

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
1949 Industrial Park Road, Room 140
Conway, South Carolina 29526

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 # 2006-3693-3NH

March 30, 2007

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

PACLAND
C/O: COASTAL SCIENCE ASSOCIATES, INC.
P.O. BOX 11687
COLUMBIA, SOUTH CAROLINA 29211

for a permit to place fill material in freshwater wetlands adjacent to the

SAMPIT RIVER

at a location north of and adjacent to Pennyroyal Road, Georgetown County, South Carolina.
(Latitude 33.52282°-Longitude 79.41046°)

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, APRIL 30, 2007

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 4.46 acres of jurisdictional freshwater wetlands for the construction of access roads, utilities, lot development and amenities. The applicant also proposes to fill 5.77 acres of non-jurisdictional wetlands for roads, utilities, lot development and amenities. As mitigation for the proposed impacts, the applicant proposes to preserve and enhance 128.23 acres of freshwater wetlands and 46.43 acres of 25' average width adjacent upland buffers. Additionally, the applicant proposes to restore 6.65 acres of on-site wetlands (RA-1, 6.65 AC. depicted on sheet 21 of 24,) and wetland creation of 0.30 acres of upland located between W-1 and W-2 (CA-1, 0.30 AC. depicted on sheet 21 of 24). The purpose of the project is to construct a single-family residential development.

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
1949 Industrial Park Road, Room 140
Conway, South Carolina 29526.**

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 4.46 acres 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 Rob Huff at 843-365-4239.

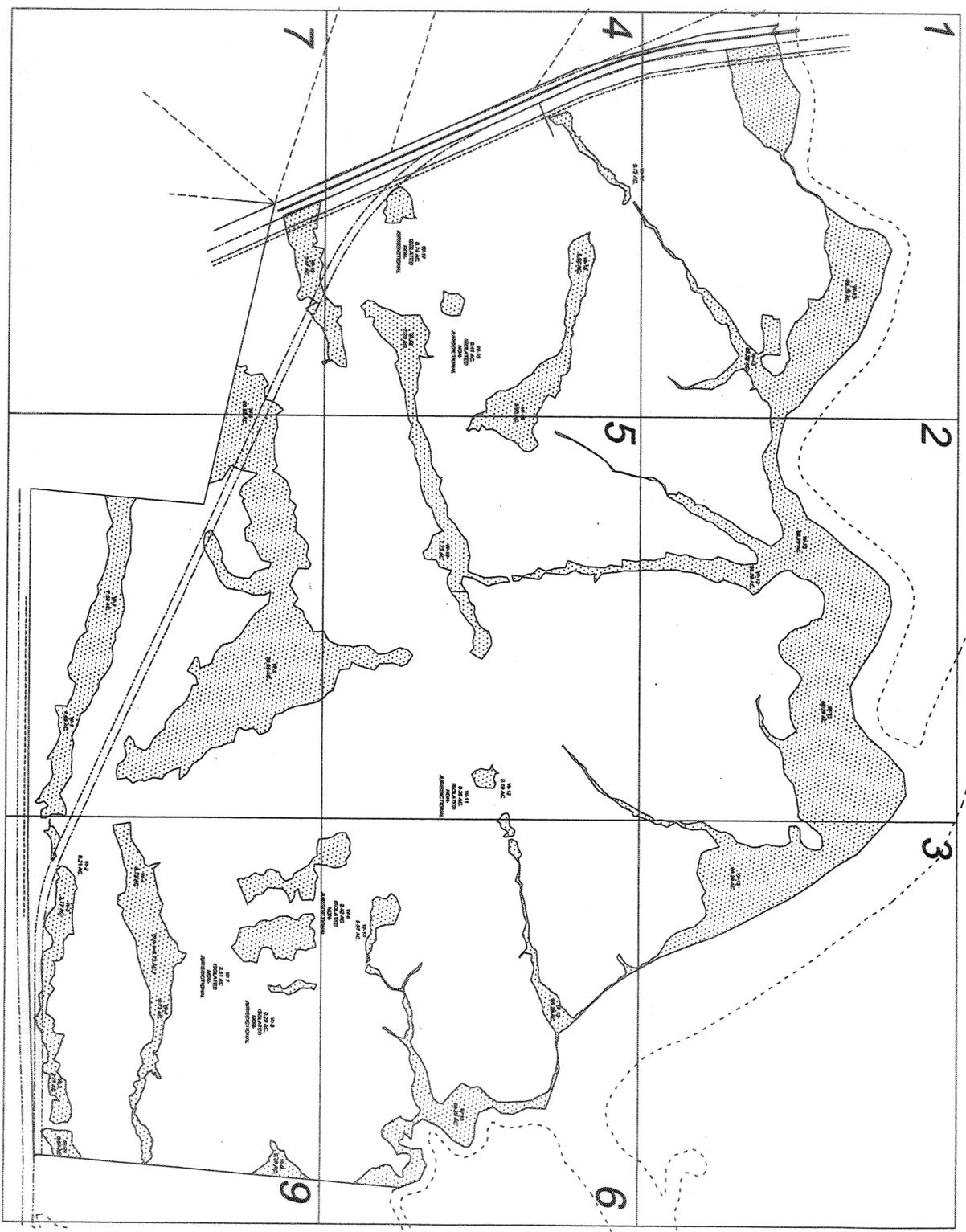


Coastal Science Associates, Inc.
 328 N. 2nd Ave.
 Jacksonville Beach, FL
 32250
 Tel. (904) 260-3439
 Fax (904) 260-3998

Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the site location map with the coordinates for the approximate center of the site.

Date: February 2007
Approx. Scale: 1" = 1560'
Sheet 1 of 24

PN # 2006-3693-3NH



Coastal Science Associates, Inc.
 328 N. 2nd Ave.
 Jacksonville Beach, FL
 32250
 Tel. (904)-248-3439
 Fax (904)-248-3698

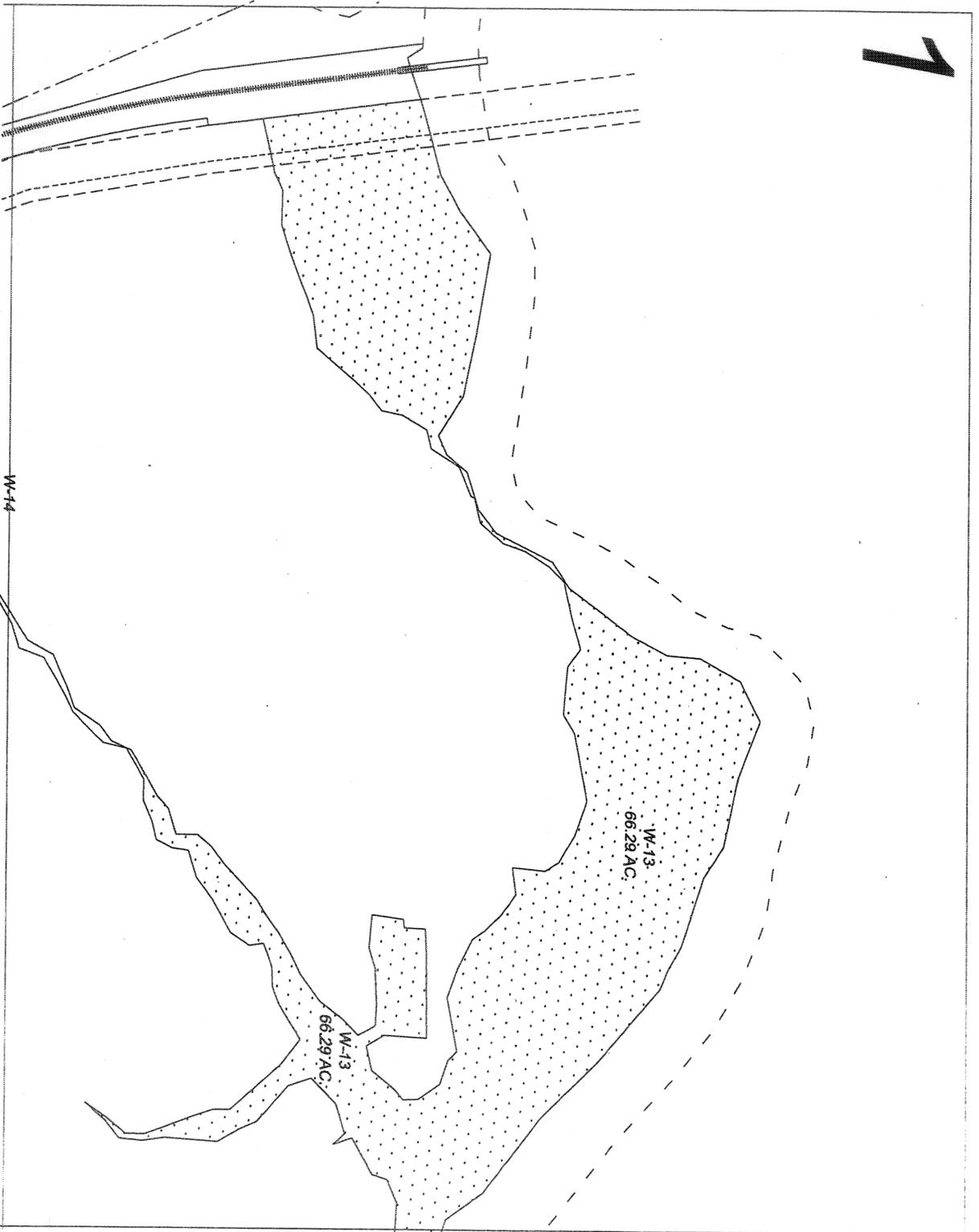


Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the current site map with the match lines for enlarged views.

PN# 2006-3693-3VH

Date: February 2007
 Approx. Scale: 1" = 970'
 Sheet 2 of 24

1



Coastal Science Associates, Inc.
328 N. 2nd Ave.
Jacksonville Beach, FL
32280
Tel. (904) 248-3439
Fax (904) 248-3698

