

**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

3 MARCH 2006

Refer to: P/N #2005-2W-431-C

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

**CHARLESTON LAND DEVELOPMENT GROUP**  
C/O LEE ALLEN  
WPC  
1017 CHUCK DAWLEY BOULEVARD  
MOUNT PLEASANT, SOUTH CAROLINA 29464

for a permit to place fill material in

**FRESHWATER WETLANDS**

at a location, a currently undeveloped site north of Indigo Fields Boulevard and west of Dorchester Road, in North Charleston, Dorchester County, South Carolina.  
(Latitude 32° 54.602' – Longitude 80°6.292')

In order to give all interested parties an opportunity to express their views

**N O T I C E**

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 3, 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 0.98 acres of wetlands and performing mechanized land clearing and excavation in 0.08 acres of wetlands in order to create buildable lots and construct a stormwater pond. As mitigation for the proposed impacts the applicant proposes to purchase 10.5 mitigation credits from the Pigeon Pond mitigation bank. The purpose of the proposed work is for residential development.

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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 1.06 acres of freshwater substrates upstream 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).

The District Engineer has 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. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

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.

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



Mary Hope Glenn  
Project Manager  
Regulatory Division  
U.S. Army Corps of Engineers

## Mitigation for Wetlands

### 14. Tables and Worksheets.

#### 14.1. Adverse Impacts Table.

**ADVERSE IMPACT FACTORS FOR WETLANDS AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS**

FACTORS	OPTIONS				
	Type C 0.2	Type B 2.0	Type A 3.0		
Priority Category	Tertiary 0.5	Secondary 1.5	Primary 2.0		
Existing Condition	Very Impaired 0.1	Impaired 1.0	Slightly Impaired 2.0	Fully Functional 2.5	
Duration	Seasonal 0.1	0-to-1 0.2	1-to-3 0.5	3 to 5 1.0	5 to 10 1.5
Dominant Impact	Shade 0.2	Clear 1.0	Dredge 1.5	Drain 2.0	Impound 2.5
Cumulative Impact	$0.05 \times \sum AA_i$				

Note: For the Cumulative Impact factor,  $\sum AA_i$  stands for the sum of the acres of adverse impacts to aquatic areas for the overall project.

When computing this factor, round to the nearest tenth decimal place using even number rounding. Thus 0.01 and 0.050 are rounded down to give a value of zero while 0.051 and 0.09 are rounded up to give 0.1 as the value for the cumulative impact factor. The cumulative impact factor for the overall project must be used in each area column on the Required Mitigation Credits Worksheet below.

#### Required Mitigation Credits Sample Worksheet

Factor	Area A	Area B	Area C	Area 4	Area 5	Area 6
Lost Type	2.0	2.0	2.0			
Priority Category	0.5	0.5	0.5			
Existing Condition	2.0	2.0	1.0			
Duration	2.0	2.0	2.0			
Dominant Impact	3.0	3.0	3.0			
Cumulative Impact	0.1	0.1	0.1			
Sum of r Factors	$R_1 = 9.6$	$R_2 = 9.6$	$R_3 = 8.6$	$R_4 =$	$R_5 =$	$R_6 =$
Impacted Area	$AA_1 = 0.4$	$AA_2 = 0.6$	$AA_3 = 0.1$	$AA_4 =$	$AA_5 =$	$AA_6 =$
$R \times AA =$	3.84	5.76	.86			
	(3.8)	(5.8)	(0.9)			

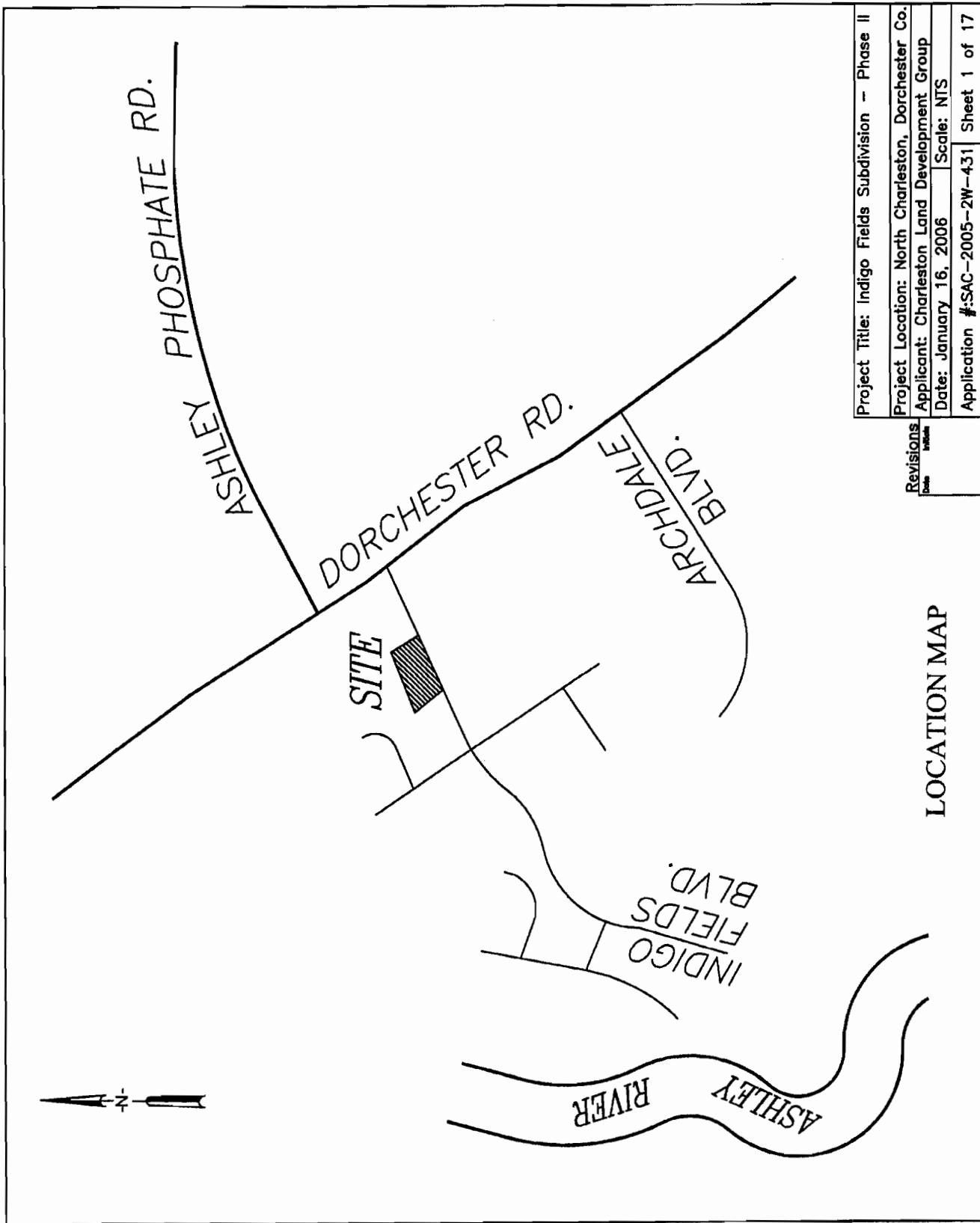
$$\text{Total Required Credits} = \sum (R \times AA) =$$

