

**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 #2015-00317-2IY

26 March 2015

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), the South Carolina Coastal Zone Management Act (48-39-10 et. seq.), and the S.C. Construction in Navigable Waters Permit Program (R. 19-450, et. seq., 1976 S.C. Code of Laws, as amended), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

**THE RYLAND GROUP, INC.**  
**C/O FRANK FINLAW**  
**216 SEVEN FARMS DRIVE, SUITE 200**  
**CHARLESTON, SOUTH CAROLINA 29492**

for a permit to place fill in jurisdictional wetlands associated with

**BERESFORD CREEK**

at the eastern terminus of Forrest Drive near the intersection of I-526 and Clements Ferry Road in the City of Charleston, Berkeley County, South Carolina (Latitude 32.8797 North, Longitude -79.9258 West)

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 both of the above mentioned offices 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 placement of fill in 0.32 acres of jurisdictional freshwater wetlands to

REGULATORY DIVISION

Refer to: P/N # 2015-00317-2IY

26 March 2015

facilitate the construction of a private residential community. The purpose of the proposed project is to construct an economically viable, multifamily and single family residential development project with associated infrastructure and amenities, including interior streets, parking and stormwater facilities.

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). The District Engineer will not process this application to a conclusion until such certifications are received. This activity may also require evaluation for compliance with the S.C. Construction in Navigable Waters Permit Program. State review, permitting and certification are conducted by the S.C. Department of Health and Environmental Control. 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 or the navigable waters permit 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 freshwater wetlands adjacent to estuarine substrates and emergent wetlands utilized by various life stages of species comprising 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 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

REGULATORY DIVISION

Refer to: P/N # 2015-00317-21Y

26 March 2015

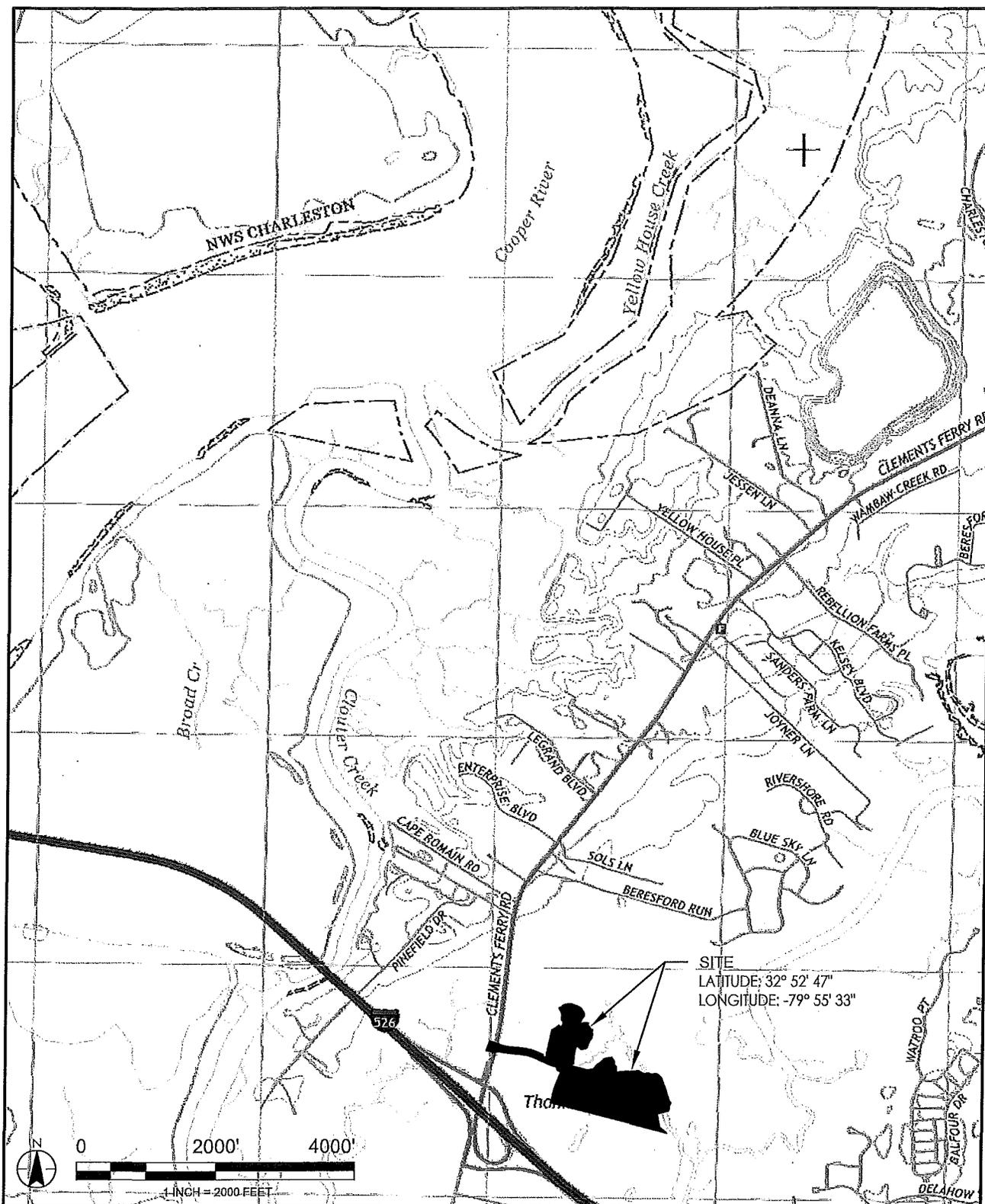
District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

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 David Chamberlain at 843-329-8044 or toll free at 1-866-329-8187.

