

**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 OCEAN AND COASTAL RESOURCE MANAGEMENT**  
**1362 McMillan Avenue, Suite 400**  
**Charleston, South Carolina 29405**

REGULATORY DIVISION

Refer to: P/N # 2008-00262-1T

12 May 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), 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

**SEA PINES RESORT, LLC**  
**C/O RESOURCE & LAND CONSULTANTS, LLC**  
**ALTON BROWN**  
**41 PARK OF COMMERCE WAY**  
**SAVANNAH, GEORGIA 31405**

for a permit to place fill material in wetlands and waters of a tidal lagoon system of the

**ATLANTIC OCEAN**

at the Sea Pines Ocean Course at the Sea Pines Resort at 32 Greenwood Drive, Hilton Head Island, Beaufort County, South Carolina. (32.128136 Latitude/ -80.788563 Longitude)

**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 filling 2.96 acres of tidal lagoon for the creation of uplands, the creation of 2.98 acres of tidal lagoon from uplands (upland excavation), and the excavation and filling of 0.37 acres of lagoon, of which 0.255 acre is tidal, for the installation of outfall pipes and associated riprap.

REGULATORY DIVISION

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The purpose of the proposed project is to redesign the course to improve playability for the club members, install new grasses for enhance turf management, upgrade the irrigation for water conservation, and install new drainage system for updated drainage within the fairways.

Sea Pines Ocean Course was the first golf course built on Hilton Head Island and was constructed in 1962. The last major redesign was completed in 1995. Due to the age of the course, Sea Pines Resort has determined that the rehabilitation is required to update the course to improve playability

The majority of the golf course renovation work will occur within the uplands and includes activities such as adjusting and/or elevating greens and fairways, constructing new lagoons/water hazards, installing irrigation, installing turf, and repairing and replacing the existing golf course drainage system.

As stated by the applicant in the permit application, the avoidance and minimization of impacts occurred by restricting and limiting the majority of the rehabilitation activities to the uplands and avoiding 20.87 acres of the total 24.40 acres of lagoons.

As stated by the applicant in the permit application, no compensatory mitigation is being proposed because the impact area consists of man-made golf course/stormwater lagoons and because the proposed project will not result in the loss of jurisdictional habitat but rather the increase of 0.02 acre of lagoon area.

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 the Coastal Zone Management Program (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.

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 2.96 acres of estuarine substrates utilized by various life stages of species comprising the 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 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 **Tracy Sanders** at 843-329-8044 or toll free at 1-866-329-8187.



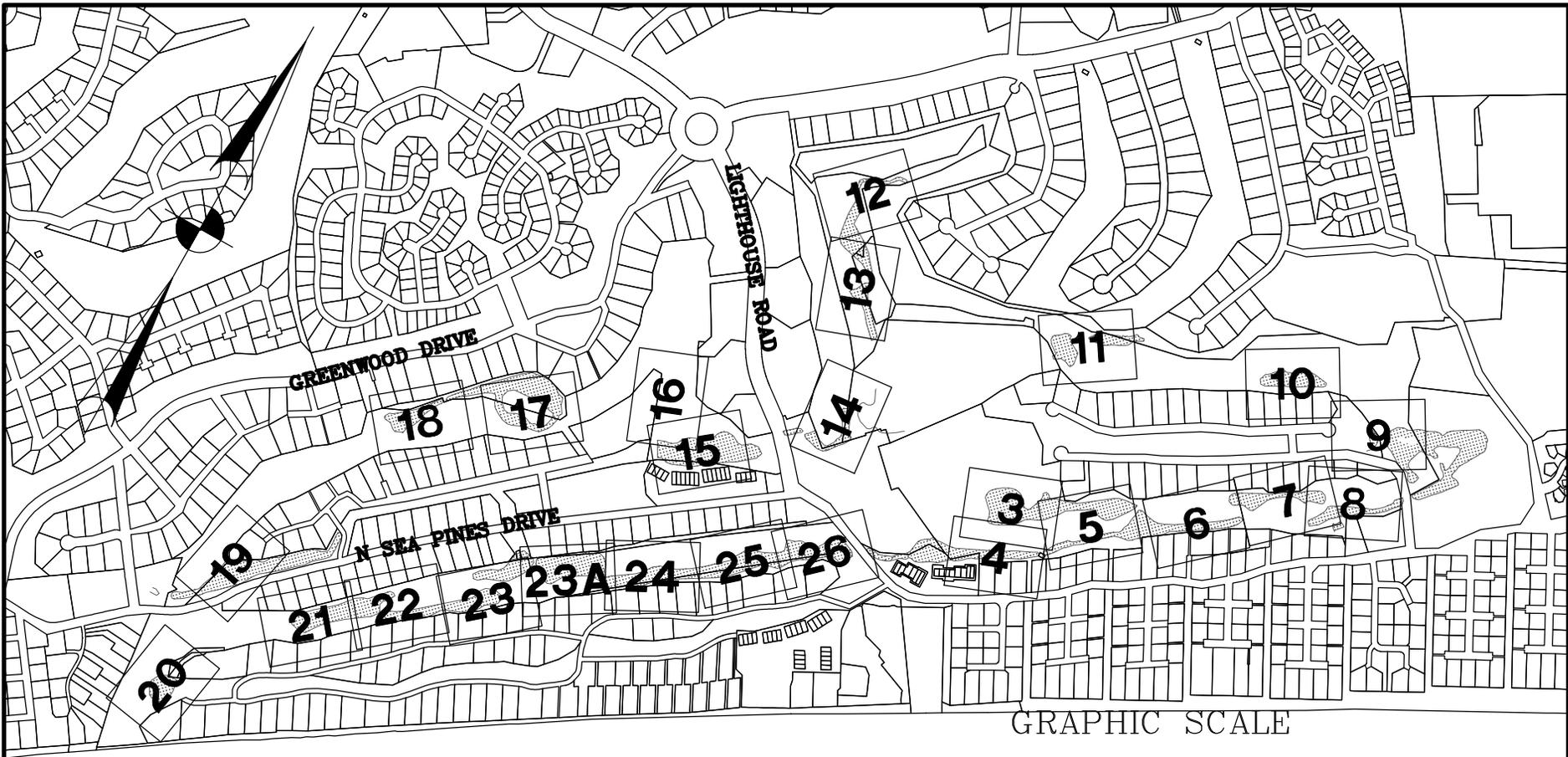
**SEA PINES OCEAN GOLF COURSE REHABILITATION**  
 PROPOSED ACTIVITY:  
**WETLAND PERMITTING**  
 CLIENT:  
**SEA PINES RESORT**  
 LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
 DATE: MARCH 24, 2015  
 JOB NUMBER: J - 25176.0000

SHEET: 1  
 SCALE: 1" = 5000'

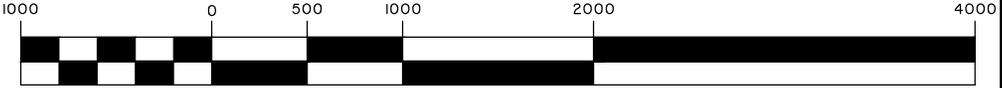

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GRAPHIC SCALE



ATLANTIC OCEAN

( IN FEET )

1 inch = 1000 ft.

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SHEET: 2  
 SCALE: 1" = 1000'

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NG RANGE

NOTE: ALL EXISTING PIPE IS 4" HDPE  
UNLESS NOTED OTHERWISE.

OPEN  
SPACE



USACE/OCRM  
JURISDICTIONAL LAGOON "I"  
IMPACT 0.919 ACRES (FILL)

USACE/OCRM  
JURISDICTIONAL  
LAGOON "I"  
2.49 Ac.

### SEA PINES OCEAN GOLF COURSE REHABILITATION

PROPOSED ACTIVITY:  
WETLAND PERMITTING

CLIENT:  
SEA PINES RESORT

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
DATE: May 1, 2015  
JOB NUMBER: J - 25176.0000

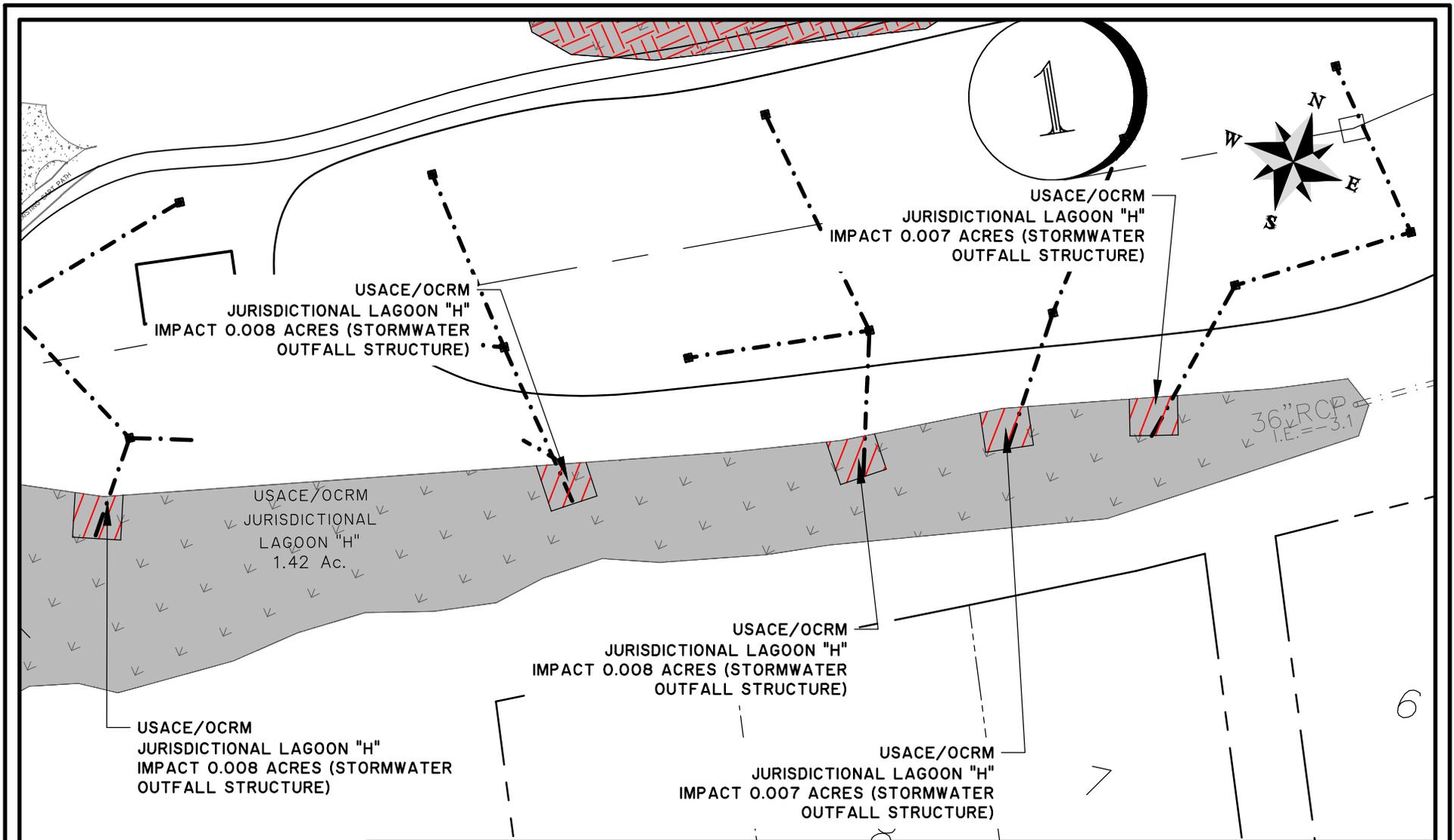
SHEET: 3  
SCALE: 1" = 60'

