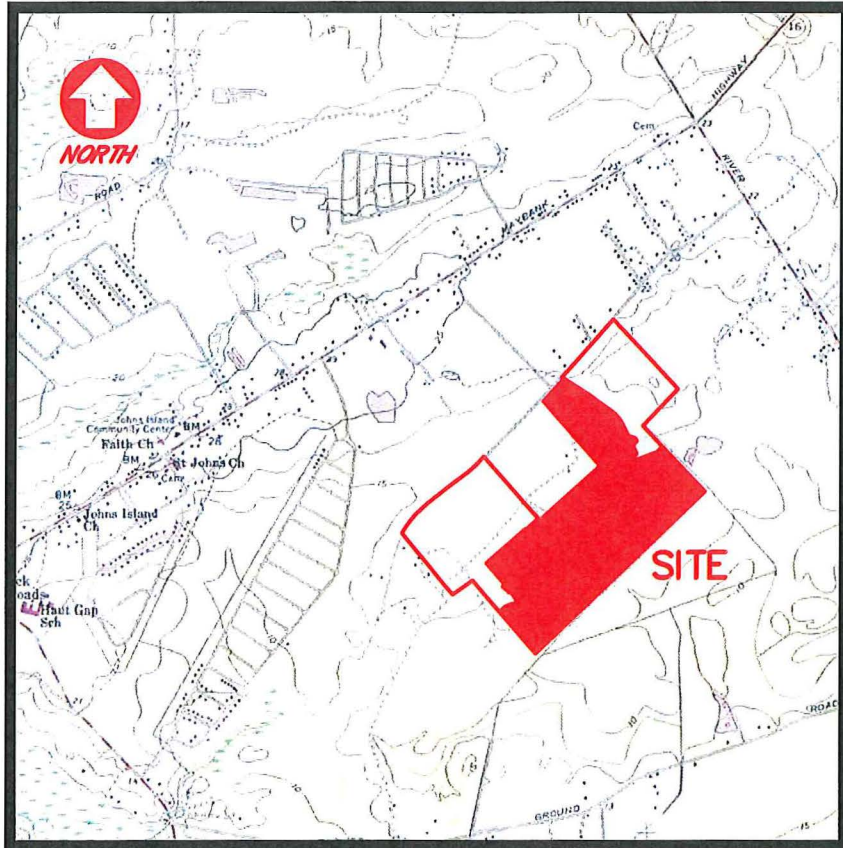
Project Title: OAKFIELD	
Project Location: Lat. 32.729722 N, Long. 80.043056 W CANE SLASH ROAD, CHARLESTON COUNTY	
Applicant: PULTE HOME COMPANY, LLC	
Date: MARCH 31, 2017	Scale: NONE
Application # SAC 2015-00847	Sheet 1 of 20

Revisions	
Date	Initials

SAC 2015-00847

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USGS MAP
NOT TO SCALE

QUADRANGLE
LEGARVILLE, SC

SAC 2015-00847

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Project Title: OAKFIELD	
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SUMMARY

SITE AREA	178.287 ACRES
JURISDICTIONAL WETLANDS/TRIBUTARY'S	50.104 ACRES
SITE HIGHLANDS	128.183 ACRES

TRIBUTARY IMPACTS FOR OUTFALLS

(1) 0.003 AC + (2) 0.003 AC = 0.006 ACRES

FILL IMPACTS

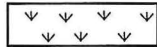
#1 (0.661 AC) + #2 (0.090 AC)
 + #3 (0.255 AC) + #4 (0.307 AC)
 + #5 (0.112 AC) + #6 (0.081 AC)
 + #7 (0.104 AC) = 1.610 ACRES

TOTAL = 1.616 ACRES

TOTAL IMPACT = 1.616 ACRES

PROPOSED WETLAND PRESEVATION	48.488 ACRES
PREVIOUSLEY PRESERVED WETLANDS	5.484 ACRES
TOTAL PRESERVED WETLANDS	53.972 ACRES
PROPOSED BUFFER (25' AVG.)	7.173 ACRES
PREVIOUSLEY PERMITTED BUFFERS (25' AVG.)	1.745 ACRES
TOTAL BUFFERS (25' AVG.)	8.918 ACRES

LEGEND



JURISDICTIONAL WETLANDS



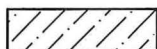
UPLANDS



PREVIOUSLY PERMITTED
BUFFERS



PHASE 1 PERMITTED
UNDER SAC-2015-00847



AREAS PREVIOUSLEY PERMITTED
UNDER SAC-39-2005-2426-2



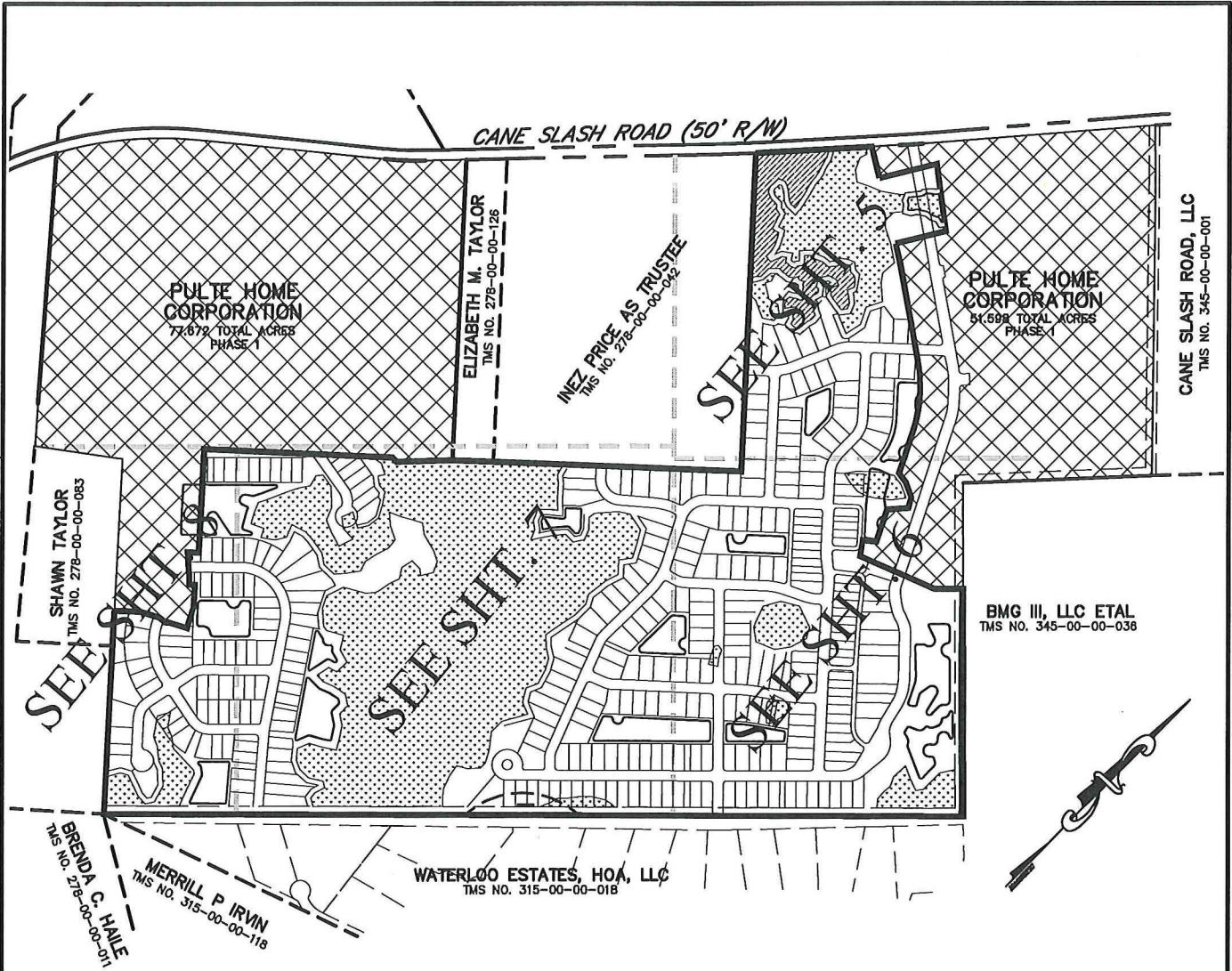
WETLAND FIILL IMPACT

Project Title: OAKFIELD	
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LEGEND

 PHASE 1 PERMITTED UNDER SAC-2015-00847

WETLAND MASTERPLAN

SCALE: 1" = 800'

