

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 # 2008-1532

24 December 2008

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

Mr. Lance Jones
Woodstone Subdivision, LLC
107 W. Pine Grove Avenue
North Augusta, SC 29841

for a permit to place fill in wetlands adjacent to

an unnamed tributary of Pole Branch

the proposed subdivision is located off Bergen Road, just east of the intersection of Interstate 20 and W Martintown Road, North Augusta, Aiken County, South Carolina (Lat. 33.54697, Long. -81.97218).

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, JANUARY 26, 2009

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 wetlands to facilitate construction associated with the development of a residential subdivision. In detail, the applicant proposes to fill 0.71 acres of on-site jurisdictional wetlands, with a total of 11,670 cubic yards of material to allow for the development of four proposed residential lots and two road crossings. As mitigation for the adverse impacts to aquatic resources, the applicant proposes to purchase 7.8 mitigation credits from the Swallow Savannah Mitigation Bank. The primary purpose of the proposed work is to provide single family housing.

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 District Engineer will not process this application to a conclusion until such certification is 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 Water Quality 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 0.71 acres of freshwater habitat well 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 made no determination of effect on any Federally endangered, threatened, or proposed species. 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 Federally listed or proposed to be listed endangered or threatened species and/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.

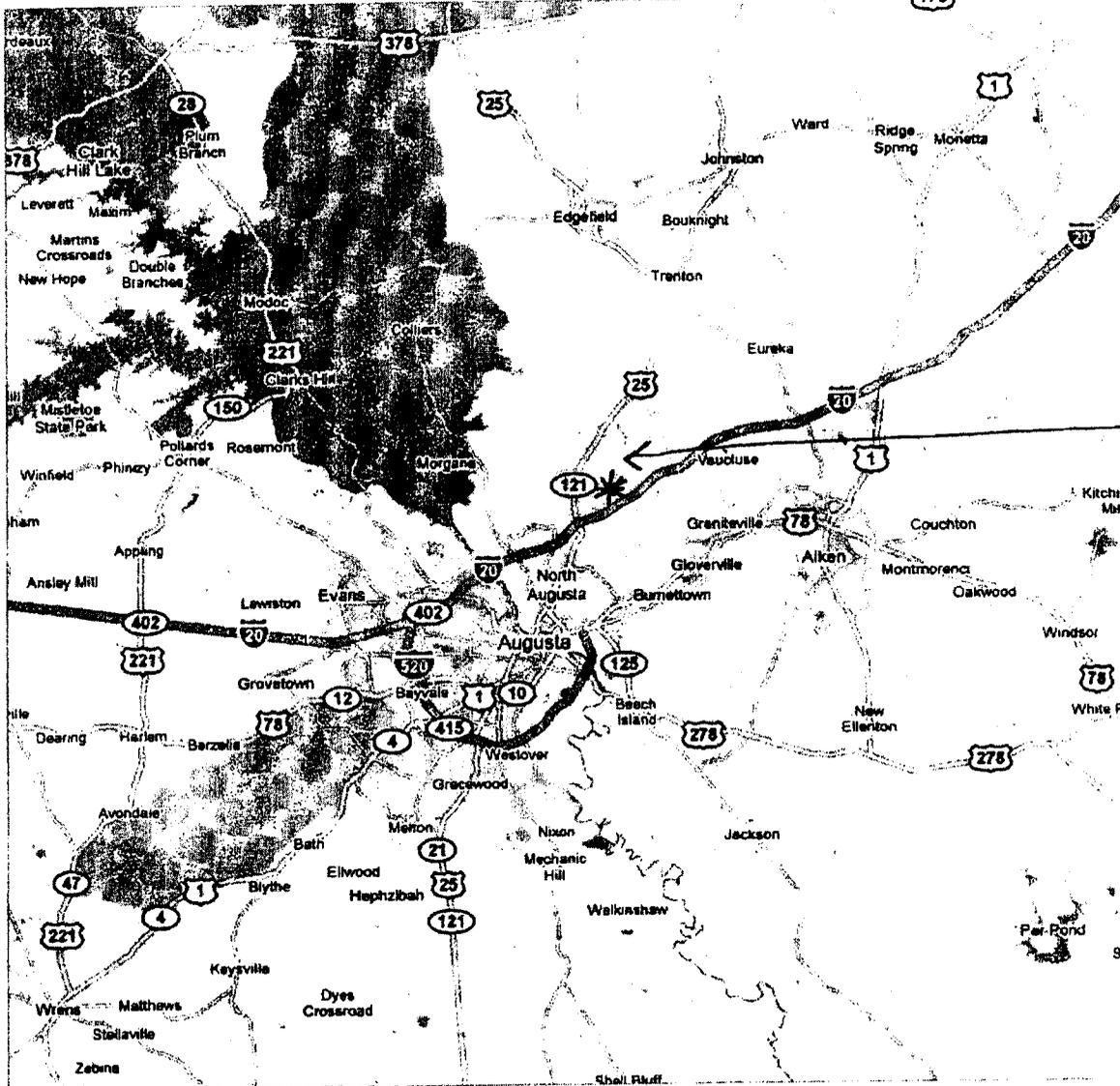
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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 Jessica Hooten at 803-253-3916.