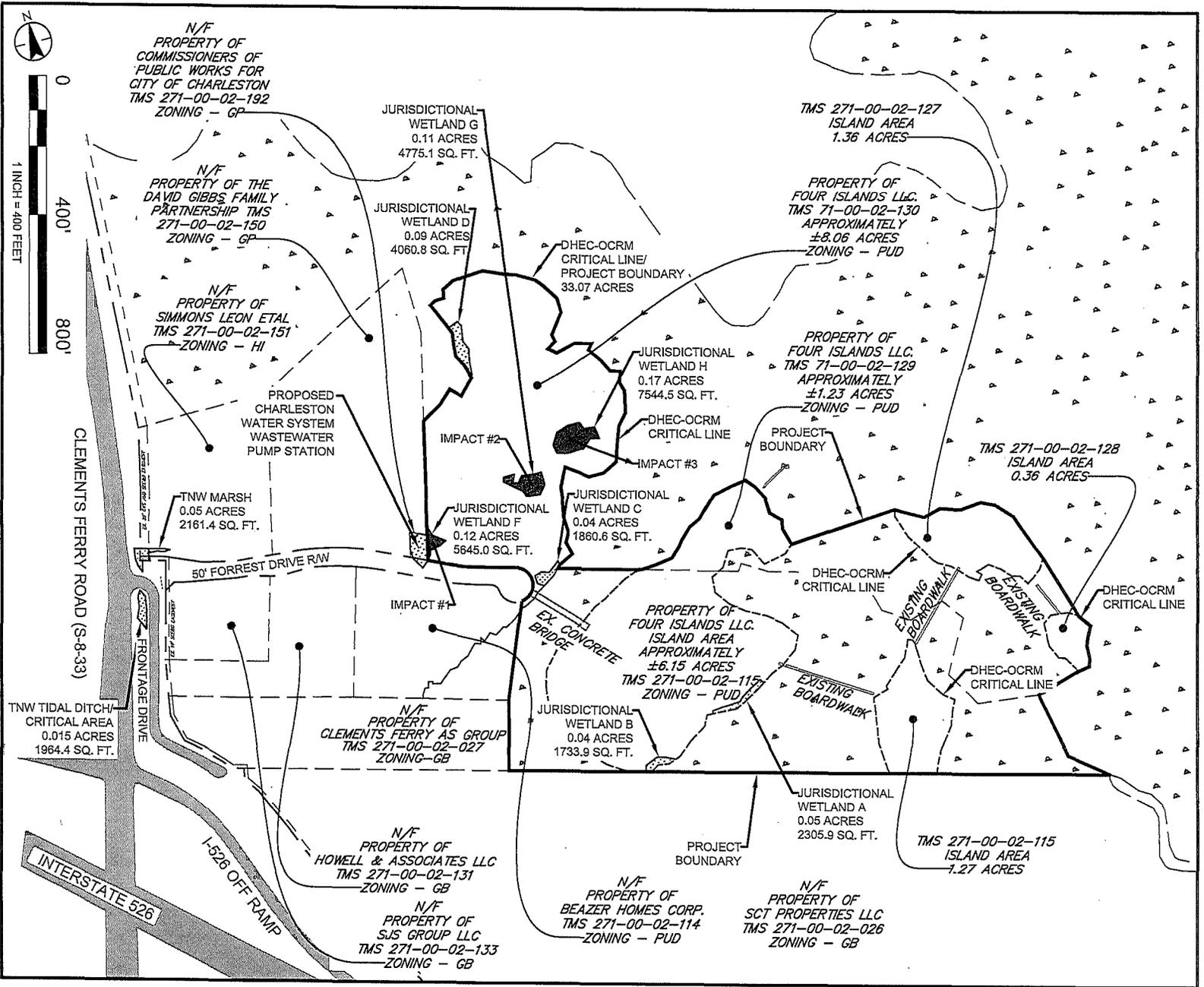


**QUADRANGLE MAP**  
 SOURCE:  
 2014 NORTH CHARLESTON QUADRANGLE MAP

DATE: 03-06-2015 *SAC 2015-00317-21y* SHEET 1 OF 12

PROJECT: GOVERNOR'S CAY  
 PROPOSED ACTIVITY:  
 RESIDENTIAL DEVELOPMENT  
 COUNTY: BERKELEY  
 APPLICANT: THE RYLAND GROUP, INC.

 **Stantec**  
 4969 Centre Pointe Dr, Suite 200  
 North Charleston, SC 29418  
 843.740.7700  
 www.stantec.com



**EXISTING CONDITIONS**

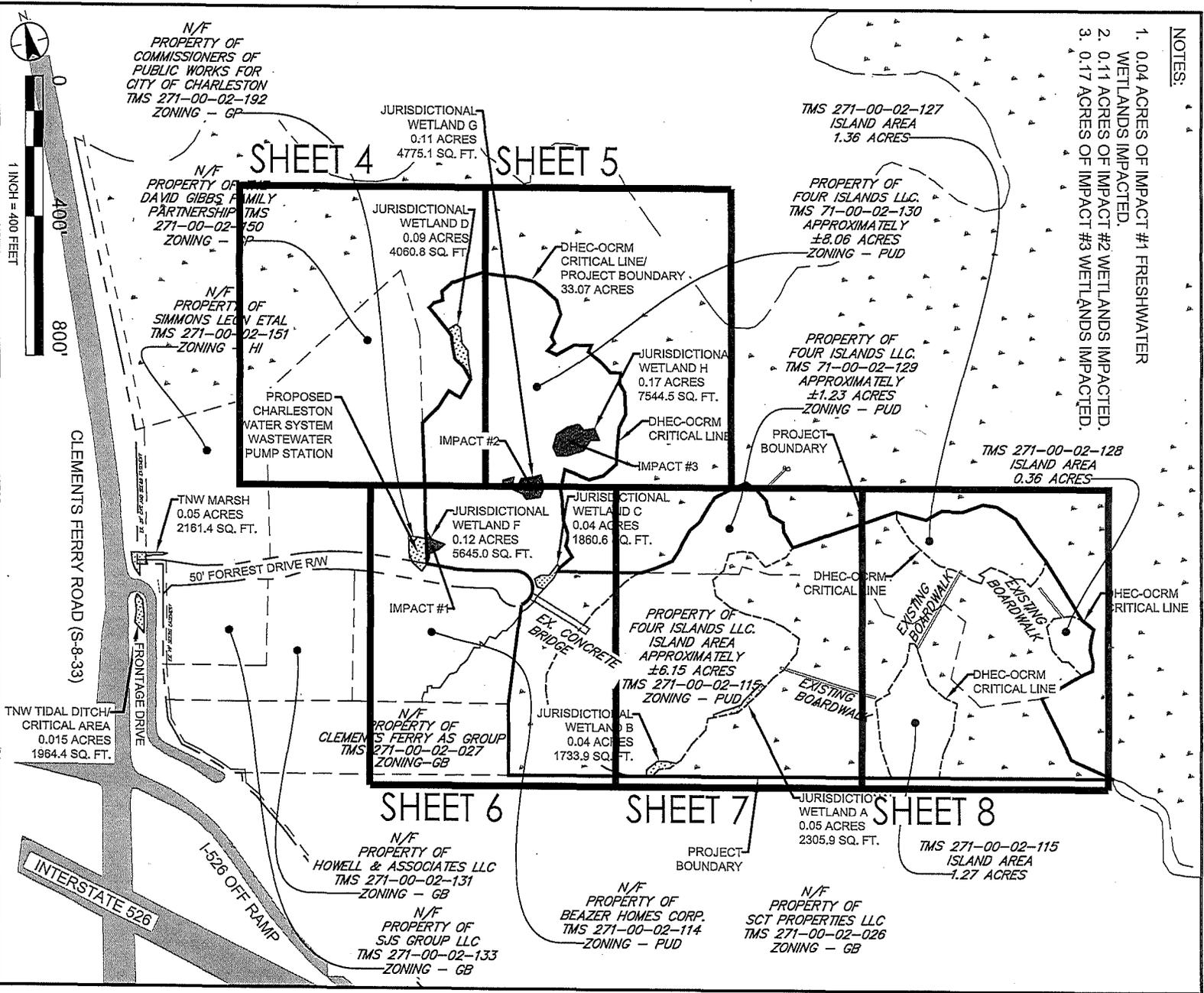
DATE: 03-06-2015 SAC 2015-00317-227Y SHEET 2 OF 12