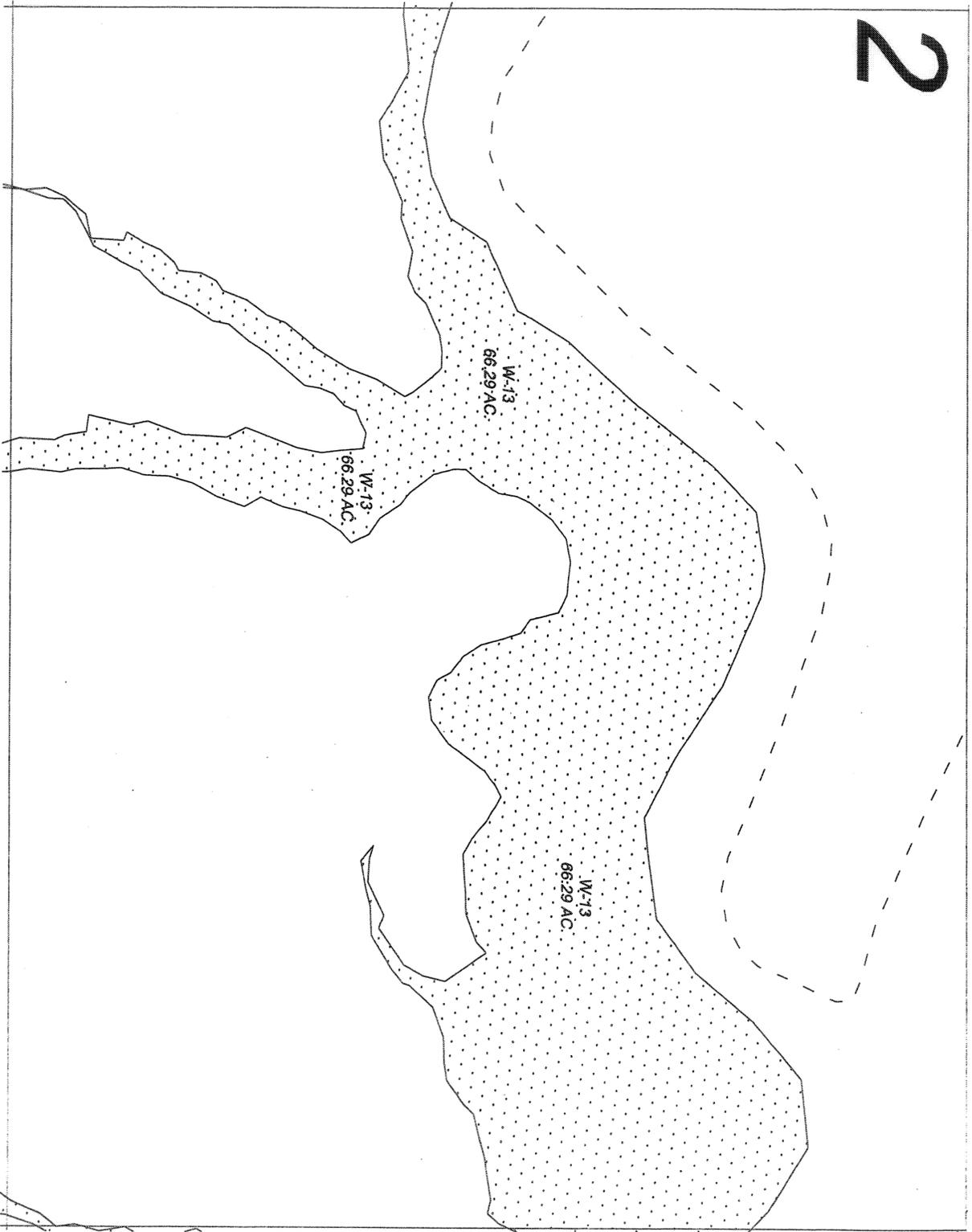


Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 1 of the current site conditions.

PU# 2006-3693-3NH

Date: February 2007
Approx. Scale: 1" = 320'
Sheet 3 of 24

2



Coastal Science Associates, Inc.
328 N. 2nd Ave.
Jacksonville Beach, FL
32280
Tel. (904)-248-3439
Fax (904)-248-3698

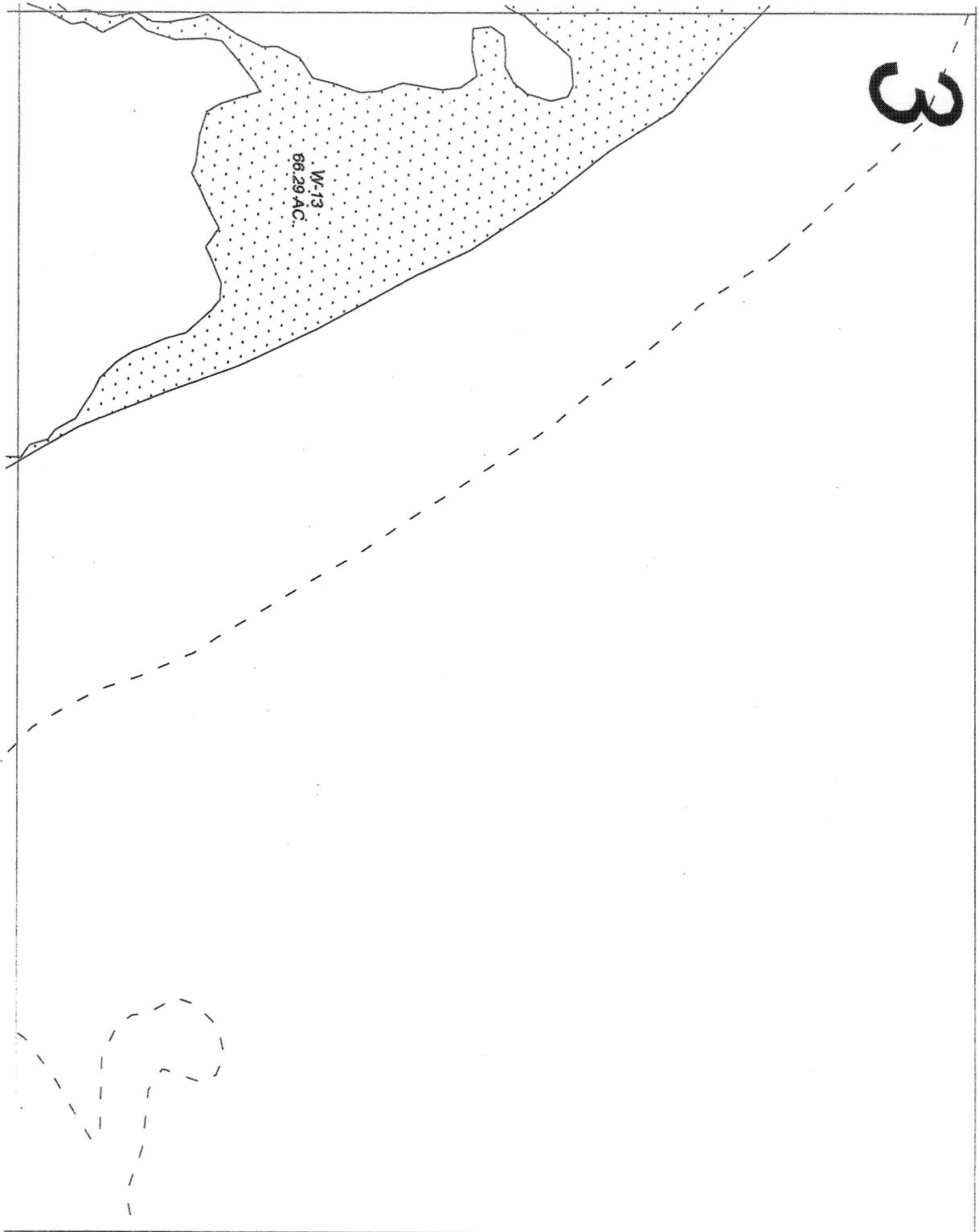


Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 2 of the current site conditions.

PN# 2006-3693-3NH

Date: February 2007
Approx. Scale: 1" = 320'
Sheet 4 of 24

3



Coastal Science Associates, Inc.
329 N. 2nd Ave.
Jacksonville Beach, FL
32250
Tel: (904)-269-3439
Fax: (904)-269-3999

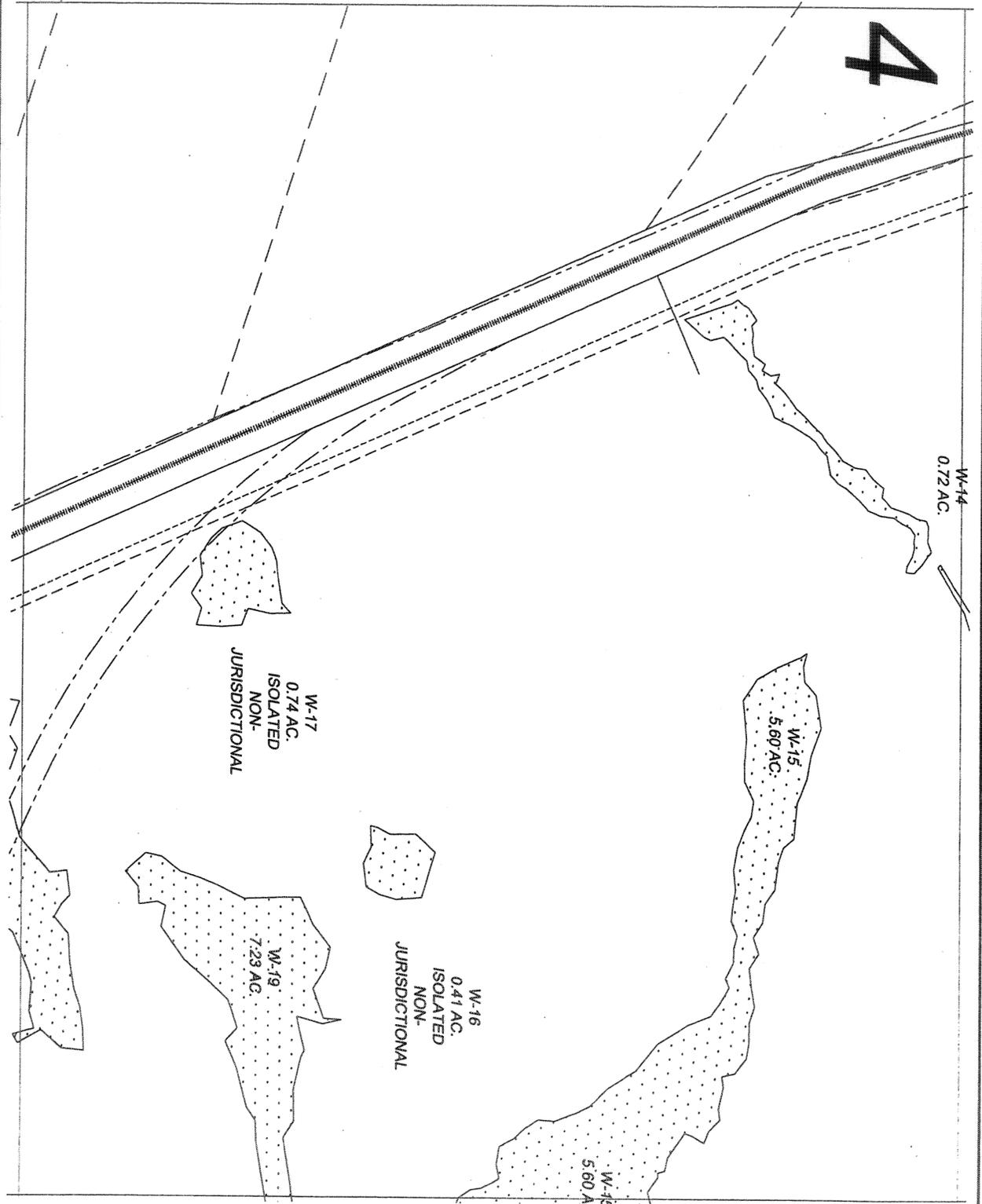


Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 3 of the current site conditions.