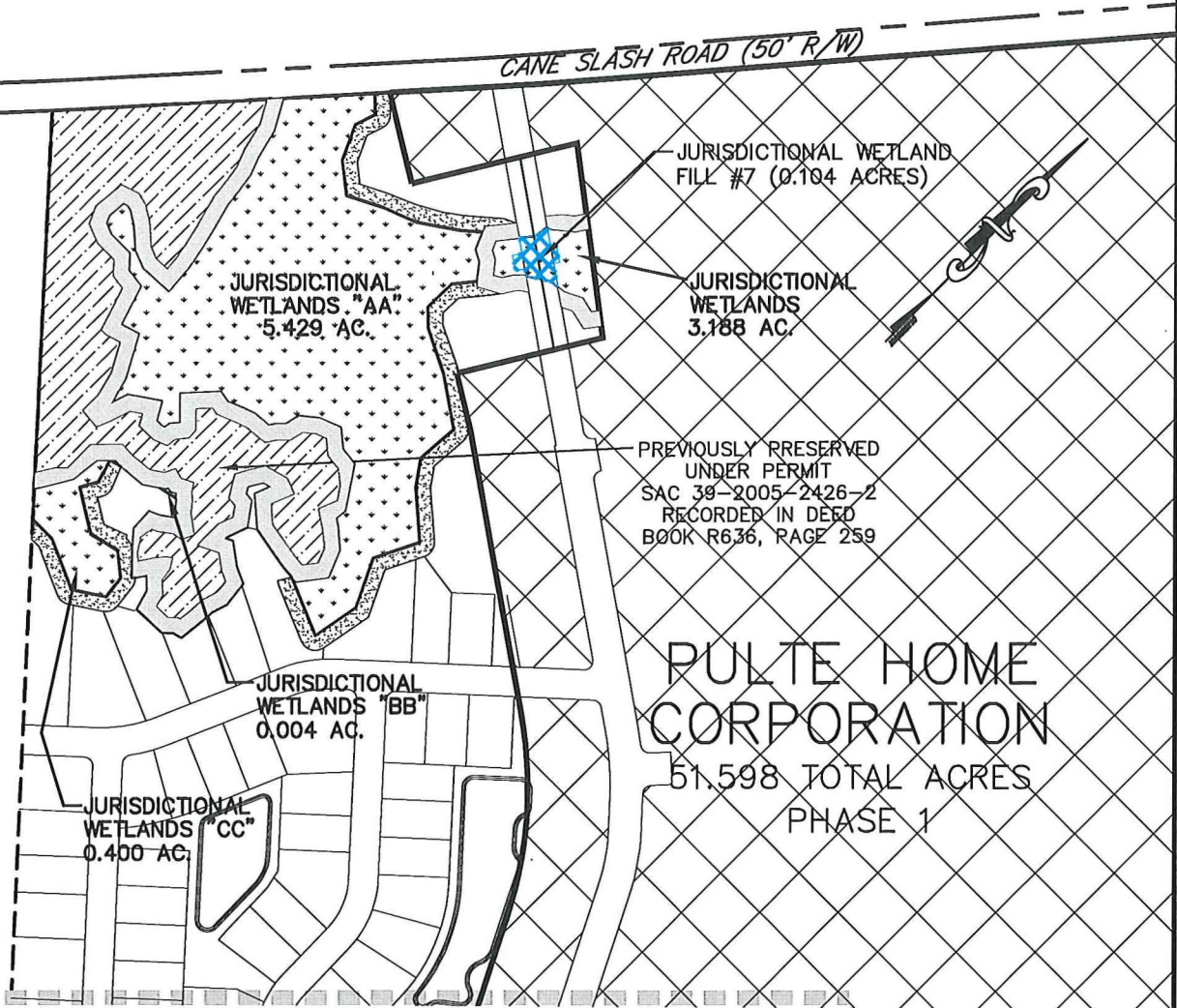
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INEZ PRICE AS TRUSTEE
TMS NO. 278-00-00-042



PULTE HOME CORPORATION
51,598 TOTAL ACRES
PHASE 1

WETLAND MASTERPLAN

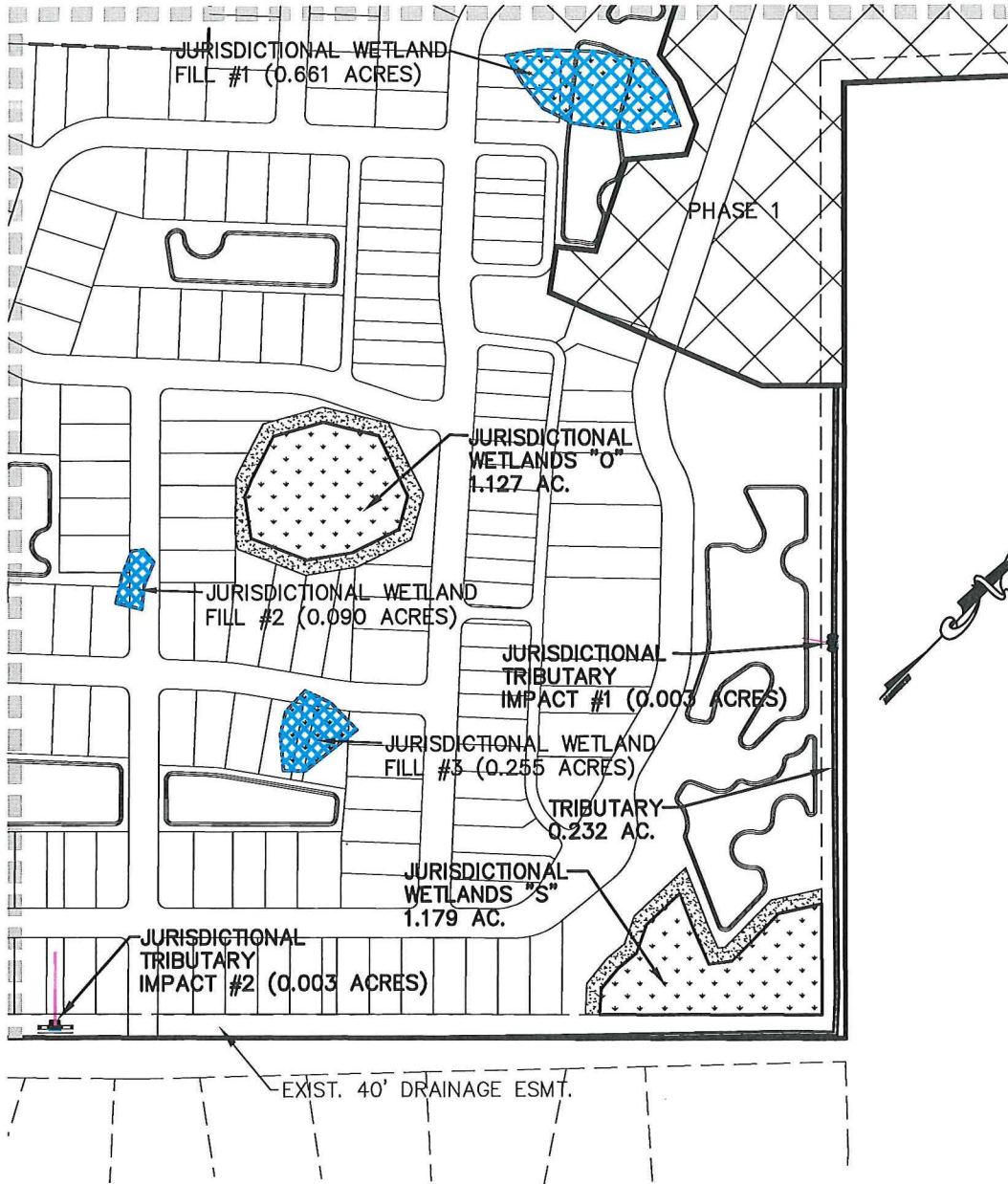
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Project Title: OAKFIELD	
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WETLAND MASTERPLAN