**Stantec**  
499 Centre Pointe Dr., Suite 200  
North Charleston, SC 29418  
www.stantec.com

PROJECT: GOVERNORS CAY  
PROPOSED ACTIVITY: RESIDENTIAL DEVELOPMENT  
COUNTY: BERKELEY  
APPLICANT: THE RYLAND GROUP, INC.

**NOTES:**

1. 0.04 ACRES OF IMPACT #1 FRESHWATER WETLANDS IMPACTED.
2. 0.11 ACRES OF IMPACT #2 WETLANDS IMPACTED.
3. 0.17 ACRES OF IMPACT #3 WETLANDS IMPACTED.



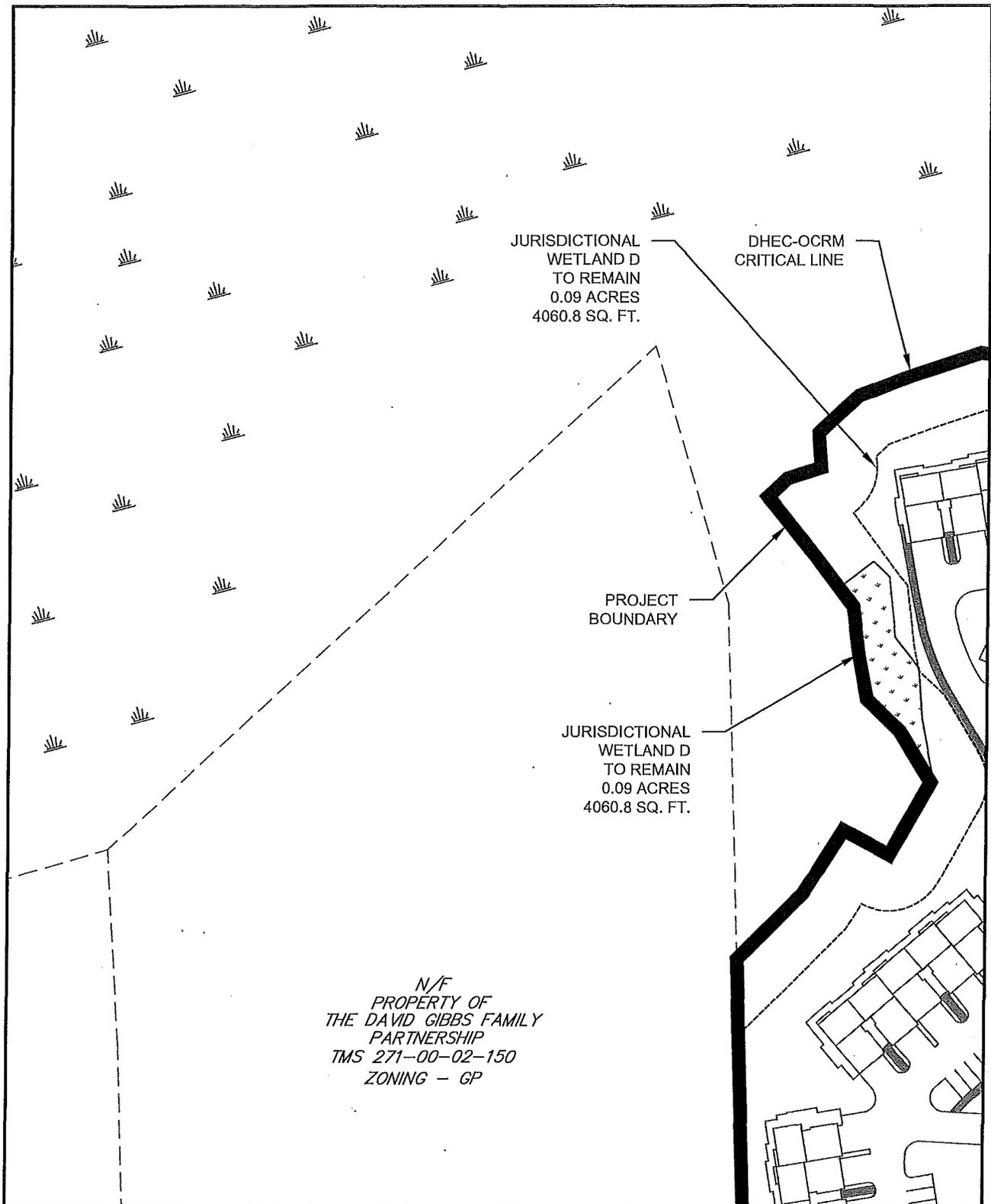
**SITE DEVELOPMENT KEY MAP**



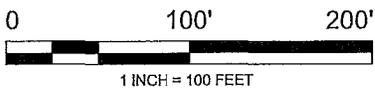
DATE: 03-06-2015 *SMC 2015-00317-RTY* SHEET 3 OF 12

**Stantec**  
 4987 Centre Pointe Dr, Suite 200  
 North Charleston, SC 29418  
 www.stantec.com

PROJECT: GOVERNOR'S CAY  
 PROPOSED ACTIVITY: RESIDENTIAL DEVELOPMENT  
 COUNTY: BERKELEY  
 APPLICANT: THE RYLAND GROUP, INC.