PU # 2006-3693-3WH

Date: February 2007
Approx. Scale: 1" = 320'
Sheet 5 of 24

4



Coastal Science Associates, Inc.
 328 N. 2nd Ave.
 Jacksonville Beach, FL
 32206
 Tel. (904)-248-3439
 Fax (904)-248-3888

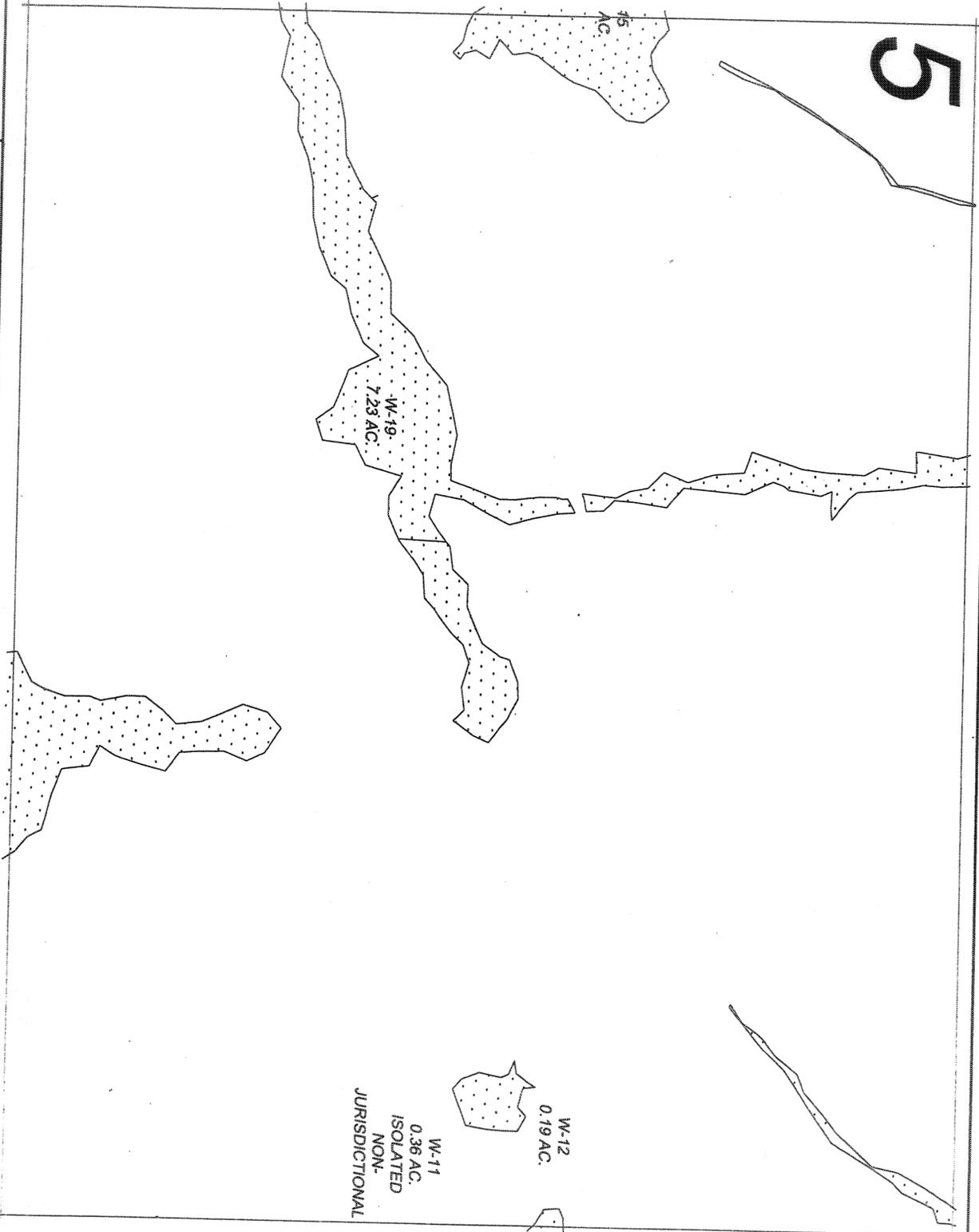


Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 4 of the current site conditions.

PV # 2006-3693-3WH

Date: February 2007
 Approx. Scale: 1" = 320'
 Sheet 6 of 24

5



W-11
0.36 AC.
ISOLATED
NON-
JURISDICTIONAL

W-12
0.19 AC.

Coastal Science Associates, Inc.
328 N. 2nd Ave.
Jacksonville Beach, FL
32250
Tel. (904) 248-3439
Fax (904) 248-3888



Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 5 of the current site conditions.

PU # 2006-3693-3JH

Date: February 2007
Approx. Scale: 1" = 320'
Sheet 7 of 24

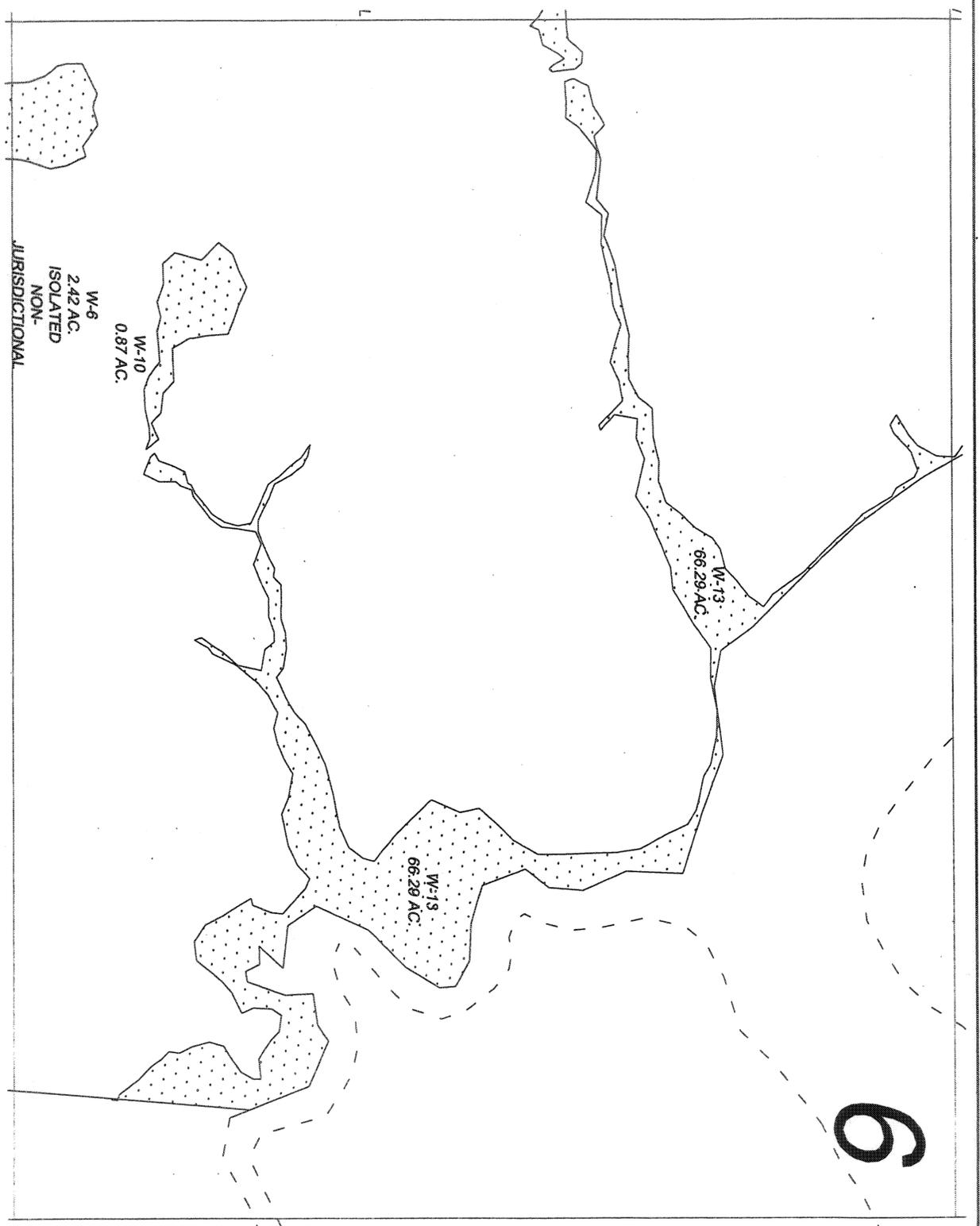
Coastal Science Associates, Inc.
328 N. 2nd Ave.
Jacksonville Beach, FL
32250
Tel. (904)-246-3439
Fax. (904)-249-3898

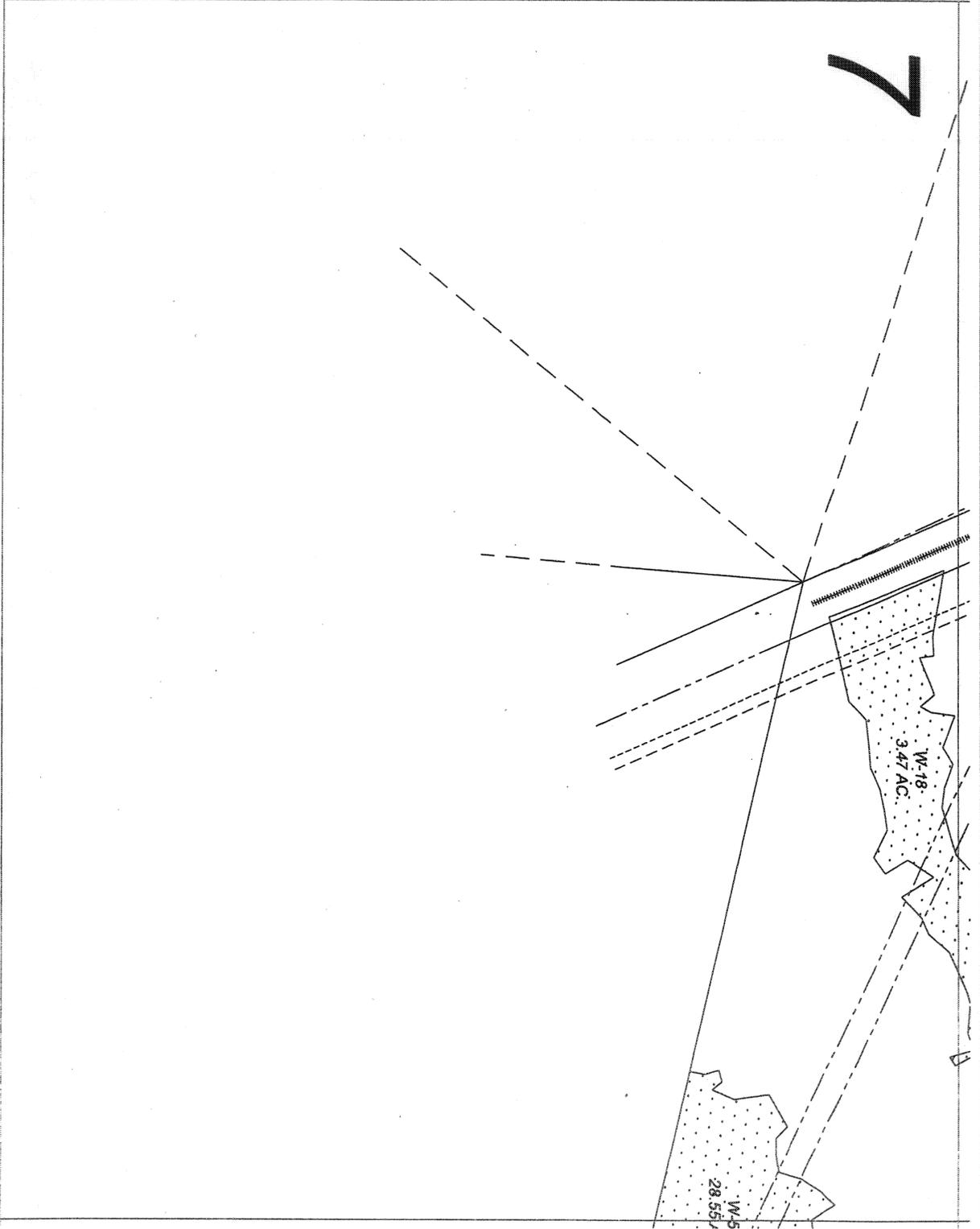


Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 6 of the current site conditions.