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USACE/OCRM  
JURISDICTIONAL LAGOON "H"



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## SEA PINES OCEAN GOLF COURSE REHABILITATION

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WETLAND PERMITTING

CLIENT:  
SEA PINES RESORT

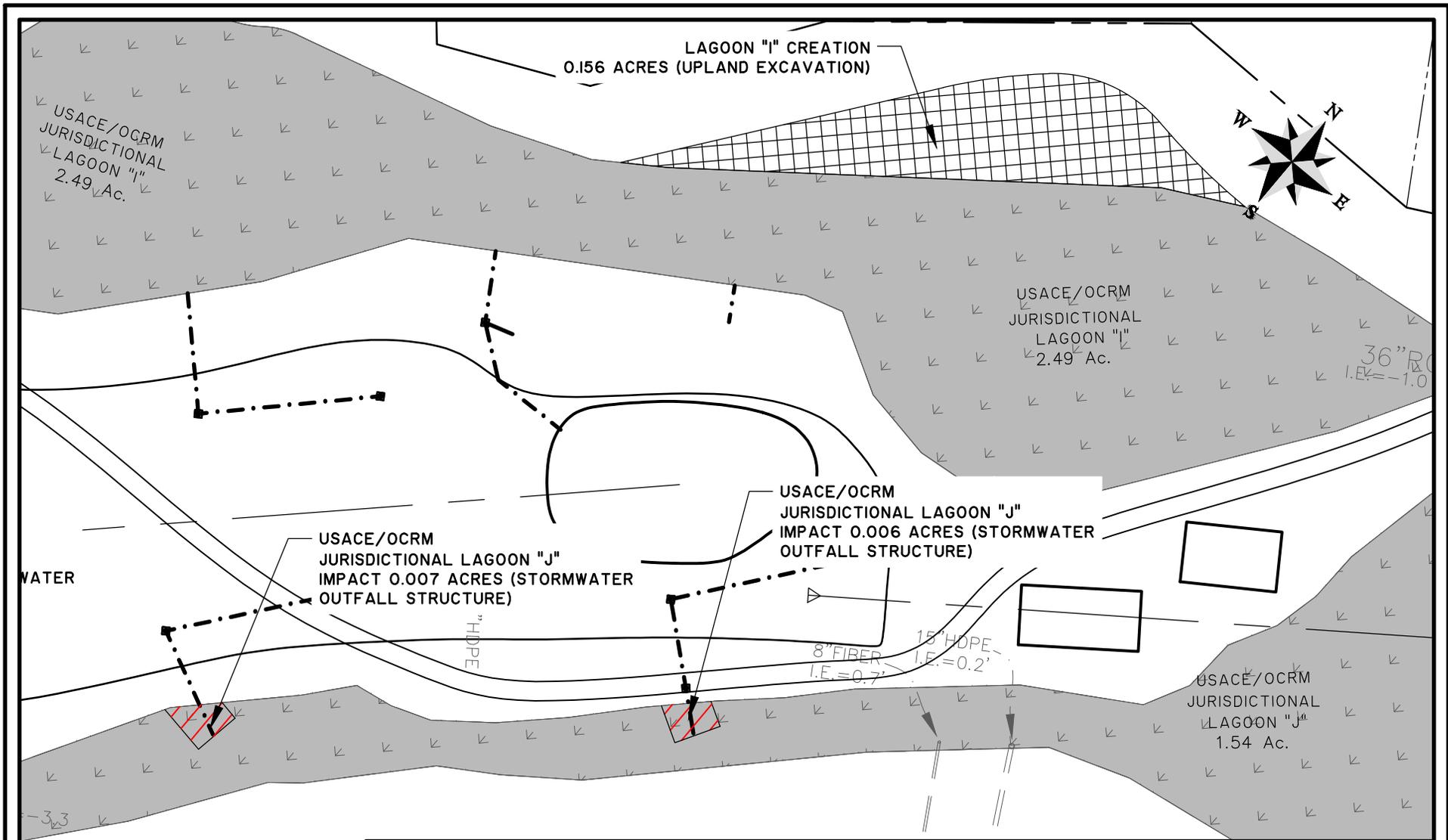
LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
DATE: May 1, 2015  
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SHEET: 4  
SCALE: 1" = 60'

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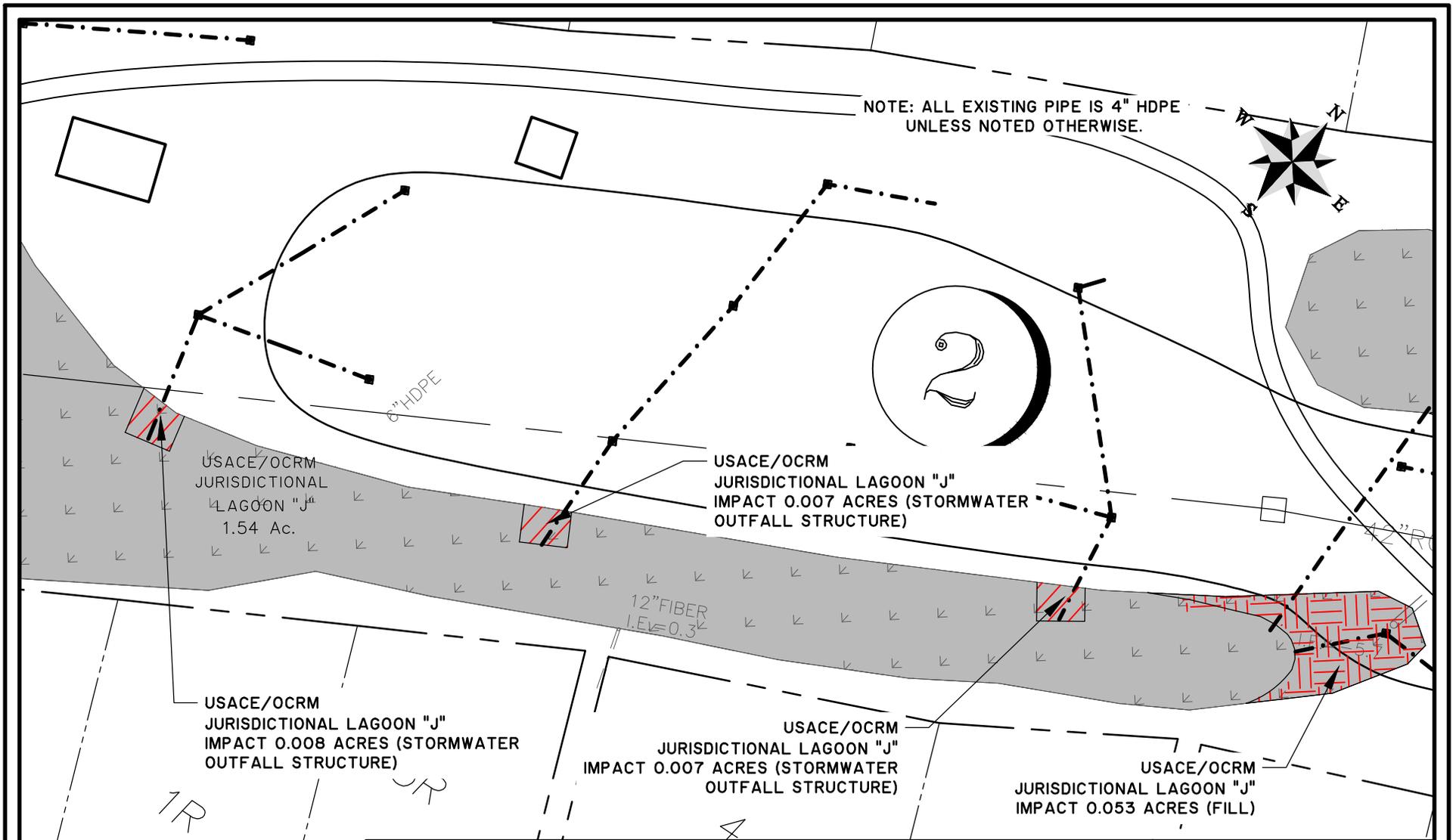
**SEA PINES OCEAN GOLF COURSE REHABILITATION**  
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**WETLAND PERMITTING**  
 CLIENT:  
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 LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
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SHEET: 5  
 SCALE: 1" = 60'

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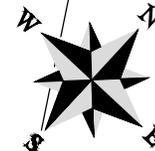
SHEET: 6  
 SCALE: 1" = 60'

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USACE/OCRM  
JURISDICTIONAL LAGOON "K"  
IMPACT 0.010 ACRES (STORMWATER  
OUTFALL STRUCTURE)

USACE/OCRM  
JURISDICTIONAL LAGOON "K"  
IMPACT 0.012 ACRES (STORMWATER  
OUTFALL STRUCTURE)

USACE/OCRM  
JURISDICTIONAL  
LAGOON "K"  
0.80 AC.

USACE/OCRM  
JURISDICTIONAL LAGOON "K"  
IMPACT 0.078 ACRES (FILL)

USACE  
JURISDICTIONAL  
IMPACT

36" RCP -  
I.E. = -3.2

CB  
TOP = 3.1  
I.E. = -0.1

## SEA PINES OCEAN GOLF COURSE REHABILITATION

PROPOSED ACTIVITY:  
WETLAND PERMITTING

CLIENT:  
SEA PINES RESORT

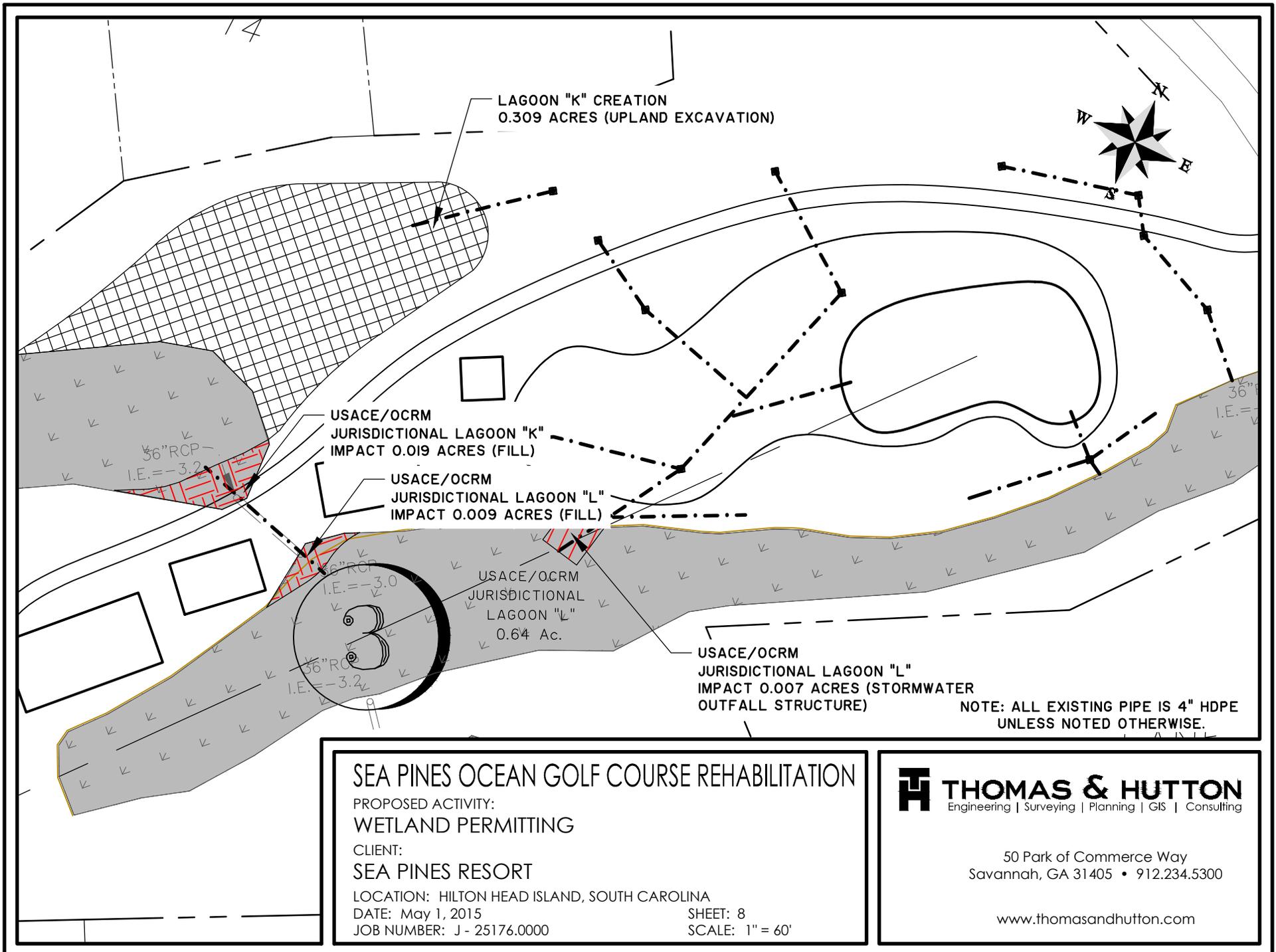
LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
DATE: May 1, 2015  
JOB NUMBER: J - 25176.0000