10.5

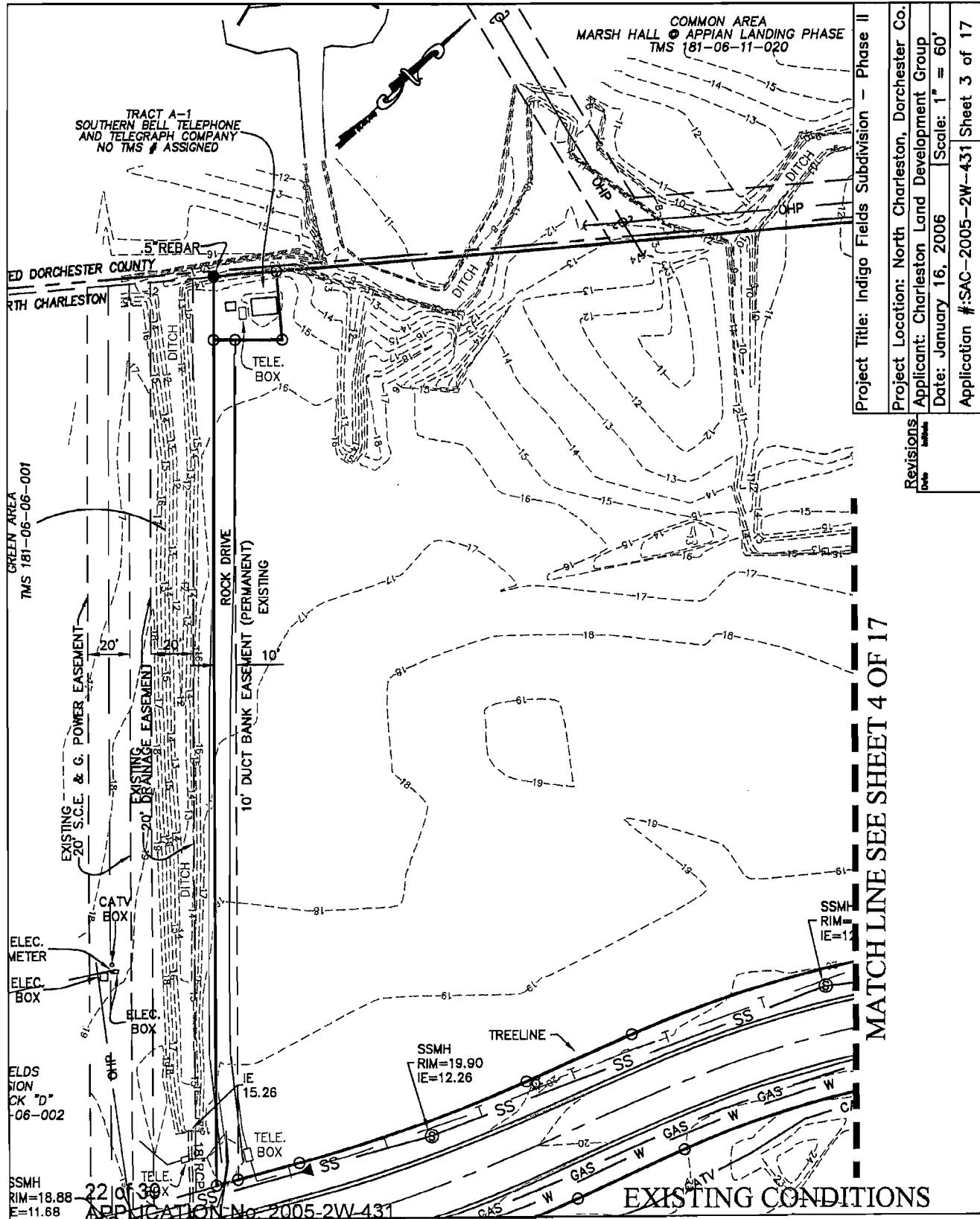
STRAIGHT  
OFF-SITE  
BANK

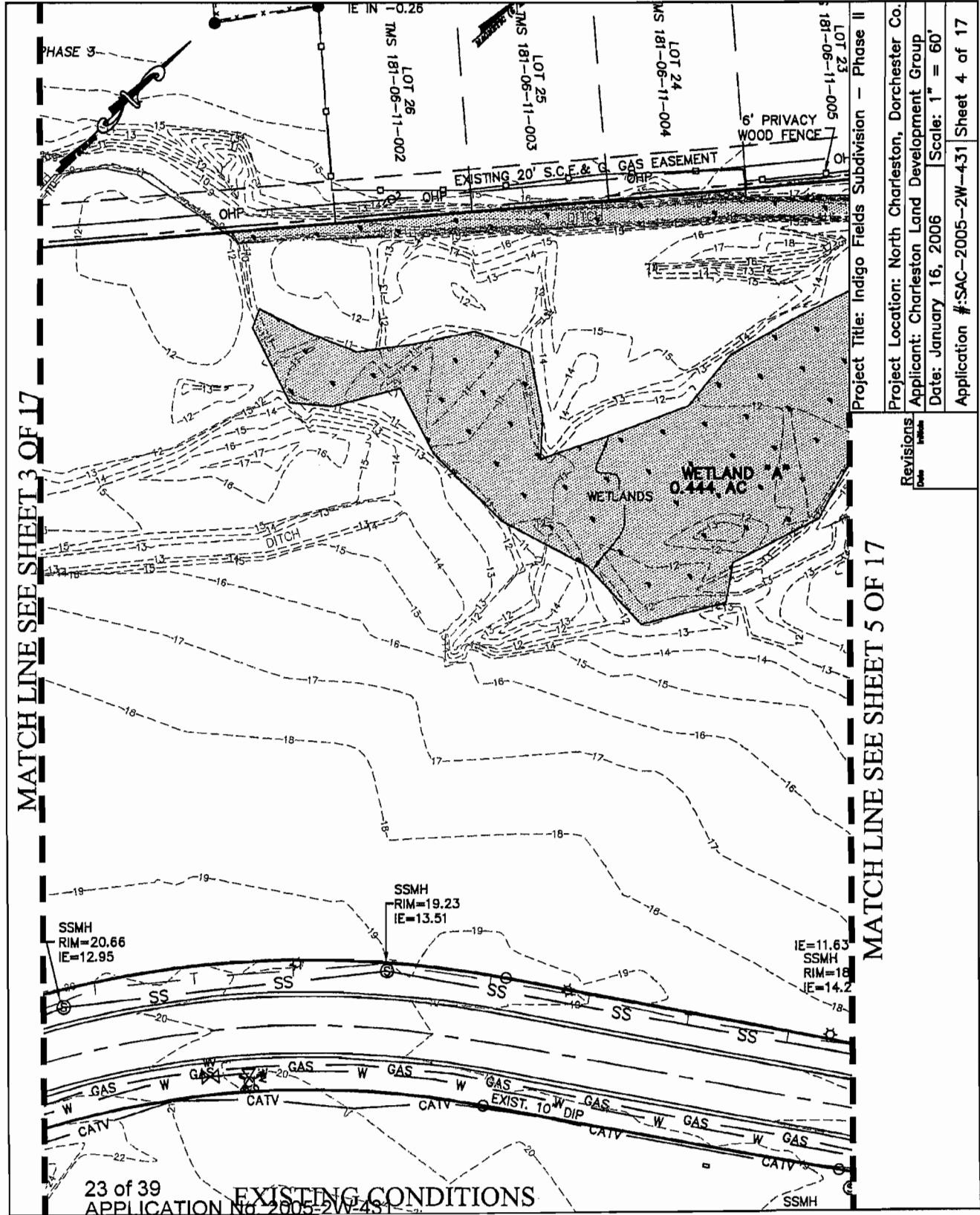
September 19, 2002

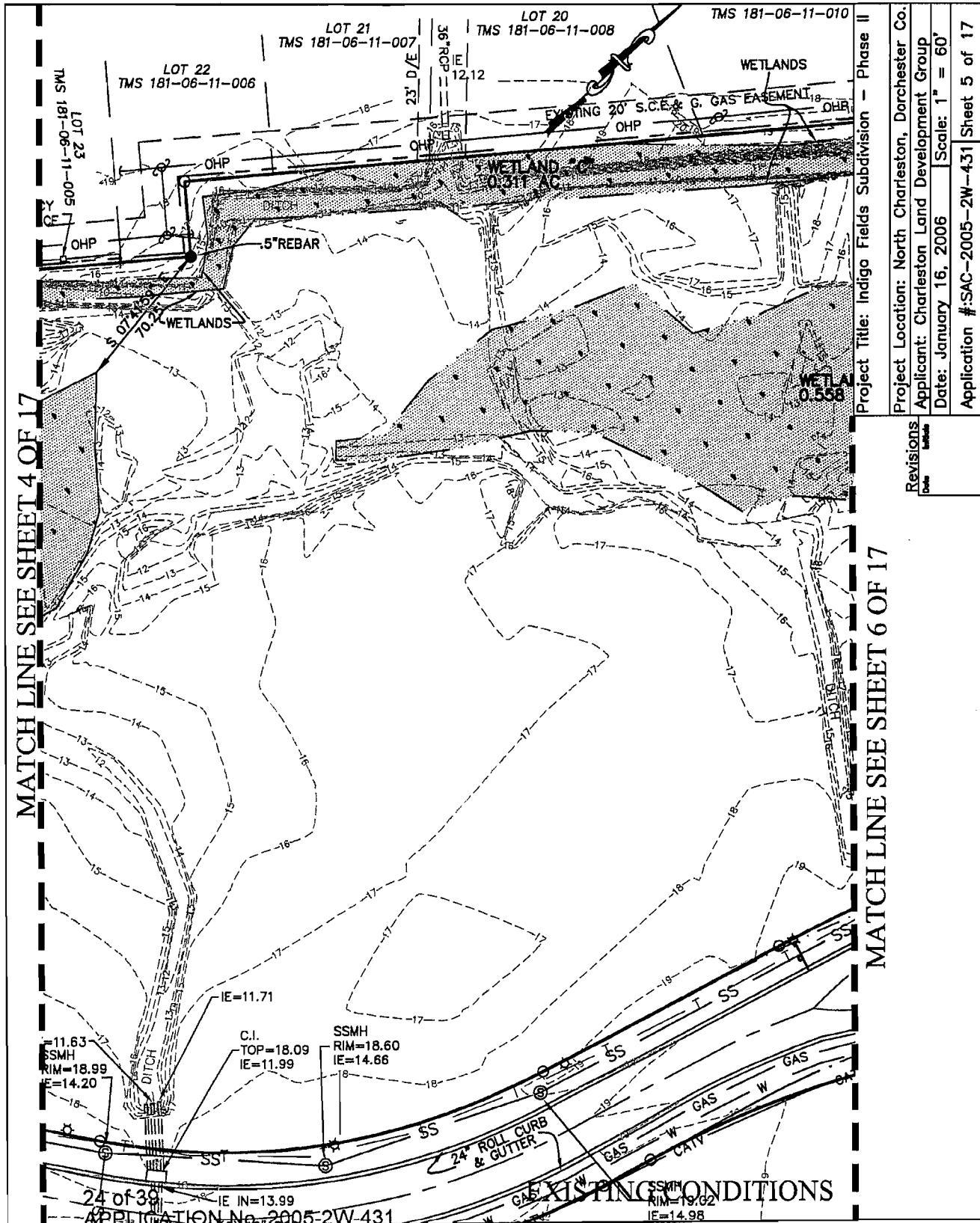
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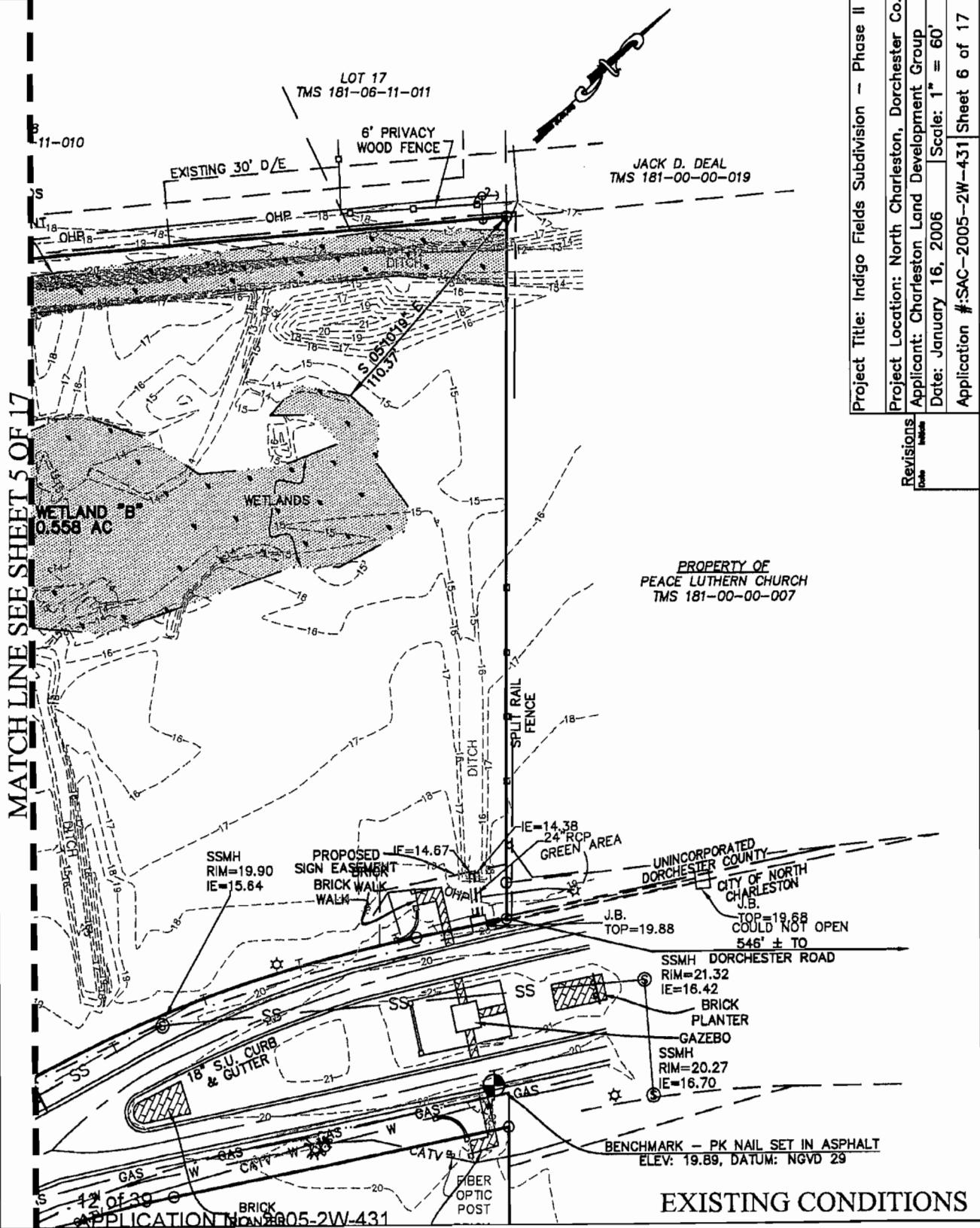