# SITE DEVELOPMENT PLAN



DATE: 03-06-2015

SAC 2015-00317-2.IY

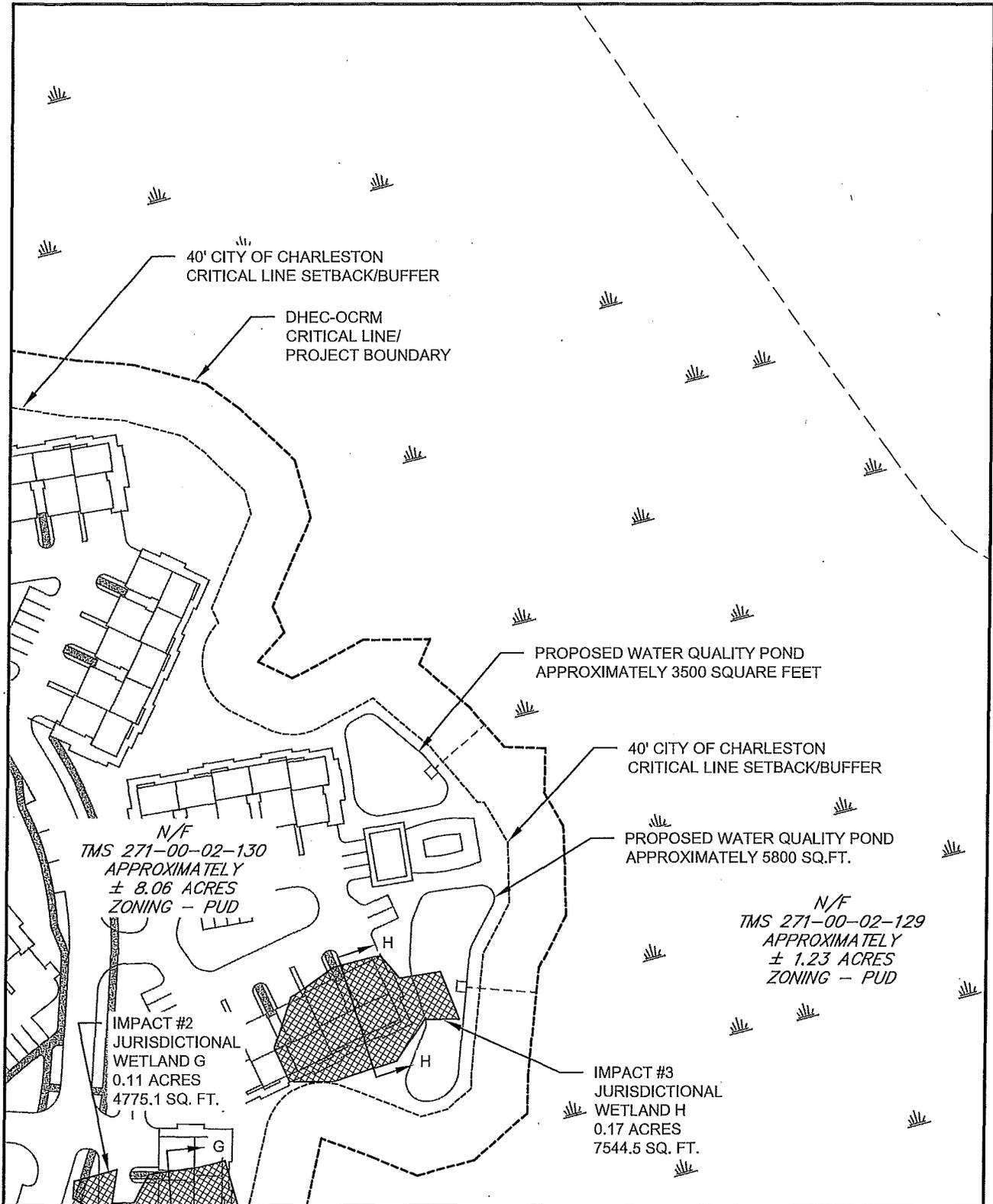
SHEET 4 OF 12

PROJECT: GOVERNOR'S CAY  
PROPOSED ACTIVITY:  
RESIDENTIAL DEVELOPMENT  
COUNTY: BERKELEY  
APPLICANT: THE RYLAND GROUP, INC.