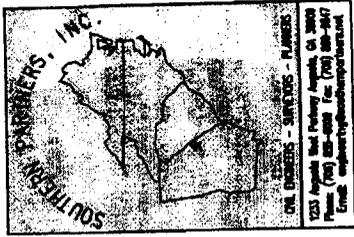


Get Google Maps on your phone
Text the word "GMAPS" to 466453



approximate site location

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Woodstone Subdivision
Aiken County, SC
December 18, 2008
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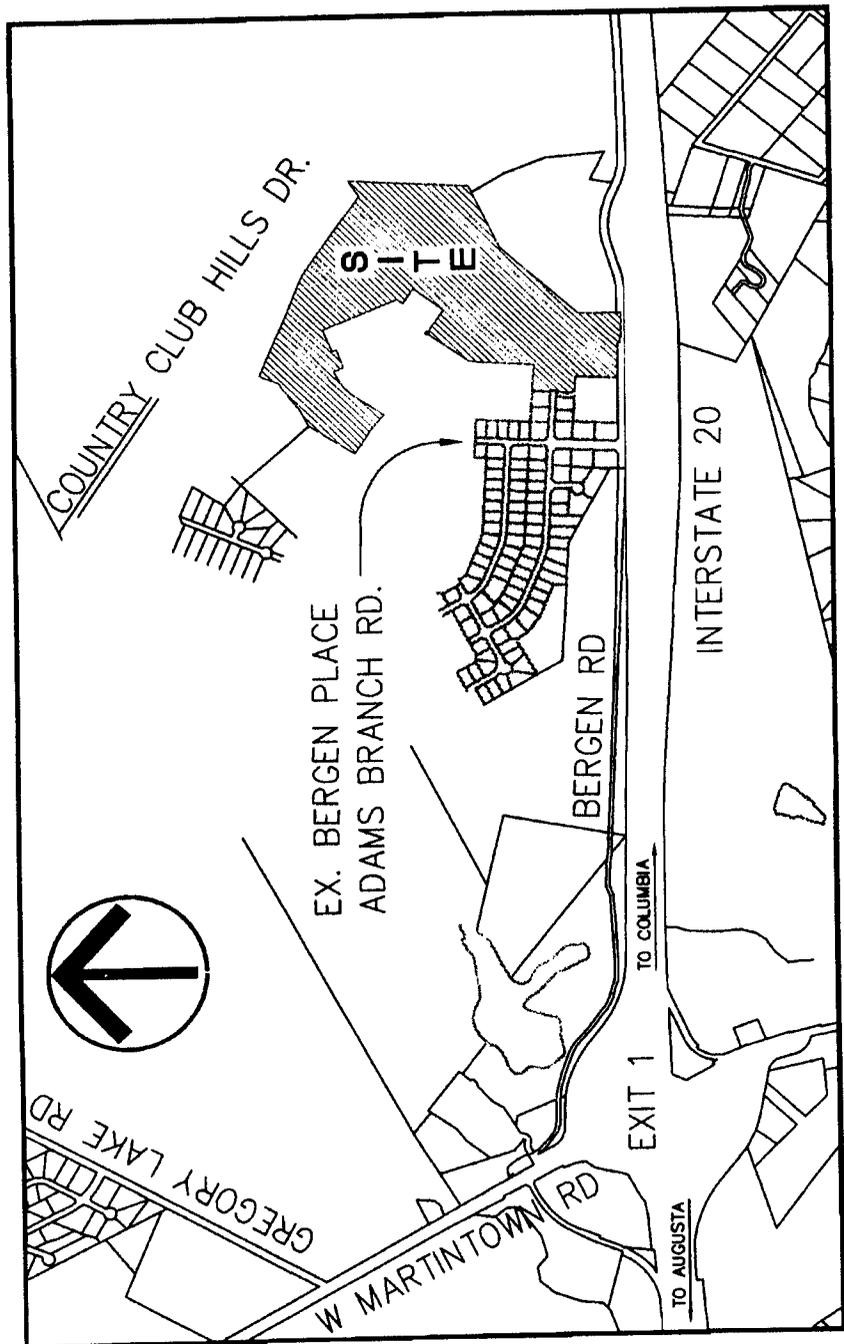