SHEET: 7  
SCALE: 1" = 60'

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SHEET: 8  
 SCALE: 1" = 60'

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LAGOON "N" CREATION  
0.122 ACRES (UPLAND EXCAVATION)

36" RCP  
I.E. = -0.6

15" RCP  
I.E. = 0.5

18" RCP  
I.E. = 0.9

USACE/OCRM  
JURISDICTIONAL  
LAGOON "N"  
2.89 Ac.

15

## SEA PINES OCEAN GOLF COURSE REHABILITATION

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CLIENT:  
SEA PINES RESORT

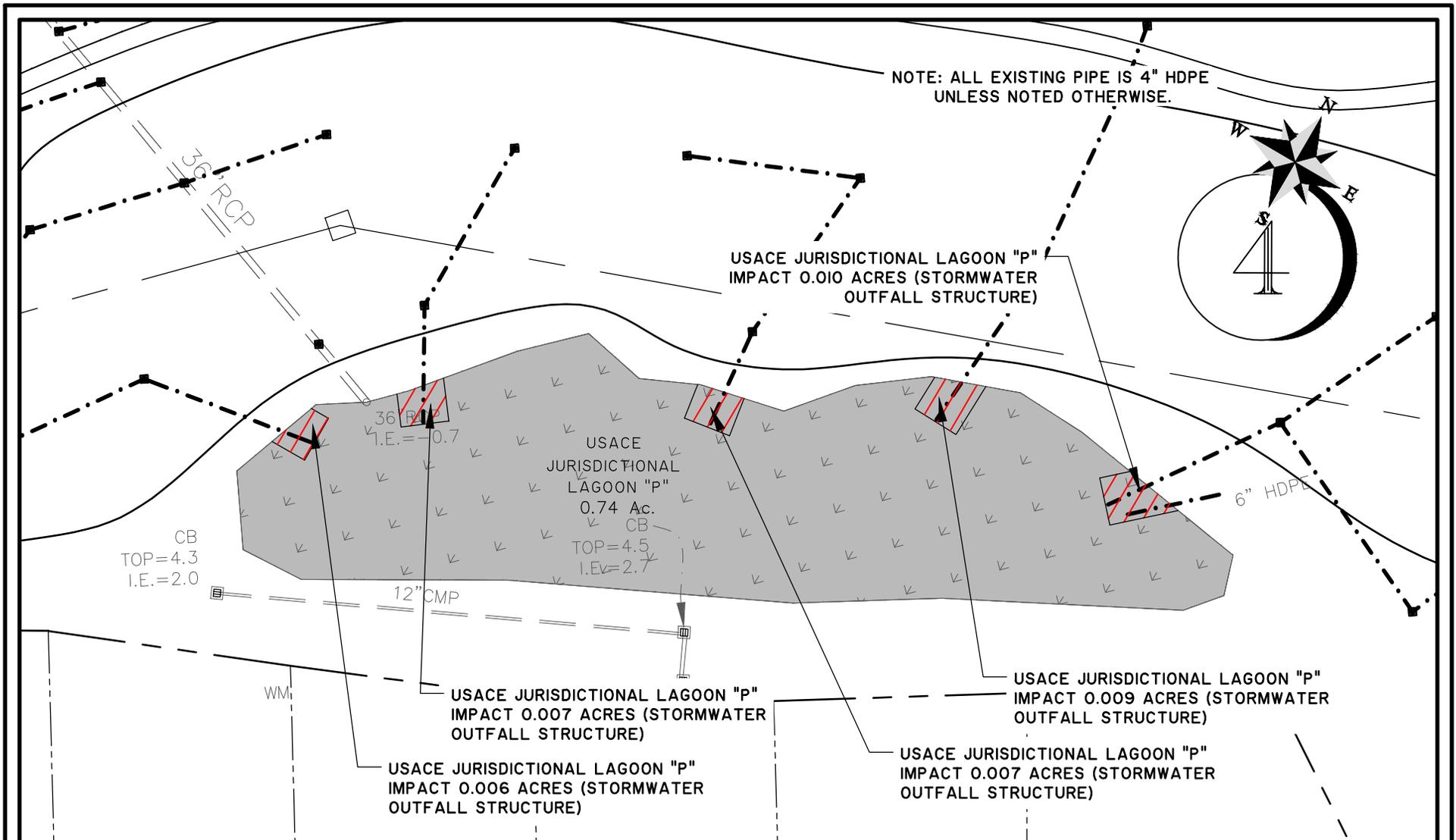
LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
DATE: May 1, 2015  
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SHEET: 9  
SCALE: 1" = 60'

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# SEA PINES OCEAN GOLF COURSE REHABILITATION

PROPOSED ACTIVITY:  
WETLAND PERMITTING

CLIENT:  
SEA PINES RESORT

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
DATE: May 1, 2015  
JOB NUMBER: J - 25176.0000

SHEET: 10  
SCALE: 1" = 60'

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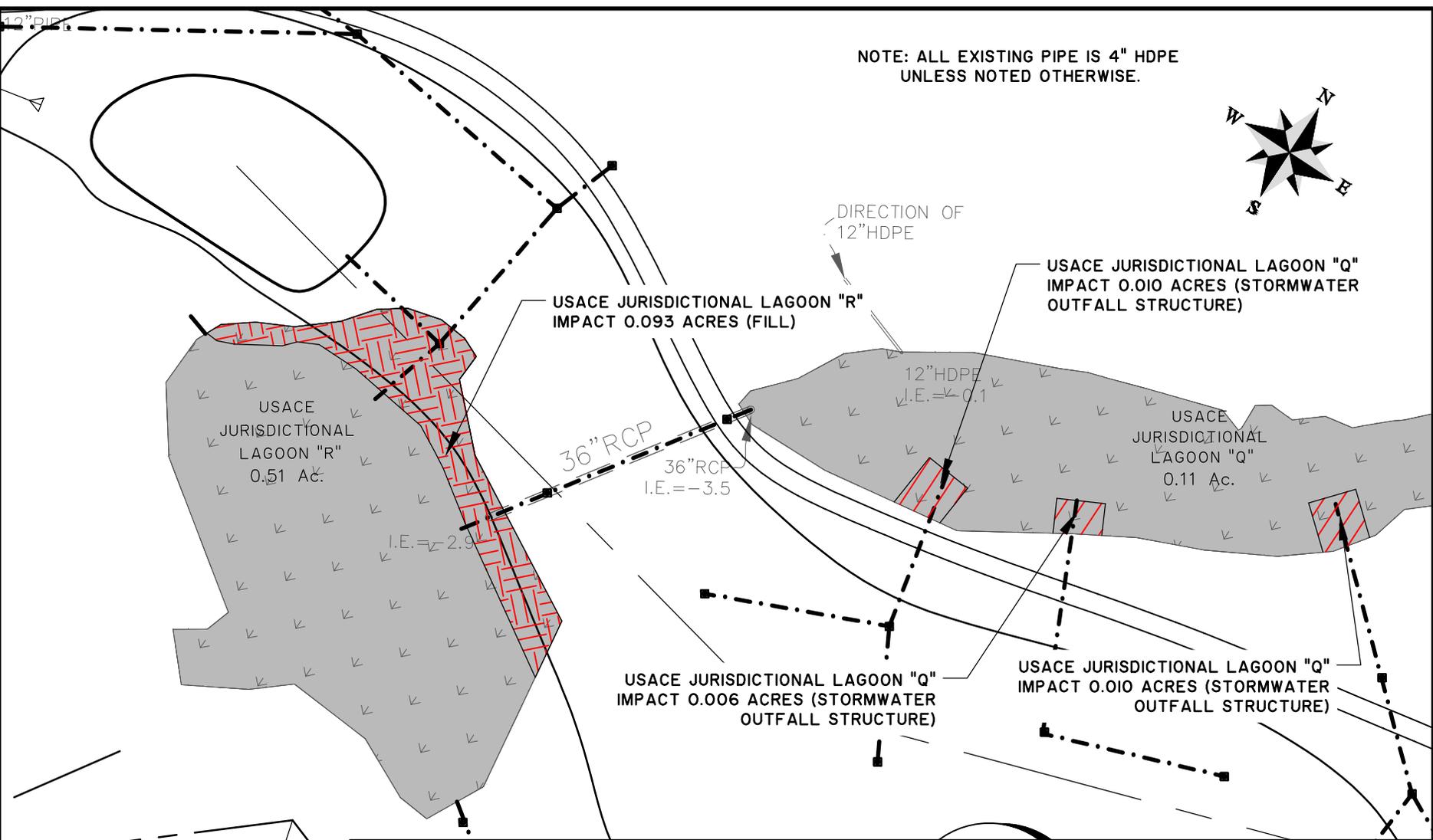
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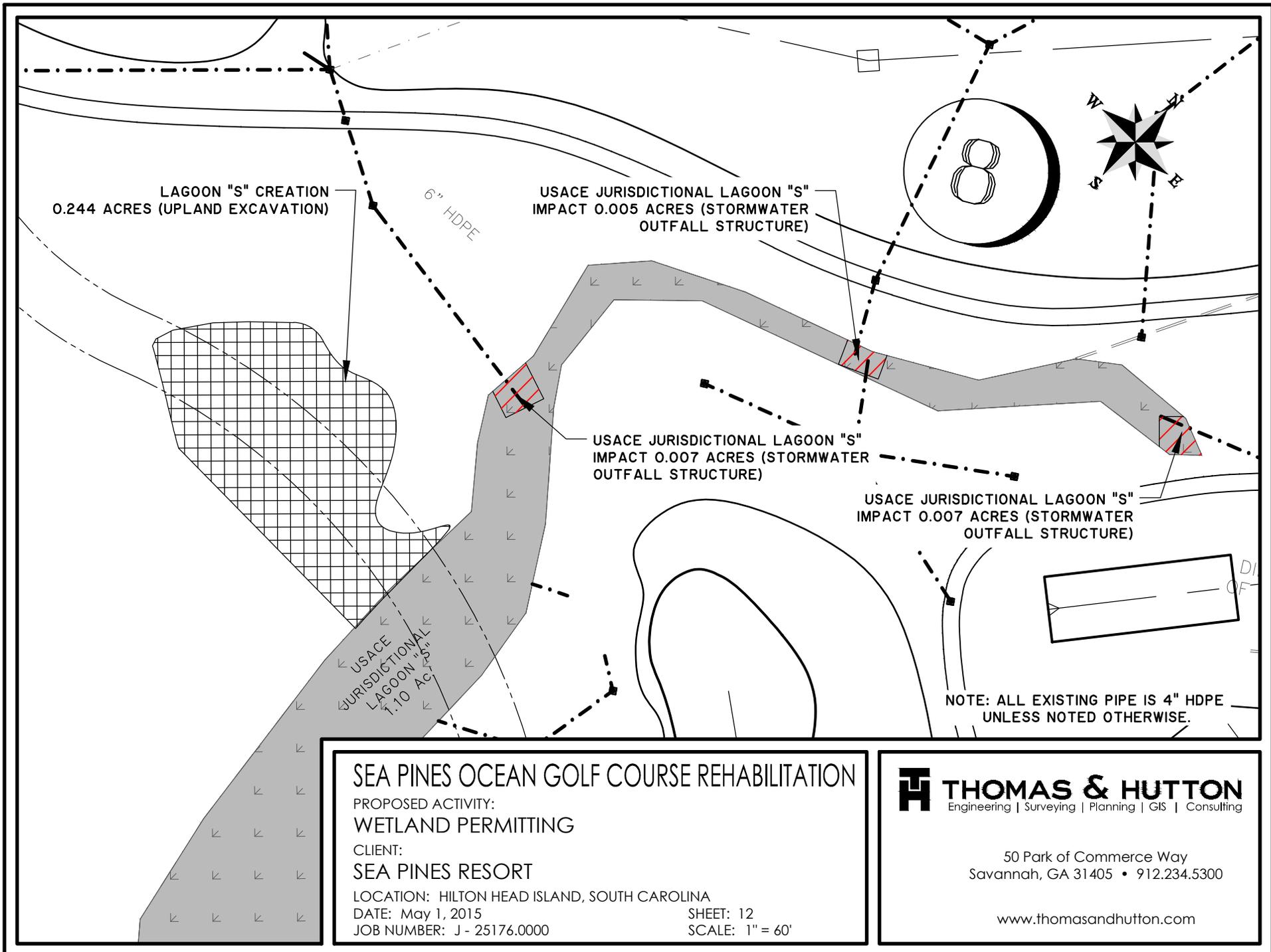