PU # 2006-3673-3NH

Date: February 2007
Approx. Scale: 1" = 320'
Sheet 8 of 24





Coastal Science Associates, Inc.
328 N. 2nd Ave.
Jacksonville Beach, FL
32230
Tel. (904) 249-3439
Fax (904) 249-3699



Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 7 of the current site conditions.

PU # 2006-3693-30H

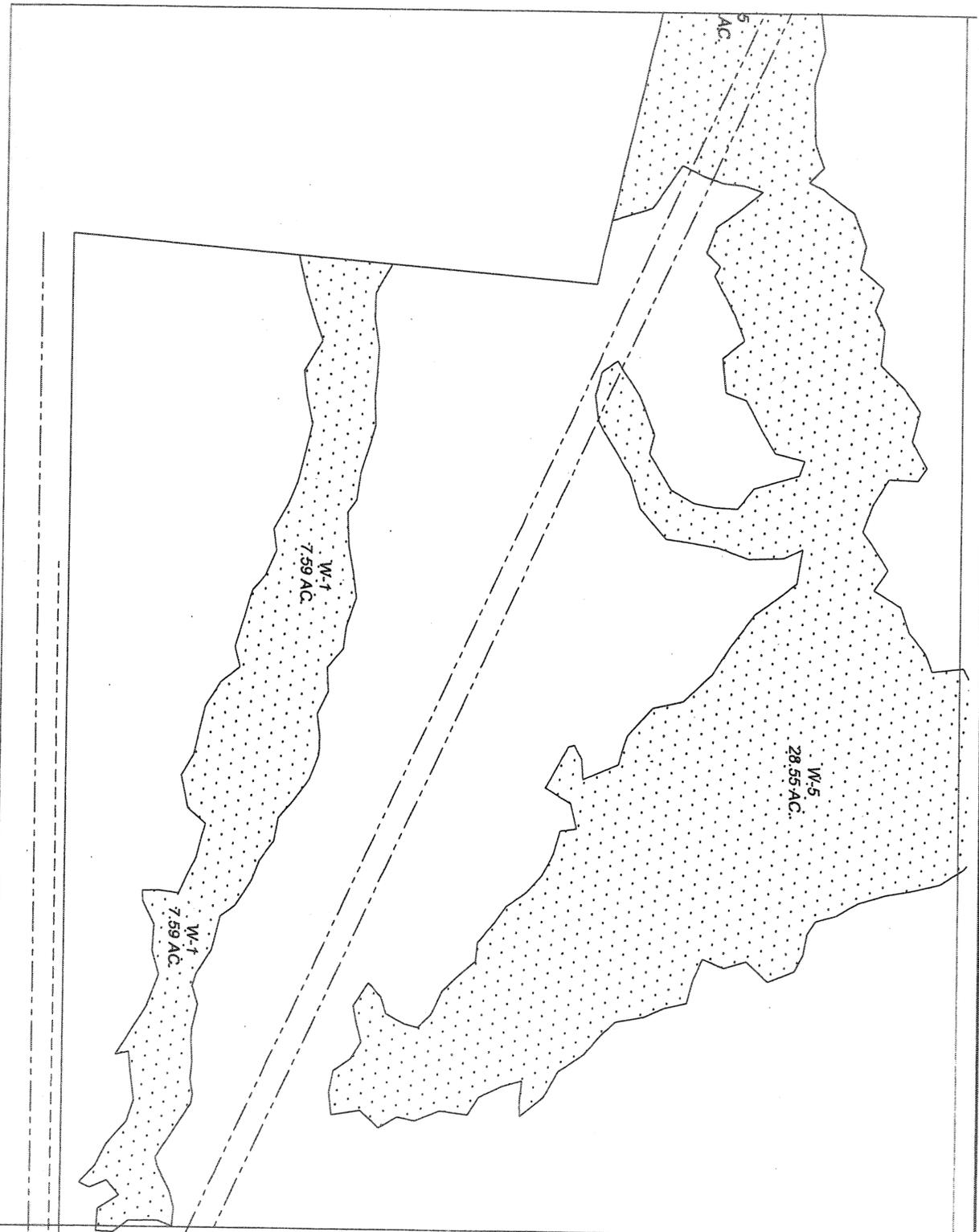
Date: February 2007
Approx. Scale: 1" = 320'
Sheet 9 of 24

Coastal Science Associates, Inc.
328 N. 2nd Ave.
Jacksonville Beach, FL
32250
Tel: (904) 249-3439
Fax: (904) 249-3899



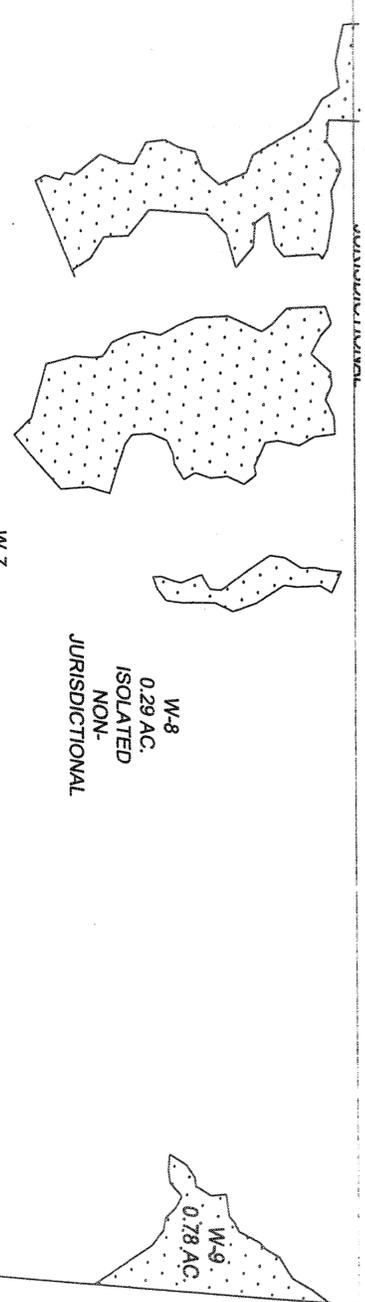
Samplit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 8 of the current site conditions.

PN # 2006-3693-3NH



Date: February 2007
Approx. Scale: 1" = 320'
Sheet 10 of 24

JURISDICTIONAL



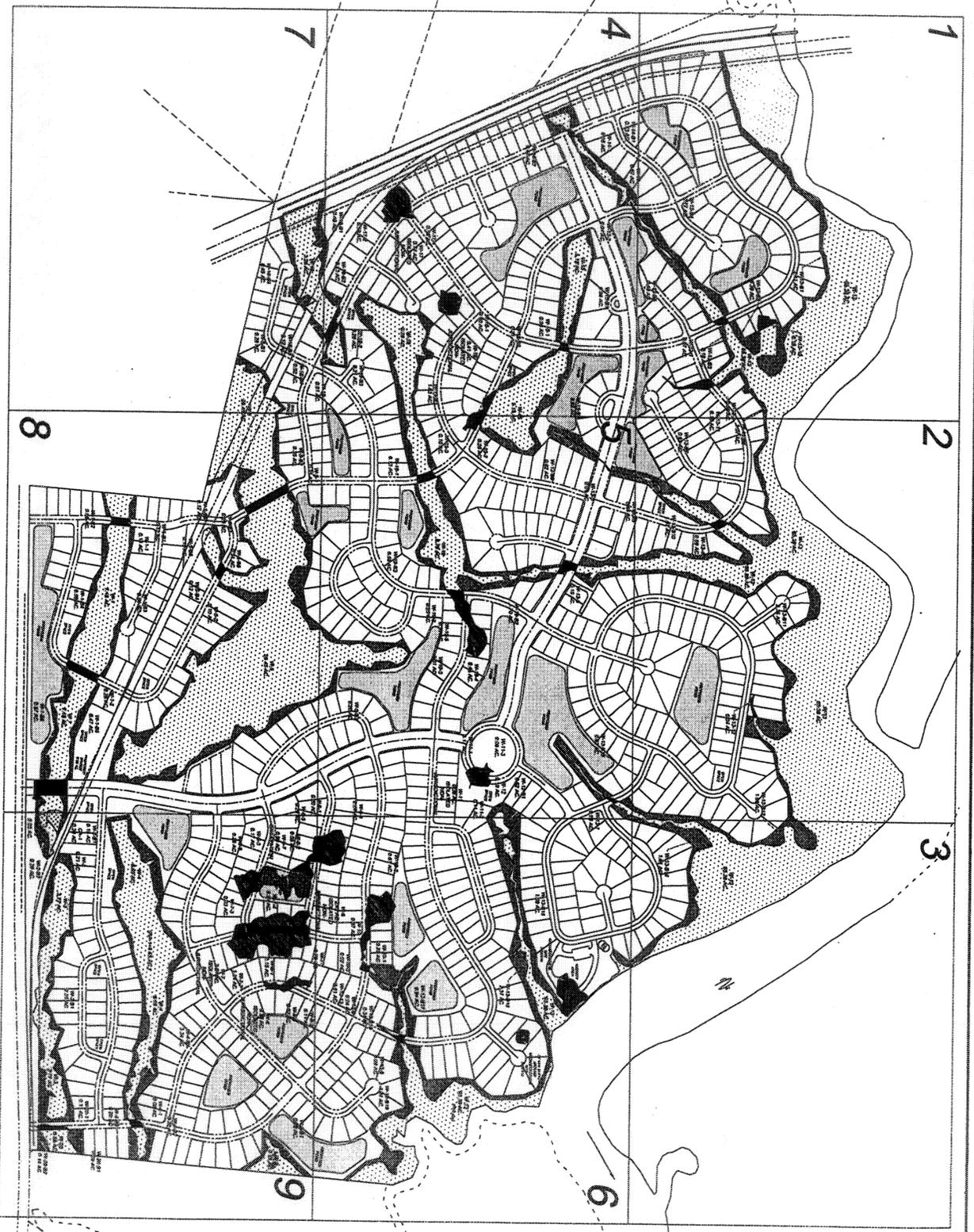
Coastal Science Associates, Inc.
 328 N. 2nd Ave.
 Jacksonville Beach, FL
 32220
 Tel. (904) 240-3439
 Fax (904) 240-3888



Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 9 of the current site conditions.