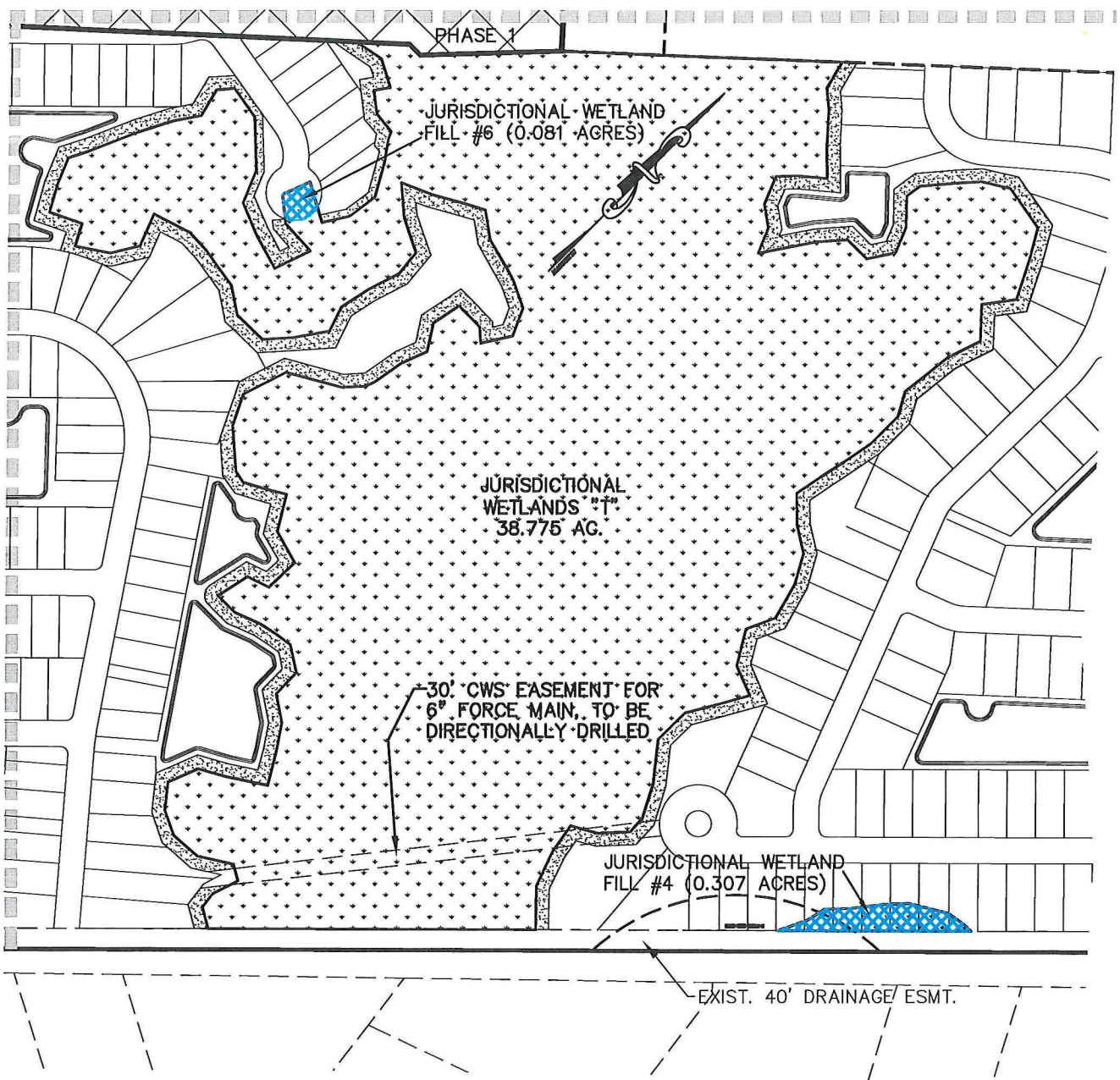
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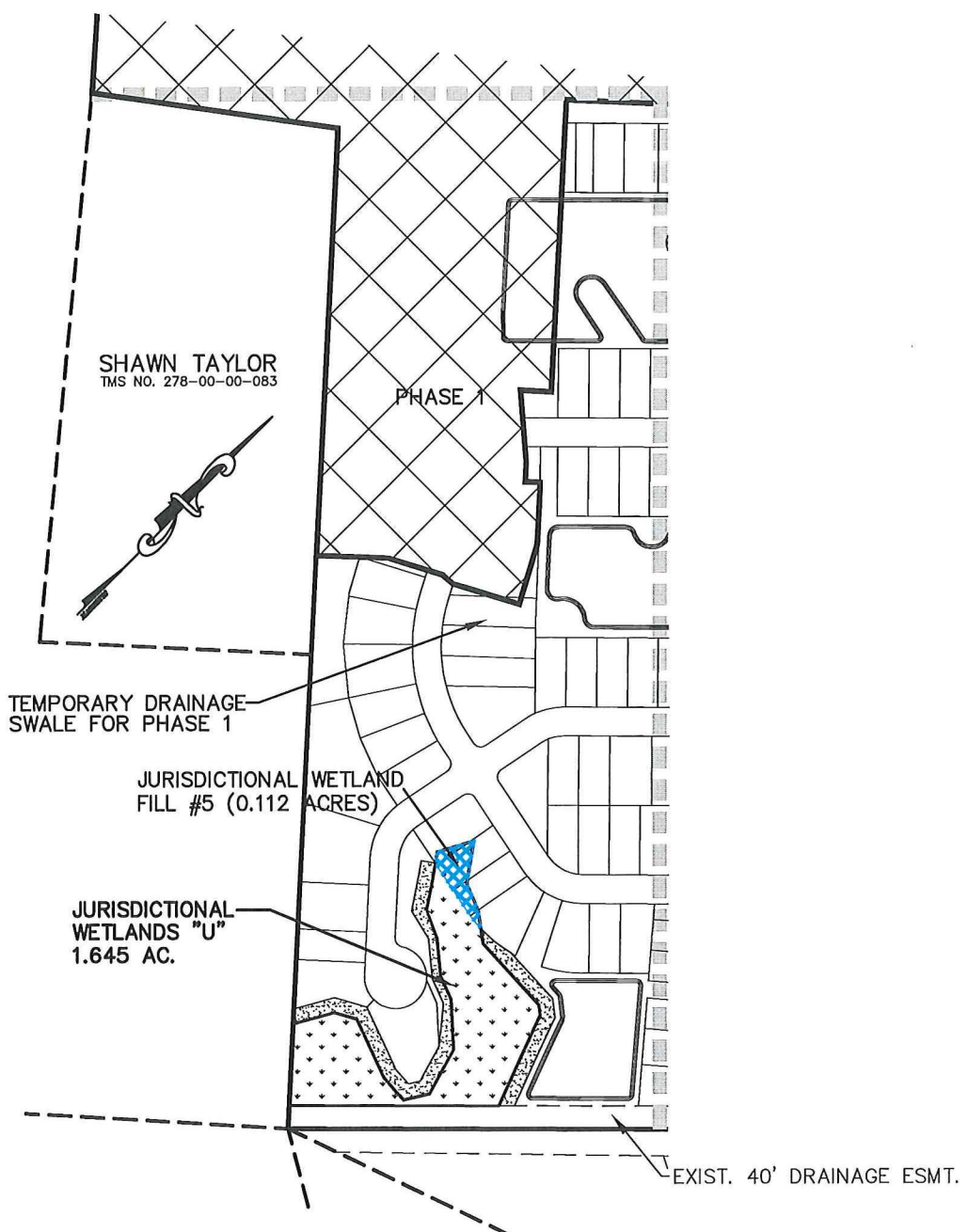
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WETLAND MASTERPLAN

SCALE: 1" = 300'

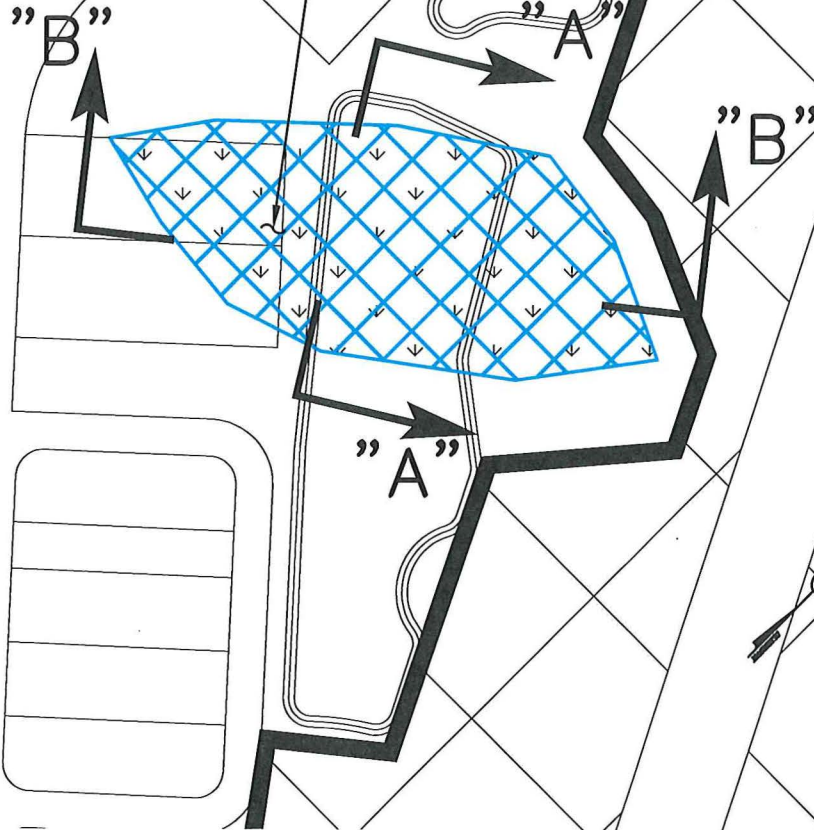
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JURISDICTIONAL WETLAND "N"
 FILL #1 (0.661 ACRES)
 AVG. 2' DEEP (1,555 CY)



