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-2006-2188-2IG

29 SEPTEMBER 2006

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

SALMONSEN REALTY
C/O BOB CONLEY
SIMONS & KEAVENY
147 WAPPOO CREEK DRIVE, SUITE 604
CHARLESTON, SOUTH CAROLINA 29412

for a permit to place fill material in wetlands adjacent to

CHANDLER BRIDGE CREEK

At a location, a 60.52 acre tract of land located adjacent to the existing Lakes of Summerville development, in both Charleston and Dorchester counties, and the Town of Summerville, South Carolina.
(Latitude 32°59'36" – Longitude 80°09'35")

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

12 O'CLOCK NOON, MONDAY, OCTOBER 30, 2006

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 approximately 1.72 acres of wetlands for roads, lot development, and the construction of storm water facilities. The applicant also proposes to clear 0.69 acres of wetlands for installation of utility lines (0.34 acres permanently cleared, 0.35 acres temporarily cleared). As mitigation for the impacts to wetlands, the applicant proposes to preserve the remaining 17.82 acres of wetlands on site enhanced by the preservation of 4.2 acres of 25' wide upland buffers. The purpose of the proposed work is for single and multi-family residential development of the site.

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NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107.

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 (2.41) acres of freshwater substrates inland 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.

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.

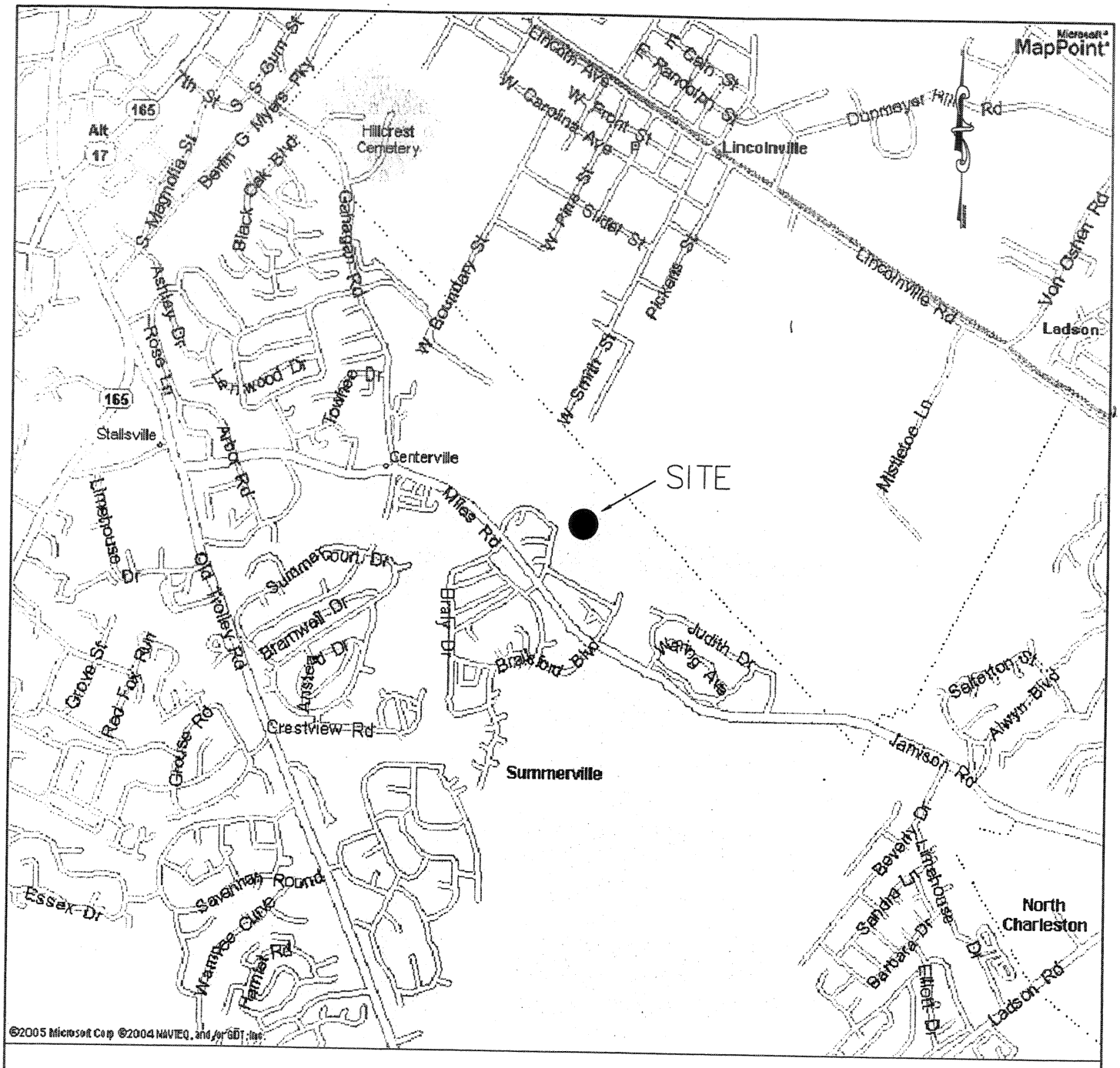
In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered 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 Mary Hope Glenn at 843-329-8044 or toll free at 1-866-329-8187.



VICINITY MAP

SCALE: N.T.S.

DATE: 7-5-06
TITLE: CARRINGTON CHASE
PROPOSED ACTIVITY: RESIDENTIAL DEVELOPMENT
COUNTY: DORCHESTER/CHARLESTON
STATE: SOUTH CAROLINA
APPLICANT: SALMONSEN REALTY 21-B GAMECOCK AVE. CHARLESTON, SC 29407