PV # 2006-3693-3JH

Date: February 2007
 Approx. Scale: 1" = 320'
 Sheet 11 of 24



Coastal Science Associates, Inc.
 328 N. 2nd Ave.
 Jacksonville Beach, FL
 32250
 Tel. (904) 246-3439
 Fax. (904) 246-3938

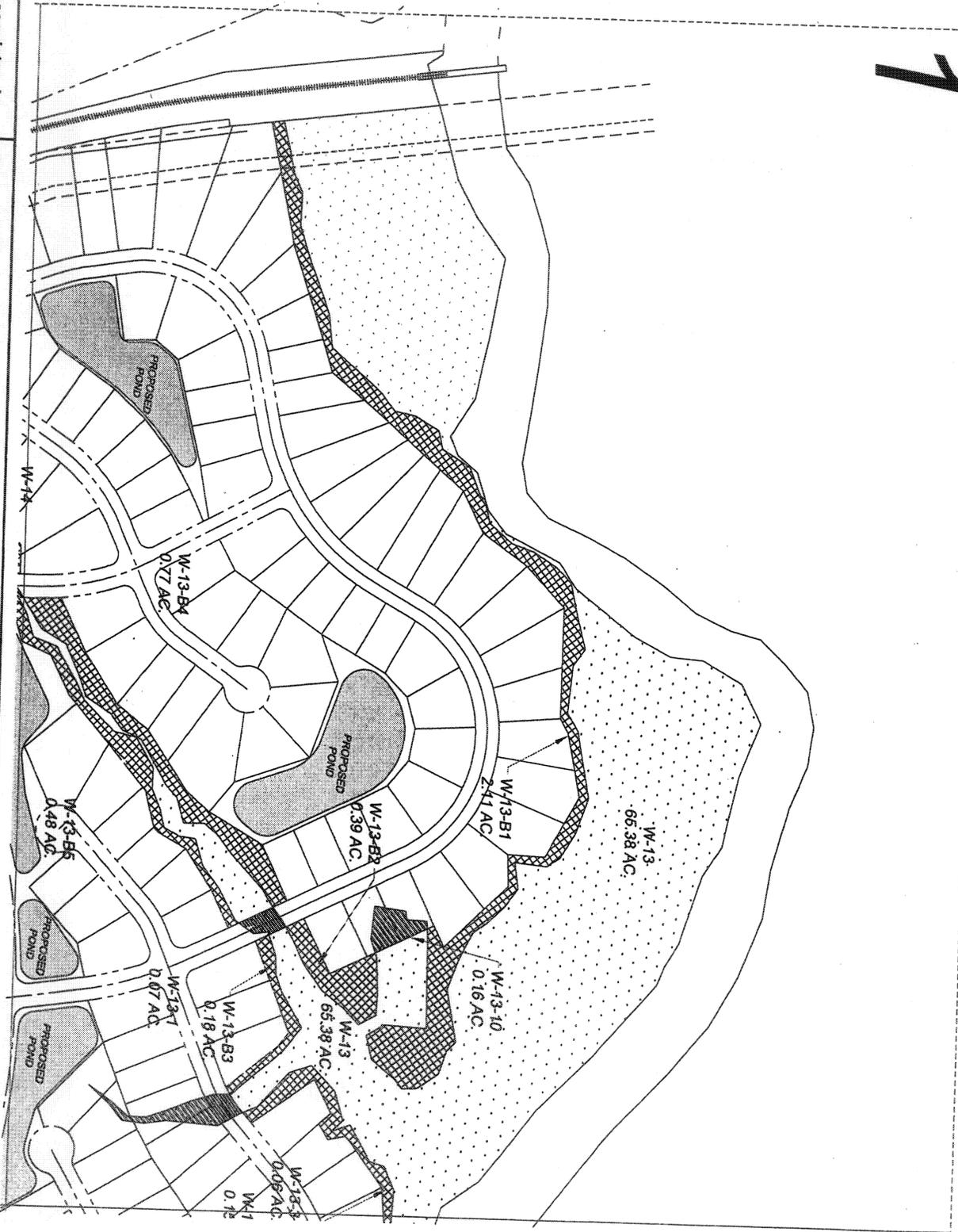


Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the overall proposed site plan.

PJ # 2006-3693-3NH

Date: February 2007
 Approx. Scale: 1" = 970'
 Sheet 12 of 24

1



Coastal Science Associates, Inc.
328 N. 2nd Ave.
Jacksonville Beach, FL
32260
Tel. (904) 249-3439
Fax (904) 249-3693

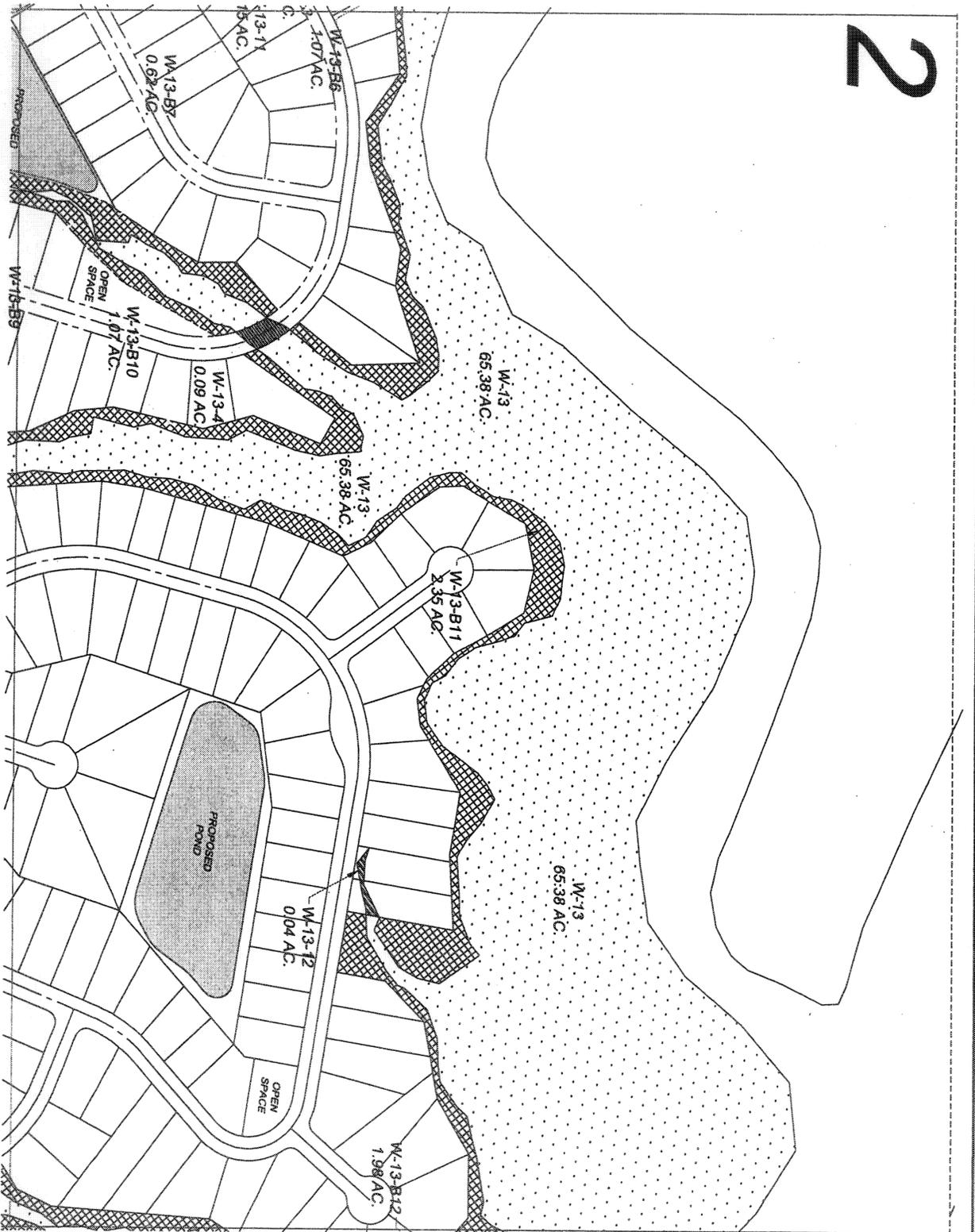


Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 1 of the proposed site plan.

PN N 2006-3693-3JH

Date: February 2007
Approx. Scale: 1" = 320'
Sheet 13 of 24

2



Coastal Science Associates, Inc.
328 N. 2nd Ave.
Jacksonville Beach, FL
32250
Tel: (904) 249-3439
Fax: (904) 249-3993

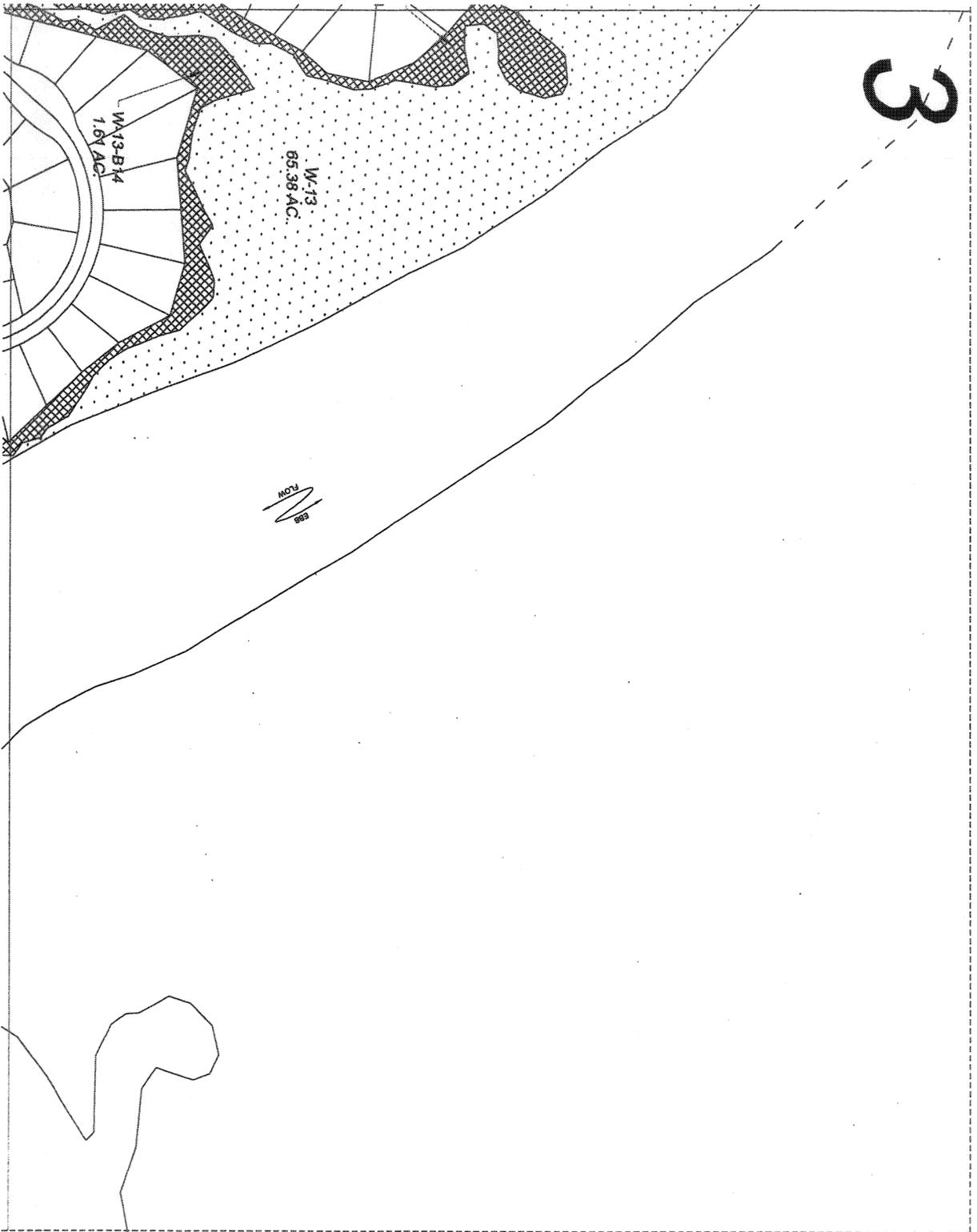


Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 2 of the proposed site plan.