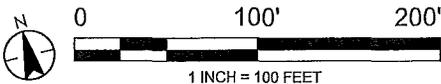


**Stantec**

4969 Centre Pointe Dr, Suite 200  
North Charleston, SC 29418  
843.740.7700  
www.stantec.com



# SITE DEVELOPMENT PLAN

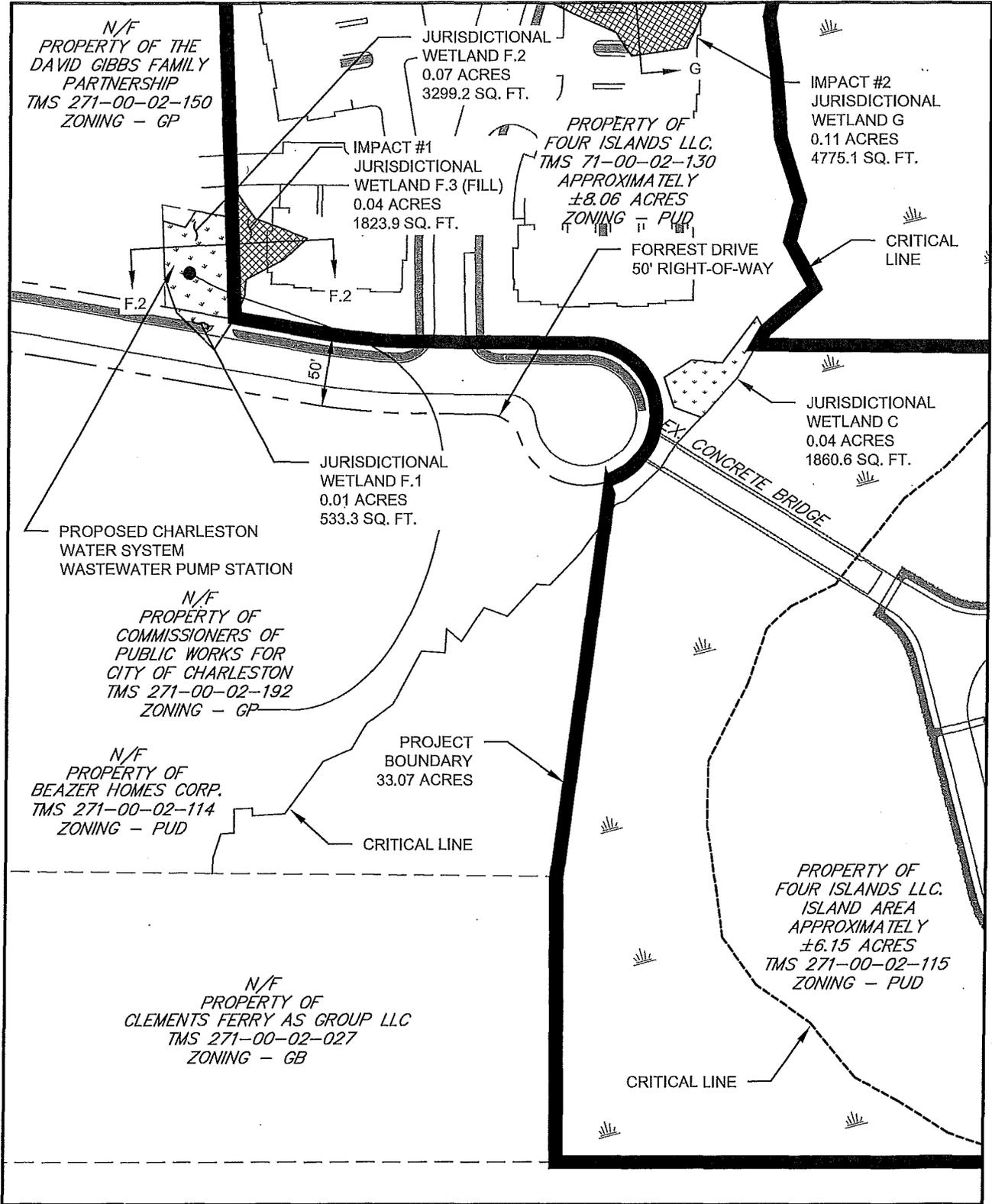


DATE: 03-06-2015 SAC 2015-00317-2511 SHEET 5 OF 12

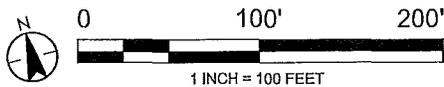
PROJECT: GOVERNOR'S CAY  
PROPOSED ACTIVITY:  
RESIDENTIAL DEVELOPMENT  
COUNTY: BERKELEY  
APPLICANT: THE RYLAND GROUP, INC.