12" HDPE



**SEA PINES OCEAN GOLF COURSE REHABILITATION**  
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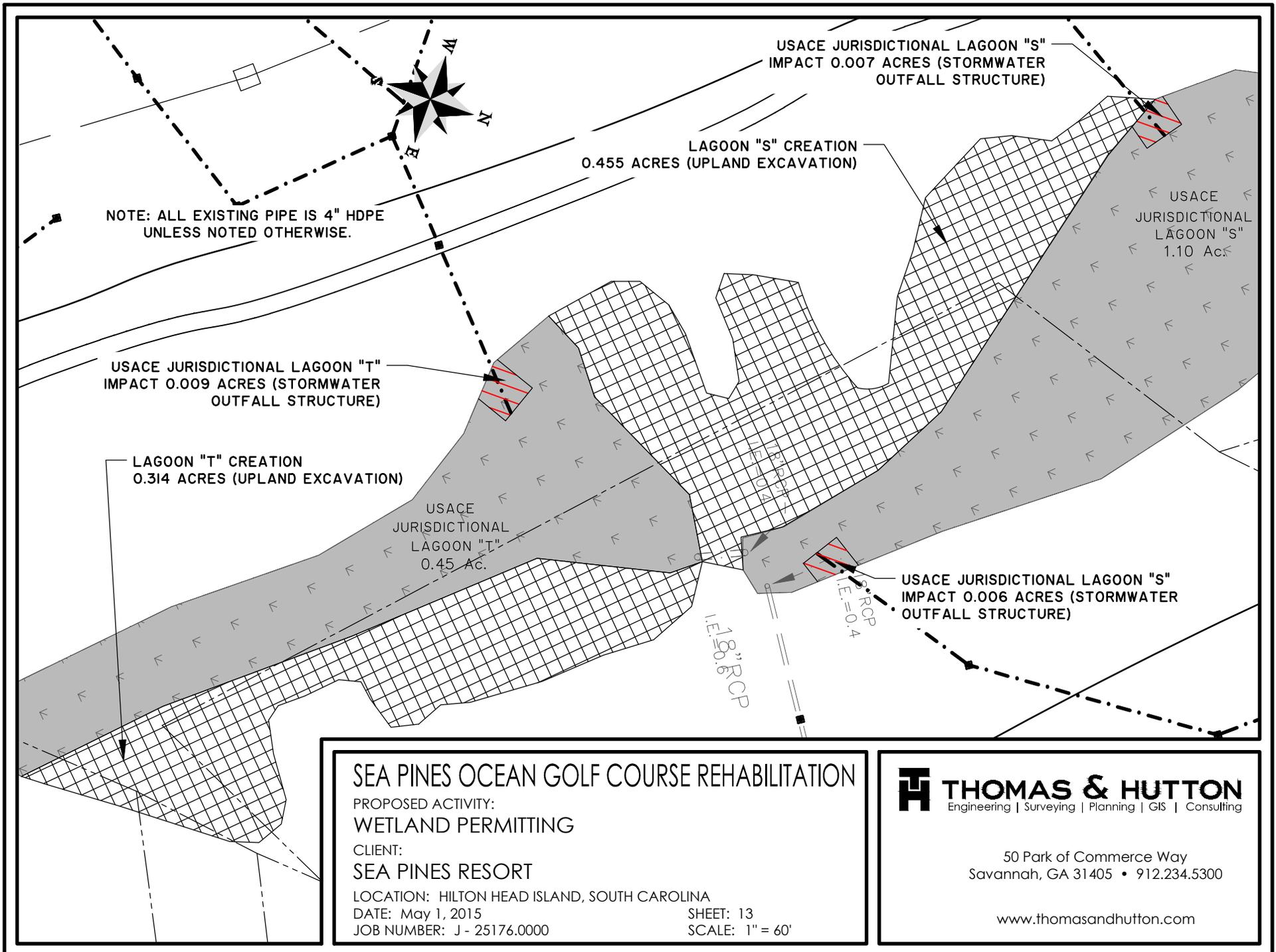
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 LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
 DATE: May 1, 2015  
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SHEET: 12  
 SCALE: 1" = 60'

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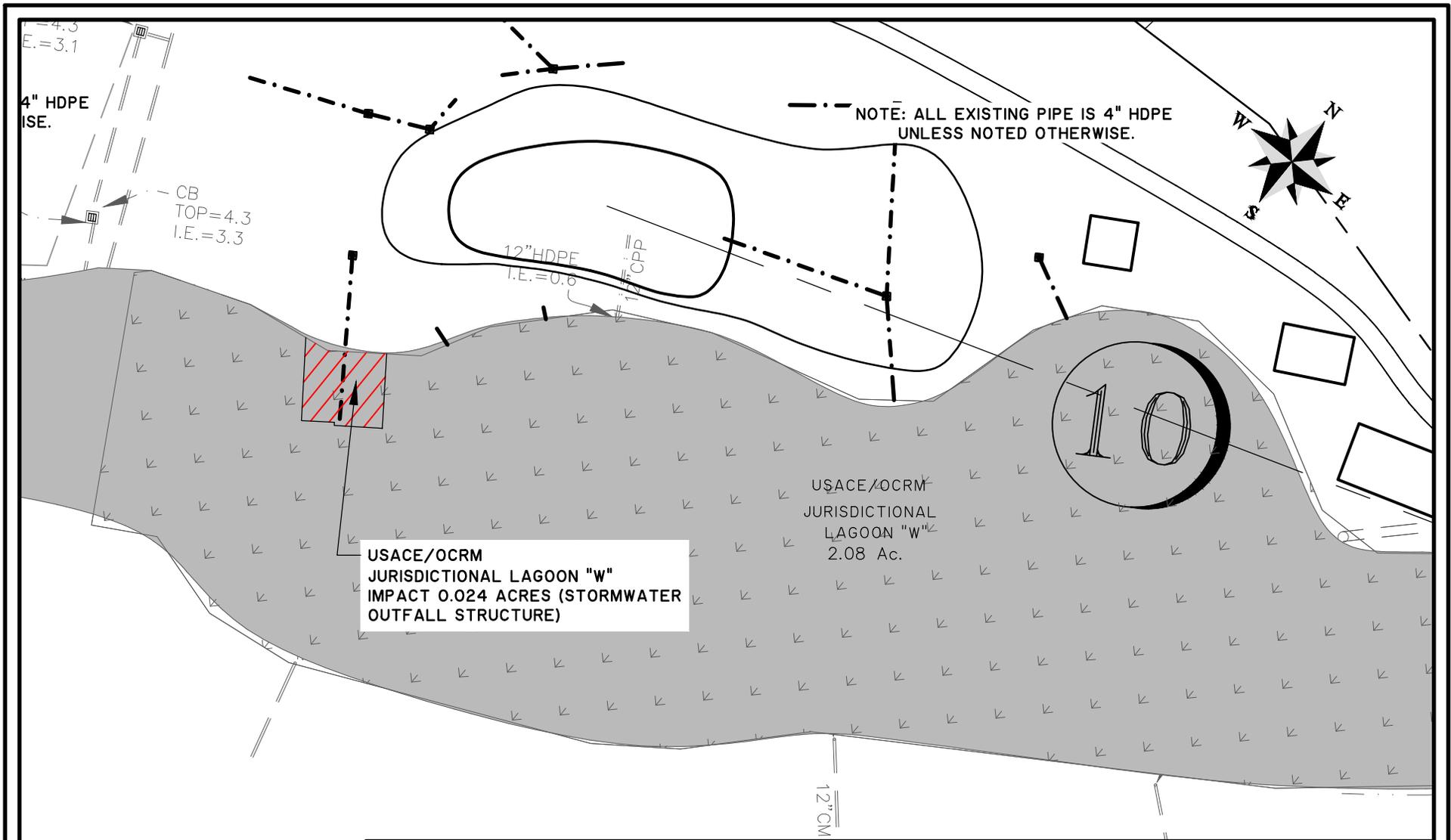
SHEET: 13  
 SCALE: 1" = 60'

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LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: May 1, 2015