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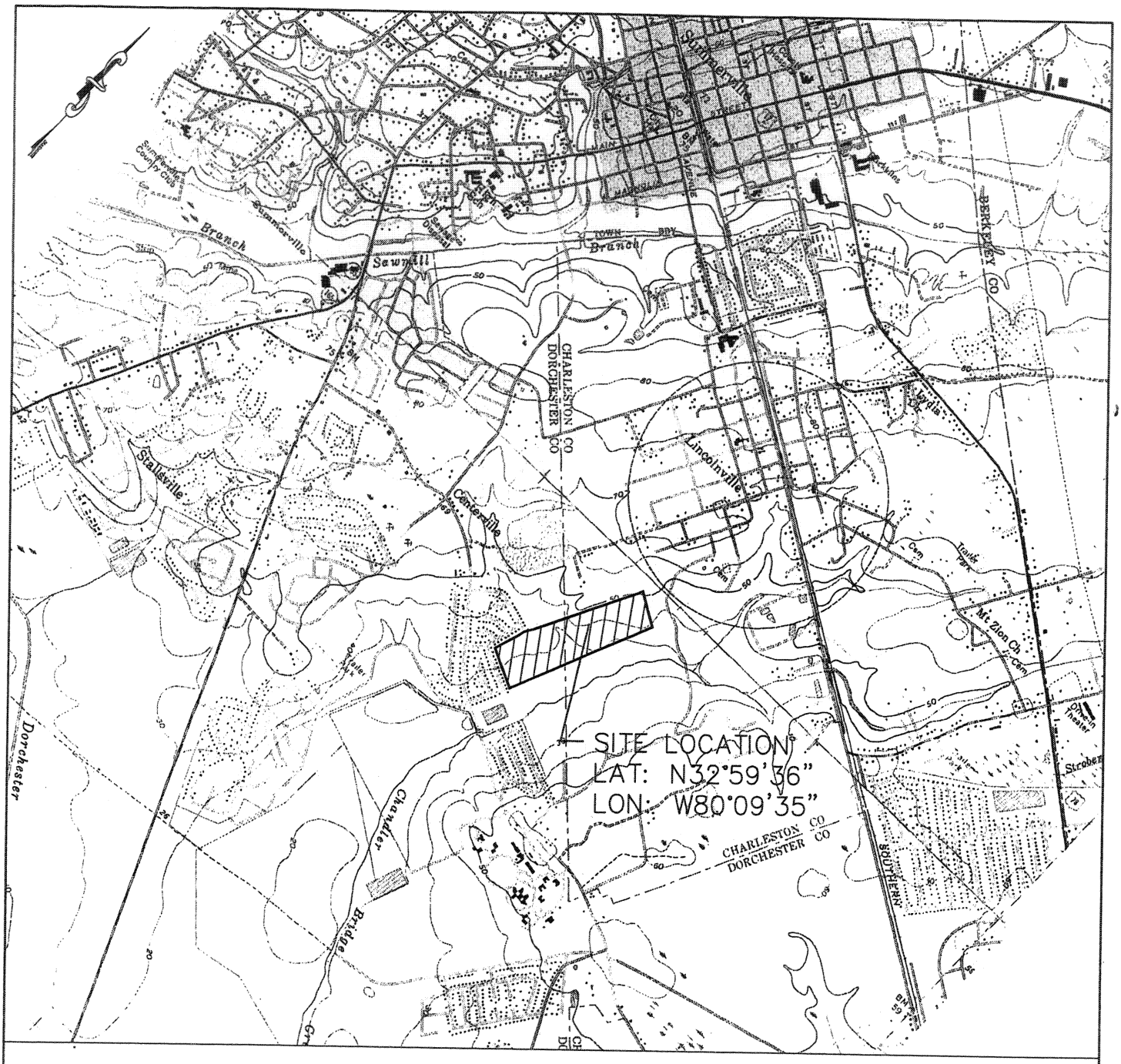

USGS QUAD MAP

STALLVILLE/SUMMERVILLE, SC QUADRANGLE

VICINITY MAP

SCALE: 1" = 3000'

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DATE: 7-5-06
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APPLICANT: SALMONSEN REALTY 21-B GAMECOCK AVE. CHARLESTON, SC 29407

NOTES & LEGEND

LEGEND:

— · — RIGHT OF WAY

FRESHWATER WETLAND

FRESHWATER WETLAND BUFFER

FRESHWATER WETLAND TO BE FILLED FOR ROAD CROSSING

FRESHWATER WETLAND TO BE FILLED FOR DEVELOPMENT

PROPOSED PERMANENT EASEMENT

PROPOSED TEMPORARY EASEMENT

NOTES:

A) TOTAL EXISTING PARCEL AREA : 60.52 Ac
   1. HIGHLANDS: 40.29 Ac
   2. FRESHWATER WETLANDS: 20.23 Ac

   TOTAL IMPACTS:
   1. WETLAND AREA TO BE FILLED: 1.72 Ac
   2. WETLAND AREA TO BE CLEARED FOR SEWER EASEMENTS: 0.69 Ac
      a) CLEARING OF PERM. SEWER EASEMENT: 0.34 Ac
      b) CLEARING OF TEMP. SEWER EASEMENT: 0.35 Ac (TEMP. EASEMENT TO BE RESTORED AFTER CONSTRUCTION)
   3. 25' AVERAGE WETLAND BUFFER : 4.20 Ac
   4. WETLAND PRESERVED: 17.82 Ac
   5. TOTAL IMPACTED WETLANDS. 2.41 Ac

B) LOCATION: SEE ATTACHED VICINITY MAP.

C) TOTAL FILL TO BE PLACED IN WETLAND: ±8,330 CUBIC YARDS

D) LATITUDE: N32°59'36"
   LONGITUDE: W80°09'35"

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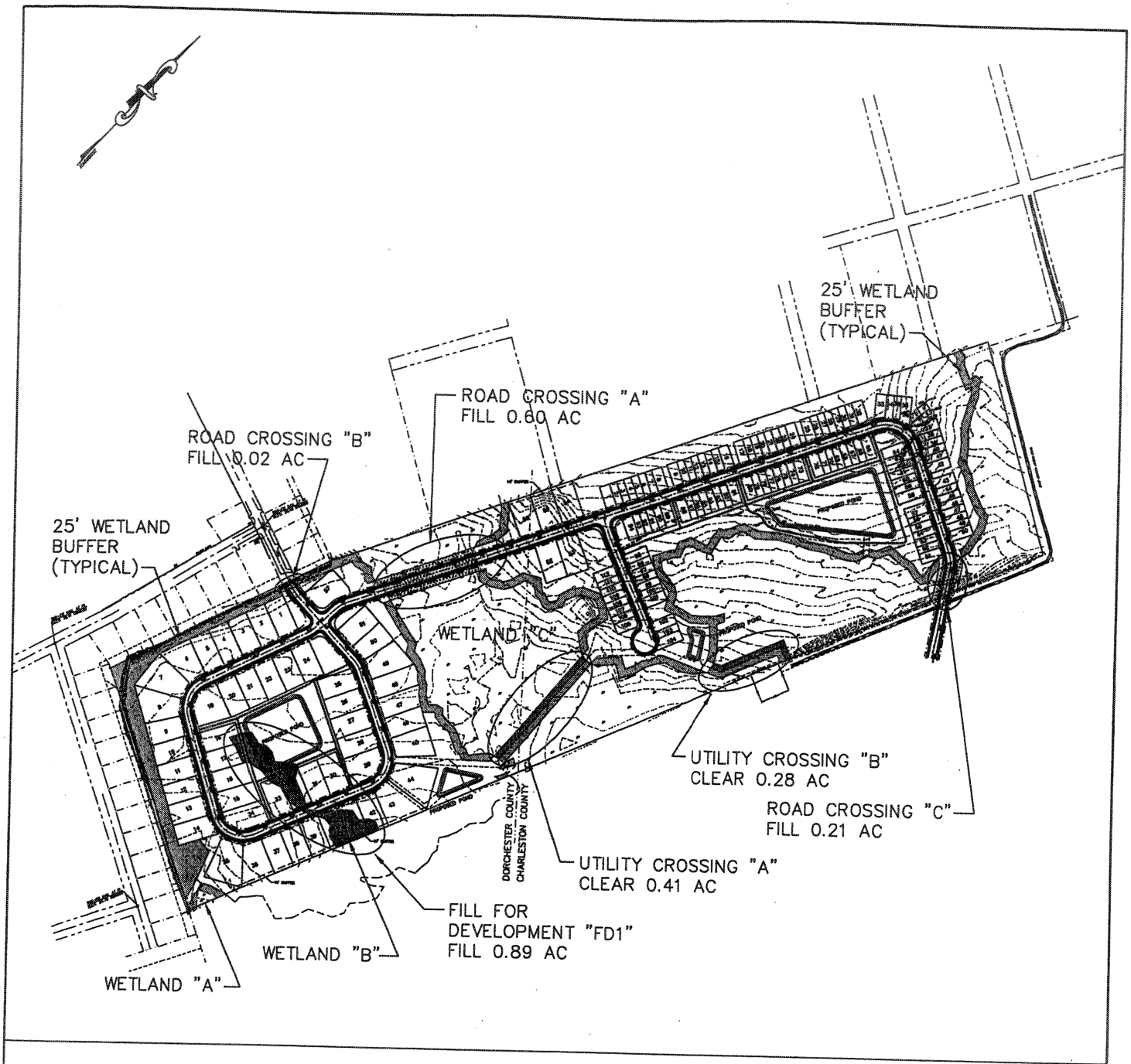

