

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-2009-01214

11 JUNE 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. DEAN PEARCE**  
**PEARCE DEVELOPMENT, LLC**  
**C/O ROSS NELSON**  
**JOHNSON, MIRRIAM, AND THOMPSON**  
**952 HOUSON NORTHCUTT BOULEVARD**  
**MOUNT PLEASANT, SOUTH CAROLINA 29464**

for a permit to place fill material in freshwater wetlands near

**COOSAW CREEK**

at a location on TMS# 171-00-00-071, 171-00-00-220, 171-00-00-221 at 8601 Dorchester Road, in North Charleston, Dorchester County, South Carolina (Latitude: 32.9201°N, Longitude: -80.1187°W), Ladson 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 1.07 acres of freshwater wetlands. In detail, the applicant proposes to place approximately 23,000 cubic yards of fill material in freshwater wetlands to construct high ground for road access, building pads, and parking for a

proposed mixed-use residential and commercial development to include senior independent living housing as well as an assisted senior living facility. The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by purchasing 9.63 restoration/enhancement mitigation credits from the Congaree Carton Mitigation Bank. Please note, a nationwide permit was previously issued for this site (SAC-2009-01214) and the proposed fill authorized under that permit has been completed, however the applicant determined that additional impacts are required to meet the demand for assisted living space. The project purpose is to construct a mixed use commercial and residential development.

**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 1.07 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. 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 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. 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, to the following address:**

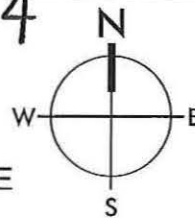
**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69A HAGOOD AVENUE  
CHARLESTON, SOUTH CAROLINA 29403-5107**

If there are any questions concerning this public notice, please contact Mary Hope Green  
Project Manager, at (843) 329-8044 X 8034.



ACTIVITY: PLANNED DEVELOPMENT  
 PROJECT: DORCHESTER ROAD SENIOR LIVING  
 ADDRESS: 8601 DORCHESTER ROAD  
 NORTH CHARLESTON, SC 29420  
 LOCATION: DORCHESTER COUNTY  
 LATITUDE: 33.04 N    LONGITUDE: 80.17 W

SAC-2009-01214



NOT TO SCALE



APPLICANT:  
 PEARCE DEVELOPMENT, LLC

REVISED 6/5/2018

LOCATION  
 MAP

SHEET 1 OF 5



JUN - 8 2018



ACTIVITY: PLANNED DEVELOPMENT  
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ADDRESS: 8601 DORCHESTER ROAD  
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SAC-2009-01214N