JOB NUMBER: J - 25176.0000

SHEET: 15

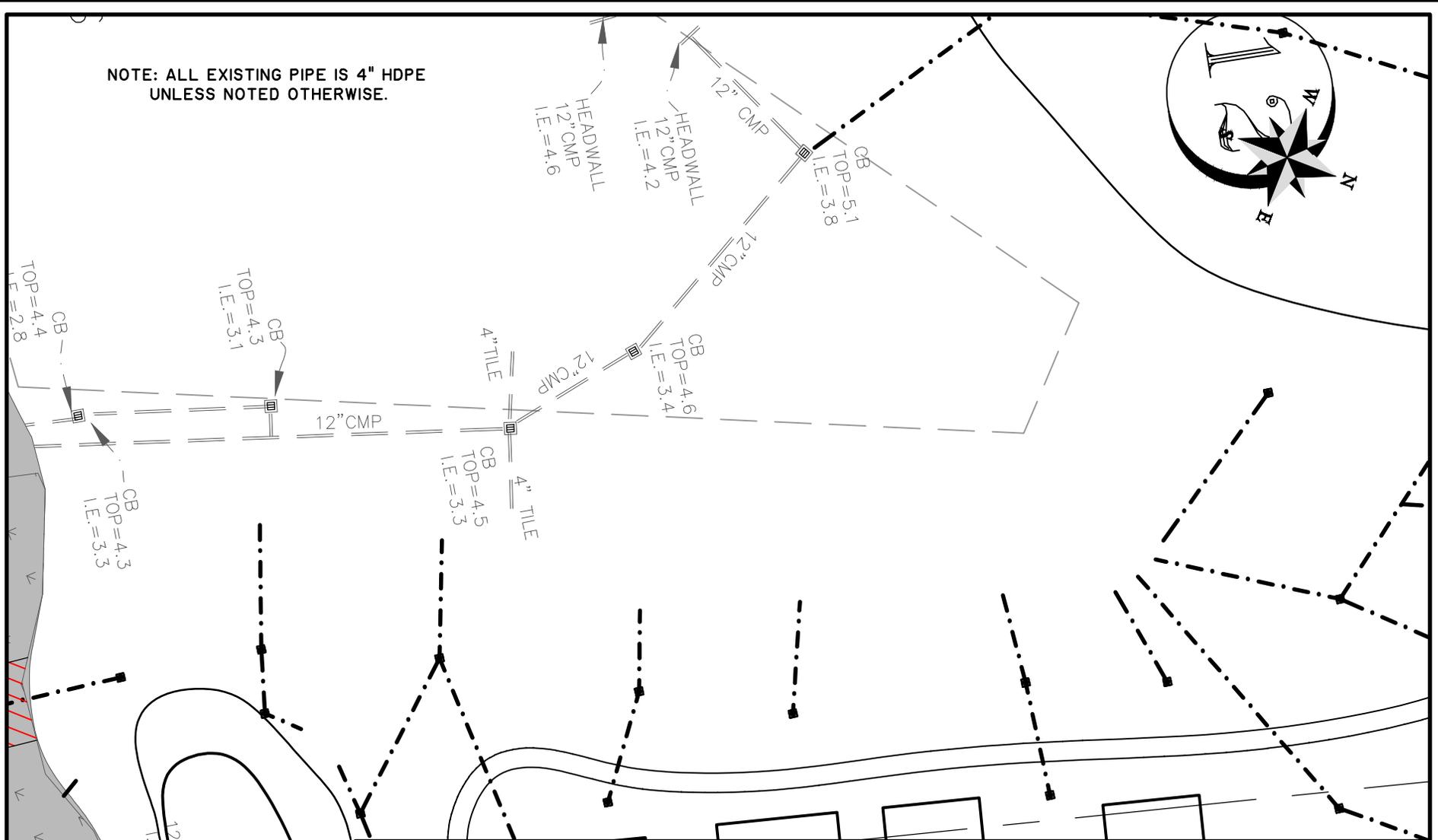
SCALE: 1" = 60'

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## SEA PINES OCEAN GOLF COURSE REHABILITATION

PROPOSED ACTIVITY:  
WETLAND PERMITTING

CLIENT:  
SEA PINES RESORT

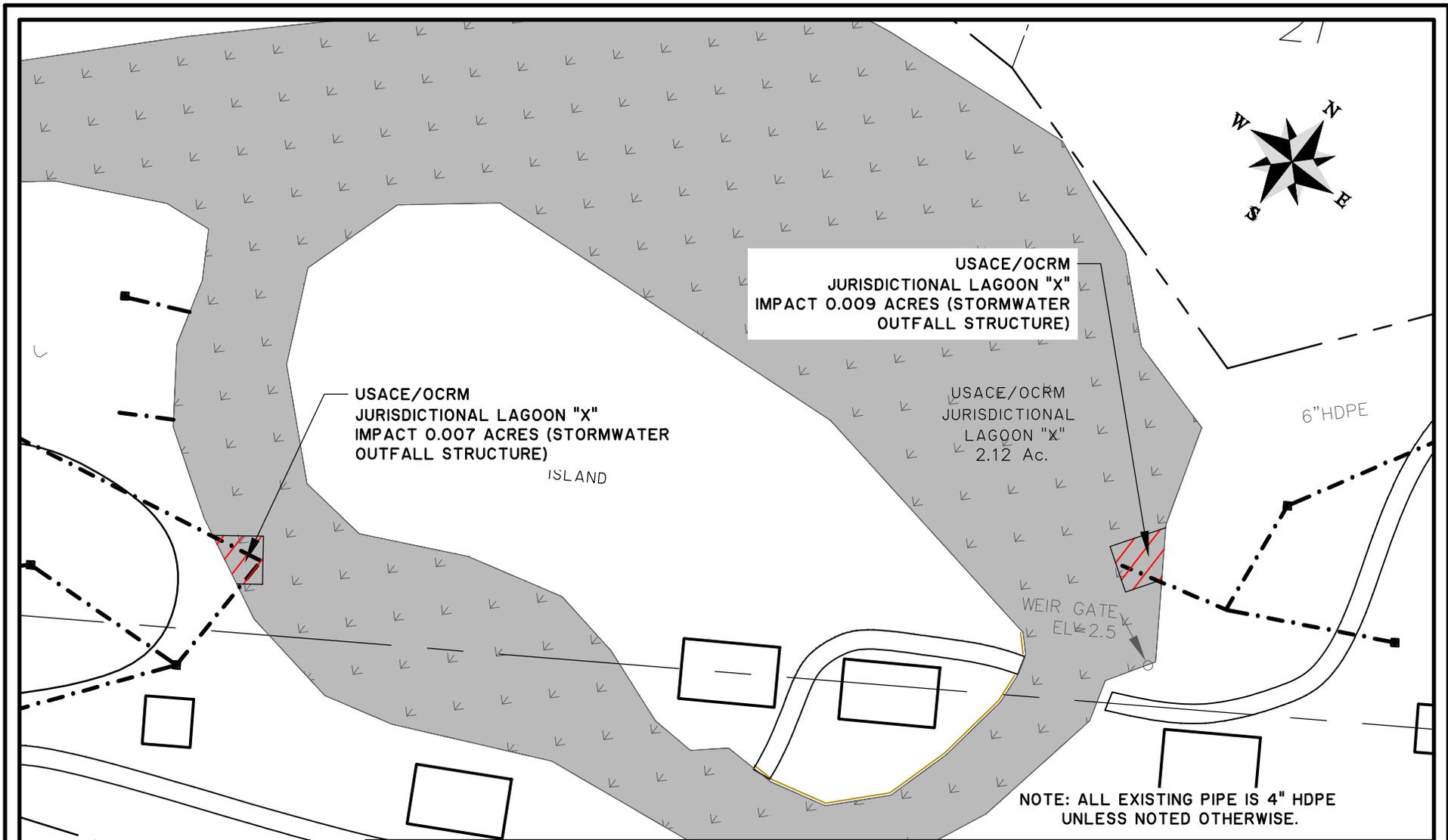
LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
DATE: May 1, 2015  
JOB NUMBER: J - 25176.0000

SHEET: 16  
SCALE: 1" = 60'

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CB  
TOP=6.4  
I.E.=3.6

**SEA PINES OCEAN GOLF COURSE REHABILITATION**  
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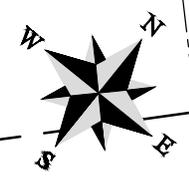
SHEET: 17  
 SCALE: 1" = 60'

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13



USACE JURISDICTIONAL LAGOON "Y"  
IMPACT 0.194 ACRES (FILL)

USACE  
JURISDICTIONAL  
LAGOON "Y"  
0.59 Ac.

15" CMP  
I.E.=1.49

15" CMP  
I.E.=0.9

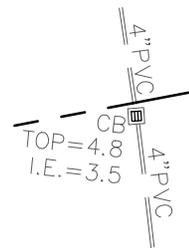
15" CMP

6" HDPE

USACE JURISDICTIONAL LAGOON "Y"  
IMPACT 0.009 ACRES (STORMWATER  
OUTFALL STRUCTURE)

36" RCP

NOTE: ALL EXISTING PIPE IS 4" HDPE  
UNLESS NOTED OTHERWISE.



# SEA PINES OCEAN GOLF COURSE REHABILITATION

PROPOSED ACTIVITY:  
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CLIENT:  
SEA PINES RESORT

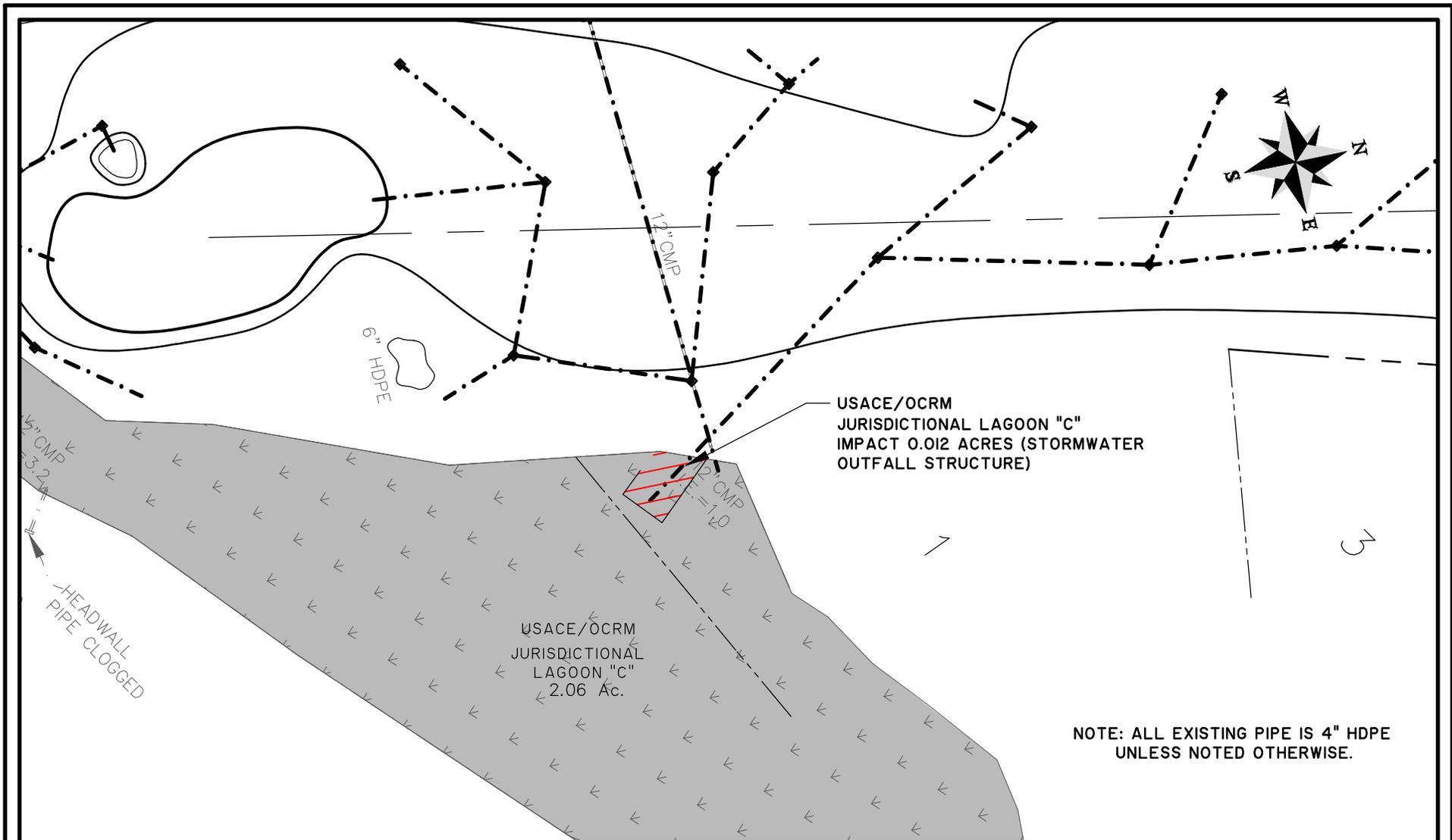
LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
DATE: May 1, 2015  
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SHEET: 18  
SCALE: 1" = 60'