PW # 2006-3693-3JH

Date: February 2007
Approx. Scale: 1" = 320'
Sheet 14 of 24

3



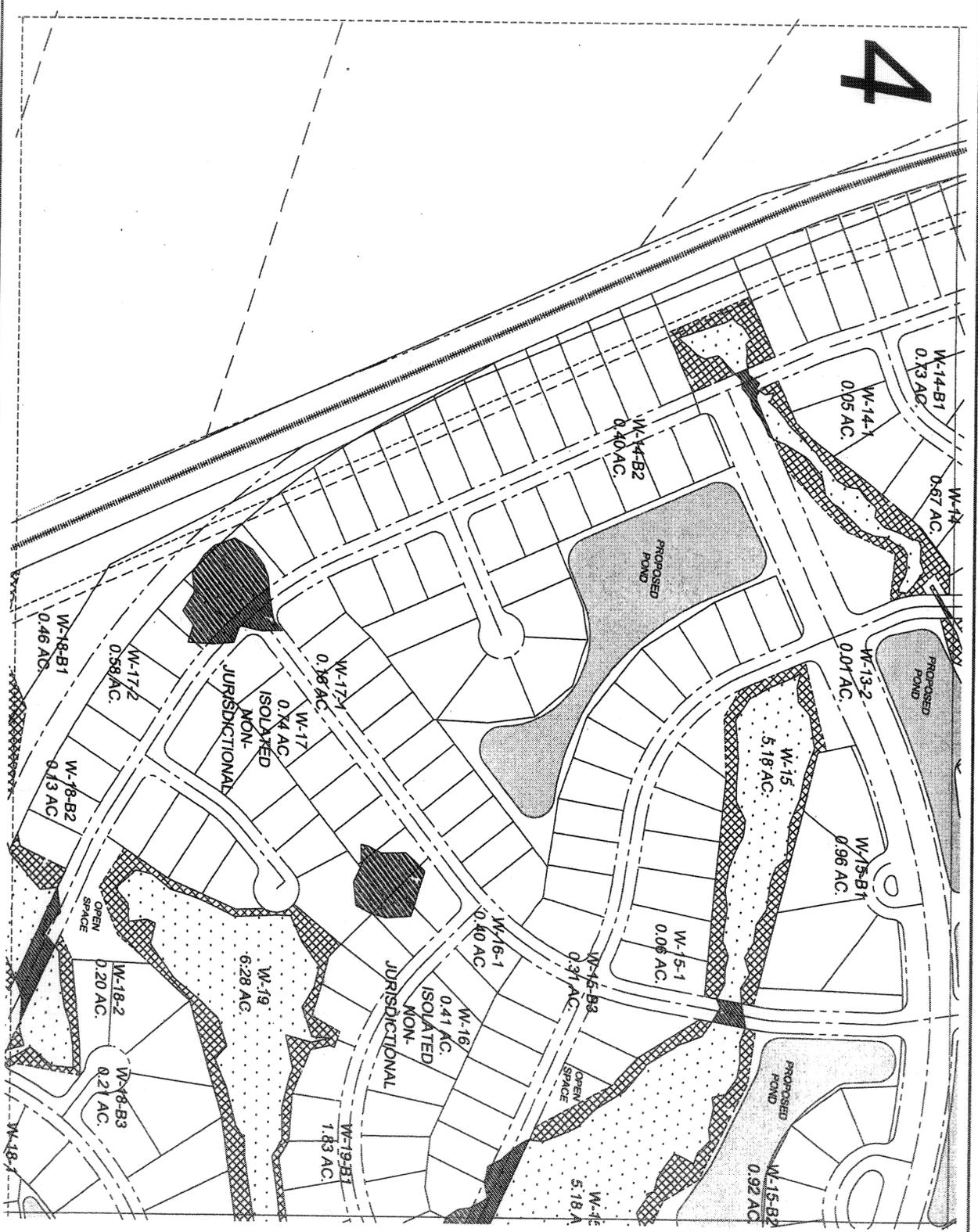
Coastal Science Associates, Inc.
328 N. 2nd Ave.
Jacksonville Beach, FL
32209
Tel. (904) 248-3439
Fax (904) 248-3698

Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 3 of the proposed site plan.

PN# 2006-3653-3JH

Date: February 2007
Approx. Scale: 1" = 320'
Sheet 15 of 24

4



Coastal Science Associates, Inc.

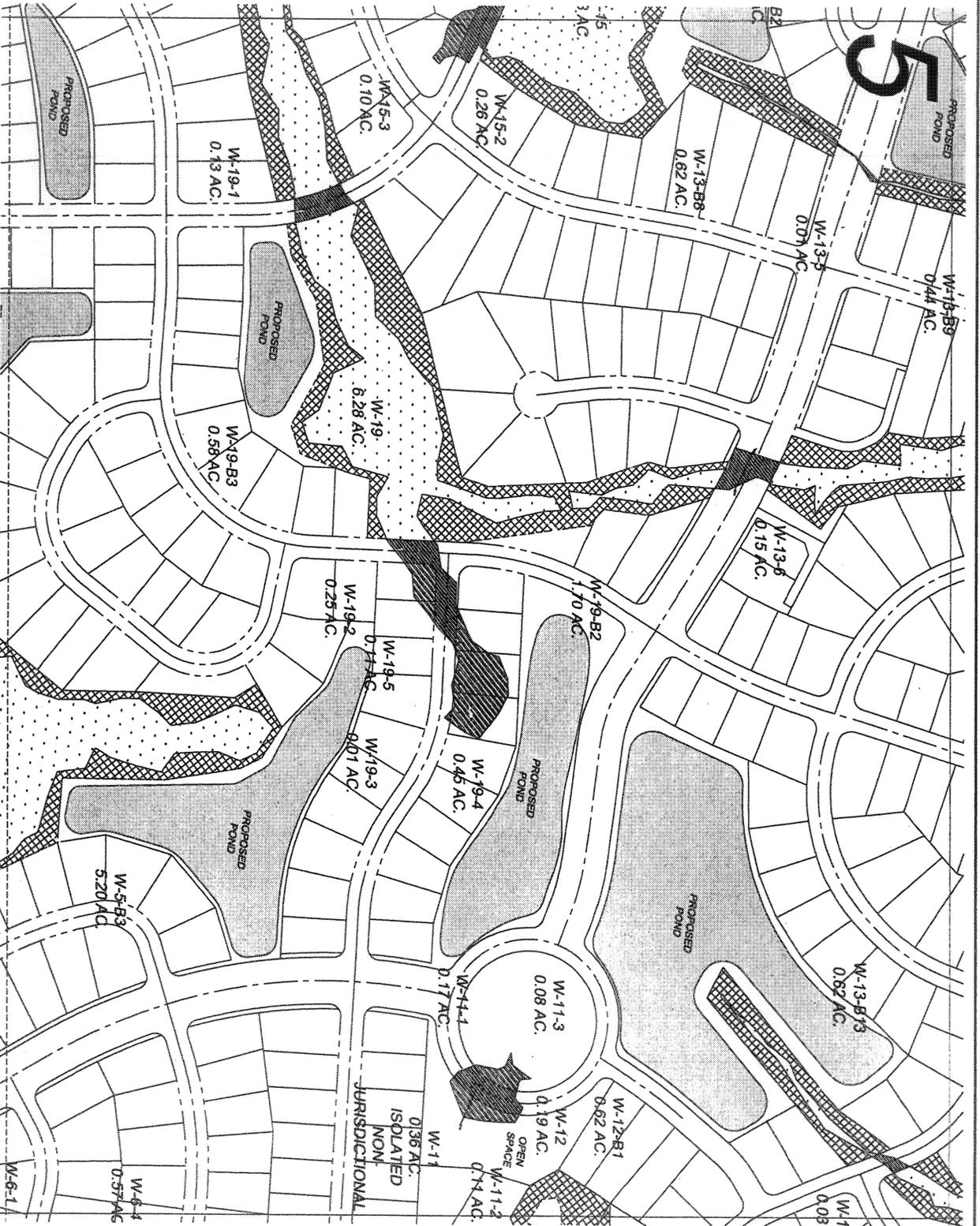
328 N. 2nd Ave.
Jacksonville Beach, FL
32250
Tel. (904) 246-3439
Fax (904) 246-3698



Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 4 of the proposed site plan.

PN# 2006-3693-3NH

Date: February 2007
Approx. Scale: 1" = 320'
Sheet 16 of 24



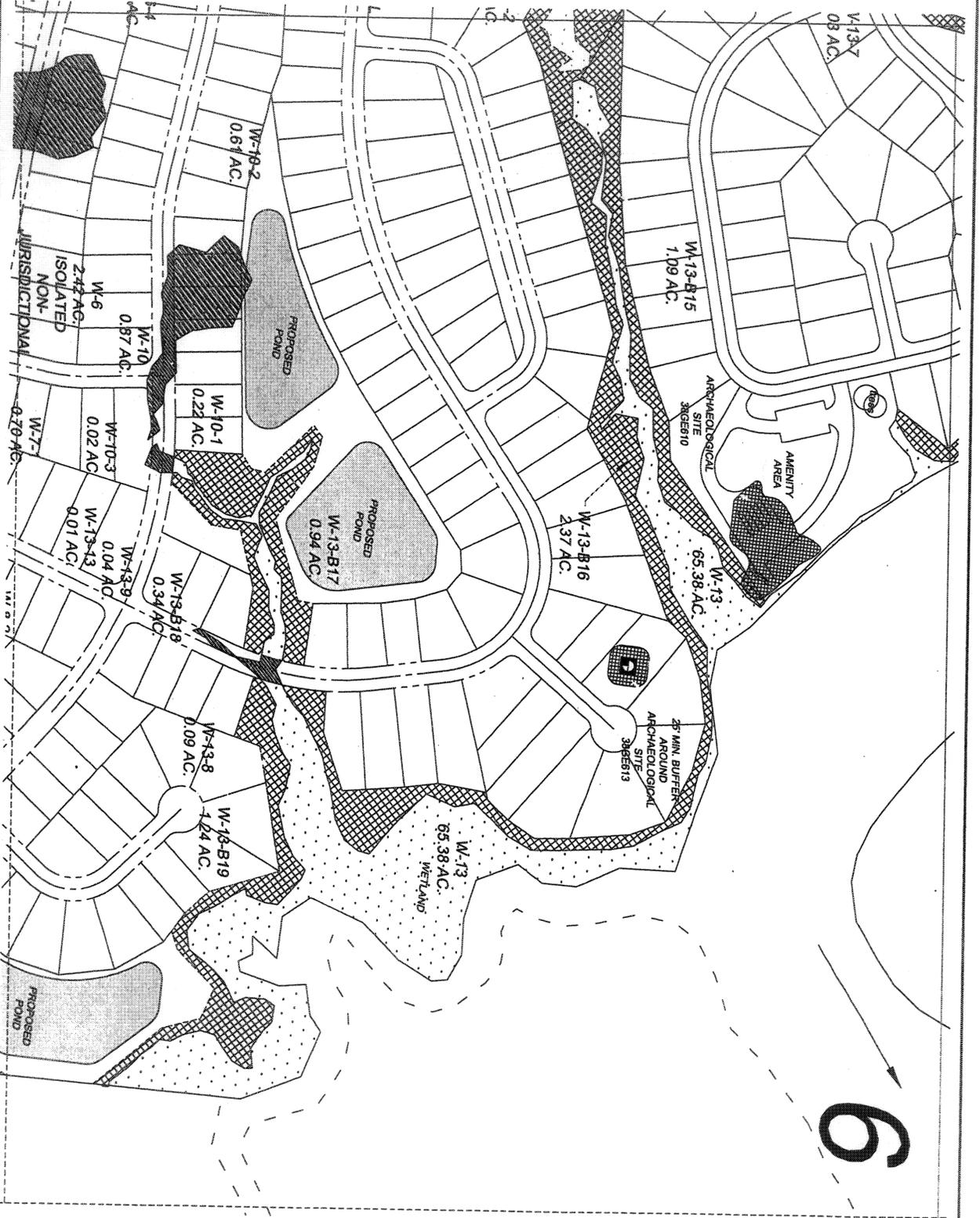
Coastal Science Associates, Inc.
 328 N. 2nd Ave.
 Jacksonville Beach, FL
 32250
 Tel. (904) 246-3439
 Fax (904) 246-3998



Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 5 of the proposed site plan.