WETLAND MASTERPLAN

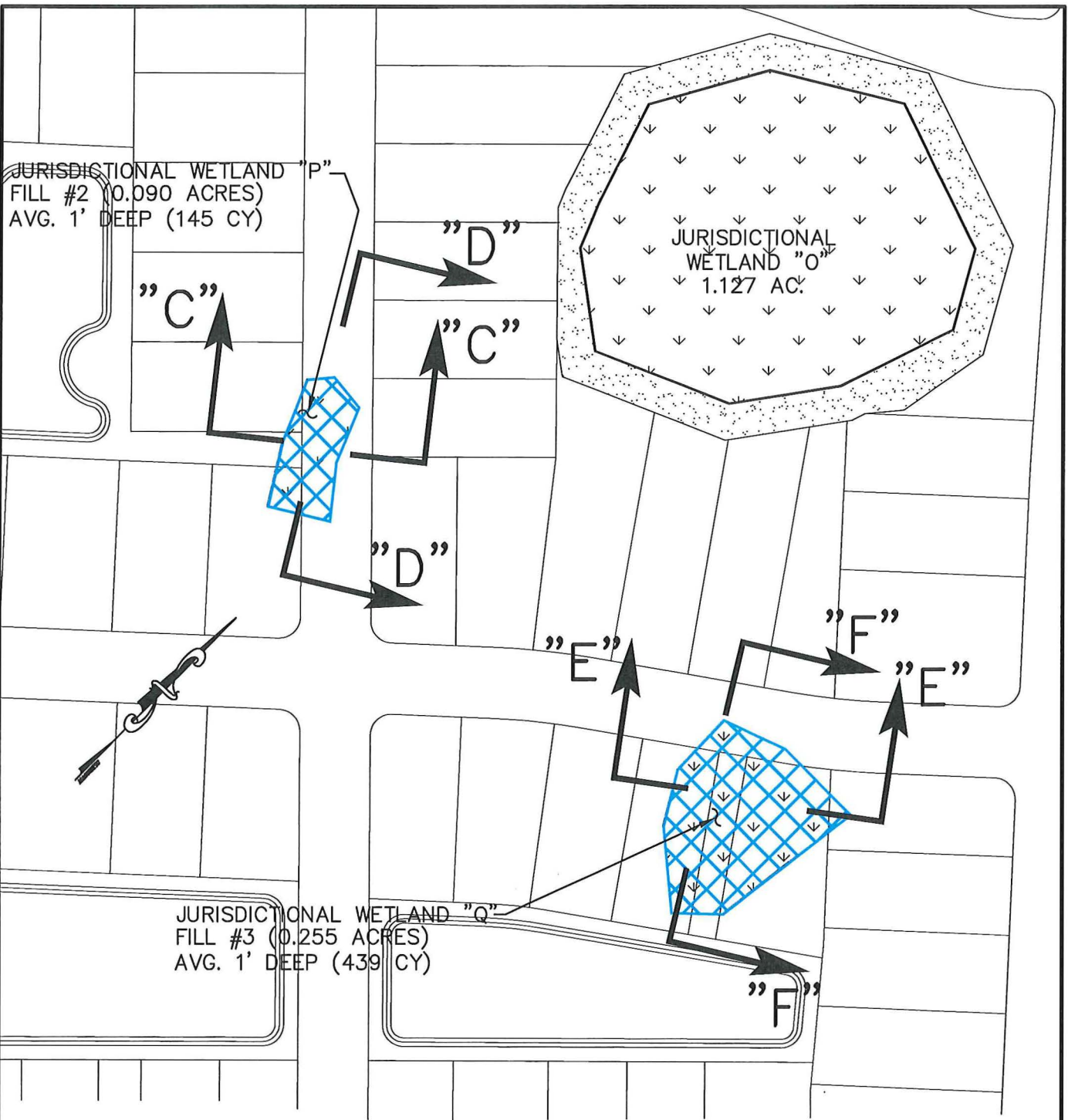
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WETLAND MASTERPLAN

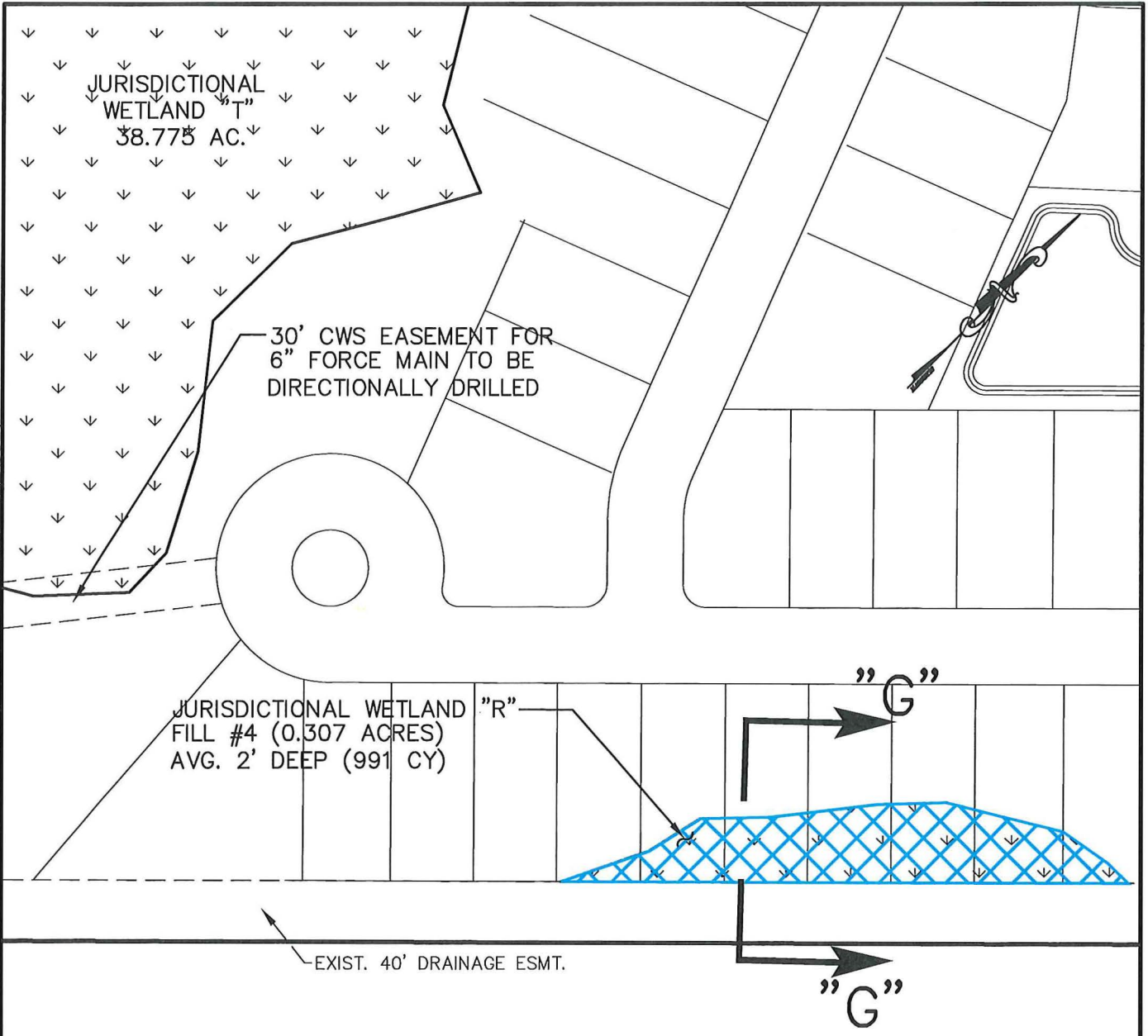
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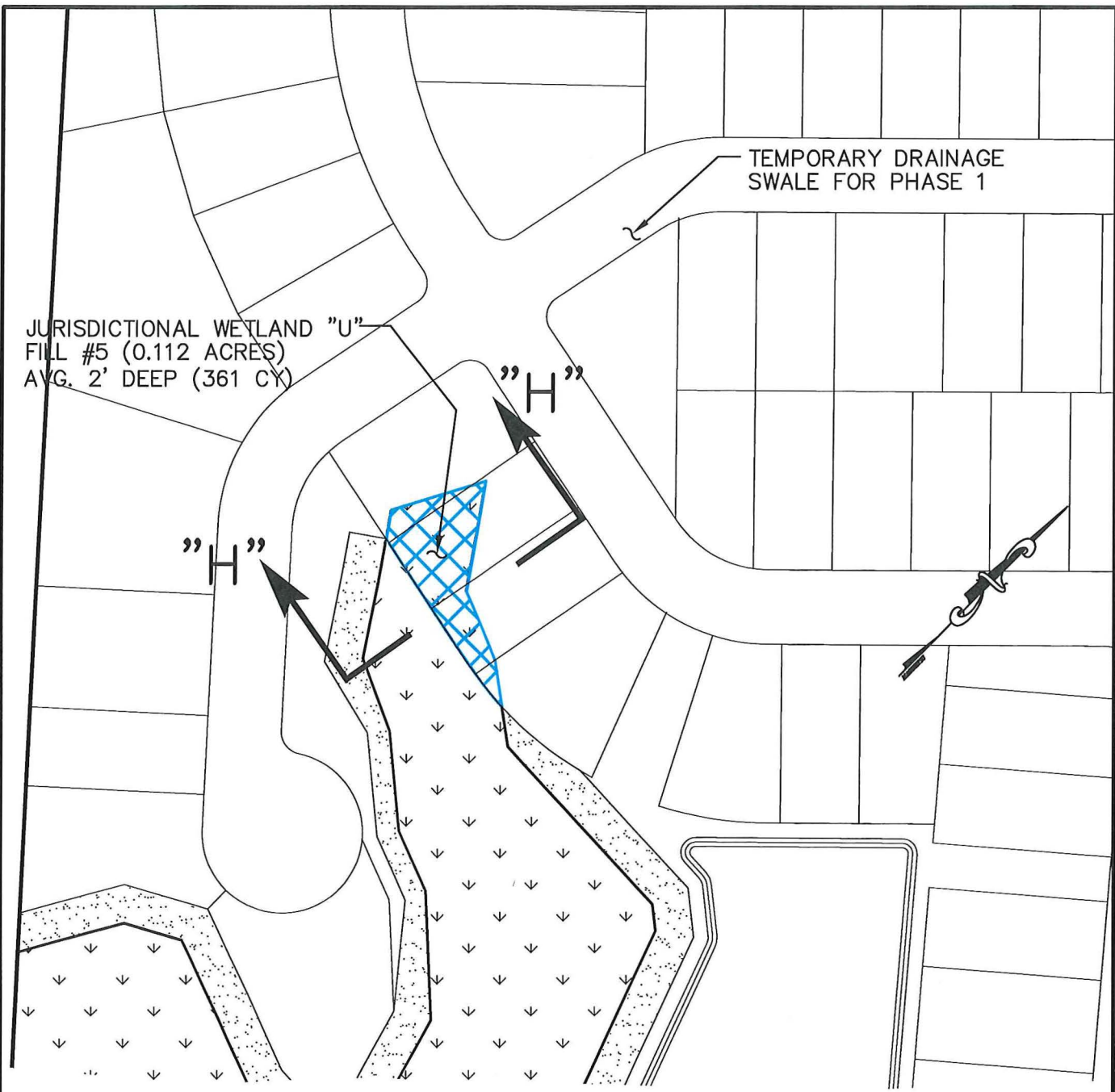
WETLAND MASTERPLAN
SCALE: 1" = 100'