PROJECT DATA	
TOTAL ACRES	77.32
TOTAL WETLANDS	4.24
MIN. GREENSPACE	19.33
GREENSPACE %	33.96
SINGLE FAMILY LOTS	123
TOWNHOME LOTS	32
TOTAL No. LOTS	155
AVE. LOT SIZE	85 x 140
FRONT MBL	20'
SIDE MBL	7'
UPSCALE TOWNHOMES	32

OWNER / DEVELOPER / CONTACT
WOODSTONE DEVELOPMENT LLC
 1805 GREEN FOREST DRIVE
 NORTH ALBERTA, SC 29654
 803-885-0281 ATE: LANCE JONES

PROJECT DATA	
TOTAL ACRES	77.32
PHASE TWO ACRES	14.79
PHASE TWO LOTS	39
PHASE TWO LOTS PER ACRE	1.85
DL NUMBER	PHD
U.S. P. No.	88-1077-3-4-1-208 88-1077-3-4-2-023

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LOCATION MAP
 NOT TO SCALE

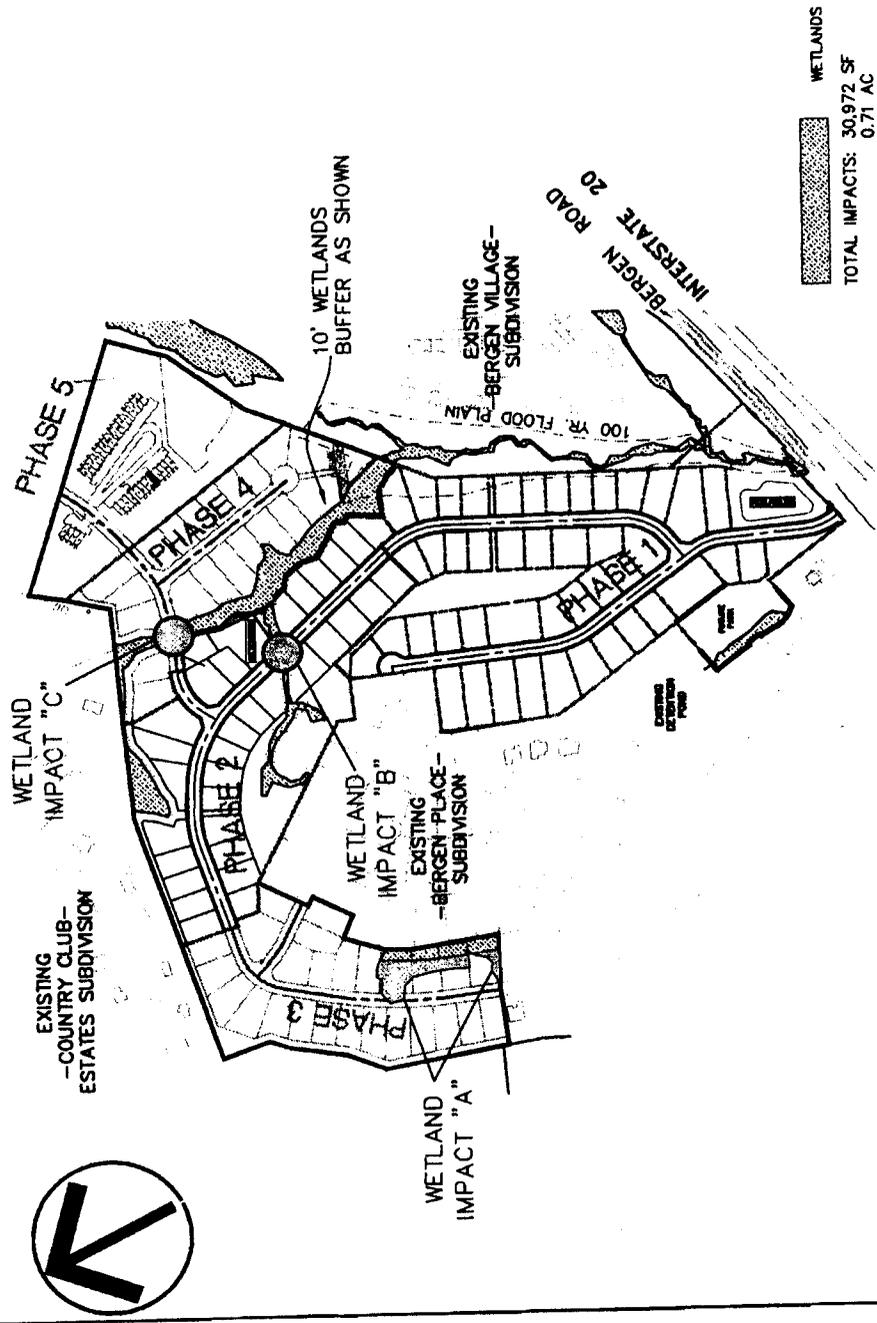
SOUTHERN PARTNERS, INC.
 CIVIL ENGINEERS - SURVEYORS - PLANNERS
 1223 Augusta Road Parkway, Augusta, GA 30909
 Phone: (706) 835-6800 Fax: (706) 835-6801
 Email: southpart@earthlink.net