MATCH LINE SEE SHEET 5 OF 17



Project Title: Indigo Fields Subdivision — Phase II

Project Location: North Charleston, Dorchester Co.

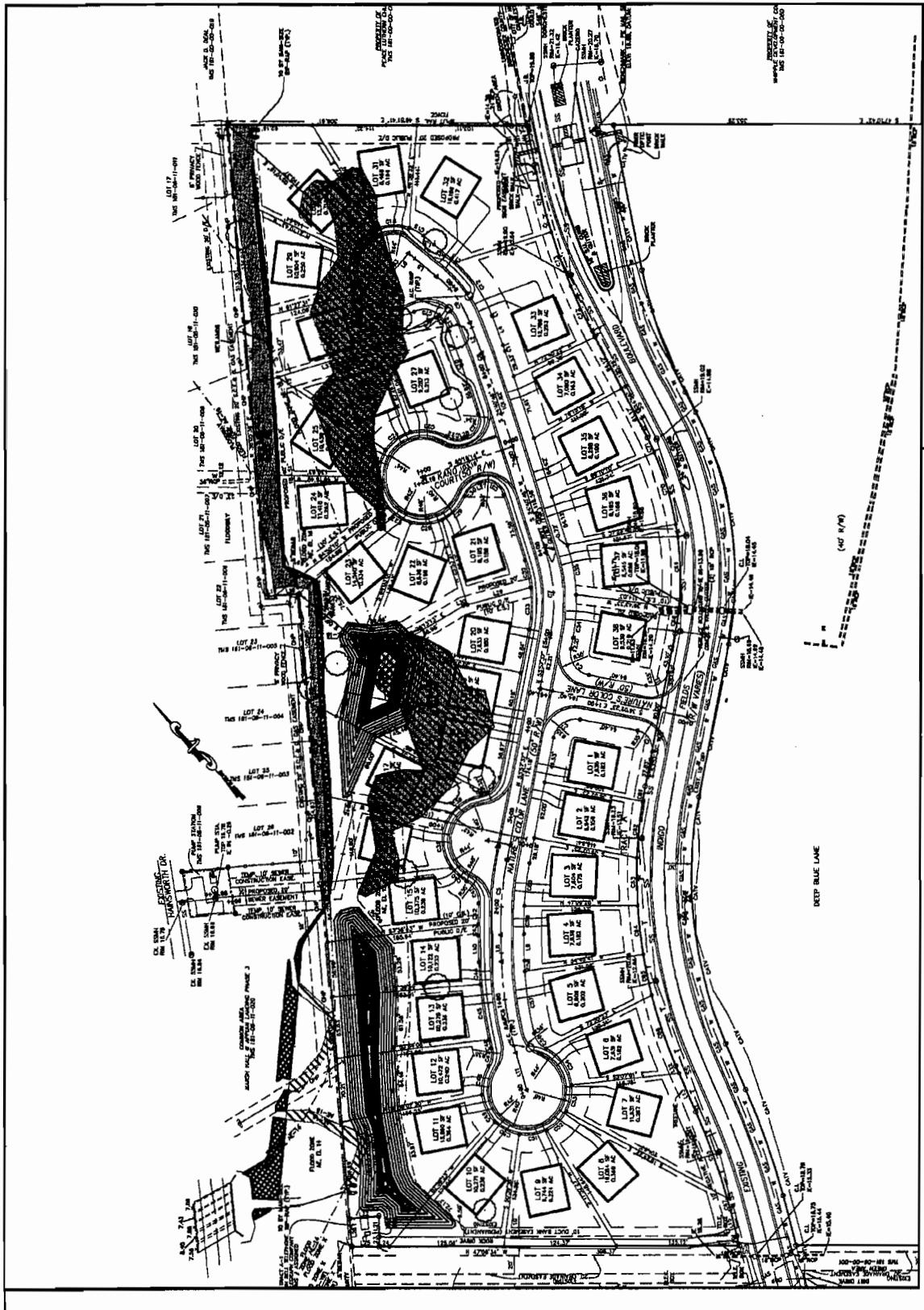
Applicant: Charleston Land Development Group