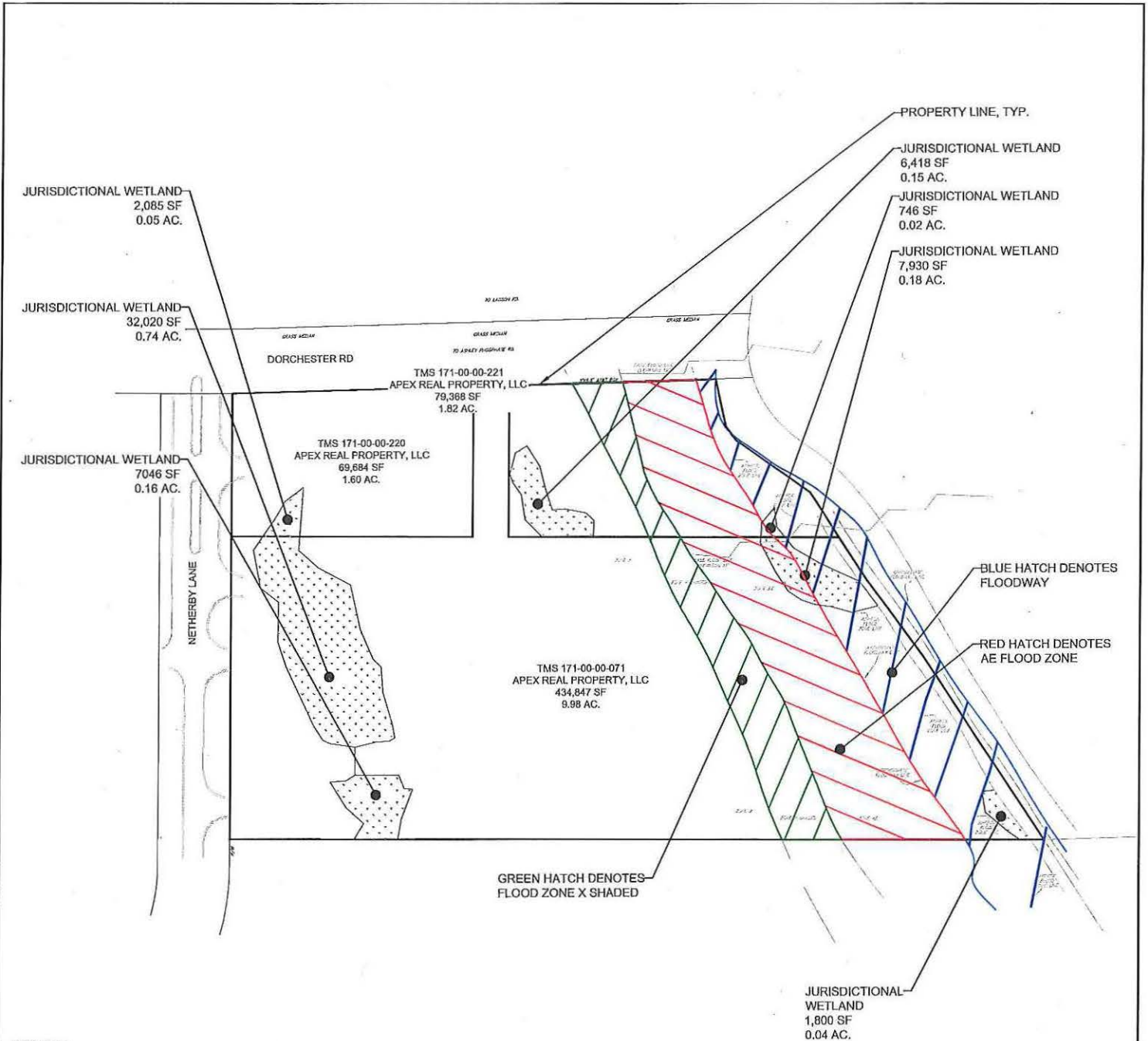


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REVISED 6/5/2018

USGS MAP  
LADSON QUAD.

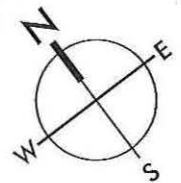
SHEET 2 OF 5



NOTE:  
SITE WORK PREVIOUSLY PERFORMED UNDER  
PERMIT NUMBER SAC 2009-01214-2NY.

ACTIVITY: PLANNED DEVELOPMENT  
PROJECT: DORCHESTER ROAD SENIOR LIVING  
ADDRESS: 8601 DORCHESTER ROAD  
NORTH CHARLESTON, SC 29420  
LOCATION: DORCHESTER COUNTY  
LATITUDE: 33.04 N LONGITUDE: 80.17 W

SAC-2009-01214



SCALE: 1" = 200'