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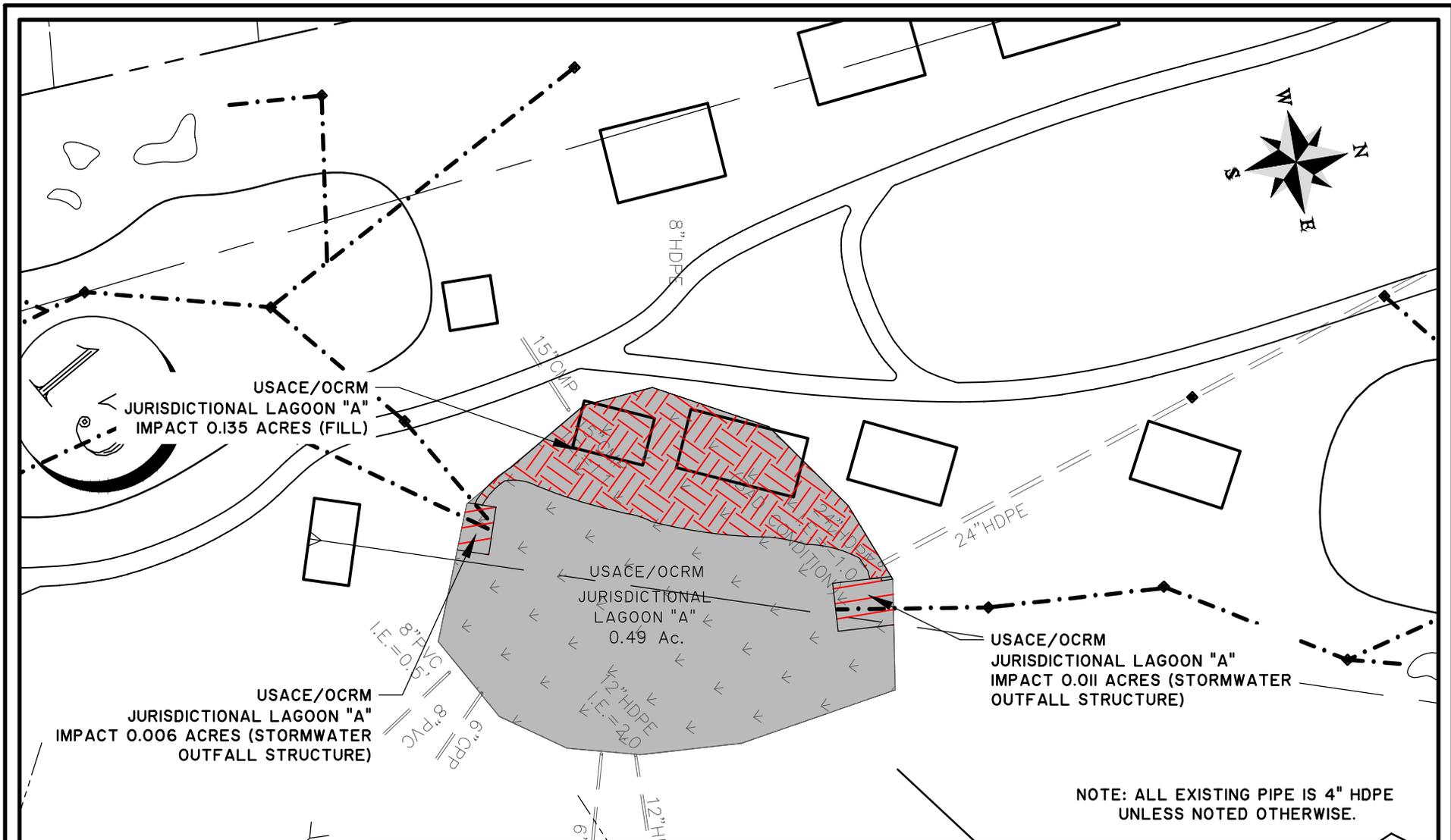
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SHEET: 19  
 SCALE: 1" = 60'

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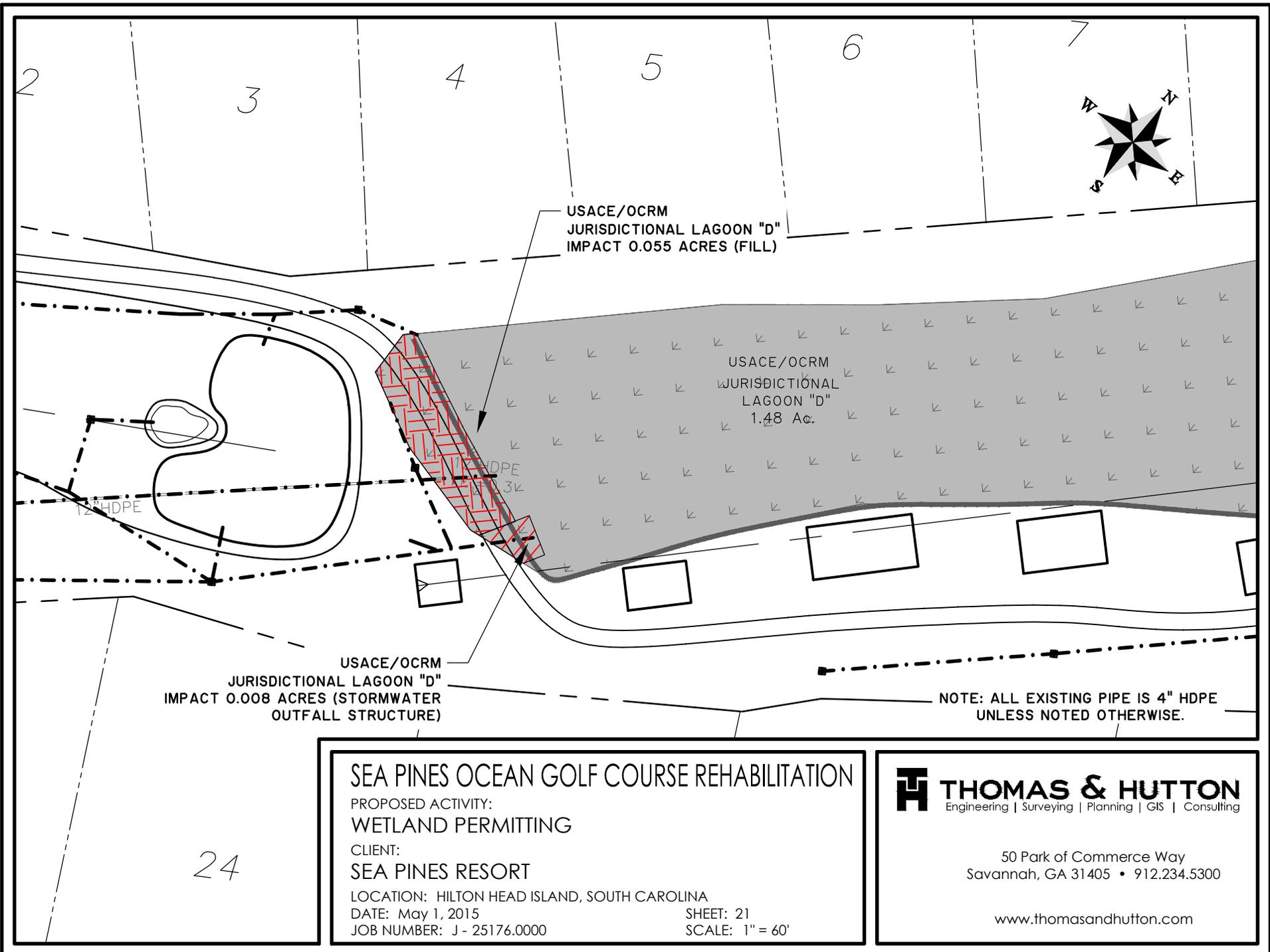
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SHEET: 20  
 SCALE: 1" = 60'

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USACE/OCRM  
 JURISDICTIONAL LAGOON "D"  
 IMPACT 0.008 ACRES (STORMWATER  
 OUTFALL STRUCTURE)

USACE/OCRM  
 JURISDICTIONAL LAGOON "D"  
 IMPACT 0.055 ACRES (FILL)

USACE/OCRM  
 JURISDICTIONAL  
 LAGOON "D"  
 1.48 Ac.

NOTE: ALL EXISTING PIPE IS 4" HDPE  
 UNLESS NOTED OTHERWISE.

**SEA PINES OCEAN GOLF COURSE REHABILITATION**  
 PROPOSED ACTIVITY:  
**WETLAND PERMITTING**  
 CLIENT:  
**SEA PINES RESORT**  
 LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
 DATE: May 1, 2015  
 JOB NUMBER: J - 25176.0000

SHEET: 21  
 SCALE: 1" = 60'

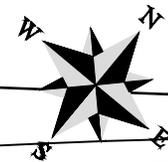
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24

NOTE: ALL EXISTING PIPE IS 4" HDPE UNLESS NOTED OTHERWISE.



USACE/OCRM  
JURISDICTIONAL LAGOON "D"  
IMPACT 0.176 ACRES (FILL)

USACE/OCRM  
JURISDICTIONAL LAGOON "D"  
1.48 Ac.

USACE/OCRM  
JURISDICTIONAL LAGOON "E"  
IMPACT 0.008 ACRES (STORMWATER  
OUTFALL STRUCTURE)

USACE/OCRM  
JURISDICTIONAL LAGOON "E"  
IMPACT 0.009 ACRES (STORMWATER  
OUTFALL STRUCTURE)

USACE/OCRM  
JURISDICTIONAL LAGOON "E"  
IMPACT 0.007 ACRES (STORMWATER  
OUTFALL STRUCTURE)

USACE/OCRM  
JURISDICTIONAL LAGOON "E"  
1.12 Ac.