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JURISDICTIONAL WETLAND "U"
 FILL #5 (0.112 ACRES)
 AVG. 2' DEEP (361 CY)

TEMPORARY DRAINAGE SWALE FOR PHASE 1

WETLAND MASTERPLAN

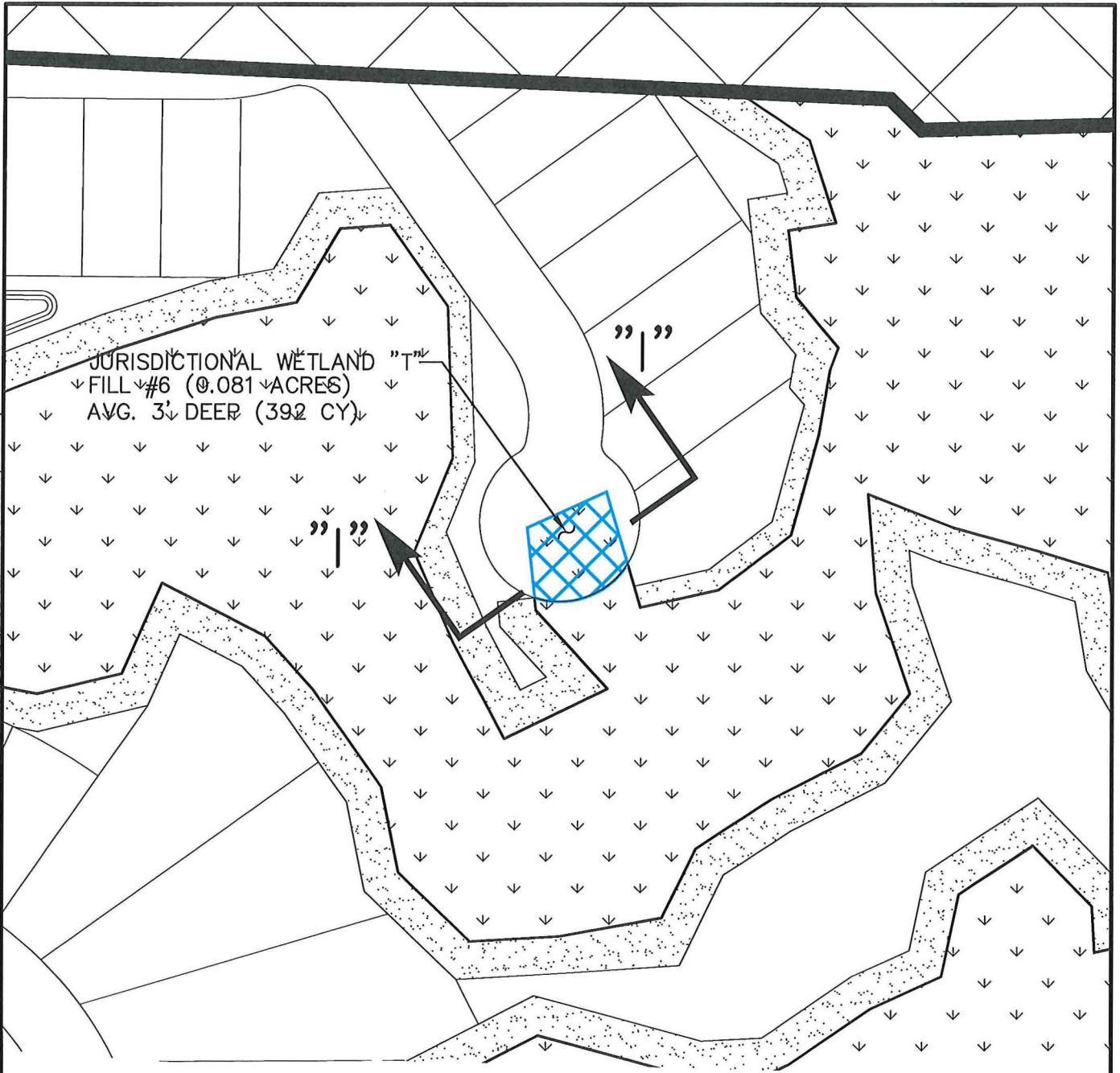
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WETLAND MASTERPLAN

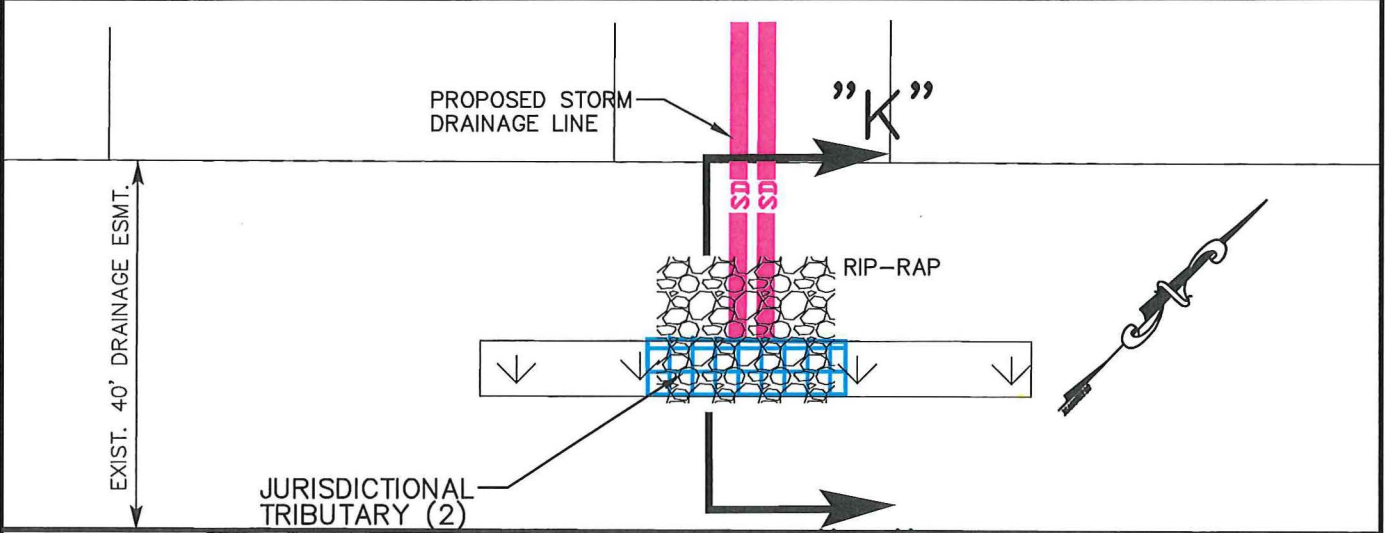
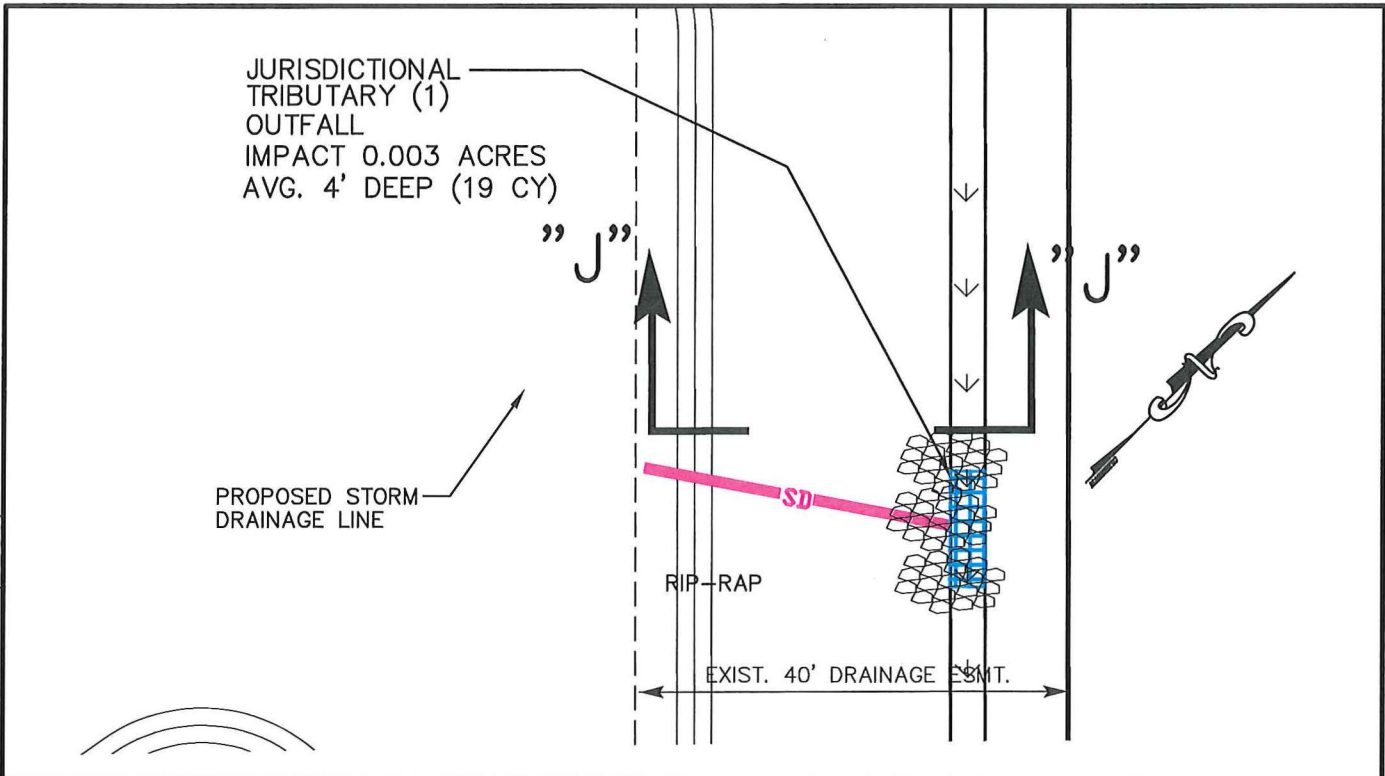
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JURISDICTIONAL TRIBUTARY (2)
 OUTFALL
 IMPACT 0.003 ACRES
 AVG. 4' DEEP (19 CY)