APPLICANT:  
PEARCE DEVELOPMENT, LLC

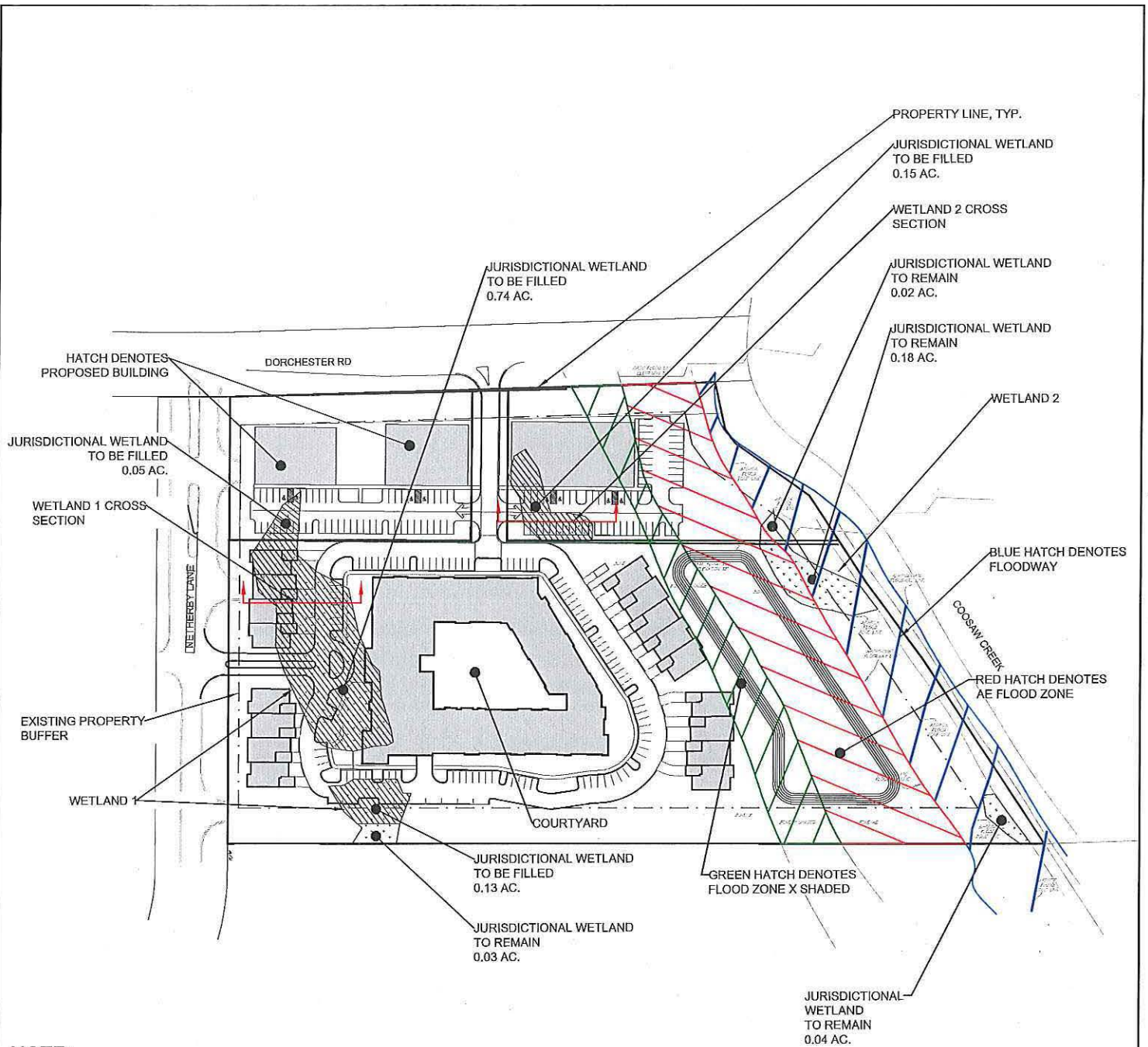
REVISED 6/5/2018

PRE-IMPACT  
CONDITIONS

SHEET 3 OF 5



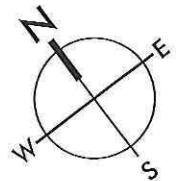
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REVISED 6/5/2018