LAGOON "E" CREATION  
0.023 ACRES (UPLAND EXCAVATION)

36" RCP

I.E. = -3.0

12" CMP  
I.E. = 2.1

HDPE

## SEA PINES OCEAN GOLF COURSE REHABILITATION

PROPOSED ACTIVITY:  
WETLAND PERMITTING

CLIENT:  
SEA PINES RESORT

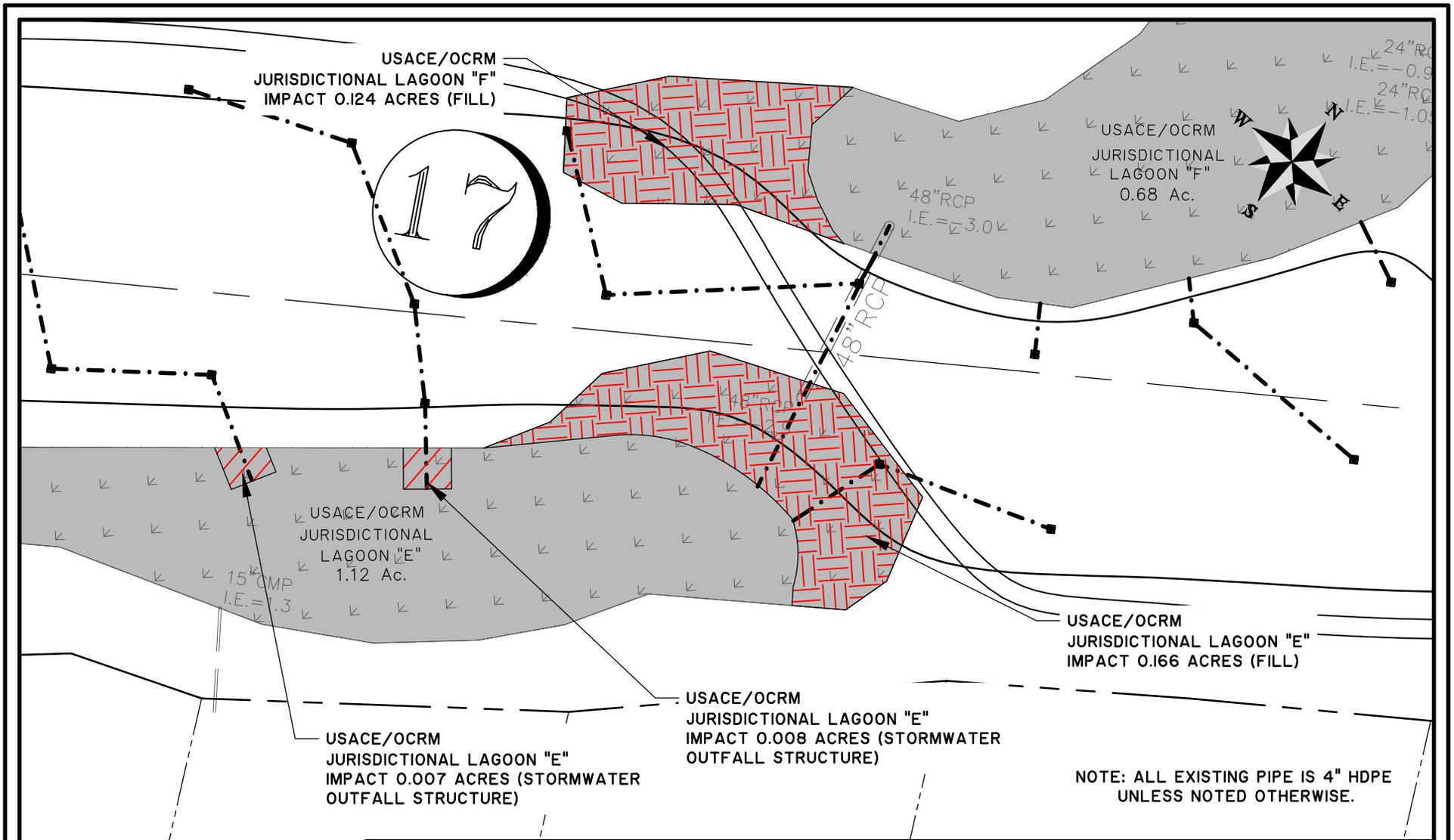
LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
DATE: May 1, 2015  
JOB NUMBER: J - 25176.0000

SHEET: 22  
SCALE: 1" = 60'

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3

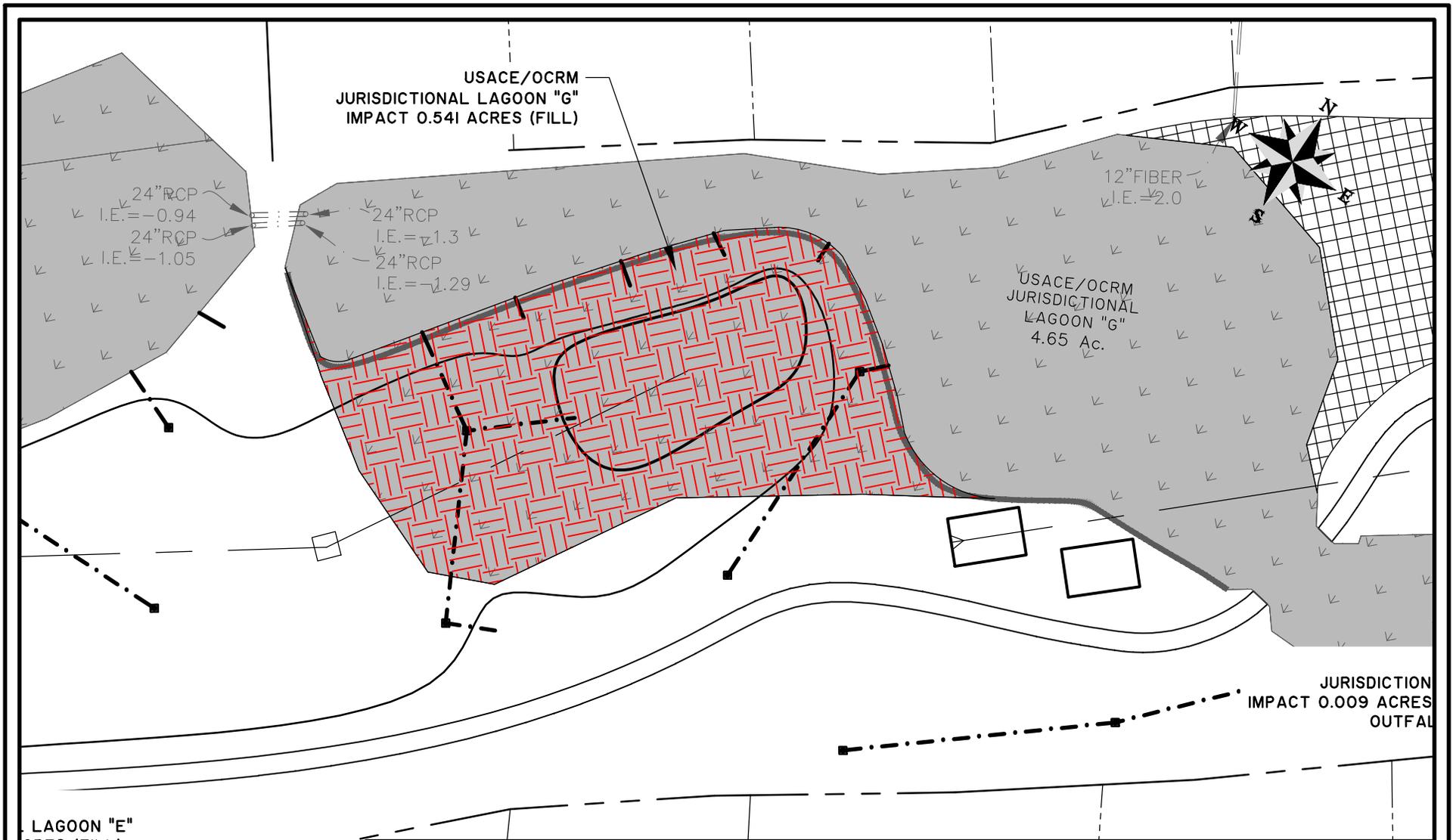
**SEA PINES OCEAN GOLF COURSE REHABILITATION**  
 PROPOSED ACTIVITY:  
**WETLAND PERMITTING**  
 CLIENT:  
**SEA PINES RESORT**  
 LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
 DATE: May 1, 2015  
 JOB NUMBER: J - 25176.0000

SHEET: 23  
 SCALE: 1" = 60'

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LAGOON "E"  
CRES (FILL)

EXISTING PIPE IS 4" HDPE  
& NOTED OTHERWISE.

3

## SEA PINES OCEAN GOLF COURSE REHABILITATION

PROPOSED ACTIVITY:  
WETLAND PERMITTING

CLIENT:  
SEA PINES RESORT

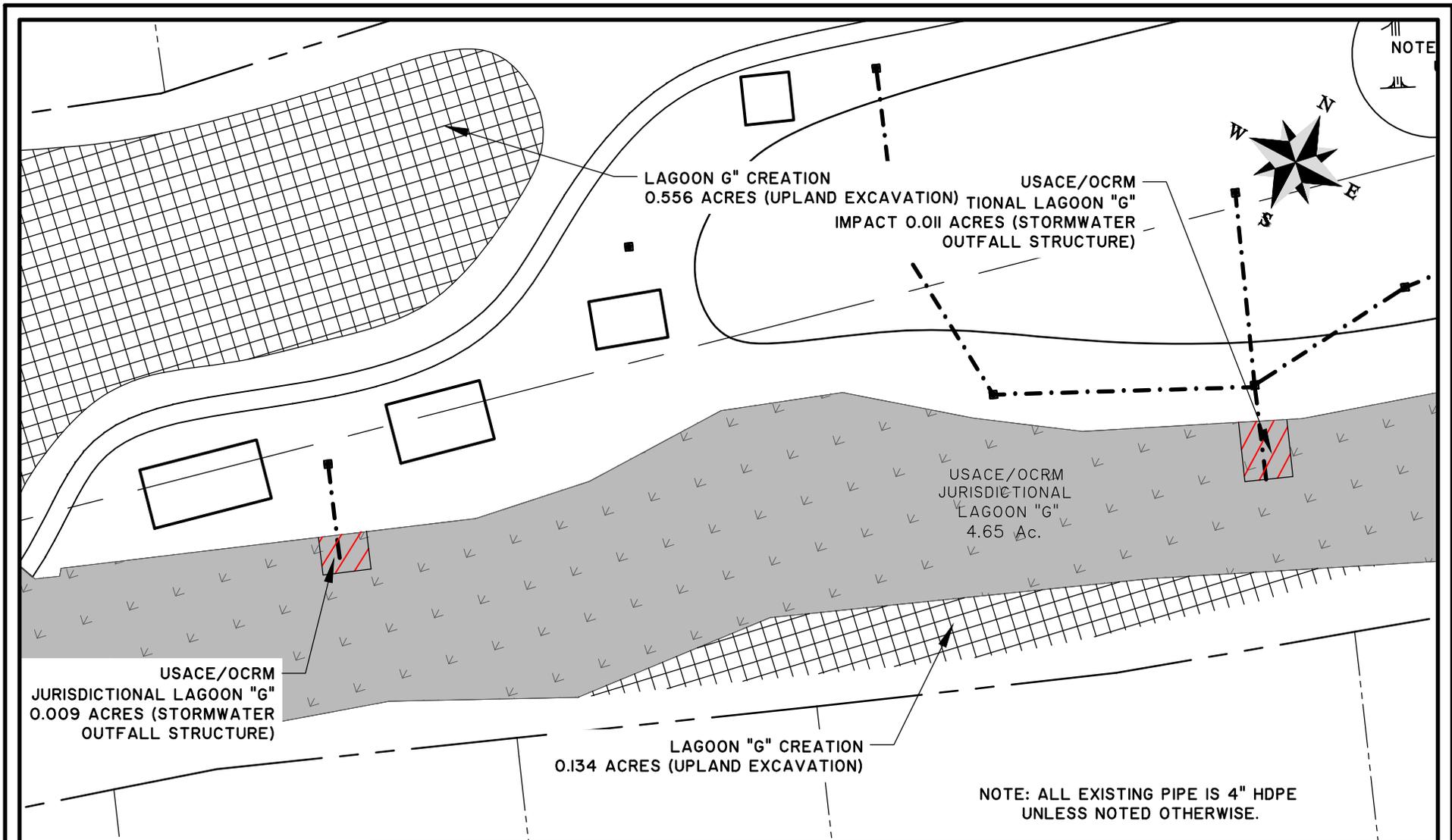
LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
DATE: May 1, 2015  
JOB NUMBER: J - 25176.0000

SHEET: 23AA  
SCALE: 1" = 60'

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4

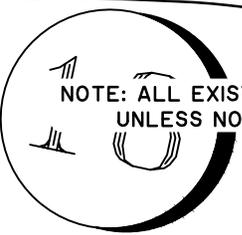
**SEA PINES OCEAN GOLF COURSE REHABILITATION**  
 PROPOSED ACTIVITY:  
**WETLAND PERMITTING**  
 CLIENT:  
**SEA PINES RESORT**  
 LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
 DATE: May 1, 2015  
 JOB NUMBER: J - 25176.0000

SHEET: 24  
 SCALE: 1" = 60'

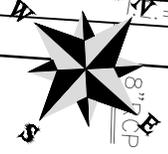
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NOTE: ALL EXISTING PIPE IS 4" HDPE  
UNLESS NOTED OTHERWISE.