PROJECT DATA	
TOTAL ACRES	77.32
TOTAL WETLANDS	4.24
MIN. GREENSPACE	19.33
GREENSPACE %	33.96
SINGLE FAMILY LOTS	123
TOWNHOME LOTS	32
TOTAL No. LOTS	155
AVE. LOT SIZE	85 x 140
FRONT MBL	20'
SIDE MBL	7'
UPSCALE TOWNHOMES	32

OWNER / DEVELOPER / CONTACT
WOODSTONE DEVELOPMENT, LLC
 800 GREEN FOREST DRIVE
 NORTH AUBURN, GA 30604
 800-348-6888 ATT: LANCE JOYER

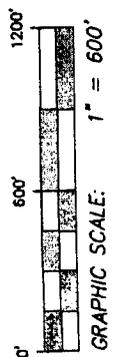
PROJECT DATA	
TOTAL ACRES	77.32
PHASE TWO ACRES	16.79
PHASE TWO LOTS	31
PHASE TWO LOTS PER ACRE	1.80
EX. ZONING	PUD
M.A.P. No.	10-003-0-01-200 00-003-0-01-073

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WETLANDS
 TOTAL IMPACTS: 30,972 SF
 0.71 AC

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OAKBROOK DR
 (50' PUBLIC R/W)

EXISTING HOUSE
 EXISTING RESIDENTIAL LOT
 BERGEN PLACE S/D

WETLAND IMPACTS "A"

380

43+00
 44+00
 45+00
 46+00
 47+00
 47+14.27

PROPOSED LOT LINE
 PROPOSED 24" CURB AND GUTTER (DIP)
 PROPOSED LOT LINE

PROPOSED LOT LINE

360

PROPERTY LINE

EXISTING RESIDENTIAL LOT
 BERGEN PLACE S/D

EXISTING WETLANDS
 77630 Sq Ft
 (1.09 Ac)