Date: January 16, 2006

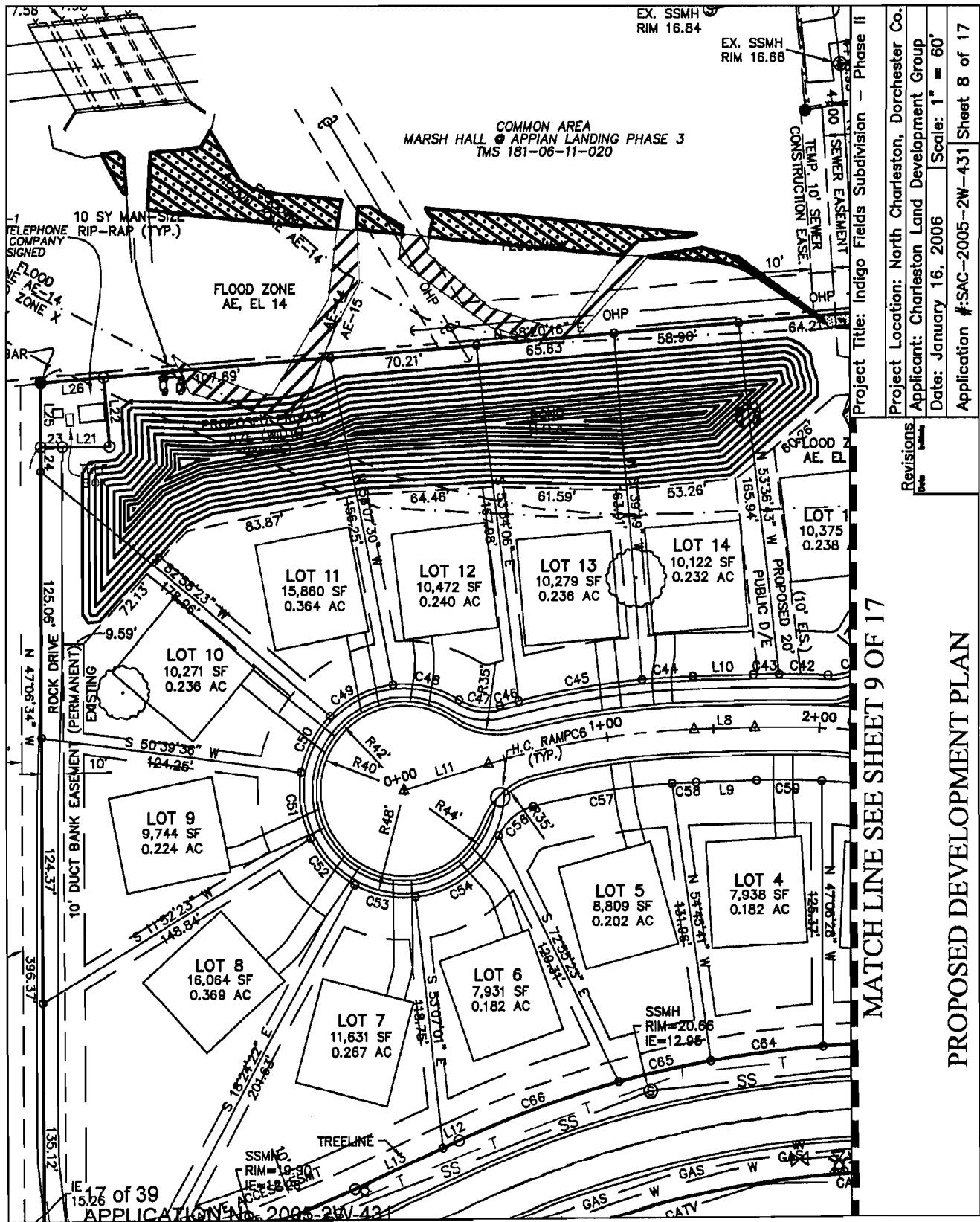
Scale: 1" = 60'