4969 Centre Pointe Dr, Suite 200  
North Charleston, SC 29418  
843.740.7700  
www.stantec.com



# SITE DEVELOPMENT PLAN

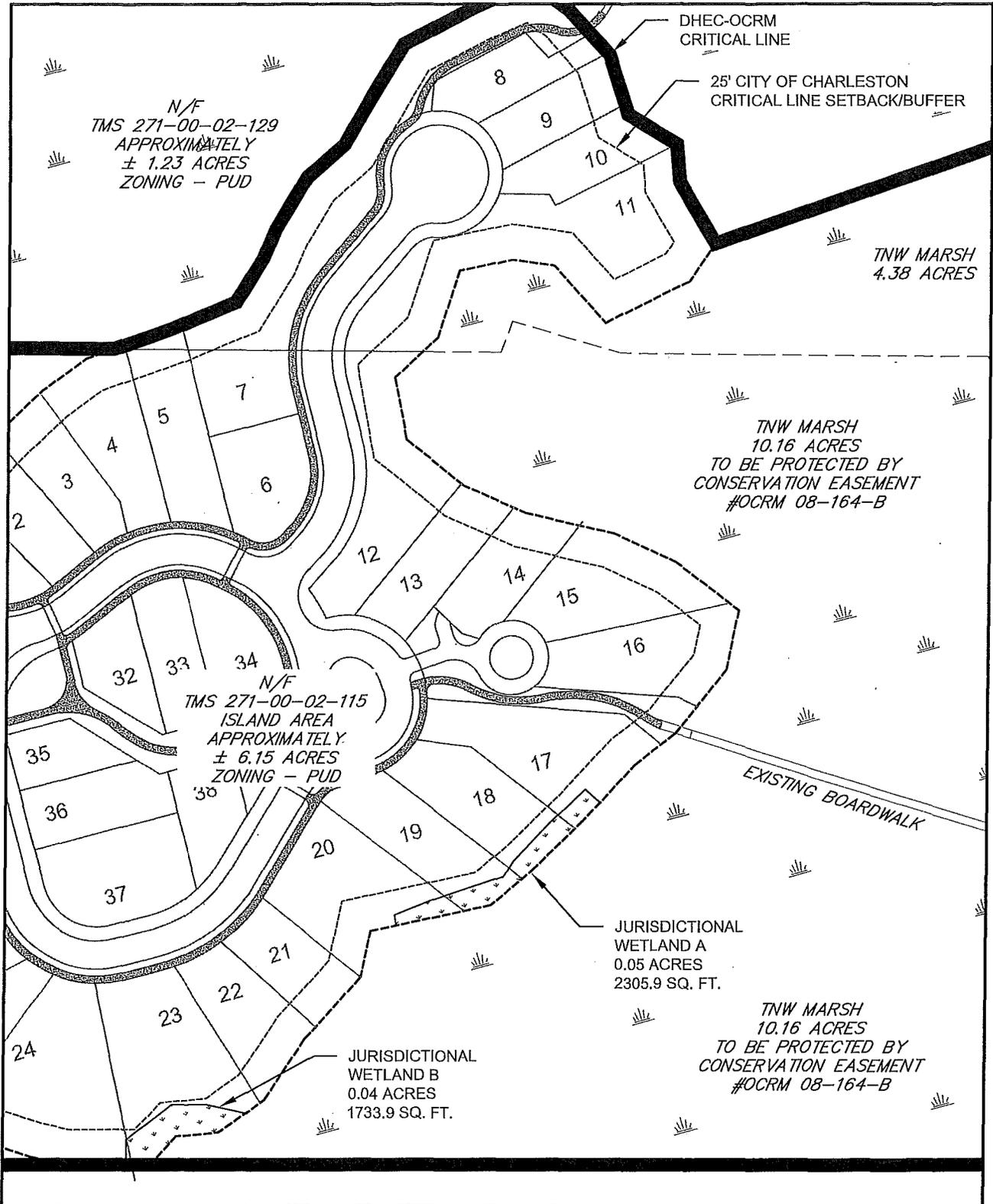


DATE: 03-06-2015 *SAC 2015-00317-21Y* SHEET 6 OF 12

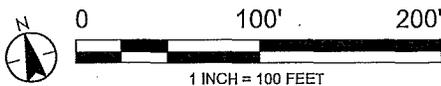
PROJECT: GOVERNOR'S CAY  
 PROPOSED ACTIVITY:  
 RESIDENTIAL DEVELOPMENT  
 COUNTY: BERKELEY  
 APPLICANT: THE RYLAND GROUP, INC.



4959 Centre Pointe Dr, Suite 200  
 North Charleston, SC 29418  
 843.740.7700  
 www.stantec.com



# SITE DEVELOPMENT PLAN

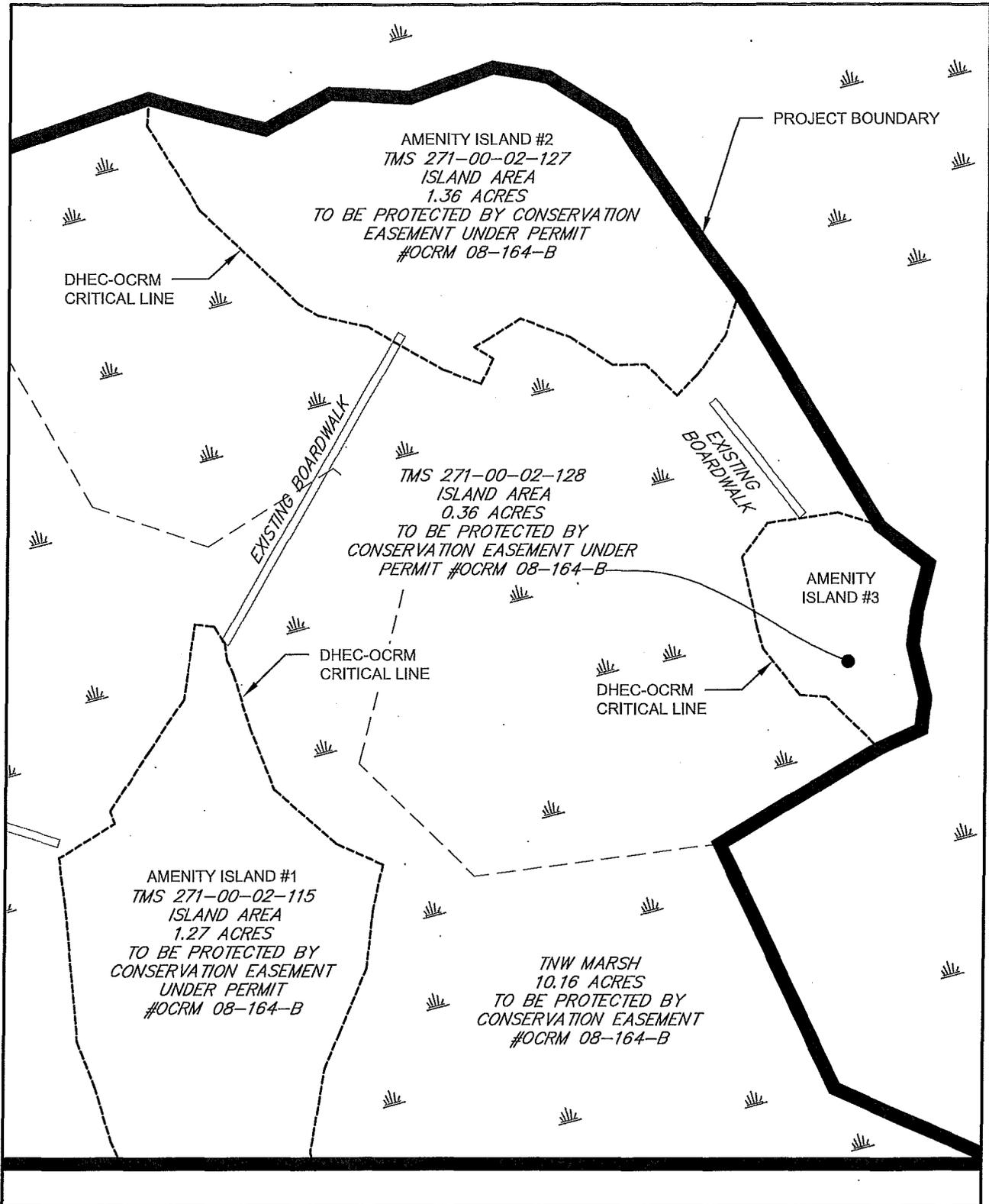


DATE: 03-06-2015 SAC 2015-00317-2.IV SHEET 7 OF 12

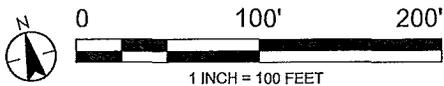
PROJECT: GOVERNOR'S CAY  
 PROPOSED ACTIVITY:  
 RESIDENTIAL DEVELOPMENT  
 COUNTY: BERKELEY  
 APPLICANT: THE RYLAND GROUP, INC.