WETLAND IMPACTS "A"
 23385 Sq Ft (0.54 Ac)
 58457.5 Cu Ft FILL
 2165 Cu Yds FILL

EXISTING RESIDENTIAL LOT
 BERGEN PLACE S/D

EXISTING RESIDENTIAL LOT
 BERGEN PLACE S/D

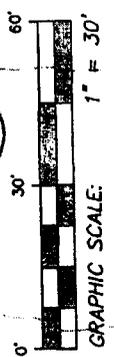
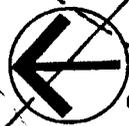
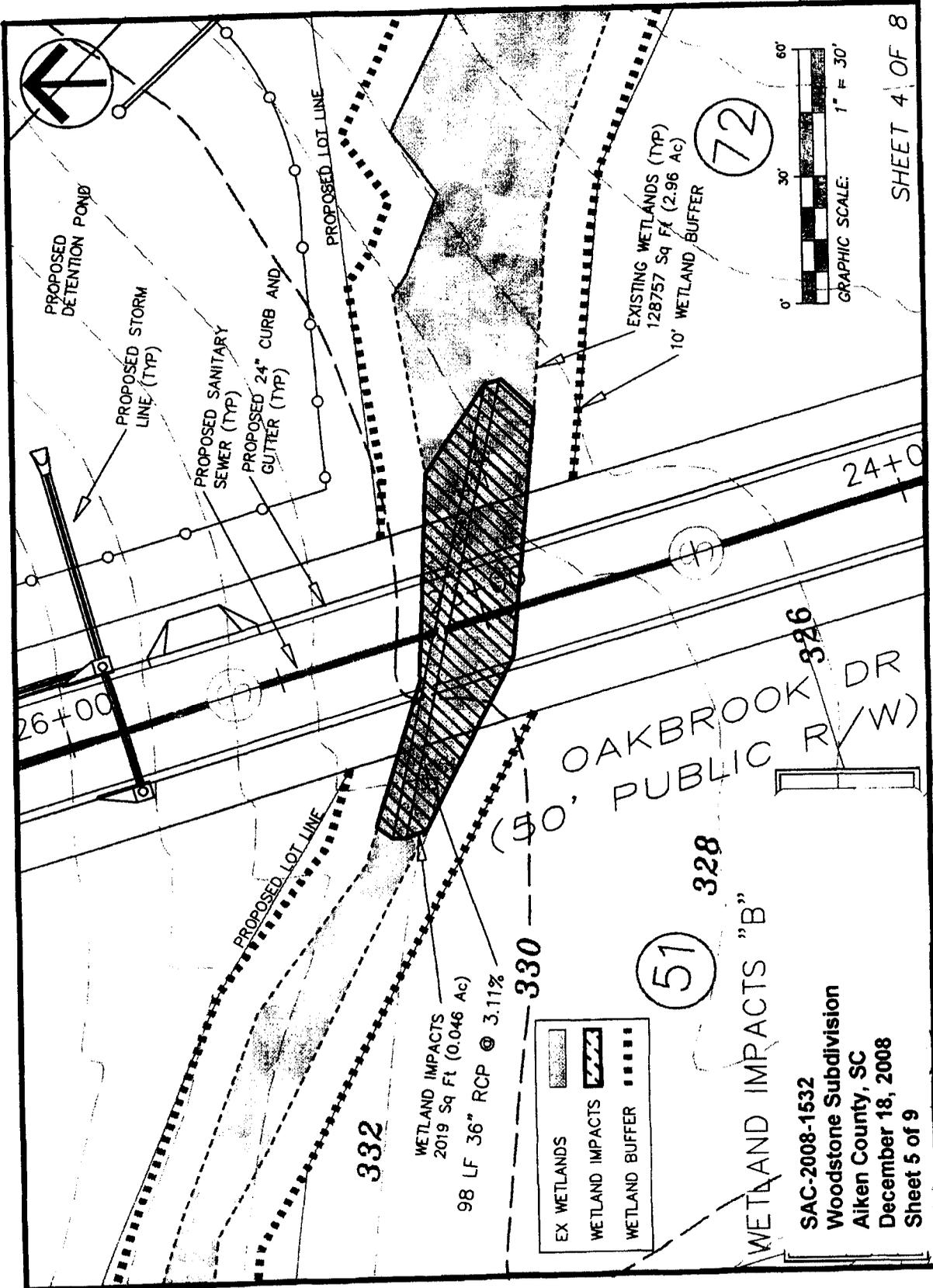
WETLAND IMPACTS
 3226 Sq Ft (0.07 Ac)
 8065 Cu Ft FILL
 299 Cu Yds FILL