Application #: SAC-2005-2W-431 Sheet 6 of 17

Revisions



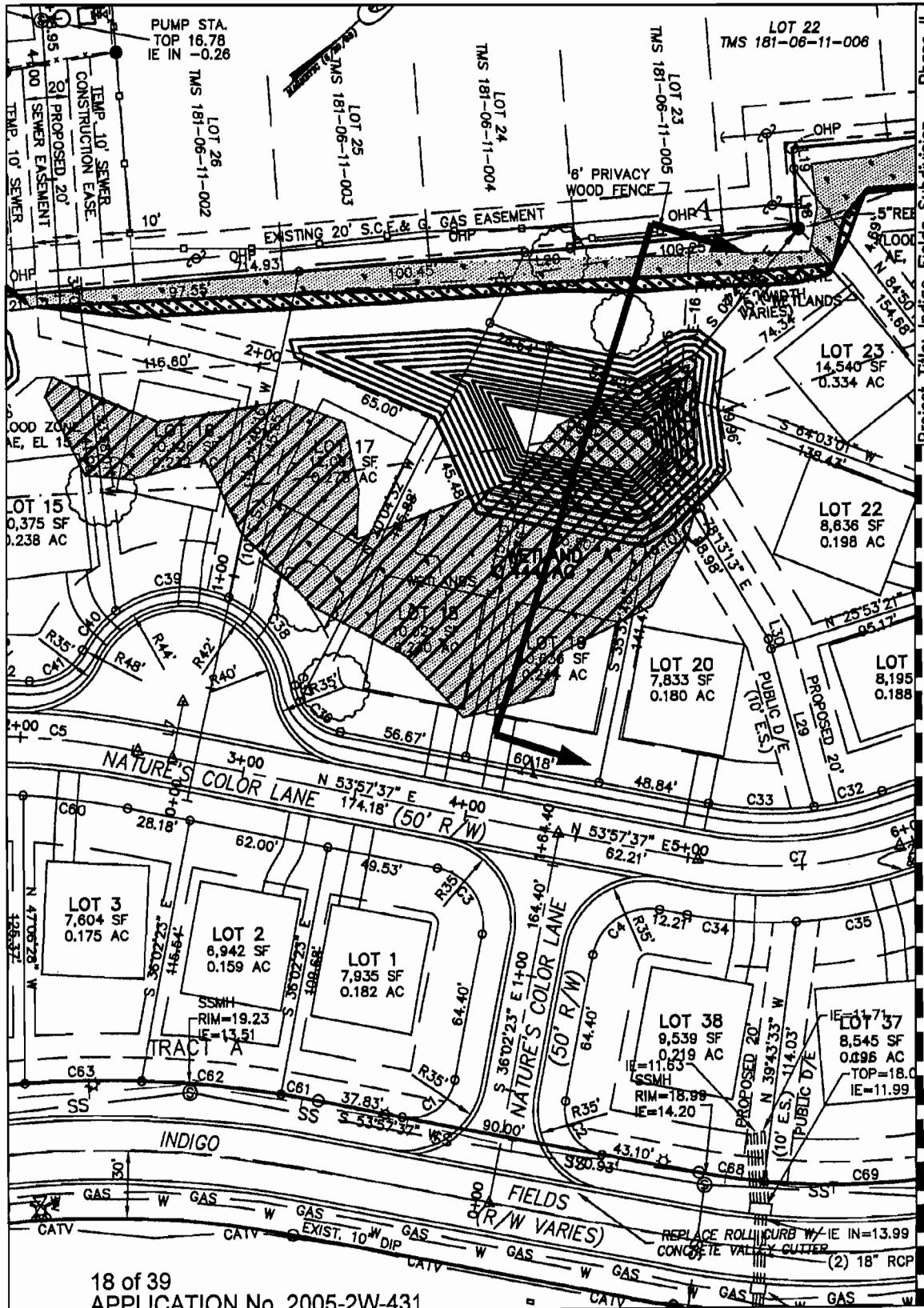
# **PROPOSED DEVELOPMENT PLAN OVERALL**

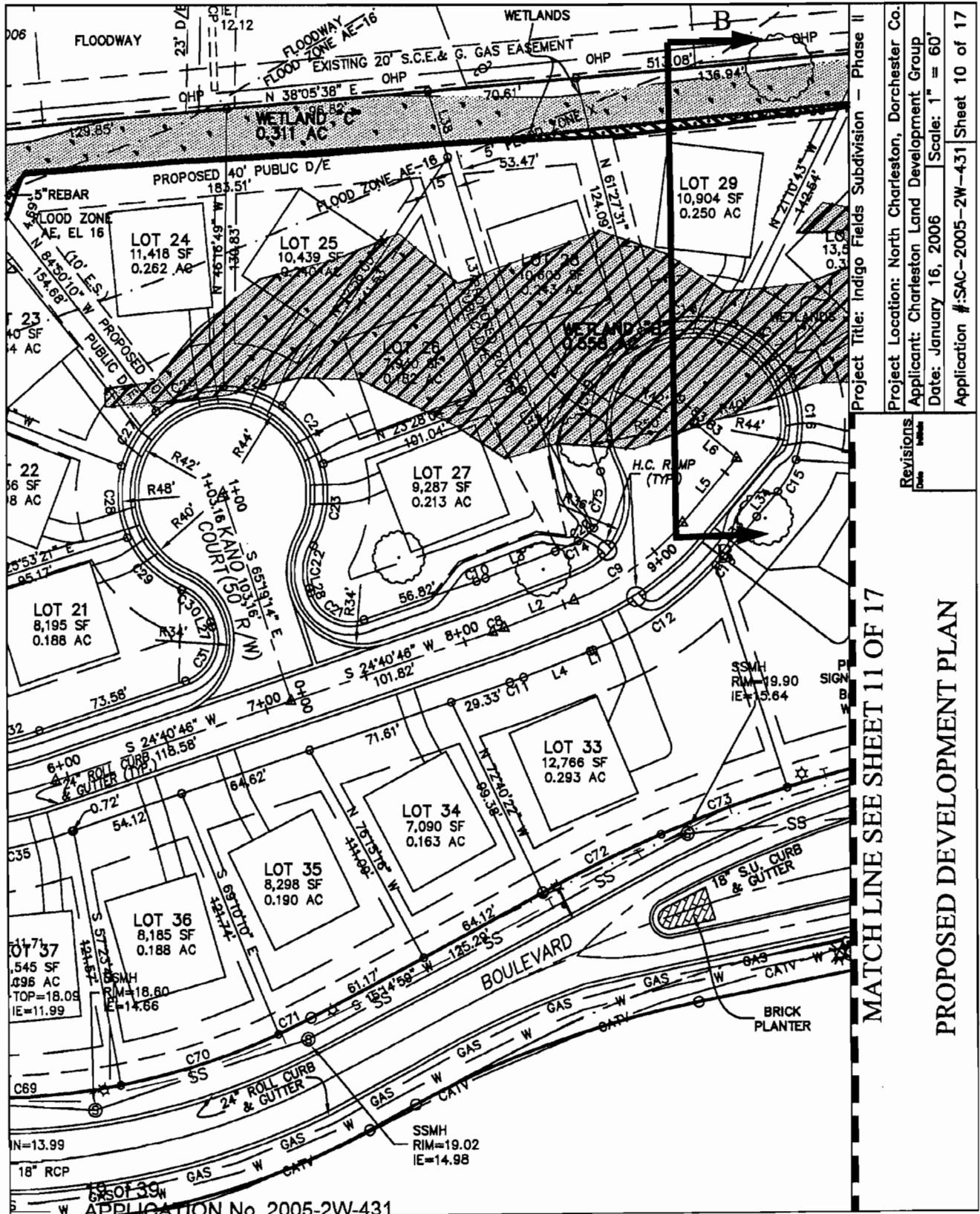


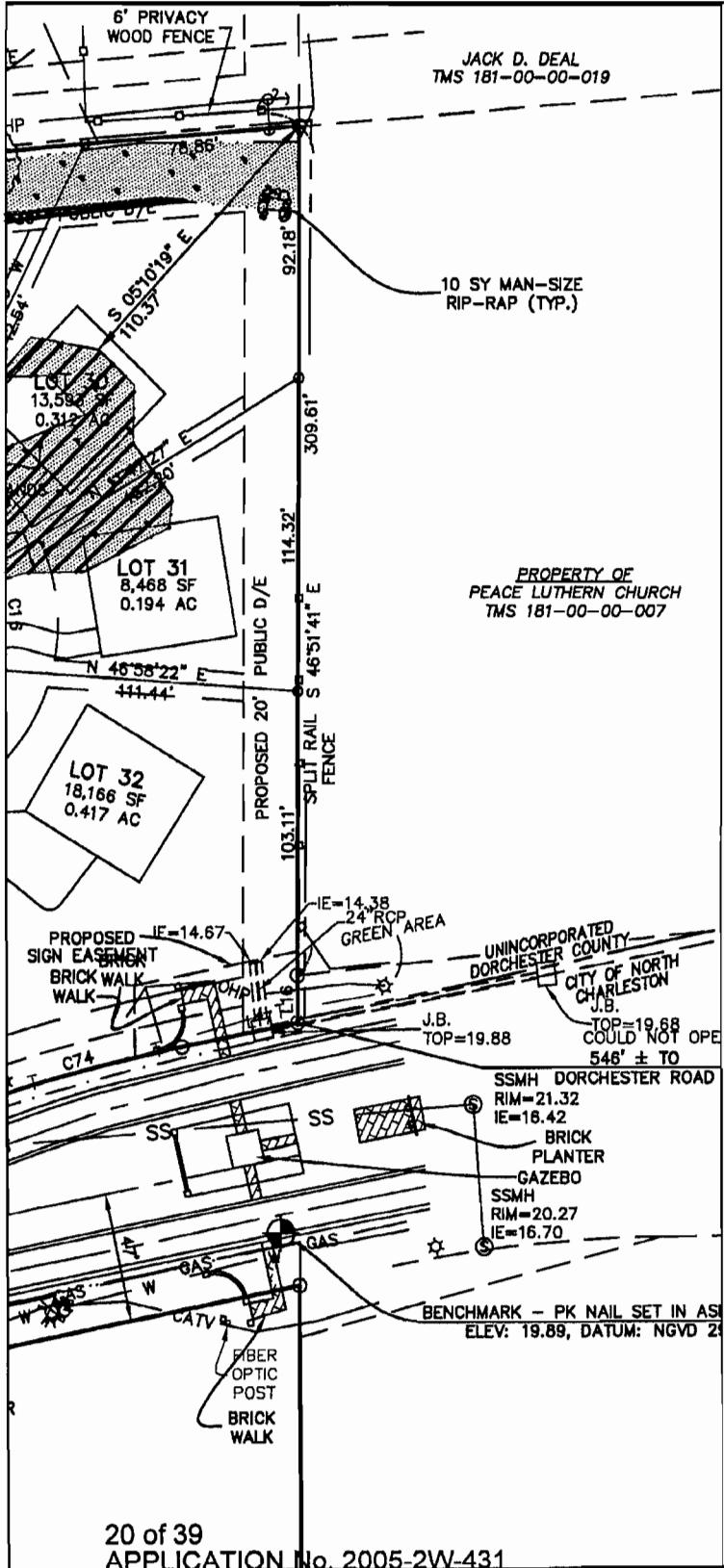
MATCH LINE SEE SHEET 9 OF 17

# PROPOSED DEVELOPMENT PLAN

## MATCH LINE SEE SHEET 10 OF 17







## PROPOSED DEVELOPMENT PLAN

Project Title:	Indigo Fields Subdivision	- Phase II
Project Location:	North Charleston, Dorchester Co.	
Revisions	Applicant: Charleston Land Development Group	
Date: January 16, 2006	Scale: 1" = 60'	Application #: SAC-2005-2W-431 Sheet 11 of 17