4969 Centre Pointe Dr, Suite 200  
 North Charleston, SC 29418  
 843.740.7700  
 www.stantec.com



# SITE DEVELOPMENT PLAN



DATE: 03-06-2015 SAC 2015-00317-2EV SHEET 8 OF 12

PROJECT: GOVERNOR'S CAY  
PROPOSED ACTIVITY:  
RESIDENTIAL DEVELOPMENT  
COUNTY: BERKELEY  
APPLICANT: THE RYLAND GROUP, INC.

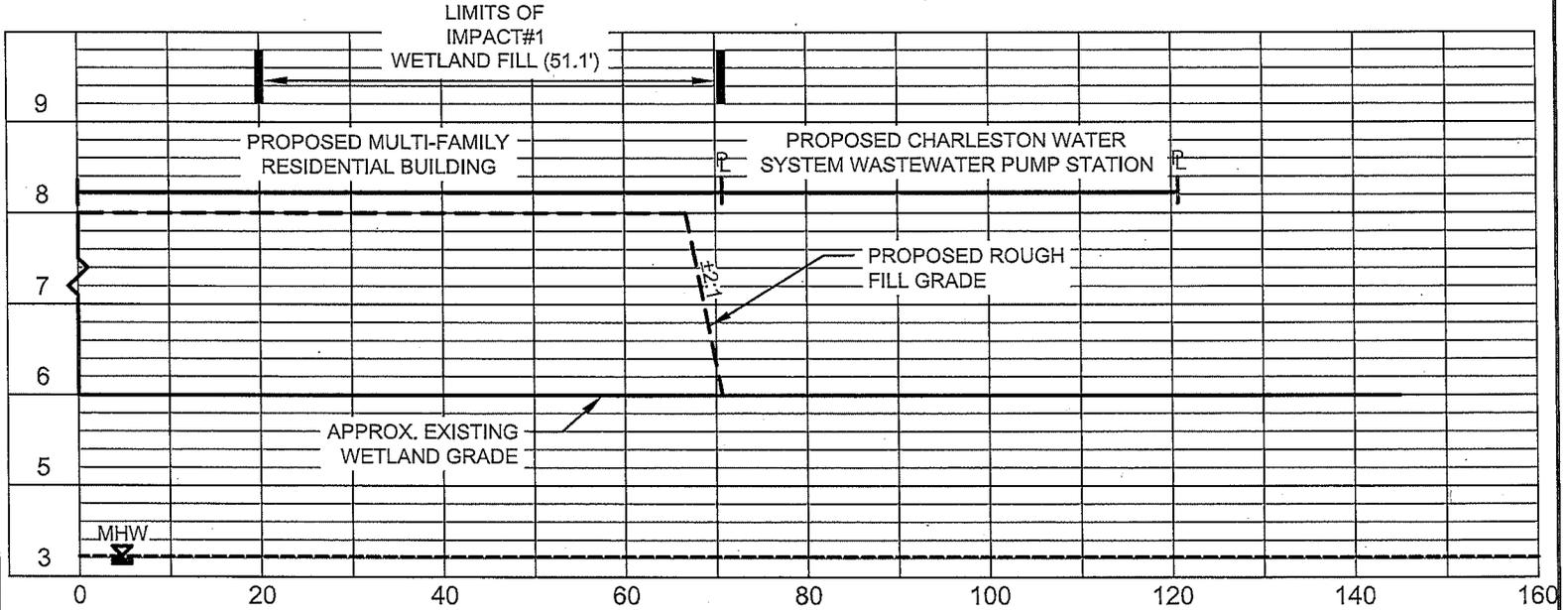


4969 Centre Pointe Dr, Suite 200  
North Charleston, SC 29418  
843.740.7700  
www.stantec.com

# CROSS SECTION F.2-F.2 WETLAND FILL

DATE: 03-06-2015 *SM* 2015-00312-211 SHEET 9 OF 12

CROSS SECTION F.2-F.2  
WETLAND F.3 FILL SECTION  
(JURISDICTIONAL)  
TOTAL EST. VOLUME OF WETLAND FILL: 14 CU. YD.



HORIZONTAL SCALE: 1" = 20'

VERTICAL SCALE: 1" = 2'

**NOTE:**

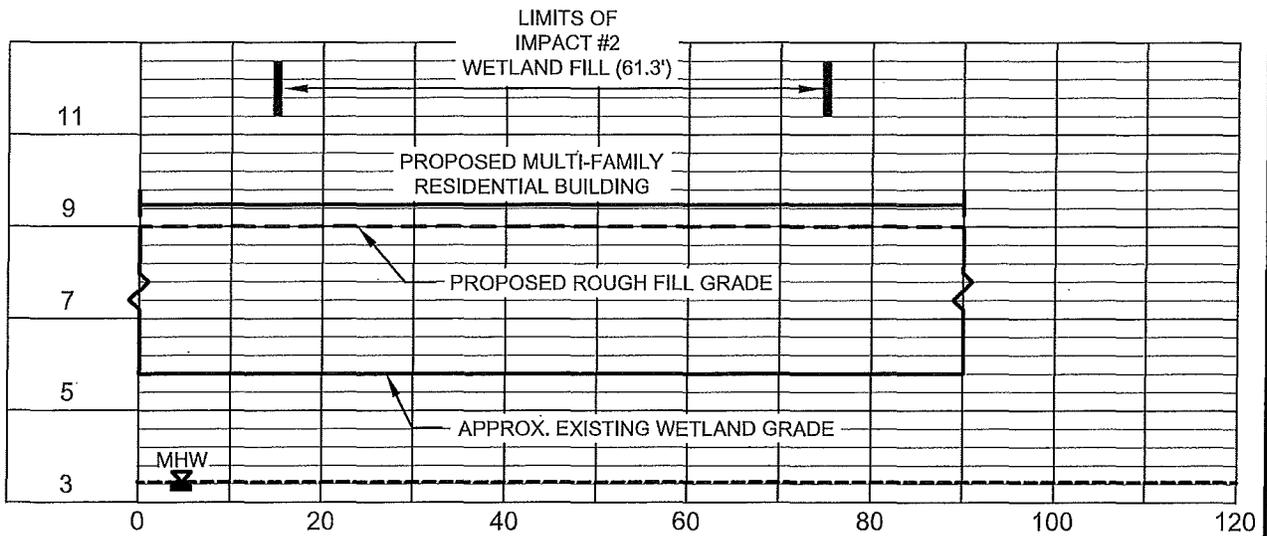
1. VERTICAL DATUM IS NGVD29
2. MEAN HIGH WATER ELEVATION IS 3.44 FEET



4959 Centre Pointe Dr, Suite 200  
North Charleston, SC 29418  
843.740.7700  
www.stantec.com

PROJECT: GOVERNOR'S CAY  
PROPOSED ACTIVITY:  
RESIDENTIAL DEVELOPMENT  
COUNTY: BERKELEY  
APPLICANT: THE RYLAND GROUP, INC.