EXISTING RESIDENTIAL LOT
 BERGEN PLACE S/D

EX WETLANDS	
WETLAND IMPACTS	
WETLAND BUFFER	



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72

51

328

OAKBROOK DR
 10' PUBLIC R/W

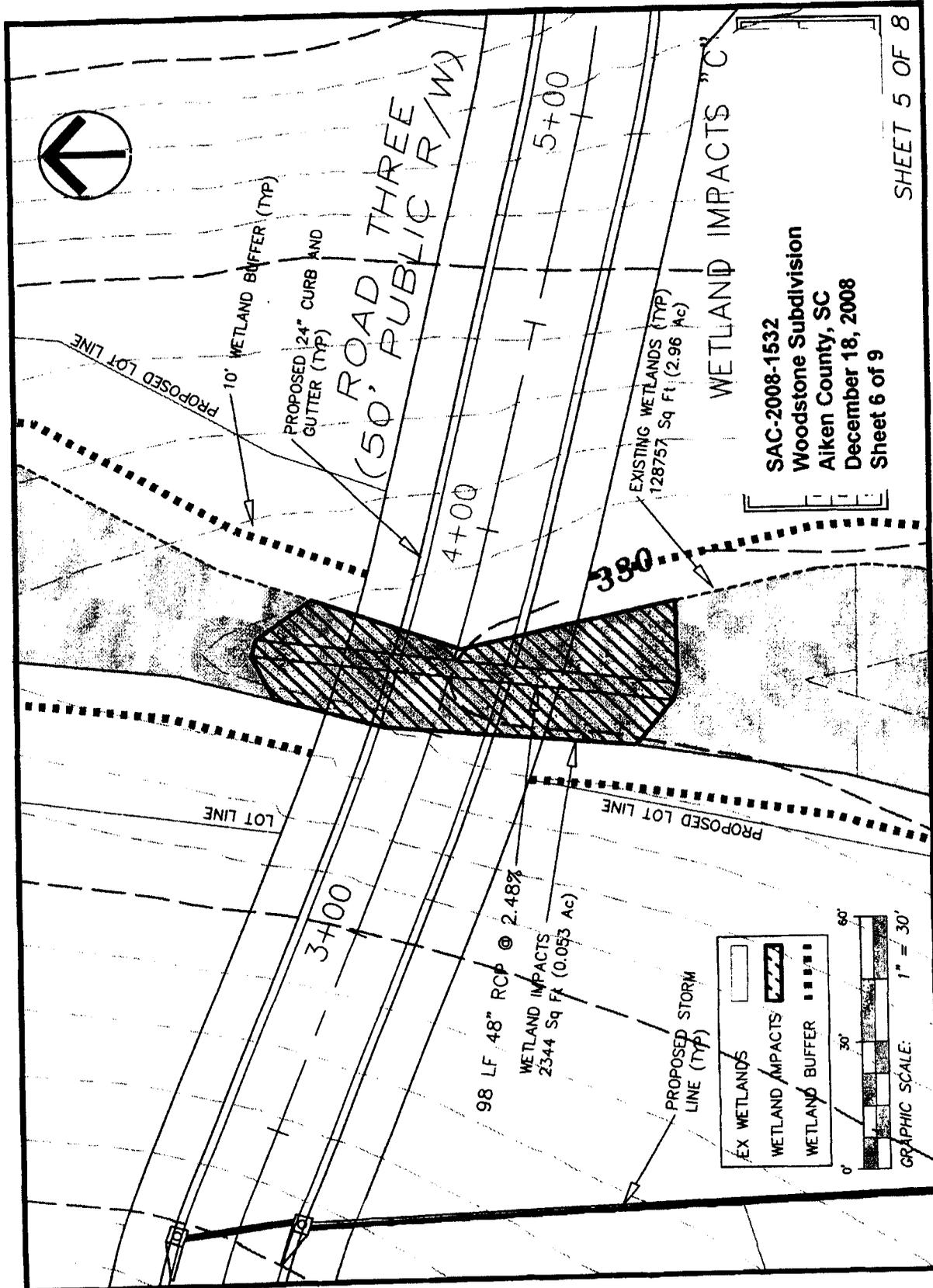
EX WETLANDS	▬
WETLAND IMPACTS	▨
WETLAND BUFFER	▬▬▬▬

WETLAND IMPACTS
 2019 Sq Ft (0.046 Ac)
 98 LF 36" RCP @ 3.11%

EXISTING WETLANDS (TYP)
 128757 Sq Ft (2.96 Ac)
 10' WETLAND BUFFER

WETLAND IMPACTS "B"

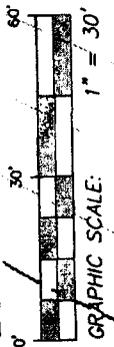
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98 LF 48" RCP @ 2.48%
 WETLAND IMPACTS
 2344 Sq Ft (0.053 Ac)

EXISTING WETLANDS (TYP)
 128757 Sq Ft (2.96 Ac)

EX WETLANDS	[Blank Box]
WETLAND IMPACTS	[Hatched Box]
WETLAND BUFFER	[Dashed Line]