OVERALL AREA

SCALE: 1" = 500'

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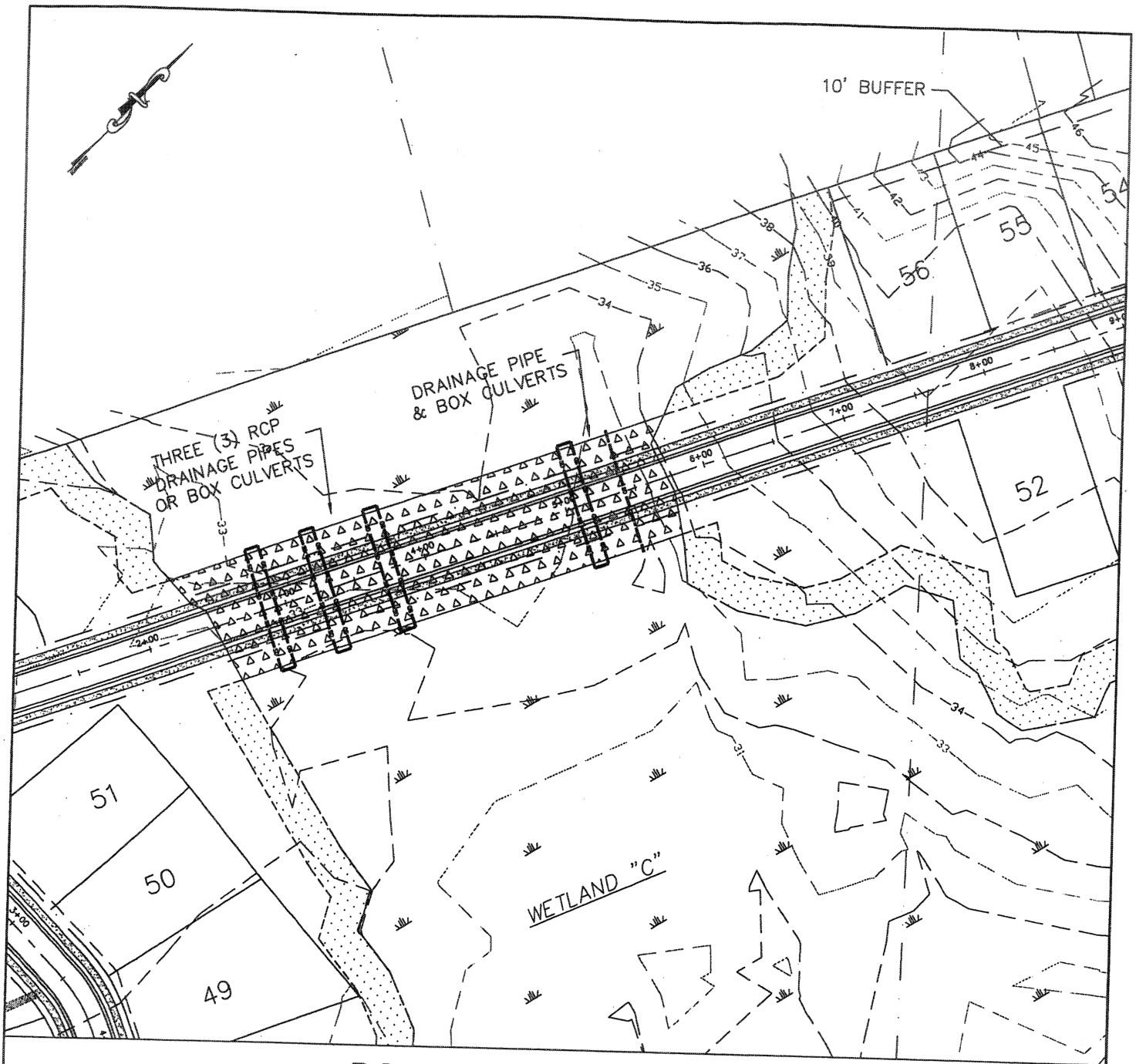

ROAD CROSSING "A"

SCALE: 1" = 100'

FRESH WATER WETLAND
TO BE FILLED
AREA = 0.60 Ac (26305 SQ FT)

LEGEND:

- RIGHT OF WAY
- EXISTING CONTOUR LINES
- FRESHWATER WETLAND
- FRESHWATER WETLAND BUFFER
- FRESHWATER WETLAND TO BE FILLED

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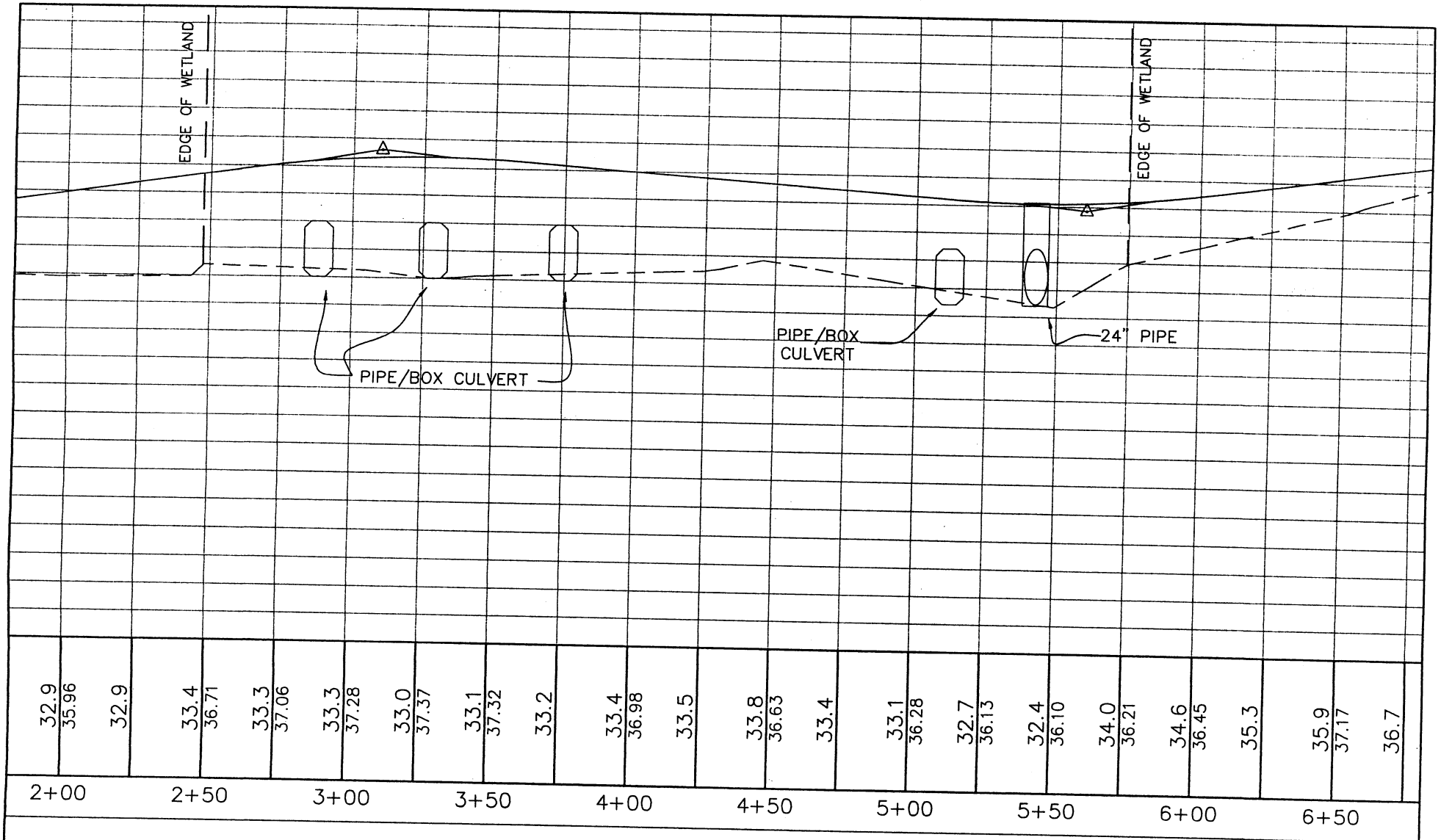