CB  
TOP=3.9  
M.=2.3

USACE/OCRM  
JURISDICTIONAL LAGOON "G"  
IMPACT 0.009 ACRES (STORMWATER  
OUTFALL STRUCTURE)

END NOT  
FOUND

USACE/OCRM  
JURISDICTIONAL LAGOON "G"  
4.65 Ac.

USACE/OCRM  
JURISDICTIONAL LAGOON "G"  
IMPACT 0.008 ACRES (STORMWATER  
OUTFALL STRUCTURE)

LAGOON "G" CREATION  
0.110 ACRES (UPLAND EXCAVATION)

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## SEA PINES OCEAN GOLF COURSE REHABILITATION

PROPOSED ACTIVITY:  
WETLAND PERMITTING

CLIENT:  
SEA PINES RESORT

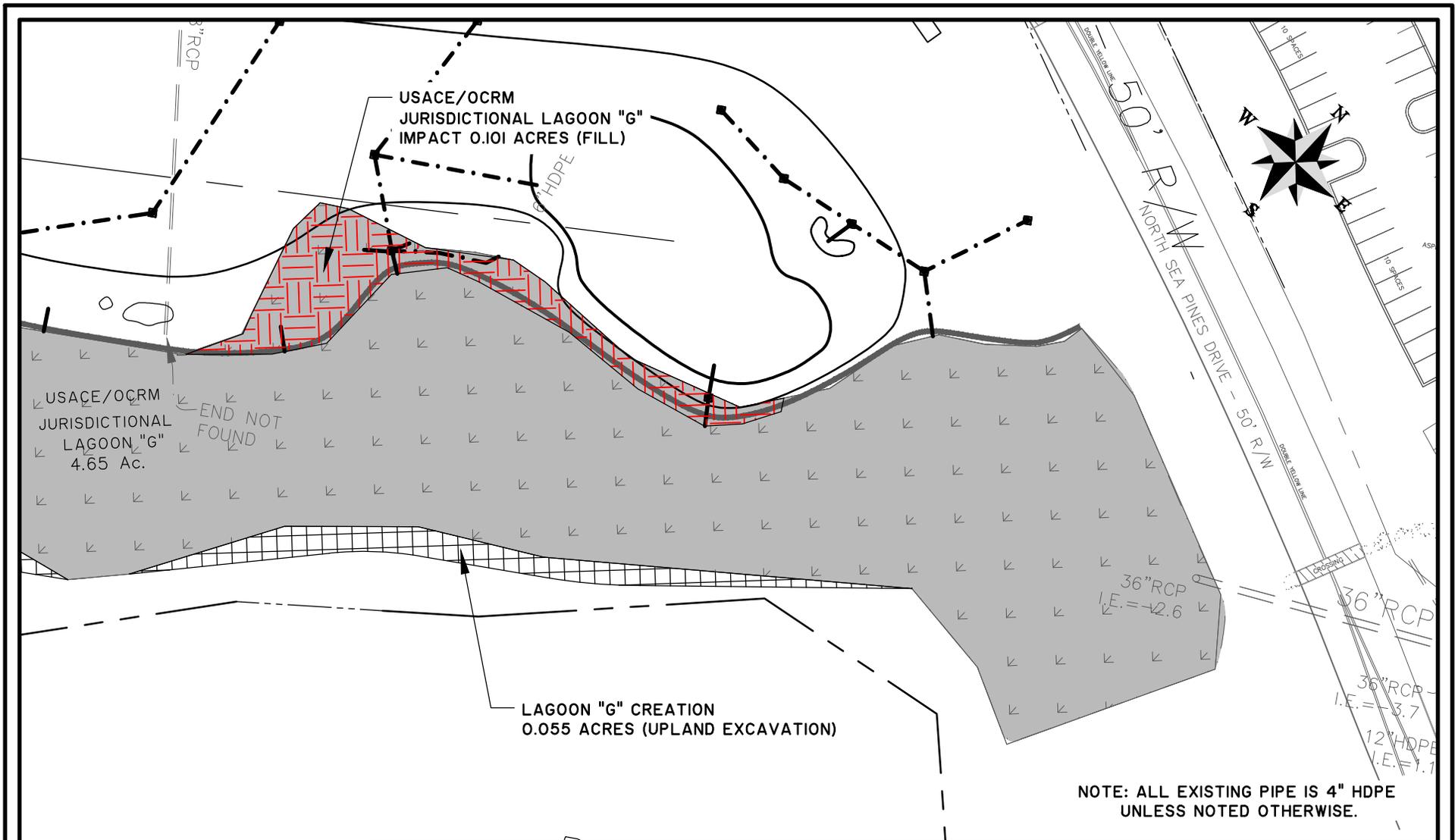
LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
DATE: May 1, 2015  
JOB NUMBER: J - 25176.0000

SHEET: 25  
SCALE: 1" = 60'

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**SEA PINES OCEAN GOLF COURSE REHABILITATION**  
 PROPOSED ACTIVITY:  
**WETLAND PERMITTING**  
 CLIENT:  
**SEA PINES RESORT**  
 LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
 DATE: May 1, 2015  
 JOB NUMBER: J - 25176.0000

SHEET: 26  
 SCALE: 1" = 60'

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DESCRIPTION	LAGOON FILL	LAGOON CREATION	STRUCTURE INSTALLATION	JURISDICTION
LAGOON "A"	0.135 ACRES	0 ACRES	0.017 ACRES	USACE/OCRM
LAGOON "C"	0 ACRES	0 ACRES	0.012 ACRES	USACE/OCRM
LAGOON "D"	0.231 ACRES	0 ACRES	0.008 ACRES	USACE/OCRM
LAGOON "E"	0.166 ACRES	0.023 ACRES	0.039 ACRES	USACE/OCRM
LAGOON "F"	0.124 ACRES	0 ACRES	0 ACRES	USACE/OCRM
LAGOON "G"	0.642 ACRES	0.857 ACRES	0.037 ACRES	USACE/OCRM
LAGOON "H"	0 ACRES	0 ACRES	0.038 ACRES	USACE/OCRM
LAGOON "I"	0.919 ACRES	0.156 ACRES	0 ACRES	USACE/OCRM
LAGOON "J"	0.053 ACRES	0 ACRES	0.035 ACRES	USACE/OCRM
LAGOON "K"	0.097 ACRES	0.298 ACRES	0.022 ACRES	USACE/OCRM
LAGOON "L"	0.009 ACRES	0 ACRES	0.007 ACRES	USACE/OCRM
LAGOON "N"	0 ACRES	0.122 ACRES	0 ACRES	USACE/OCRM
LAGOON "P"	0 ACRES	0 ACRES	0.039 ACRES	USACE
LAGOON "Q"	0 ACRES	0 ACRES	0.026 ACRES	USACE
LAGOON "R"	0.093 ACRES	0 ACRES	0 ACRES	USACE
LAGOON "S"	0 ACRES	0.699 ACRES	0.032 ACRES	USACE
LAGOON "T"	0 ACRES	0.314 ACRES	0.009 ACRES	USACE
LAGOON "U"	0.297 ACRES	0.511 ACRES	0 ACRES	USACE/OCRM
LAGOON "W"	0 ACRES	0 ACRES	0.024 ACRES	USACE/OCRM
LAGOON "X"	0 ACRES	0 ACRES	0.016 ACRES	USACE/OCRM
LAGOON "Y"	0.194 ACRES	0 ACRES	0.009 ACRES	USACE
<b>TOTAL</b>	<b>2.960 ACRES</b>	<b>2.980 ACRES</b>	<b>0.370 ACRES</b>	

### LEGEND



LAGOON FILL



LAGOON CREATION EXCAVATION



OUTFALL STRUCTURE

TOTAL – USACE JURISDICTIONAL IMPACTS	2.960 ACRES	0.370 ACRES
TOTAL – OCRM JURISDICTIONAL IMPACTS	2.873 ACRES	0.255 ACRES

## SEA PINES OCEAN GOLF COURSE REHABILITATION

PROPOSED ACTIVITY:  
WETLAND PERMITTING

CLIENT:  
SEA PINES RESORT

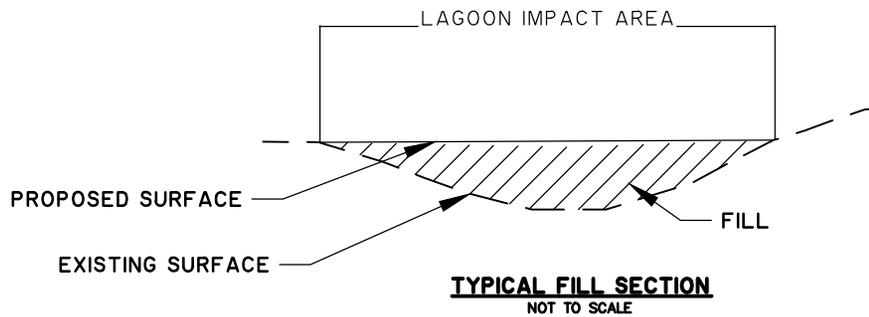
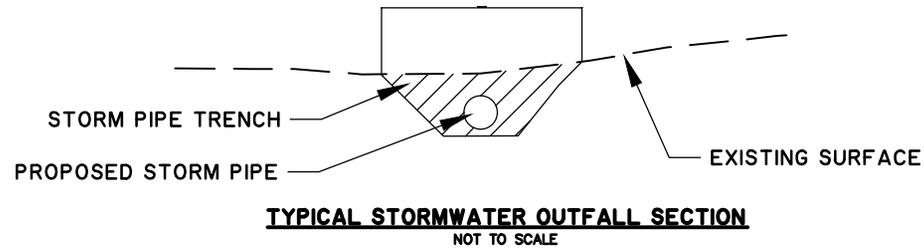
LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
DATE: MARCH 24, 2015  
JOB NUMBER: J - 25176.0000

SHEET: 27  
SCALE: NTS

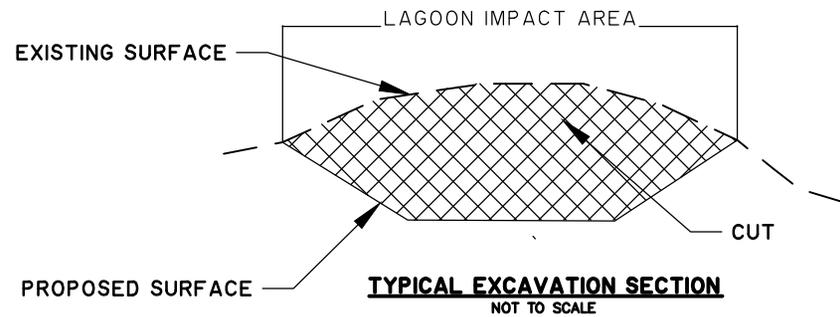
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10,000 CUBIC YARDS



15,000 CUBIC YARDS

**SEA PINES OCEAN GOLF COURSE REHABILITATION**

PROPOSED ACTIVITY:  
**WETLAND PERMITTING**

CLIENT:  
**SEA PINES RESORT**

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA  
DATE: MARCH 24, 2015  
JOB NUMBER: J - 25176.0000

SHEET: 28  
SCALE: NTS

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