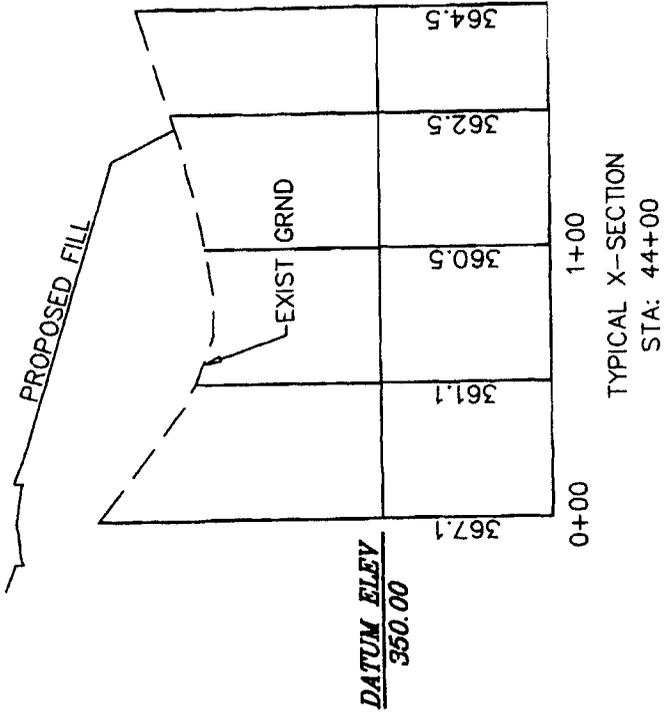


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WOODSTONE AT BERGEN PLACE

DRAWN BY: PRC
 DATE: 8-19-08
 SHEET: 6 OF 8

WETLAND IMPACTS "A" CROSS SECTION



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HOR SCALE: 1" = 60'
 VER SCALE: 1" = 10'

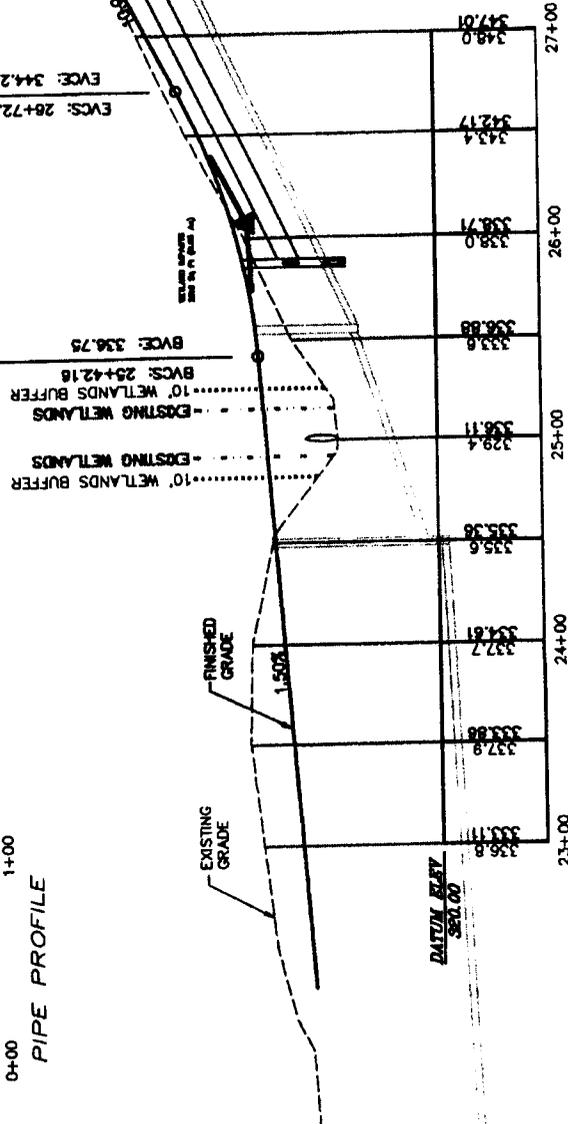
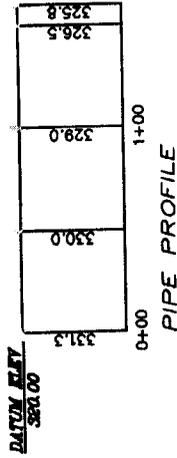
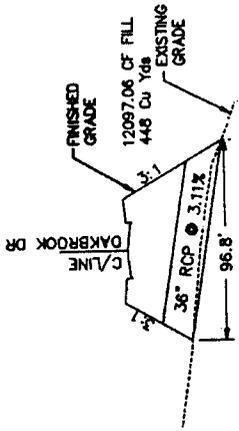
WOODSTONE AT BERGEN PLACE

DRAWN BY: PRC
 DATE: 8-19-08
 SHEET: 7 OF 8

WETLAND IMPACTS "B"