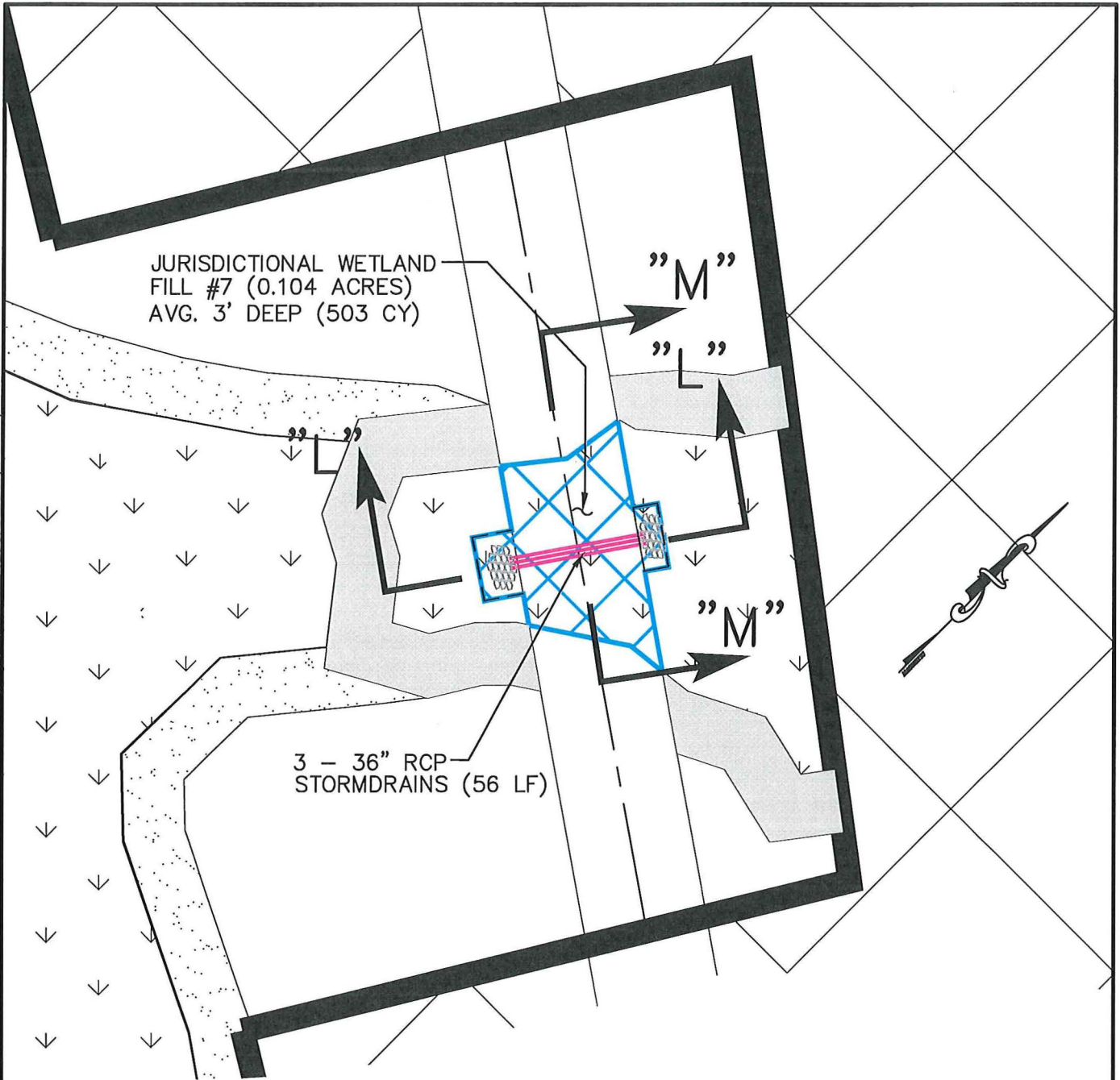
WETLAND MASTERPLAN
 SCALE: 1" = 20'

Project Title: OAKFIELD	
Project Location: Lat. 32.729722 N, Long. 80.043056 W CANE SLASH ROAD, CHARLESTON COUNTY	
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WETLAND MASTERPLAN

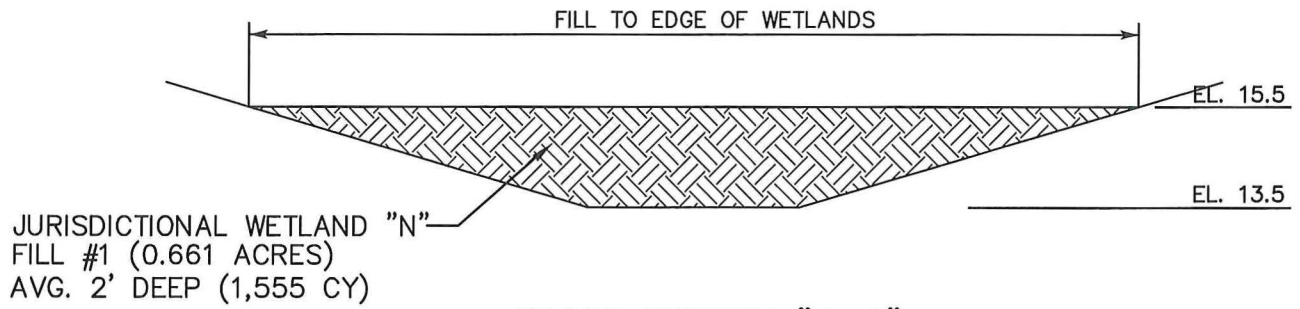
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Project Title: OAKFIELD	
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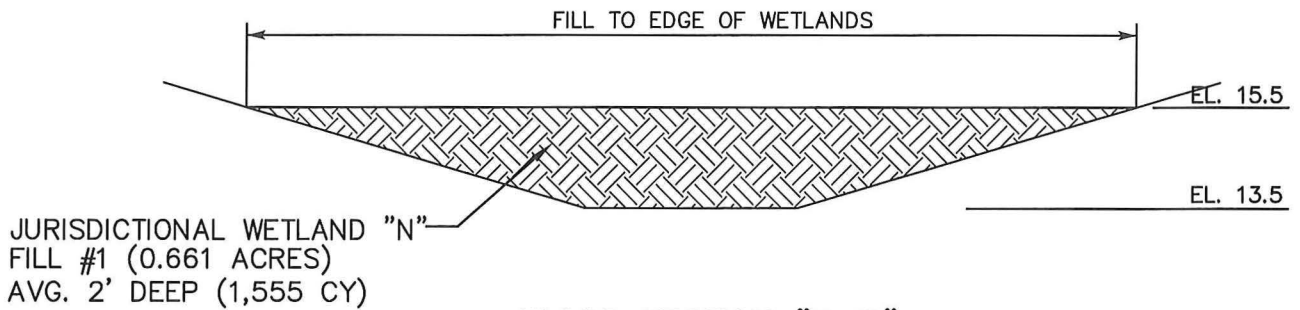
SAC 2015-00847

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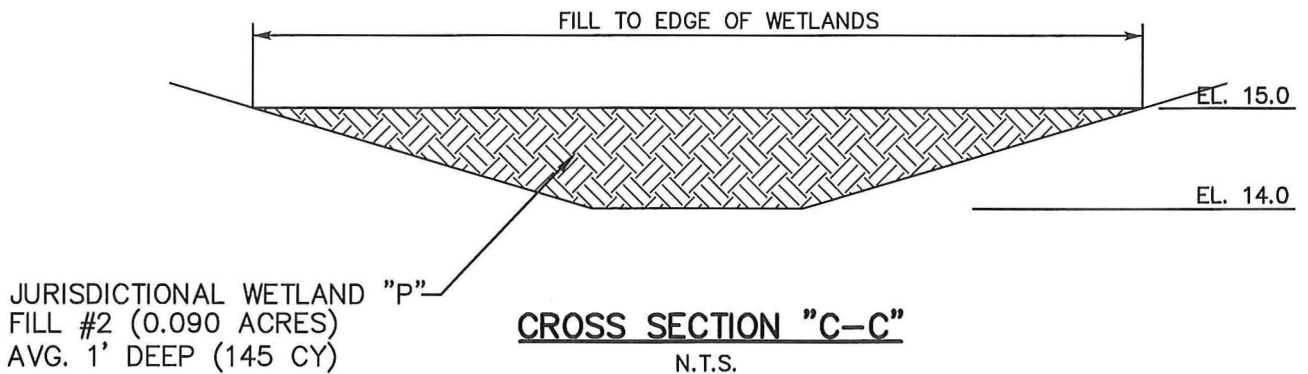
CROSS SECTION "A-A"

N.T.S.