ROAD CROSSING "A"

SCALE: 1" = 50'

FRESH WATER WETLAND
TO BE FILLED
VOLUME = ± 2923 CY

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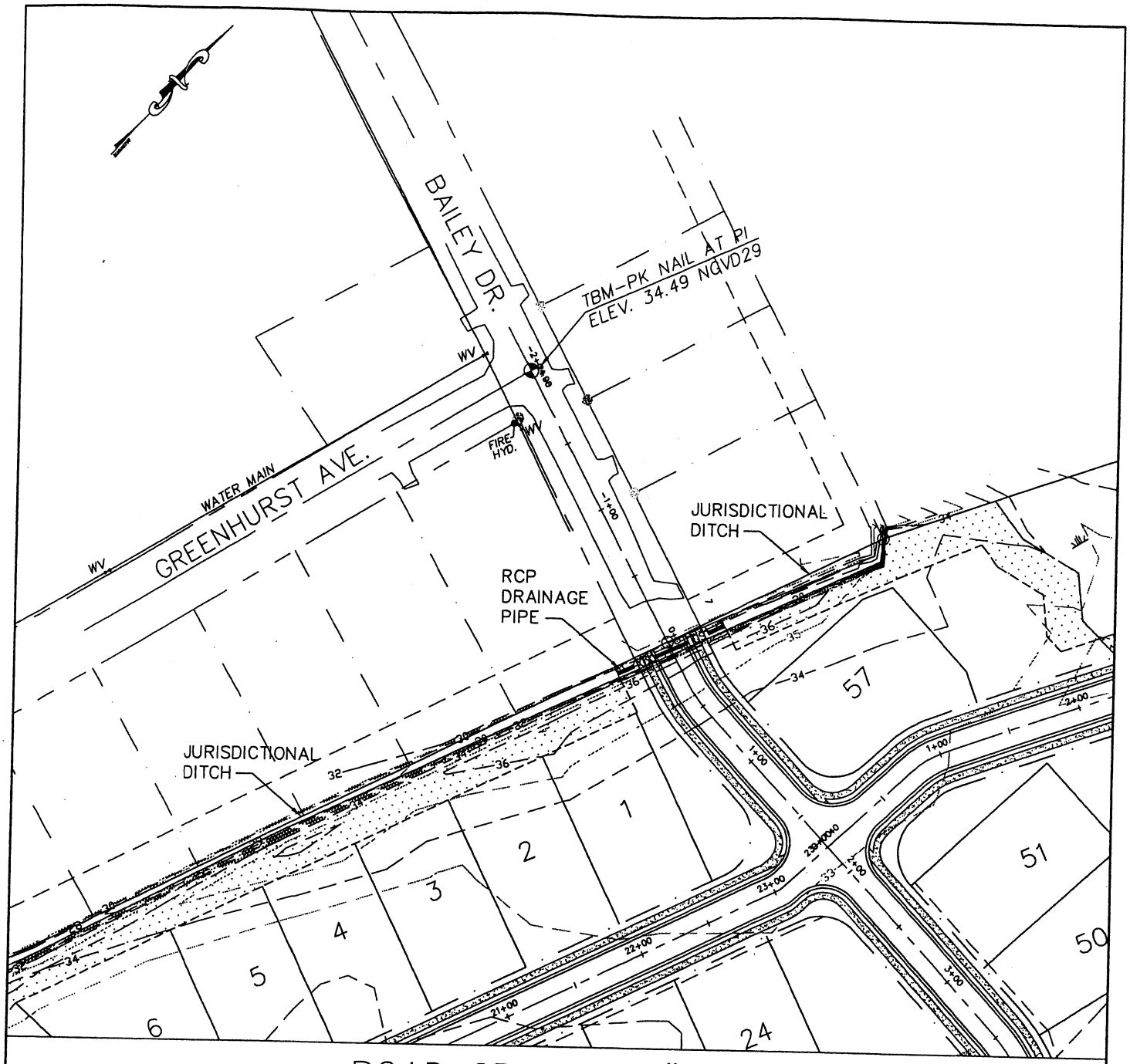

ROAD CROSSING "B"

SCALE: 1" = 100'

FRESH WATER WETLAND
TO BE FILLED
AREA = 0.02 Ac (661 SQ FT)

LEGEND:

- RIGHT OF WAY
- EXISTING CONTOUR LINES
- FRESHWATER WETLAND
- FRESHWATER WETLAND BUFFER
- FRESHWATER WETLAND TO BE FILLED

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DATE: 7-5-06	
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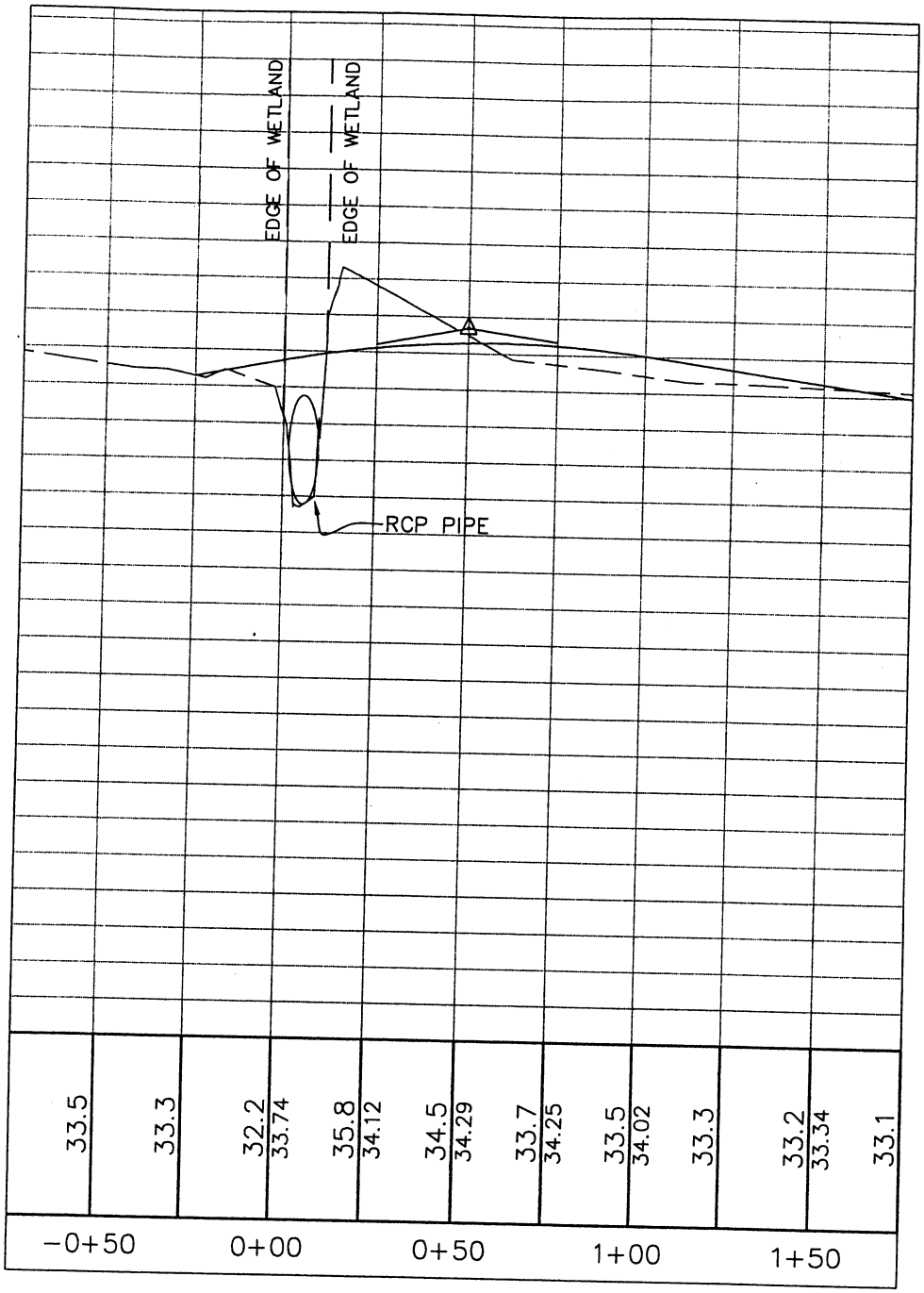