PM STA = 26+07.16
 PM ELEV = 337.72
 A.D. = 8.50
 K = 15.29

130.00' VC



ROADWAY PROFILE

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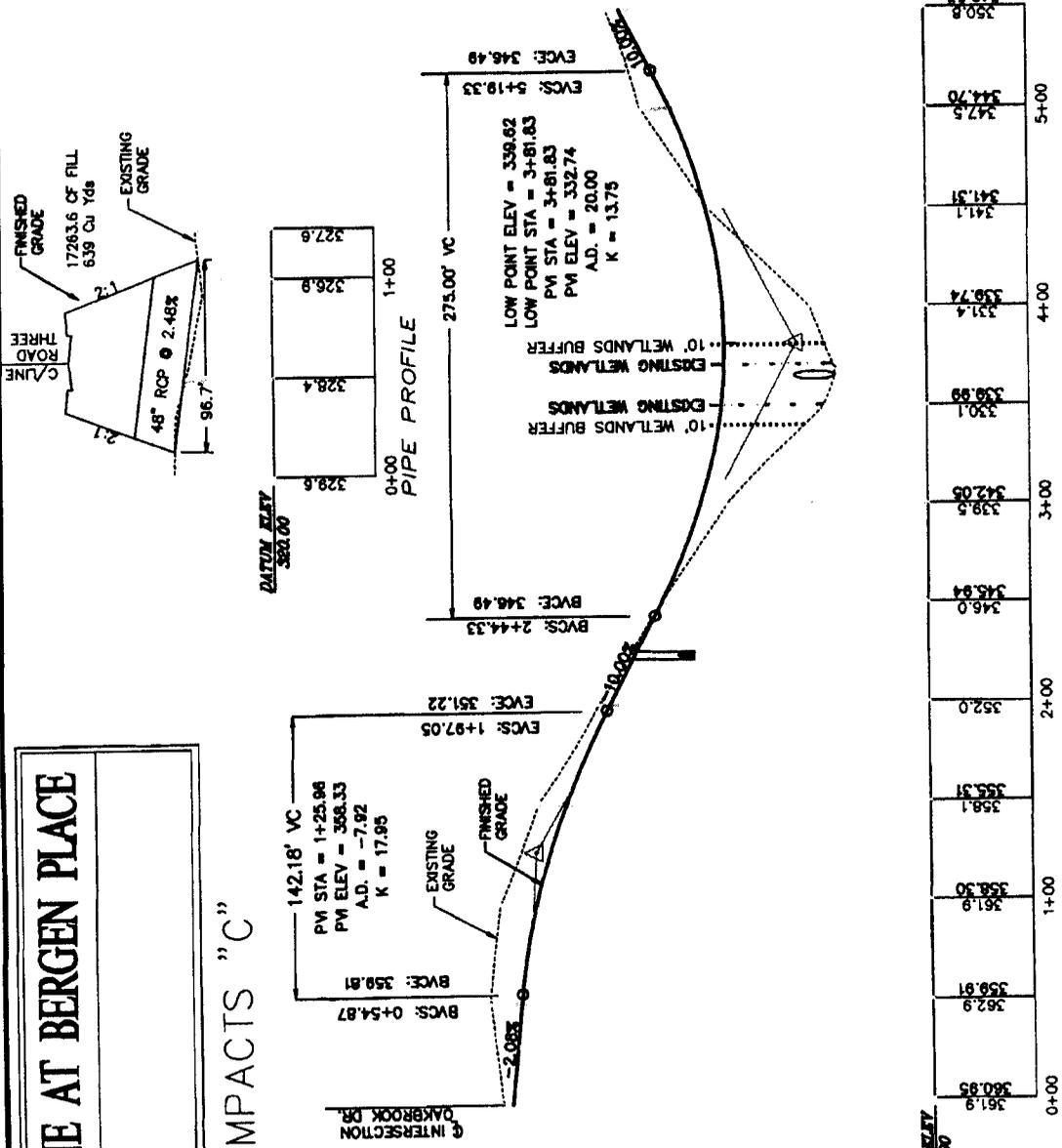
HOR SCALE: 1" = 80'
 VER SCALE: 1" = 16'

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WOODSTONE AT BERGEN PLACE

DRAWN BY:	PRG
DATE:	8-19-08
SHEET:	8 OF 8

WETLAND IMPACTS "C"



HOR SCALE: 1" = 80'
 VER SCALE: 1" = 16'