### TOTAL WETLAND AREAS

**WETLAND "A"** = 0.444 ACRES  
**WETLAND "B"** = 0.558 ACRES  
**WETLAND "C"** = 0.311 ACRES  
**1.313 ACRES**

### IMPACTS TO WETLAND SECTIONS

#### - PROPOSED WETLAND EXCAVATION

WETLAND "A" = 0.083 ACRES, 745 CU.YDS OF CUT



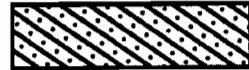
#### - PROPOSED WETLAND FILL

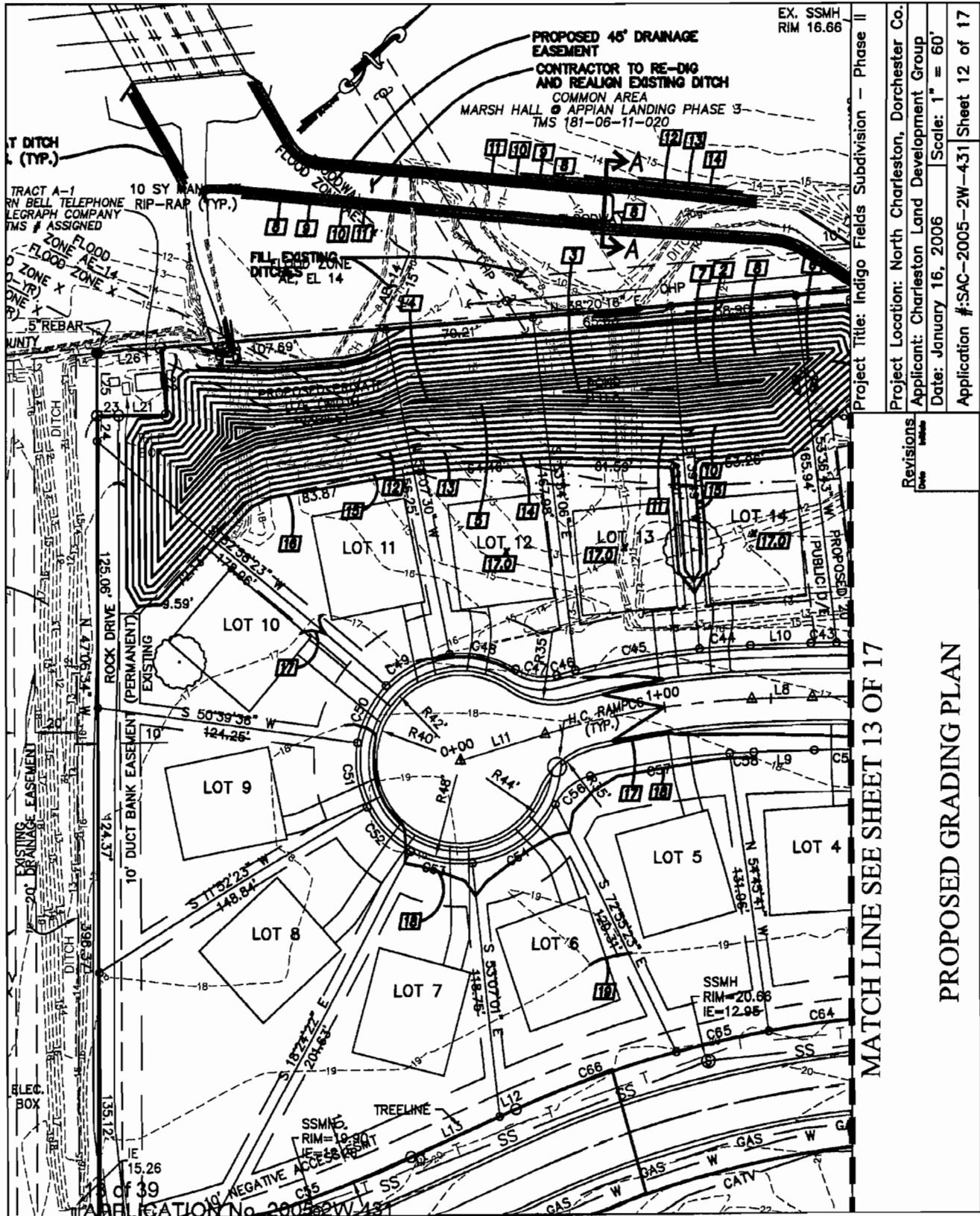
WETLAND "A" = 0.362 ACRES, 2,336 CU.YDS OF FILL  
 WETLAND "B" = 0.558 ACRES, 1,980 CU.YDS OF FILL  
 WETLAND "C" = 0.062 ACRES, 301 CU.YDS OF FILL