ROAD CROSSING "B"

SCALE: 1" = 50'

FRESH WATER WETLAND
TO BE FILLED
VOLUME= ± 73 CY

DATE: 7-5-06
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APPLICANT: SALMONSEN REALTY 21-B GAMECOCK AVE. CHARLESTON, SC 29407

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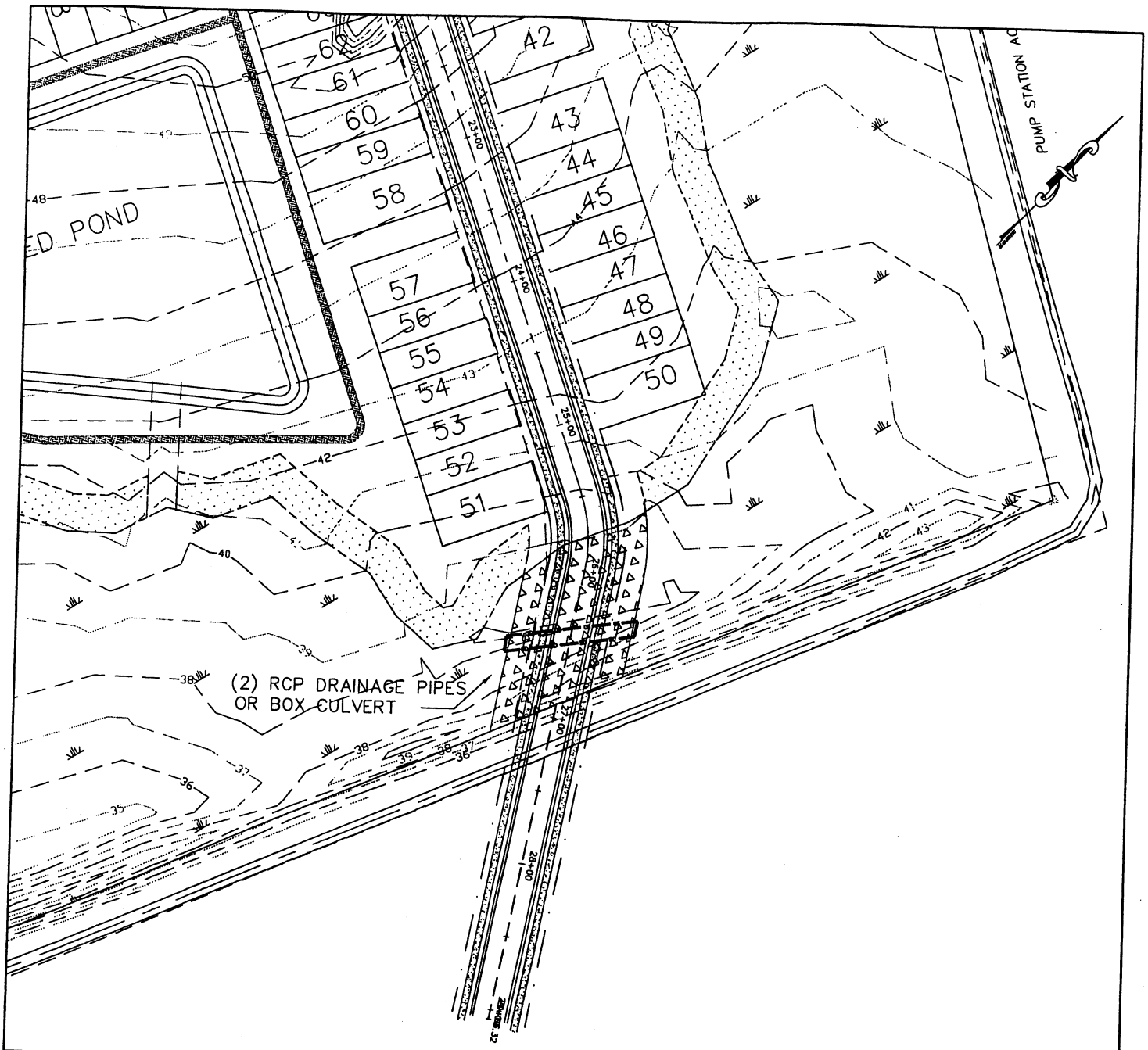

ROAD CROSSING "C"

SCALE: 1" = 100'

FRESH WATER WETLAND
TO BE FILLED
AREA = 0.21 Ac (9008 SQ FT)

LEGEND:

- RIGHT OF WAY
- EXISTING CONTOUR LINES
- FRESHWATER WETLAND
- FRESHWATER WETLAND BUFFER
- FRESHWATER WETLAND TO BE FILLED