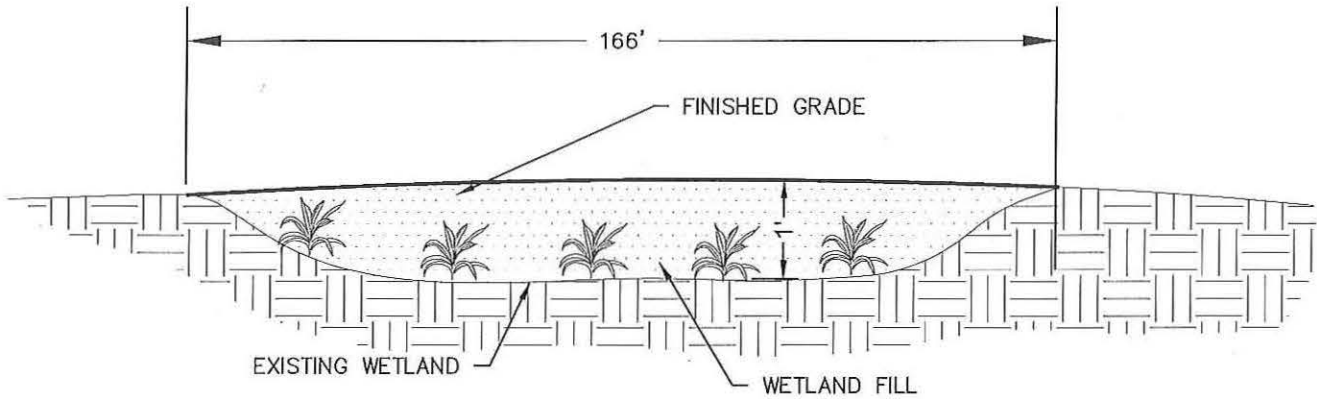
POST-IMPACT  
 CONDITIONS

SHEET 4 OF 5

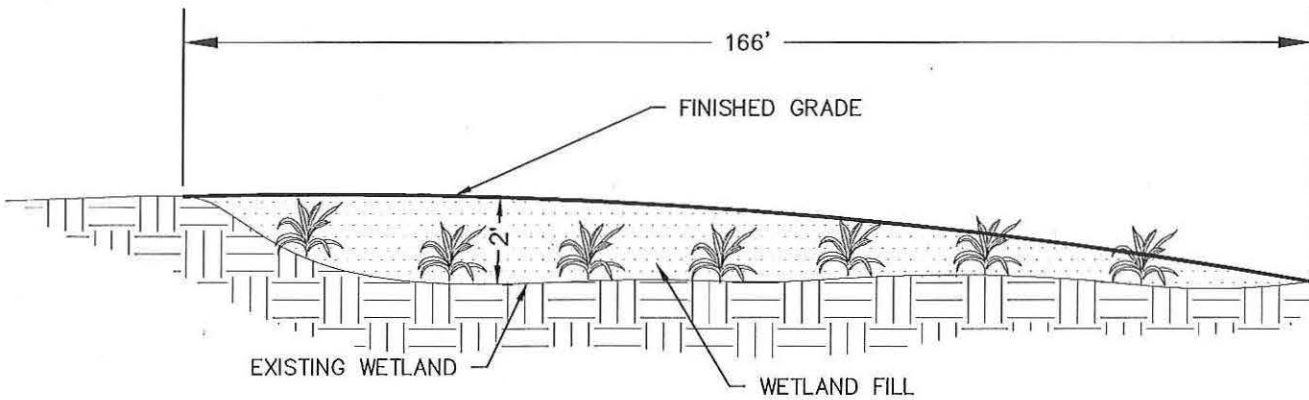


JUN - 8 2018

APPROXIMATE FILL VOLUME  
WETLAND 1 - 1465 CY  
WETLAND 2 - 475 CY



WETLAND 1 TYPICAL CROSS SECTION  
(NOT TO SCALE)



WETLAND 2 TYPICAL CROSS SECTION  
(NOT TO SCALE)

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LATITUDE: 33.04 N LONGITUDE: 80.17 W

NOTE: CROSS SECTIONS ARE SHOWN AT LOCATION LABELED ON SHEET 4. WIDTH AND HEIGHT WILL BE BASED ON LOCATION IN WETLANDS



APPLICANT:  
PEARCE DEVELOPMENT, LLC

SAC - 2009-01214

CALCULATIONS  
& DETAILS

REVISED 6/5/2018

Revised 6/8/2018

SHEET 5 OF 5