CROSS SECTION "B-B"

N.T.S.



CROSS SECTION "C-C"

N.T.S.

CROSS SECTIONS

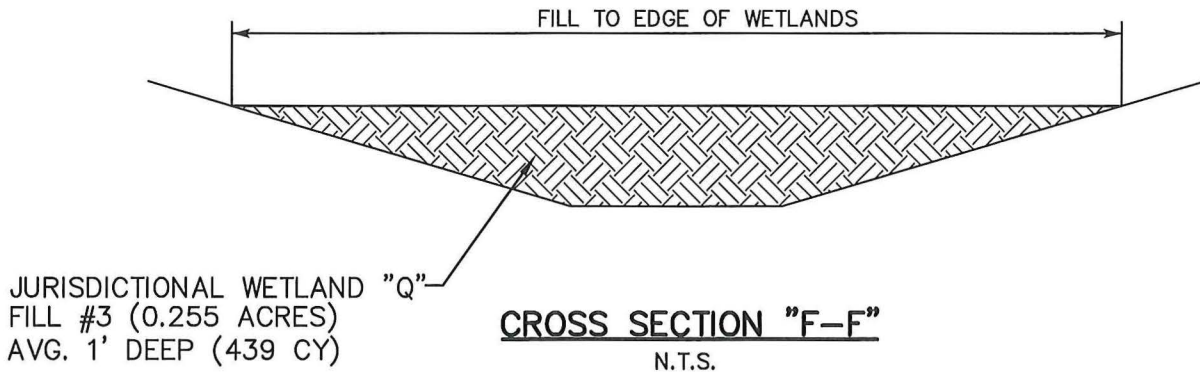
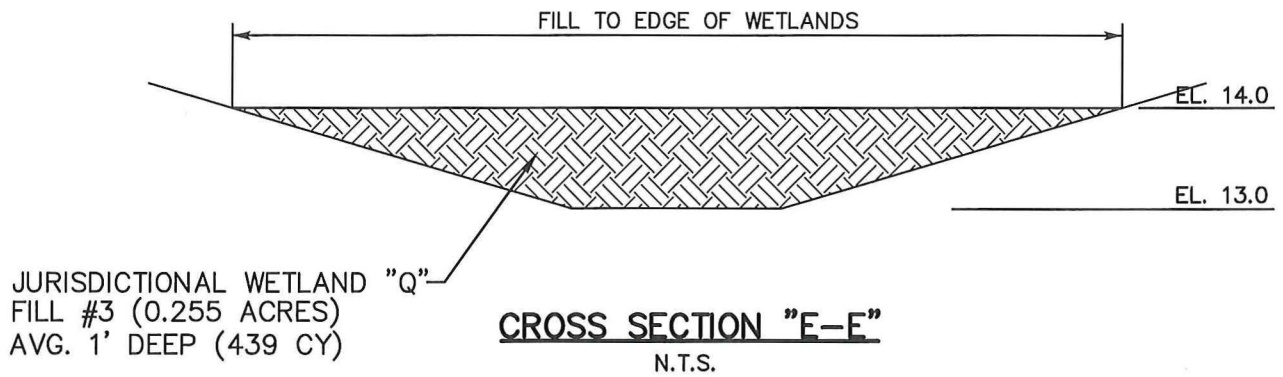
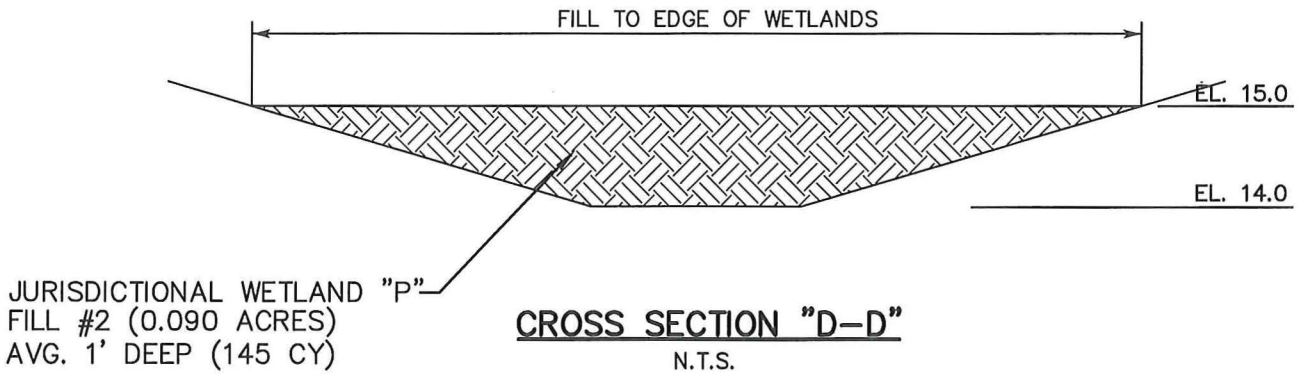
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CROSS SECTIONS

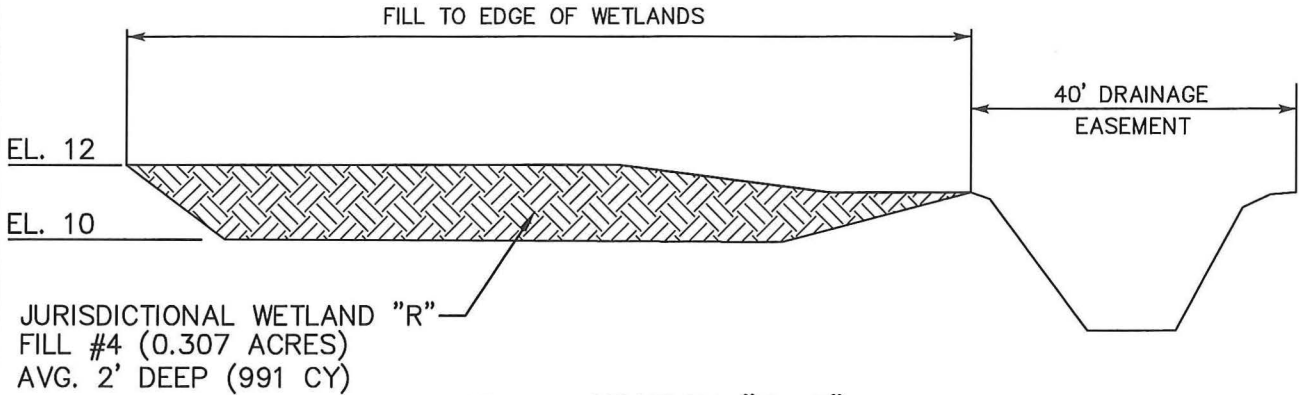
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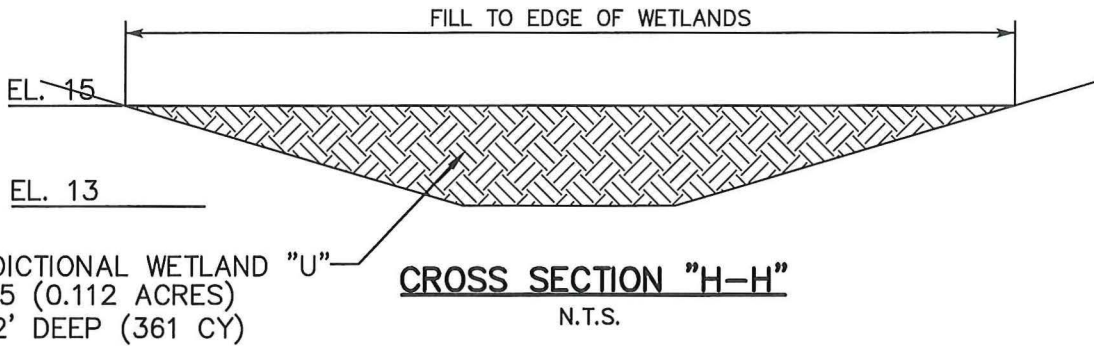
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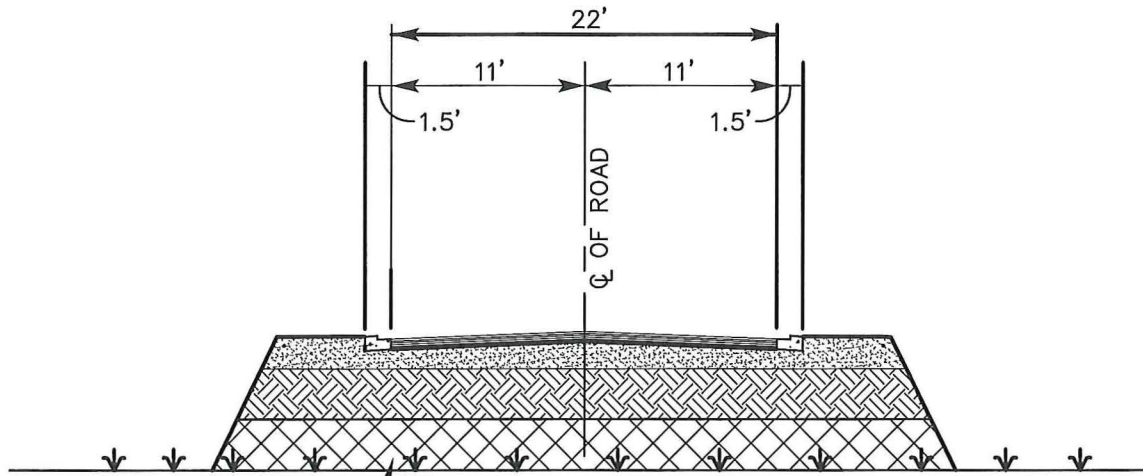
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CROSS SECTION "G-G"
 N.T.S.