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TITLE: CARRINGTON CHASE	
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COUNTY: DORCHESTER/CHARLESTON	
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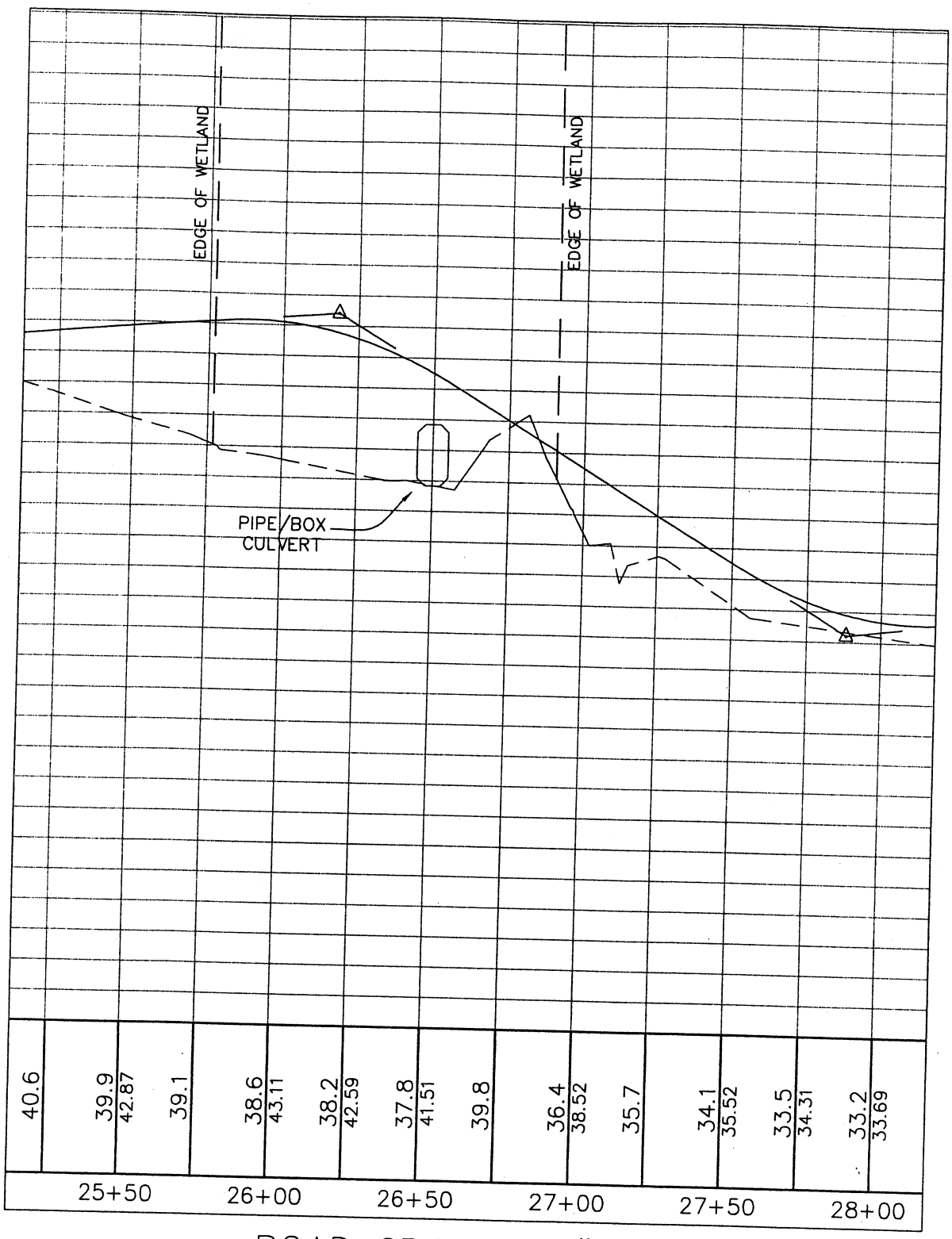

ROAD CROSSING "C"

SCALE: 1" = 50'

FRESH WATER WETLAND
TO BE FILLED
VOLUME= ± 1,016 CY

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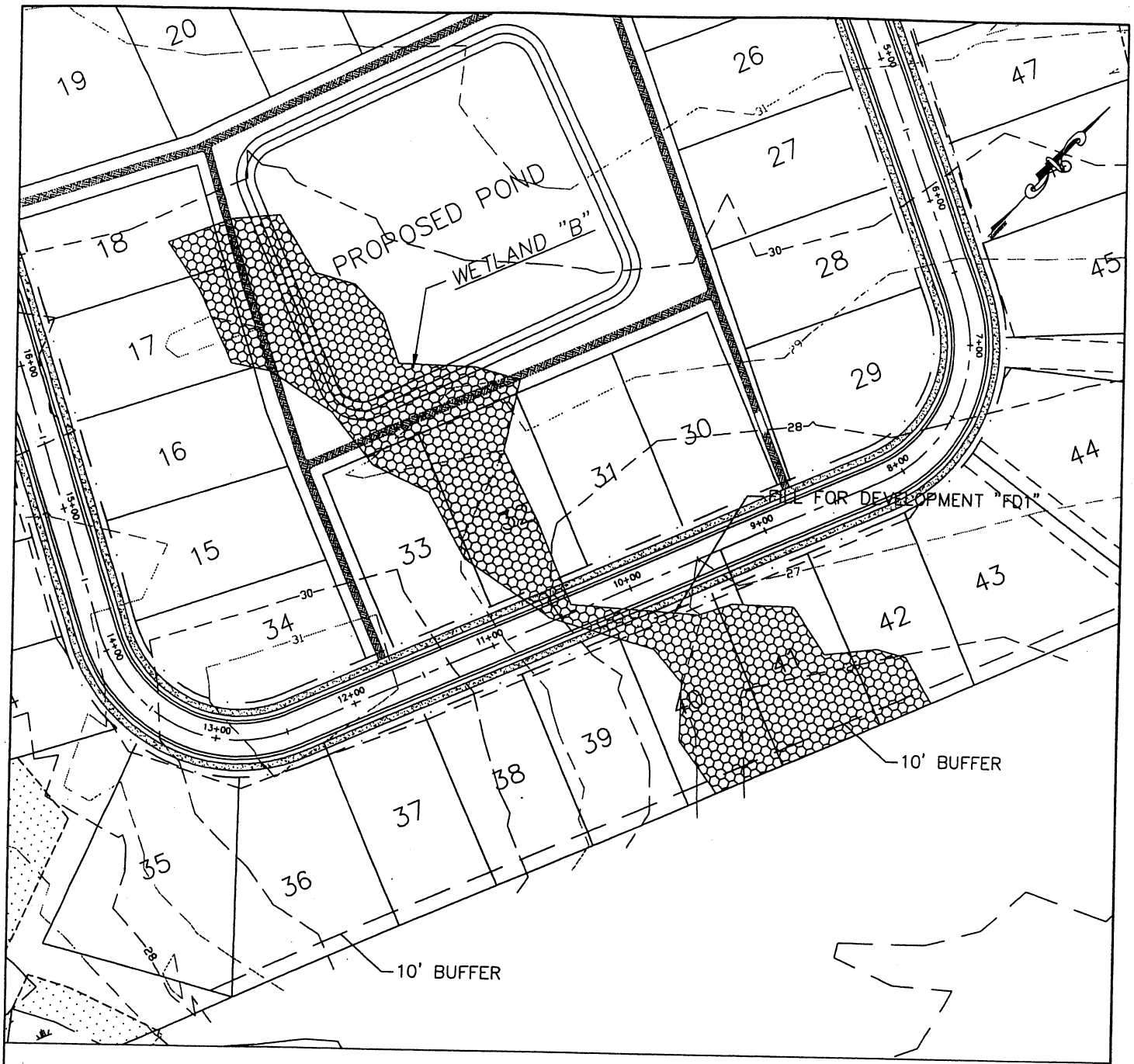

FILL FOR DEVELOPMENT "FD1"

SCALE: 1" = 100'

FRESH WATER WETLAND
TO BE FILLED
AREA = 0.89 Ac (38800 SQ FT)
VOLUME= ± 4310 CY

LEGEND:

- RIGHT OF WAY
- EXISTING CONTOUR LINES
- FRESHWATER WETLAND
- FRESHWATER WETLAND BUFFER
- FRESHWATER WETLAND TO BE FILLED FOR DEVELOPMENT