PW# 2006-3693-3M4

Date: February 2007
 Approx. Scale: 1" = 320'
 Sheet 17 of 24



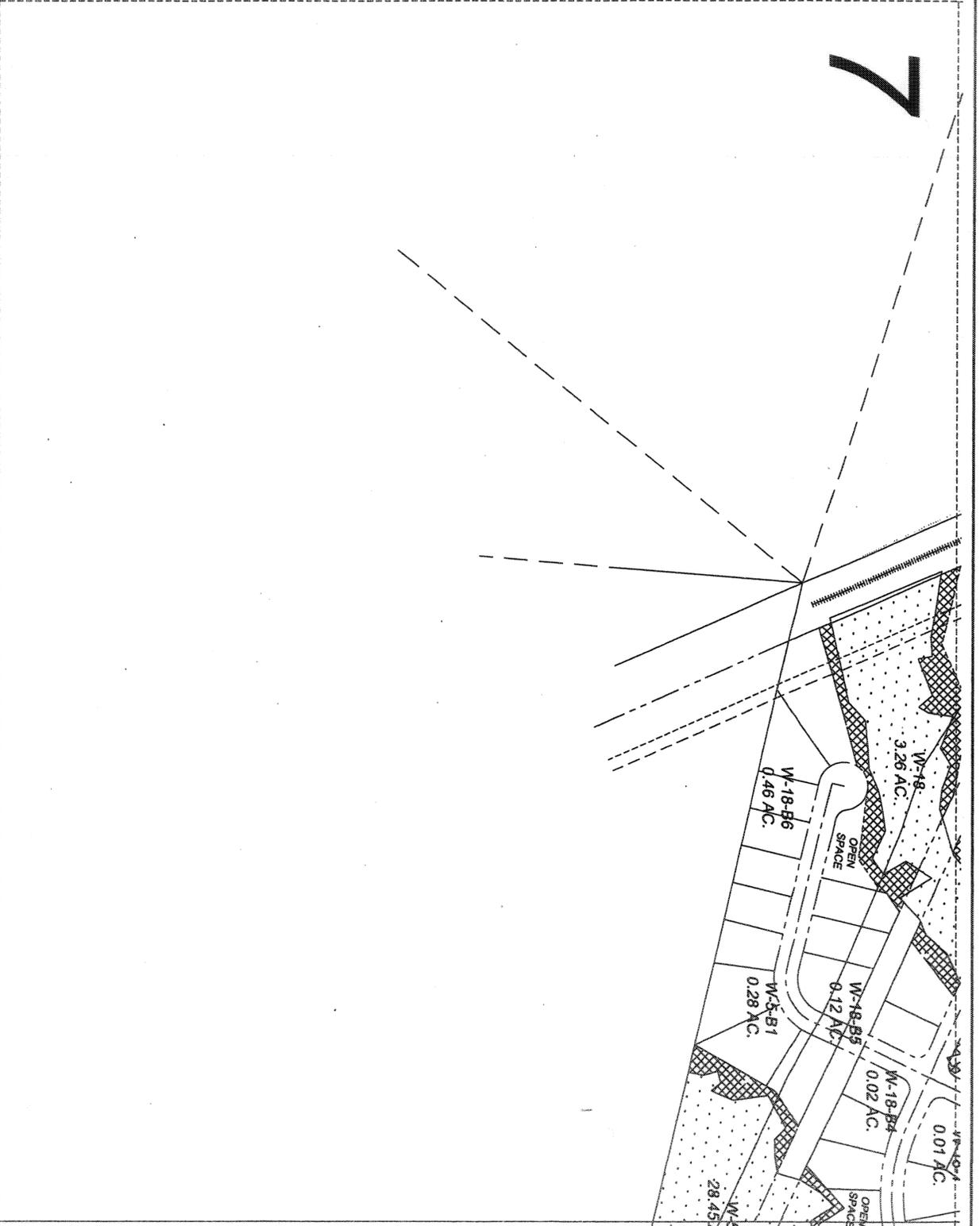
Coastal Science Associates, Inc.
 328 N. 7th Ave.
 Jacksonville Beach, FL
 32250
 Tel. (904) 249-3439
 Fax. (904) 249-3998



Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 6 of the proposed site plan.

PN # 2006-3693-3JH

Date: February 2007
 Approx. Scale: 1" = 320'
 Sheet 18 of 24



Coastal Science Associates, Inc.

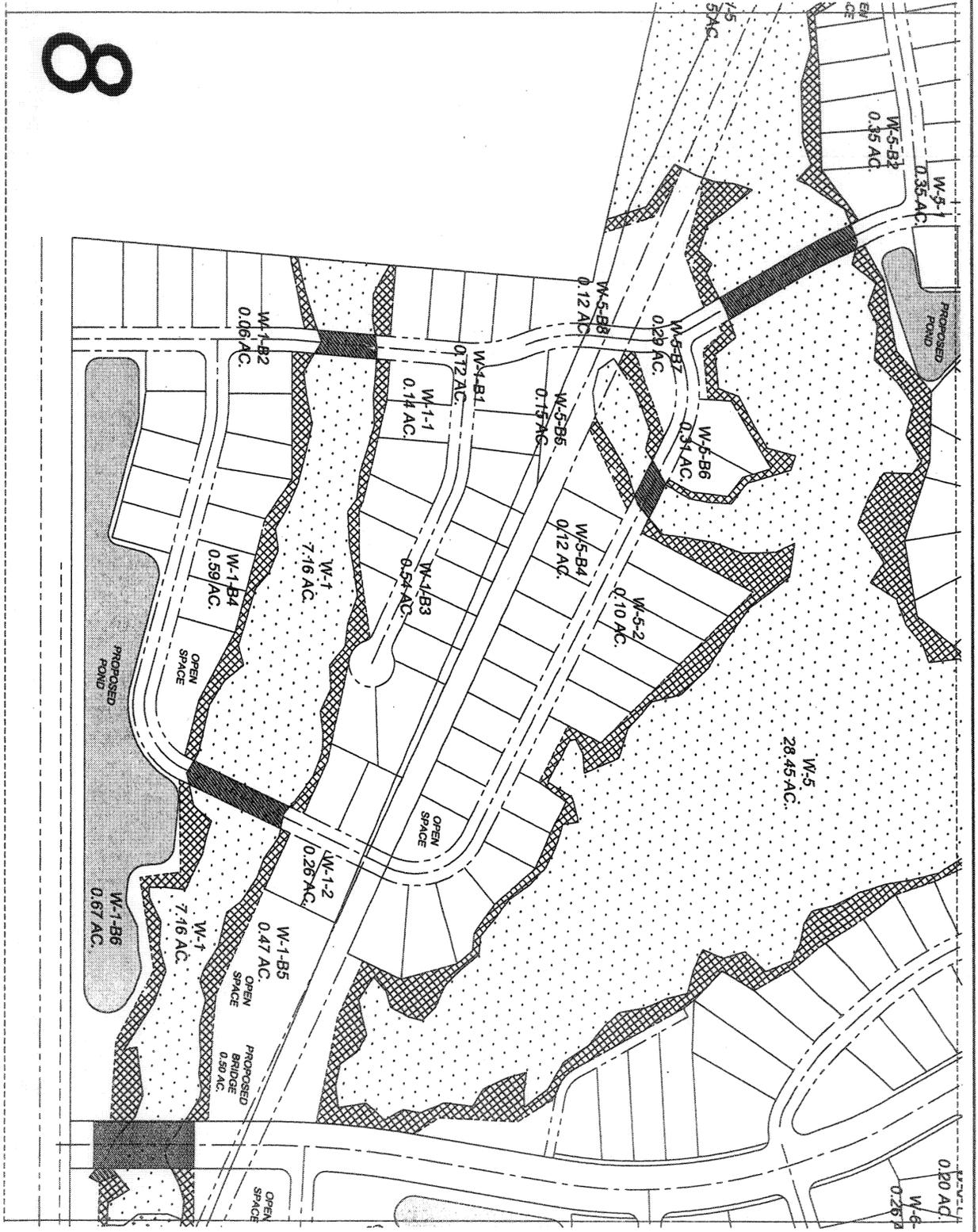
328 N. 2nd Ave.
 Jacksonville Beach, FL
 32250
 Tel. (904)-249-3439
 Fax (904)-249-3898



Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 7 of the proposed site plan.

PN # 2006-3693-3JH

Date: February 2007
 Approx. Scale: 1" = 320'
 Sheet 19 of 24



8

Coastal Science Associates, Inc.
 328 N. 2nd Ave.
 Jacksonville Beach, FL
 32220
 Tel. (904) 246-3439
 Fax (904) 246-3098