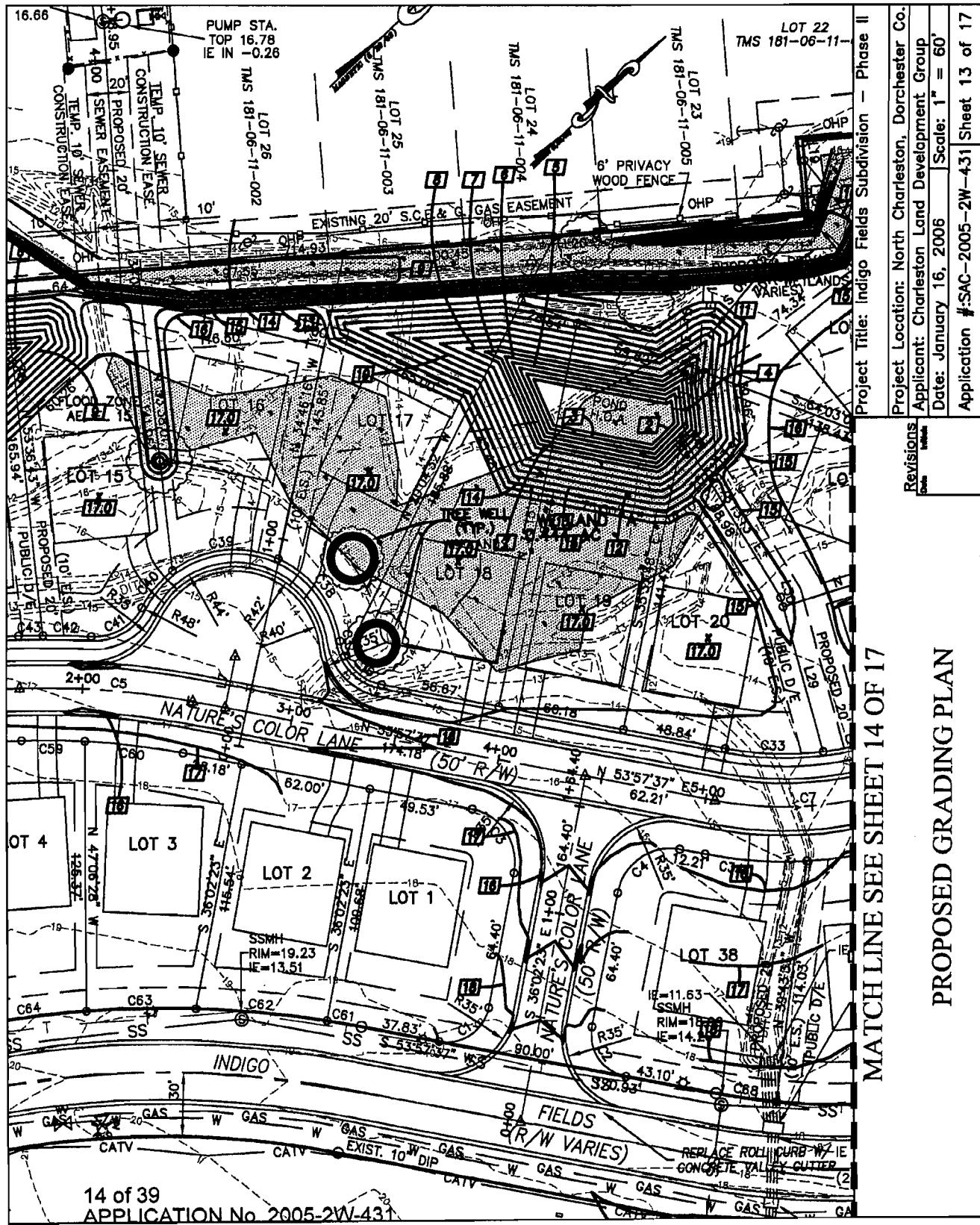


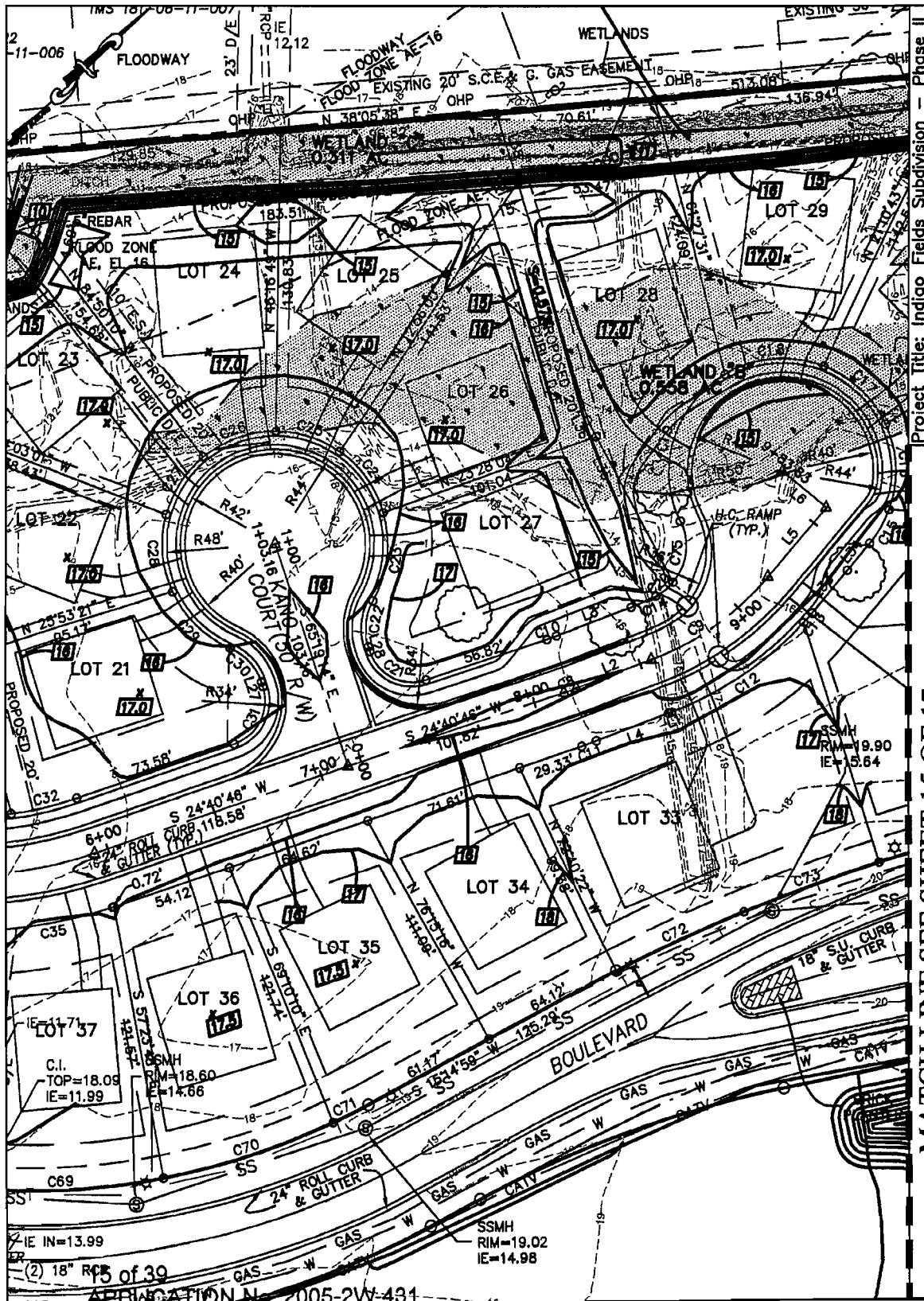
#### - CREATED WETLAND

WETLAND "C" = 0.156 AC, 759 CU.YDS OF CUT









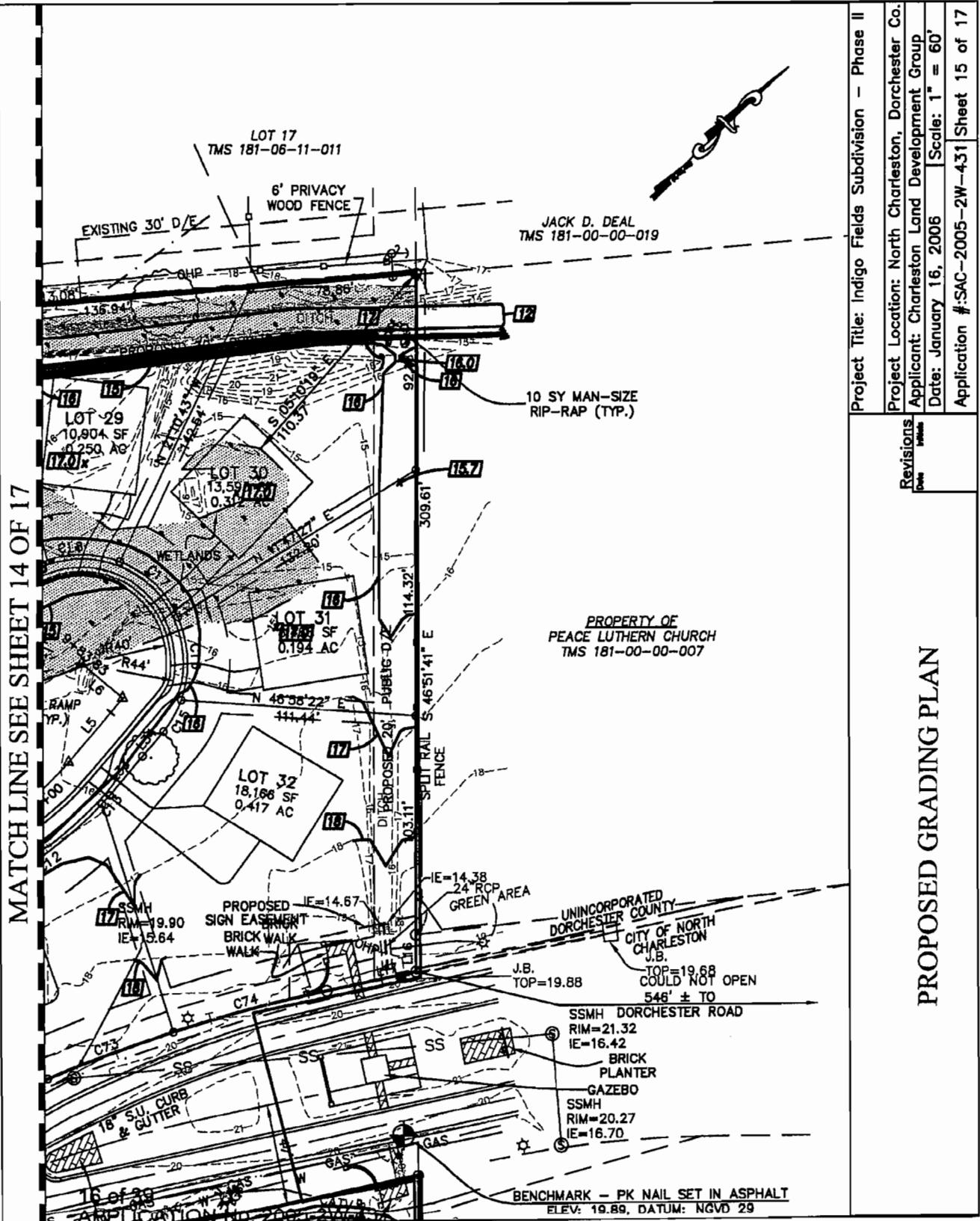
MATCH LINE SEE SHEET 15 OF 17

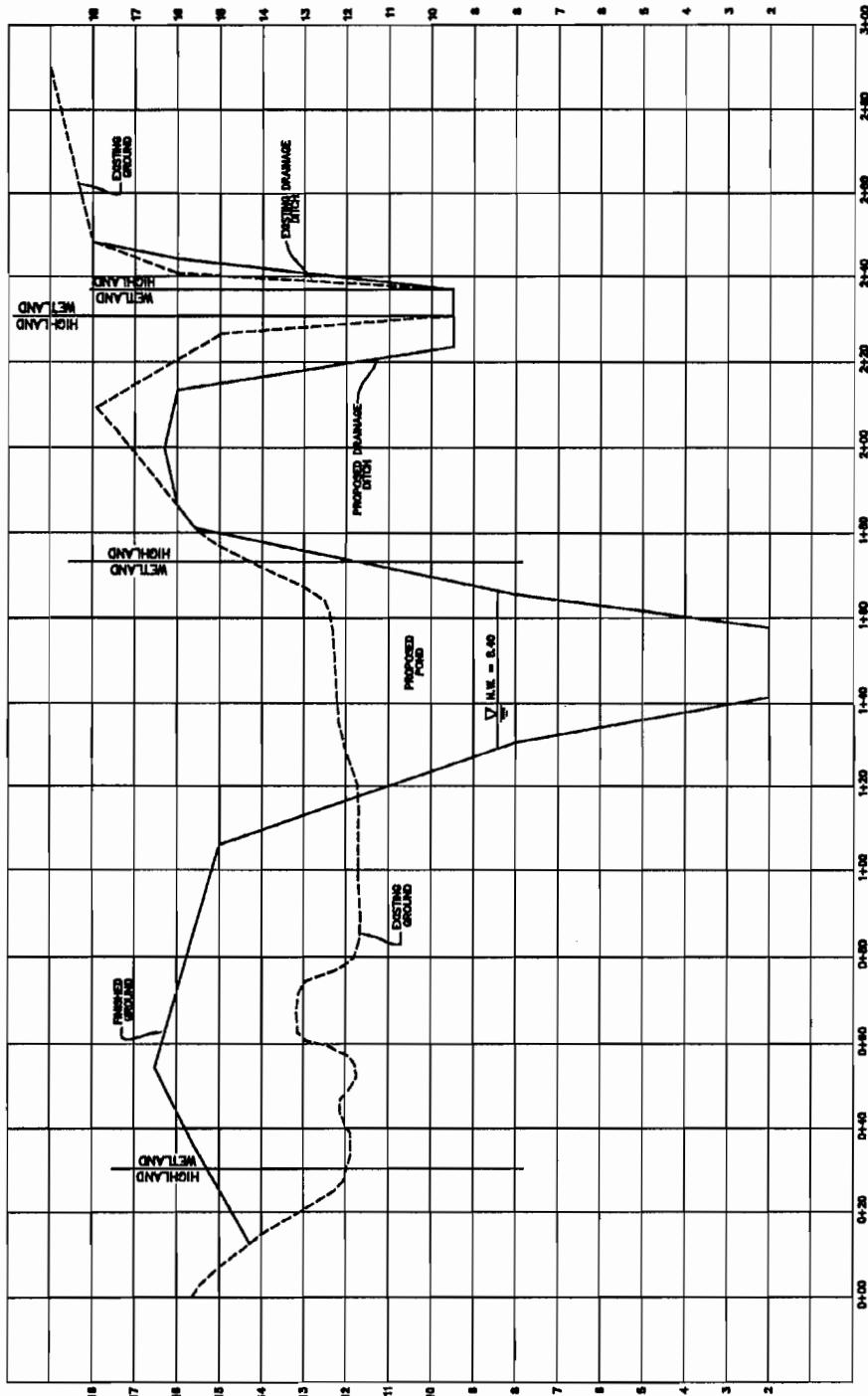
## PROPOSED GRADING PLAN

Project Location: North Charleston, Dorchester Co.  
Applicant: Charleston Land Development Group  
Date: January 16, 2006      Scale: 1" = 60'  
Application #: SAC-2005-2W-431 Sheet 14 of 17

Revisions Date

MATCH LINE SEE SHEET 14 OF 17



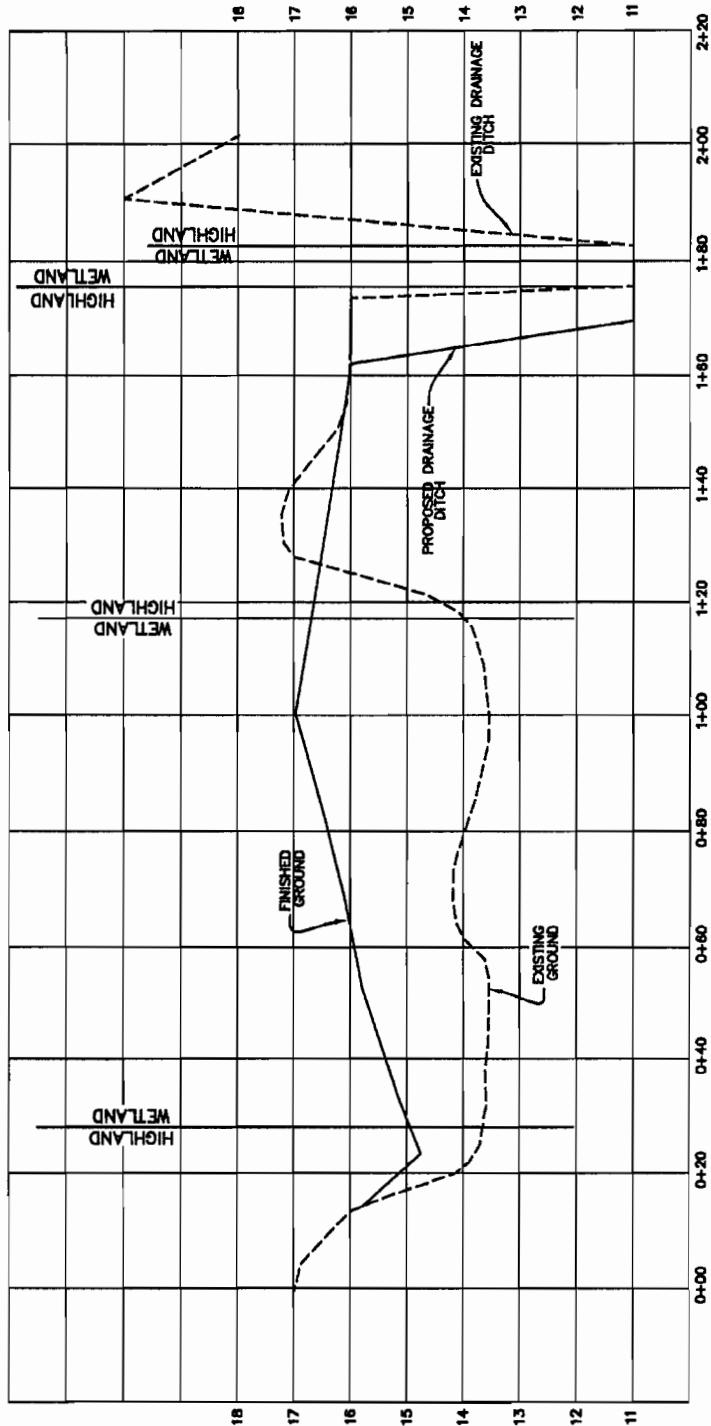


### SECTION A-A

SCALE: HORIZONTAL:  $1'' = 40'$   
VERTICAL:  $1'' = 4'$

Project Location: North Charleston, Dorchester Co.  
Applicant: Charleston Land Development Group  
Date: January 16, 2006      | Scale: 1" = 40'  
Application #:SAC-2005-2W-431 Sheet 16 of 17

Revisions      Date



SECTION B-B

SCALE:  
HORIZONTAL: 1" = 30'  
VERTICAL: 1" = 3'

Project Title:	Indigo Fields Subdivision - Phase II
Project Location:	North Charleston, Dorchester Co.
Revisions:	None
Applicant:	Charleston Land Development Group
Date:	January 16, 2006
Scale:	1" = 30'
Application #:	SAC-2005-2W-431 Sheet 17 of 17