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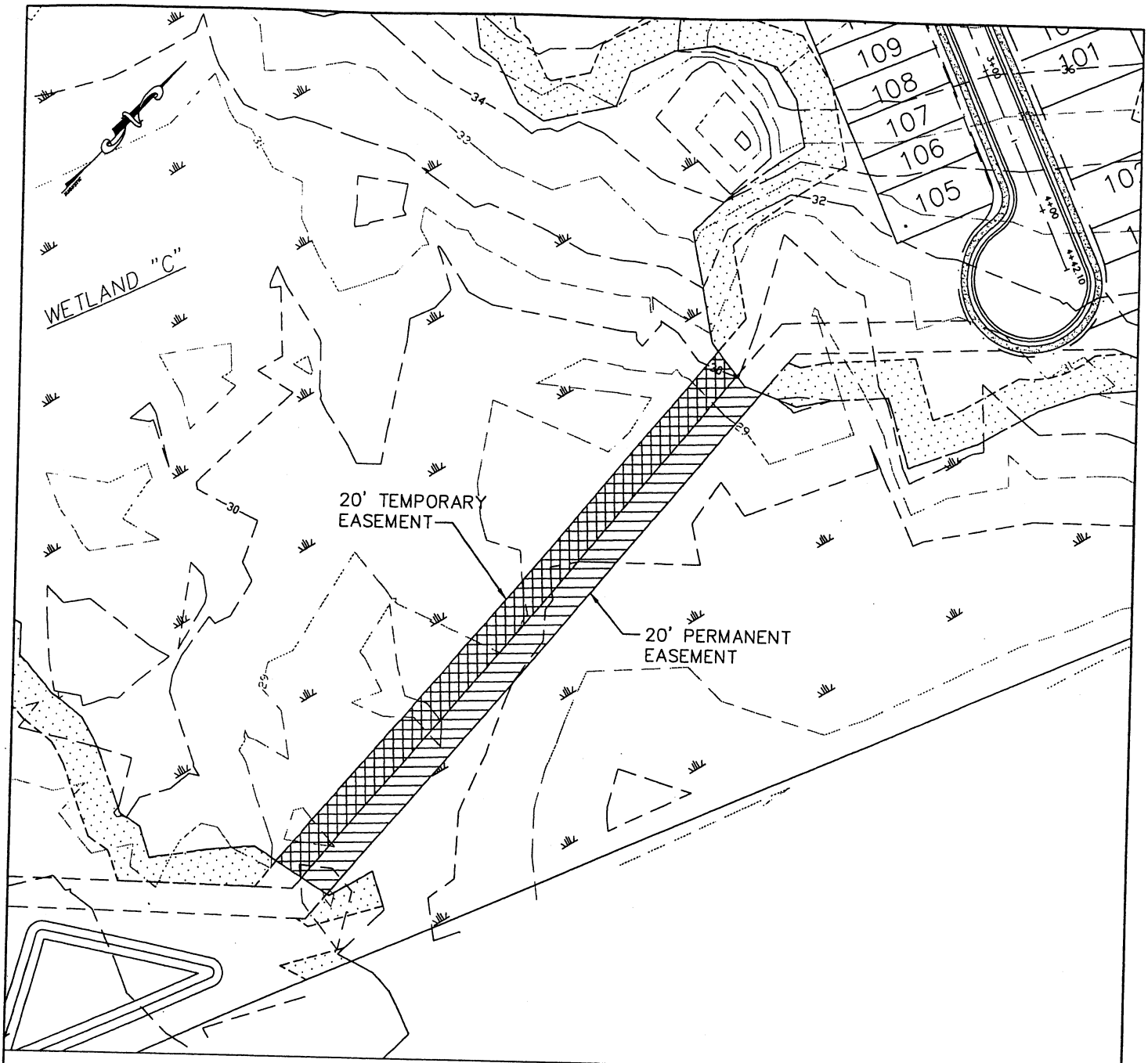

UTILITY CROSSING "A"

SCALE: 1" = 100'

FRESH WATER WETLAND
TO BE CLEARED PERMANENTLY
AREA = 0.20 Ac (8836 SQ FT)

FRESH WATER WETLAND
TO BE CLEARED TEMPORARILY
AREA = 0.21 Ac (8937 SQ FT)

LEGEND:

- RIGHT OF WAY
- EXISTING CONTOUR LINES
- FRESHWATER WETLAND
- FRESHWATER WETLAND BUFFER
- PROPOSED 20' PERMANENT EASEMENT
- PROPOSED 20' TEMPORARY EASEMENT

DATE: 7-5-06
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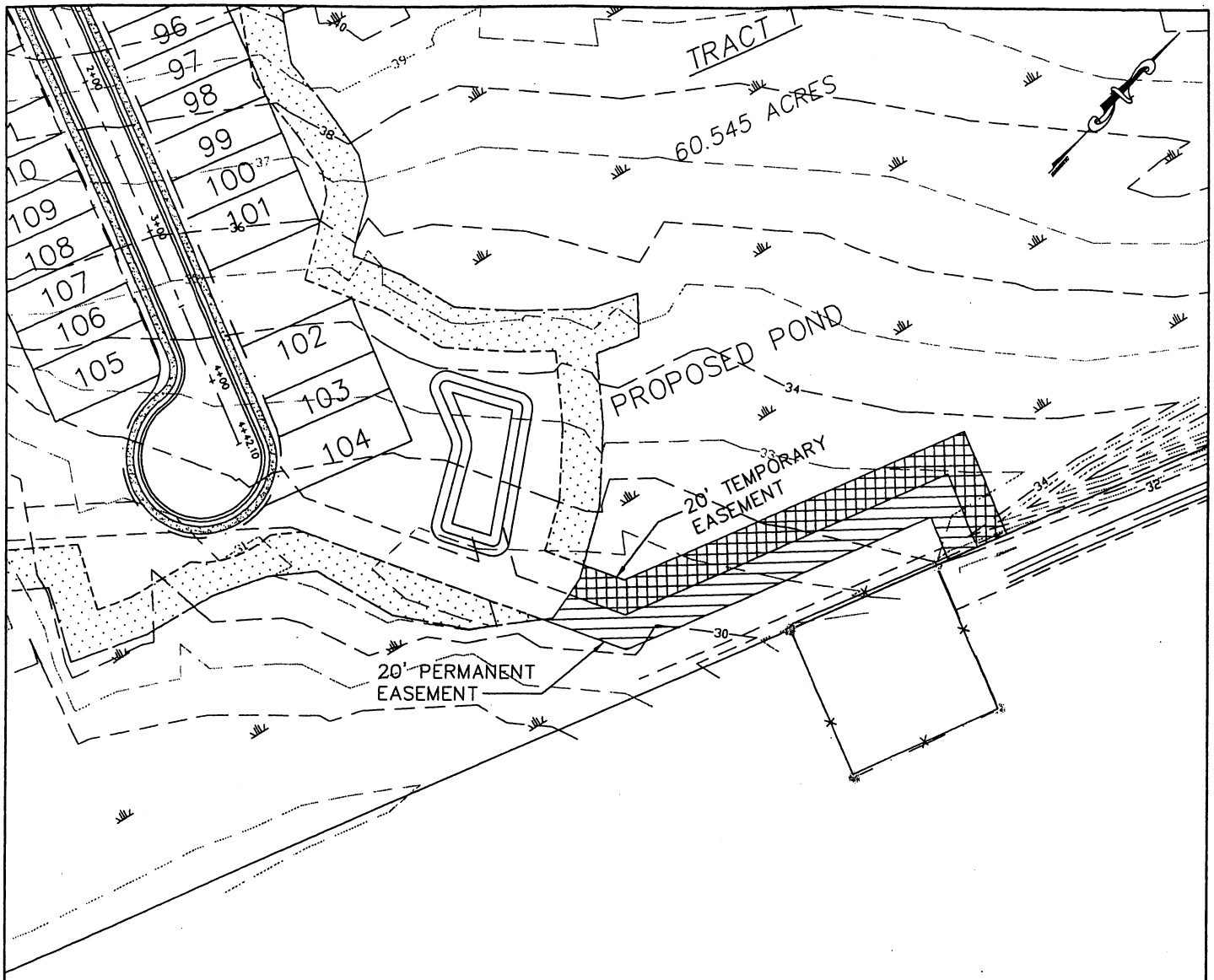