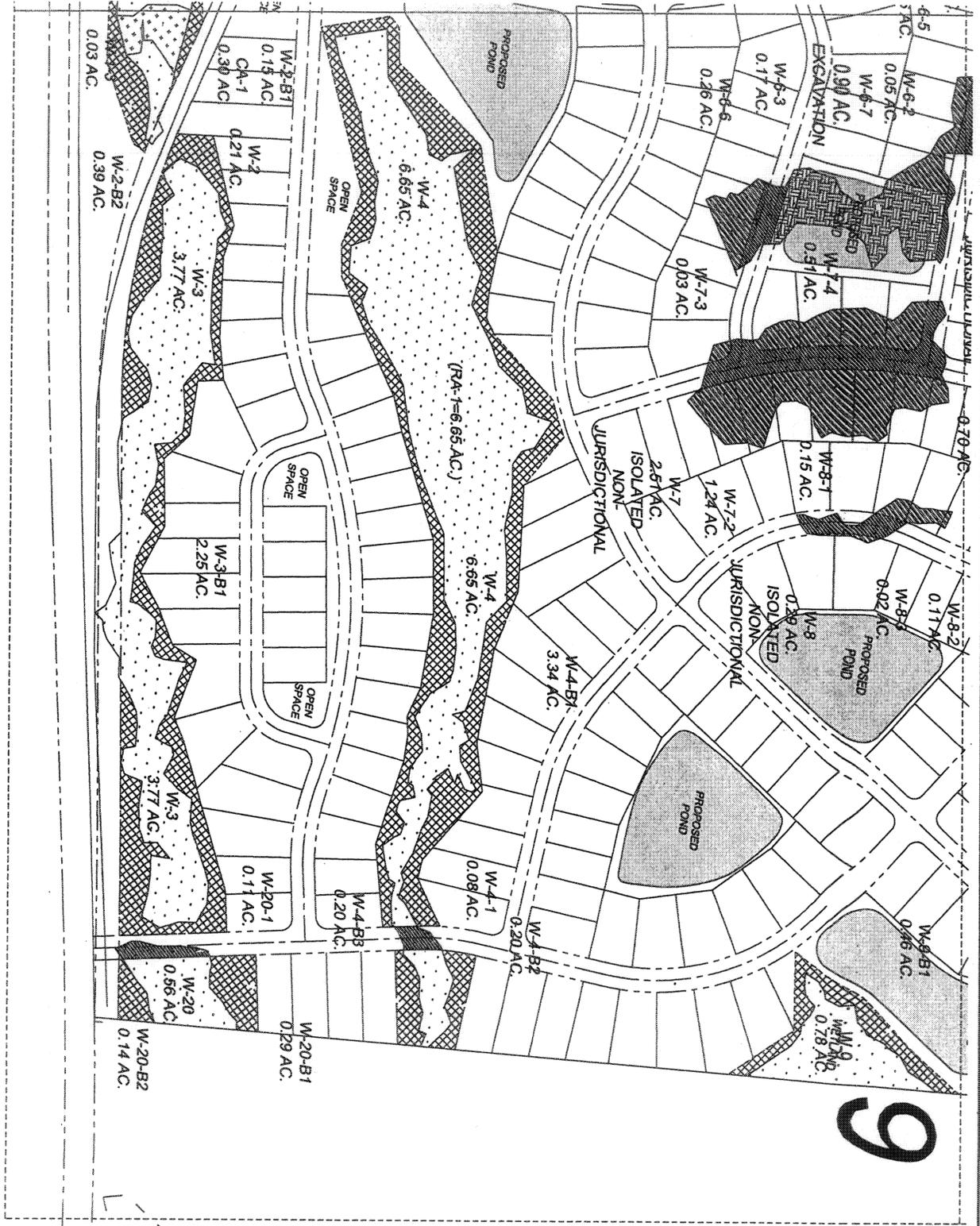


Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 8 of the proposed site plan.

PW# 2006-3693-3NH

Date: February 2007
 Approx. Scale: 1" = 320'
 Sheet 20 of 24

9



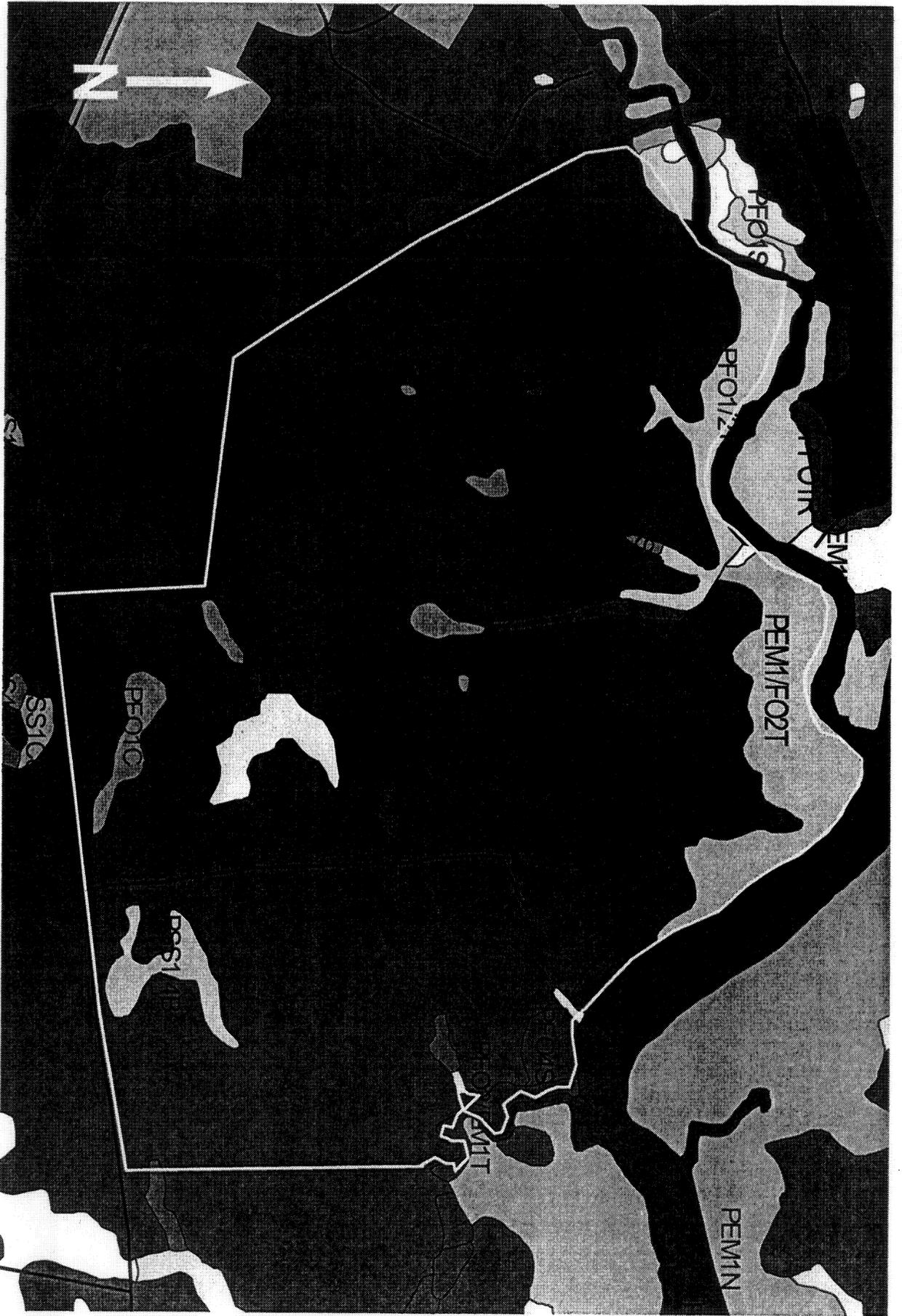
Coastal Science Associates, Inc.
 328 N. 2nd Ave.
 Jacksonville Beach, FL
 32250
 Tel. (904) 248-3439
 Fax (904) 248-3888



Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the enlarged view of Section 9 of the proposed site plan.

P/N 2006-3693-3JH

Date: February 2007
 Approx. Scale: 1" = 320'
 Sheet 21 of 24

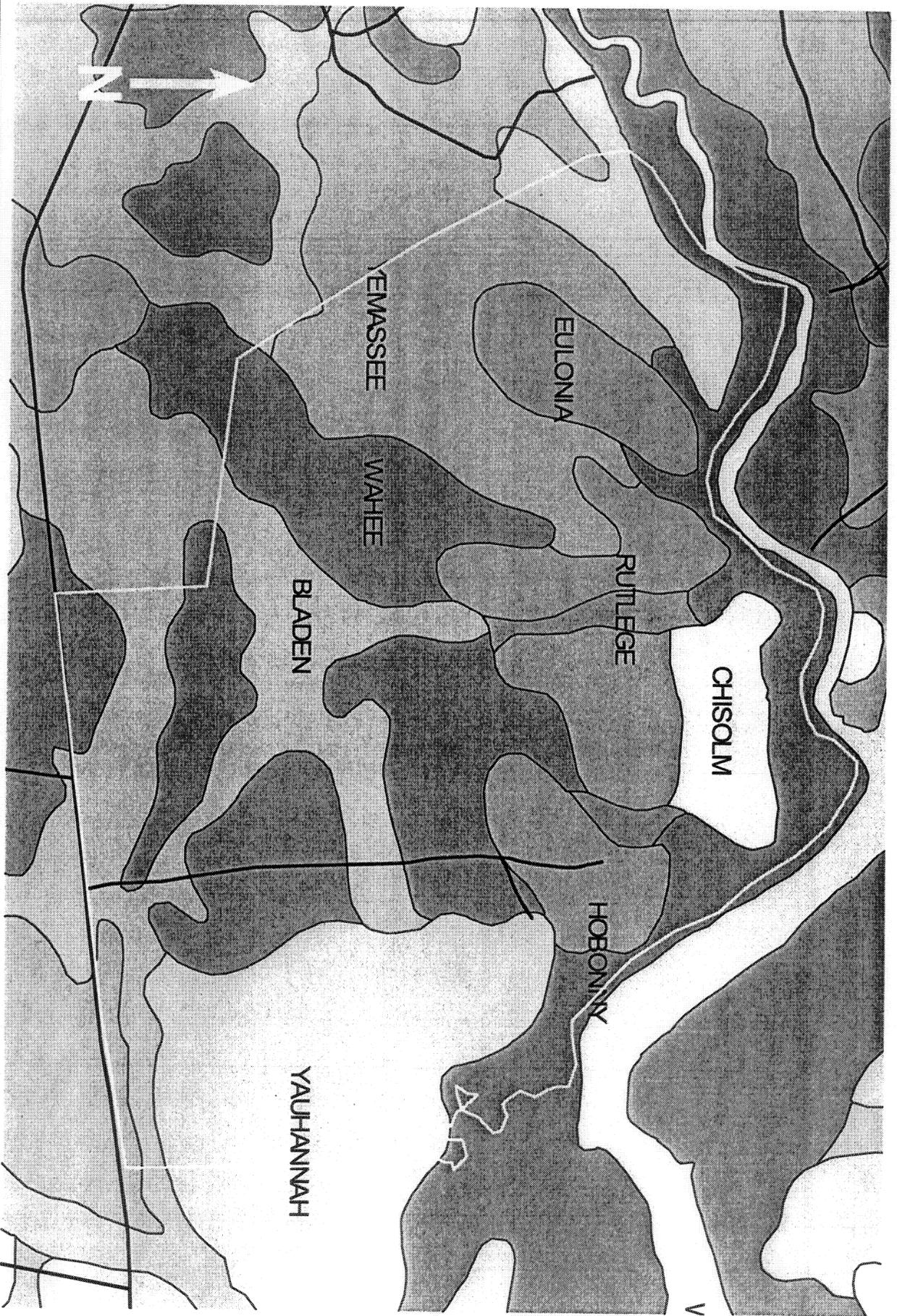


Coastal Science Associates, Inc.
 328 N. 2nd Ave.
 Jacksonville Beach, FL
 32250
 Tel. (904)-248-3439
 Fax (904)-248-3698

Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the NWI map with the approximate site boundaries.

PU # 2006-3693-304

Date: February 2007
 Approx. Scale: 1" = 990'
 Sheet 22 of 24



Coastal Science Associates, Inc.
 328 N. 2nd Ave.
 Jacksonville Beach, FL
 32250
 Tel. (904) 246-3439
 Fax. (904) 248-5898

Sampit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the SCS Soils map with the approximate site boundaries.

Proj# 2006 - 3693-30H

Date: February 2007
 Approx. Scale: 1" = 990'
 Sheet 23 of 24



Coastal Science Associates, Inc.
328 N. 2nd Ave.
Jacksonville Beach, FL
32250
Tel. (904) 248-3439
Fax (904) 248-3198



Samplit River Tract, SAC-2006-1504-3JH, Georgetown County, SC. The sheet shows the 1999 infra-red aerial photograph of the site with the approximate site boundaries.

PN# 2006-3693-30H

Date: February 2007
Approx. Scale: 1" = 990'
Sheet 24 of 24