CROSS SECTION "H-H"
 N.T.S.



CROSS SECTION "I-I"
 N.T.S.

JURISDICTIONAL WETLAND "T"
 FILL #6 (0.081 ACRES)
 AVG. 3' DEEP (392 CY)

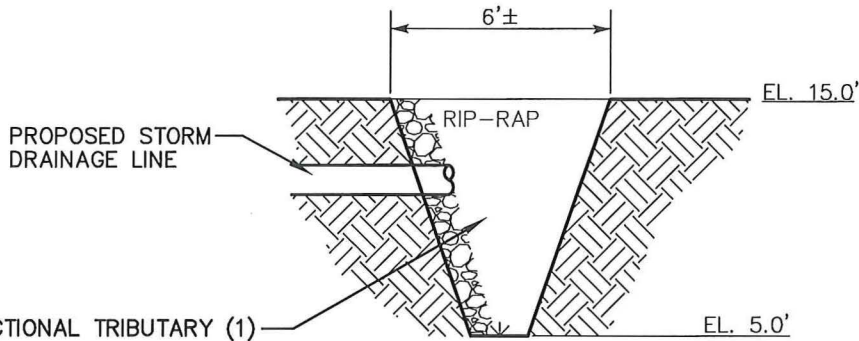
CROSS SECTIONS
 SCALE: NONE

Project Title: OAKFIELD	
Project Location: Lat. 32.729722 N, Long. 80.043056 W CANE SLASH ROAD, CHARLESTON COUNTY	
Applicant: PULTE HOME COMPANY, LLC	
Date: MARCH 31, 2017	Scale: NONE
Application # SAC 2015-00847	Sheet 18 of 20

Revisions	
Date	Initials

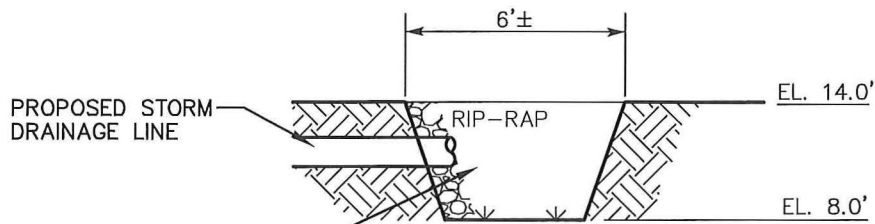
SAC 2015-00847

F:\Data\Active\ACAD2004\02075.60\dwg\0207560WETLAND-PERMIT-MARCH-2017.dwg, 5/30/2017 1:44:59 PM, Doug



JURISDICTIONAL TRIBUTARY (1)
 OUTFALL
 IMPACT 0.003 ACRES
 AVG. 4' DEEP (19 CY)

CROSS SECTION "J-J"
 N.T.S.



JURISDICTIONAL TRIBUTARY (2)
 OUTFALL
 IMPACT 0.003 ACRES
 AVG. 4' DEEP (19 CY)

CROSS SECTION "K-K"
 N.T.S.

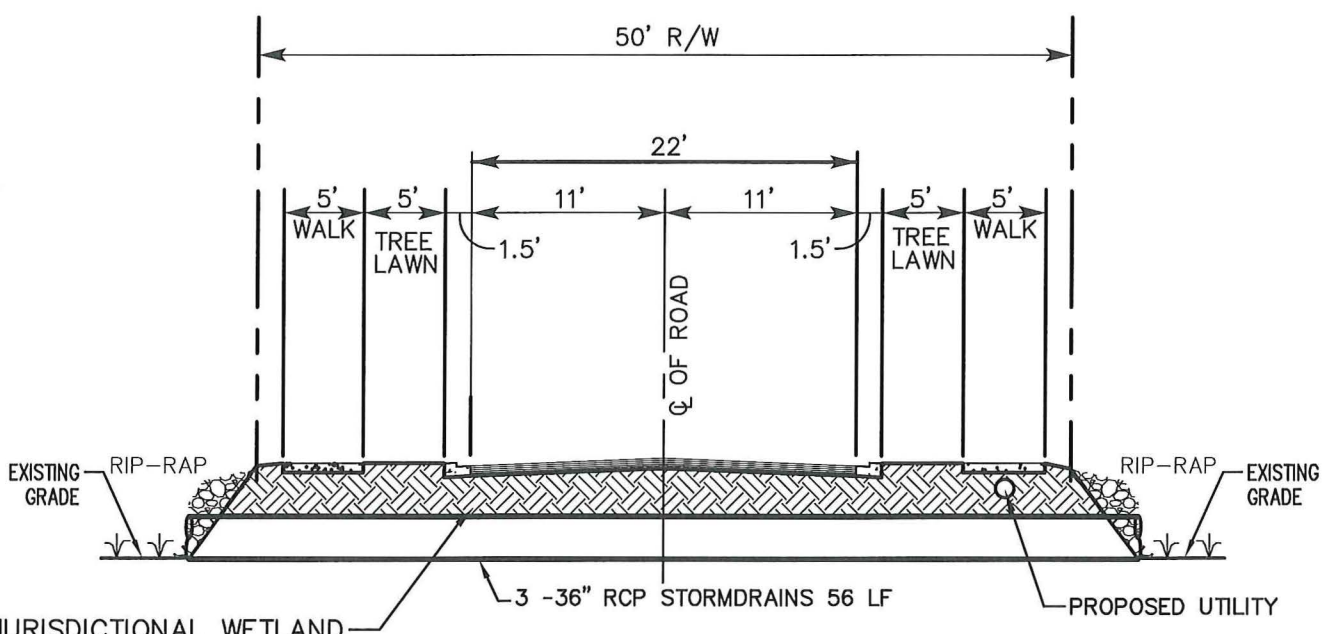
CROSS SECTIONS
 SCALE: NONE

Project Title: OAKFIELD	
Project Location: Lat. 32.729722 N, Long. 80.043056 W CANE SLASH ROAD, CHARLESTON COUNTY	
Applicant: PULTE HOME COMPANY, LLC	
Date: MARCH 31, 2017	Scale: NONE
Application # SAC 2015-00847	Sheet 19 of 20

Revisions	
Date	Initials

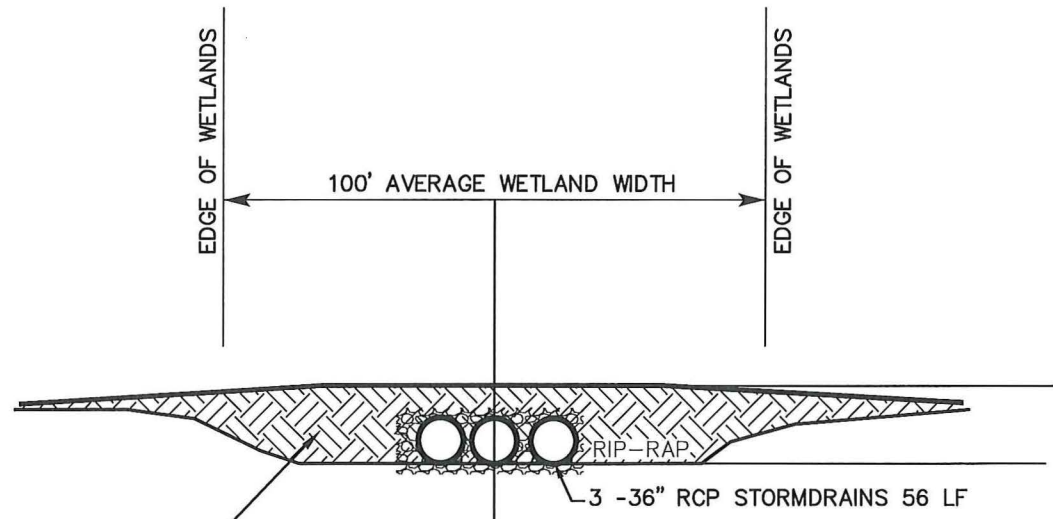
SAC 2015-00847

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JURISDICTIONAL WETLAND
FILL #7 (0.104 ACRES)
AVG. 3' DEEP (503 CY)

CROSS SECTION "L-L"
N.T.S.



JURISDICTIONAL WETLAND
FILL #7 (0.104 ACRES)
AVG. 3' DEEP (503 CY)

CROSS SECTION "M-M"
N.T.S.

CROSS SECTIONS
SCALE: NONE

Project Title: OAKFIELD	
Project Location: Lat. 32.729722 N, Long. 80.043056 W CANE SLASH ROAD, CHARLESTON COUNTY	
Applicant: PULTE HOME COMPANY, LLC	
Date: MARCH 31, 2017	Scale: NONE
Application # SAC 2015-00847	Sheet 20 of 20

Revisions	
Date	Initials

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