UTILITY CROSSING "B"

SCALE: 1" = 100'

FRESH WATER WETLAND
TO BE CLEARED PERMANENTLY
AREA = 0.14 Ac (5888 SQ FT)

FRESH WATER WETLAND
TO BE CLEARED TEMPORARILY
AREA = 0.14 Ac (6280 SQ FT)

LEGEND:

- RIGHT OF WAY
- EXISTING CONTOUR LINES
- FRESHWATER WETLAND
- FRESHWATER WETLAND BUFFER
- PROPOSED 20' PERMANENT EASEMENT
- PROPOSED 20' TEMPORARY EASEMENT

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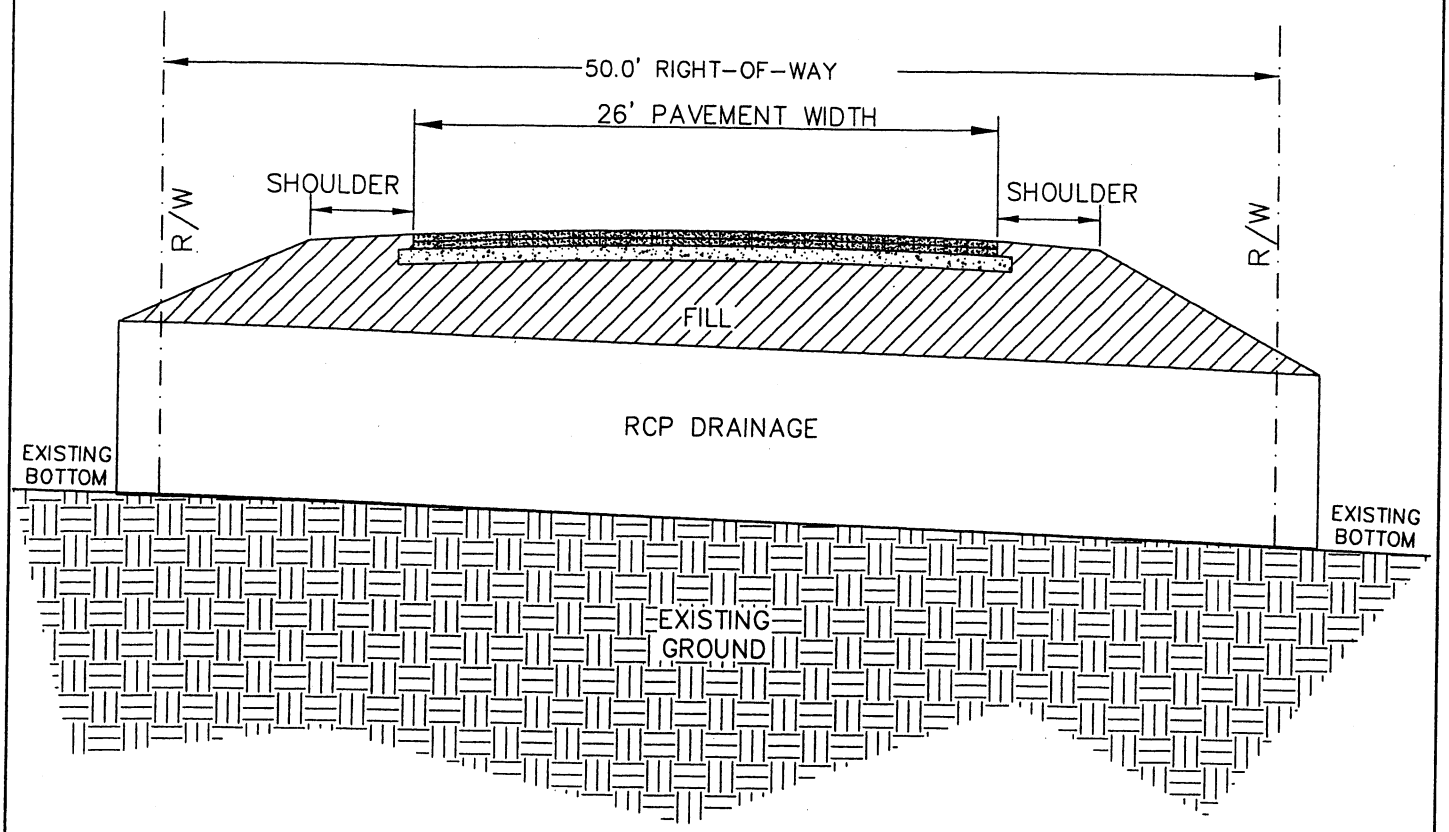
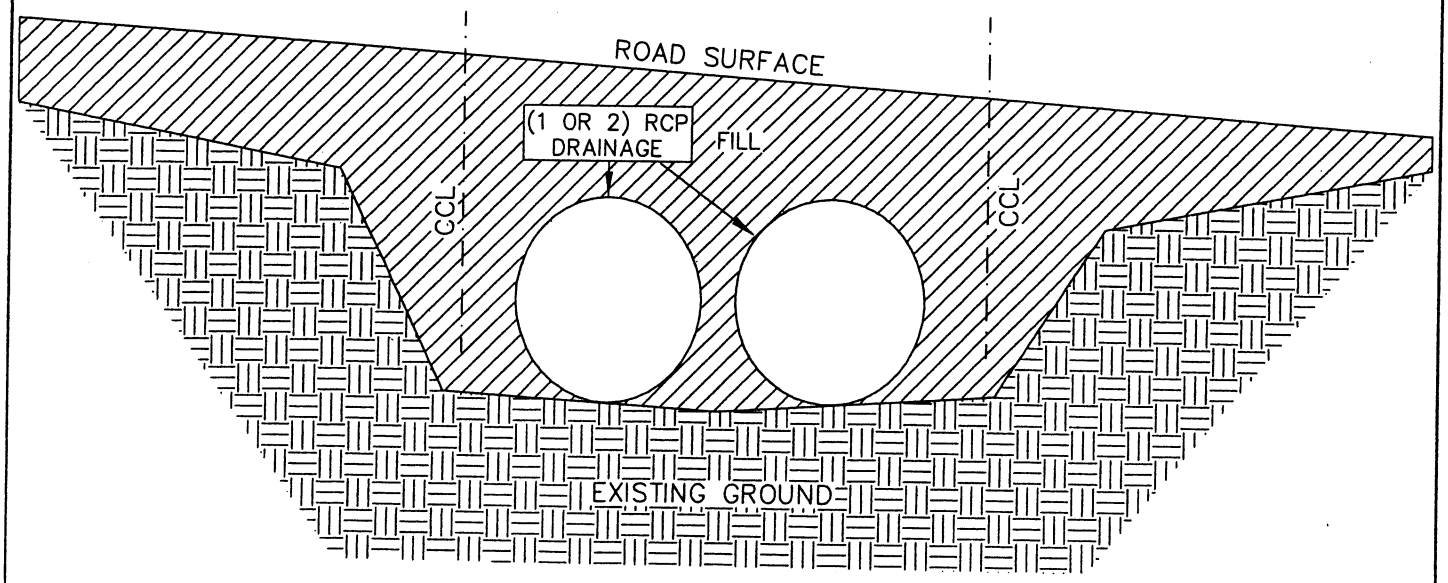


CROSSING
PROFILE SECTION

NTS



CROSSING
CROSS SECTION

NTS SAC 2006-2168-2169
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DATE: 7-5-06
TITLE: CARRINGTON CHASE
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