CROSS SECTION G-G  
 WETLAND G FILL SECTION  
 (JURISDICTIONAL)  
 TOTAL EST. VOLUME OF WETLAND FILL: 35 CU. YD.



HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 4'

- NOTE:  
 1. VERTICAL DATUM IS NGVD29  
 2. MEAN HIGH WATER ELEVATION IS 3.44 FEET

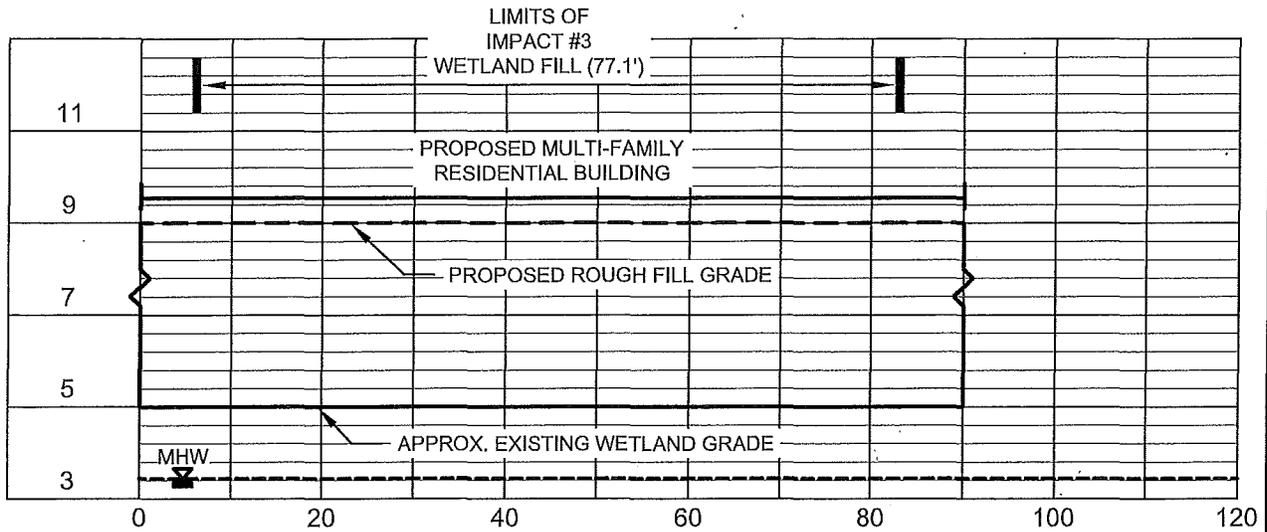
CROSS SECTION G-G  
 WETLAND FILL

PROJECT: GOVERNOR'S CAY  
 PROPOSED ACTIVITY:  
 RESIDENTIAL DEVELOPMENT  
 COUNTY: BERKELEY  
 APPLICANT: THE RYLAND GROUP, INC.



4969 Centre Pointe Dr, Suite 200  
 North Charleston, SC 29418  
 843.740.7700  
 www.stantec.com

CROSS SECTION H-H  
 WETLAND H FILL SECTION  
 (JURISDICTIONAL)  
 TOTAL EST. VOLUME OF WETLAND FILL: 55 CU. YD.



HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 4'

- NOTE:
1. VERTICAL DATUM IS NGVD29
  2. MEAN HIGH WATER ELEVATION IS 3.44 FEET

CROSS SECTION H-H  
 WETLAND FILL

PROJECT: GOVERNOR'S CAY  
 PROPOSED ACTIVITY:  
 RESIDENTIAL DEVELOPMENT  
 COUNTY: BERKELEY  
 APPLICANT: THE RYLAND GROUP, INC.



4969 Centre Pointe Dr, Suite 200  
 North Charleston, SC 29418  
 843.740.7700  
 www.stantec.com

GOVERNOR'S CAY RESIDENTIAL DEVELOPMENT

SITE SUMMARY

SITE AREA	33.07 ACRES
UPLANDS	17.99 ACRES
TNW MARSH	14.54 ACRES
FRESHWATER WETLANDS	0.54 ACRES

IMPACT SUMMARY

IMPACT #1	WETLAND F.3 FILL	0.04 ACRES
IMPACT #2	WETLAND G FILL	0.11 ACRES
IMPACT #3	WETLAND H FILL	0.17 ACRES
TOTAL		0.32 ACRES

WETLANDS INVENTORY

TNW MARSH	14.54 ACRES
WETLAND A	0.05 ACRES
WETLAND B	0.04 ACRES
WETLAND C	0.04 ACRES
WETLAND D	0.09 ACRES
WETLAND F.3	0.04 ACRES
WETLAND G	0.11 ACRES
WETLAND H	0.17 ACRES
TOTAL	15.08 ACRES

WETLANDS TO REMAIN SUMMARY

TNW MARSH	14.54 ACRES
WETLAND A	0.05 ACRES
WETLAND B	0.04 ACRES
WETLAND C	0.04 ACRES
WETLAND D	0.09 ACRES
TOTAL	14.76 ACRES

WETLAND SUMMARY

DATE: 03-06-2015 SAC 2015-00317-2 EY SHEET 12 OF 12

PROJECT: GOVERNOR'S CAY  
 PROPOSED ACTIVITY:  
 RESIDENTIAL DEVELOPMENT  
 COUNTY: BERKELEY  
 APPLICANT: THE RYLAND GROUP, INC.



4969 Centre Pointe Dr, Suite 200  
 North Charleston, SC 29418  
 843.740.7700  
 www.stantec.com