

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 #2006-188-2IR-C

April 28, 2006

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

DR HORTON CO., INC.
C/O NEWKIRK ENVIRONMENTAL, INC.
POST OFFICE BOX 746
MT. PLEASANT, SC 29465

for a permit to place fill in waters of the United States, including freshwater wetlands, adjacent to

COOSAW CREEK

at The Farm at Wescott Subdivision located on Greenbriar Road, adjacent to Dorchester Road in Dorchester County, South Carolina (Latitude: 32.94861; Longitude: 80.15833).

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, TUESDAY, MAY 30, 2006

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of filling 0.90 acres of freshwater jurisdictional wetlands for development of a master planned residential community. Originally, this wetland was 0.93 acres, but 0.03 acres was filled for a crossing associated with Patriot's Parkway and approved via permit P/N 97-1A-129. A mitigation plan has been submitted which includes preservation of on-site freshwater wetlands and establishment of upland buffers. In addition, the applicant will purchase non-buffer enhancement credits from the Pigeon Pond Mitigation Bank. The overall project purpose is to provide additional area for overall development feasibility.

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 0.90 acres freshwater habitat 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.

Pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended), the District Engineer has consulted the most recently available information and has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

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.

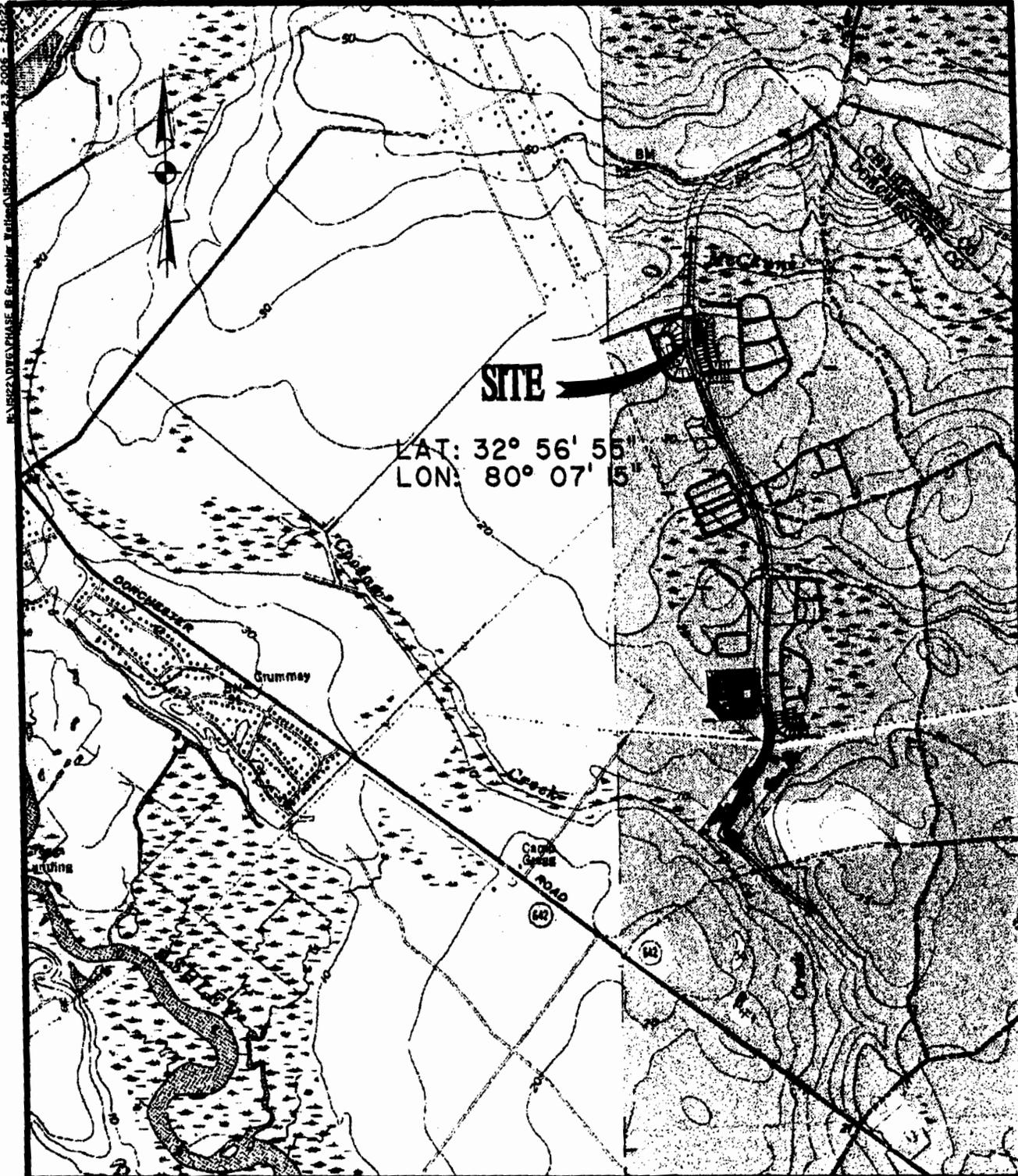
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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 me at 843-329-8044 or toll free at 1-866-329-8187.



Robin Collier-Socha
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



PA 15022A DIVEY PHASE B, Greenville, Wetland, 15022C04res, Jan. 23, 2008 - 2:40P

QUADRANGLE MAP

THE FARM AT WESCOTT

U.S.G.S. 7.5' QUADS; STALLSVILLE & LADSON
 SCALE: 1" = 2000'
 DATE: 12/12/05 REVISED: 1/23/06

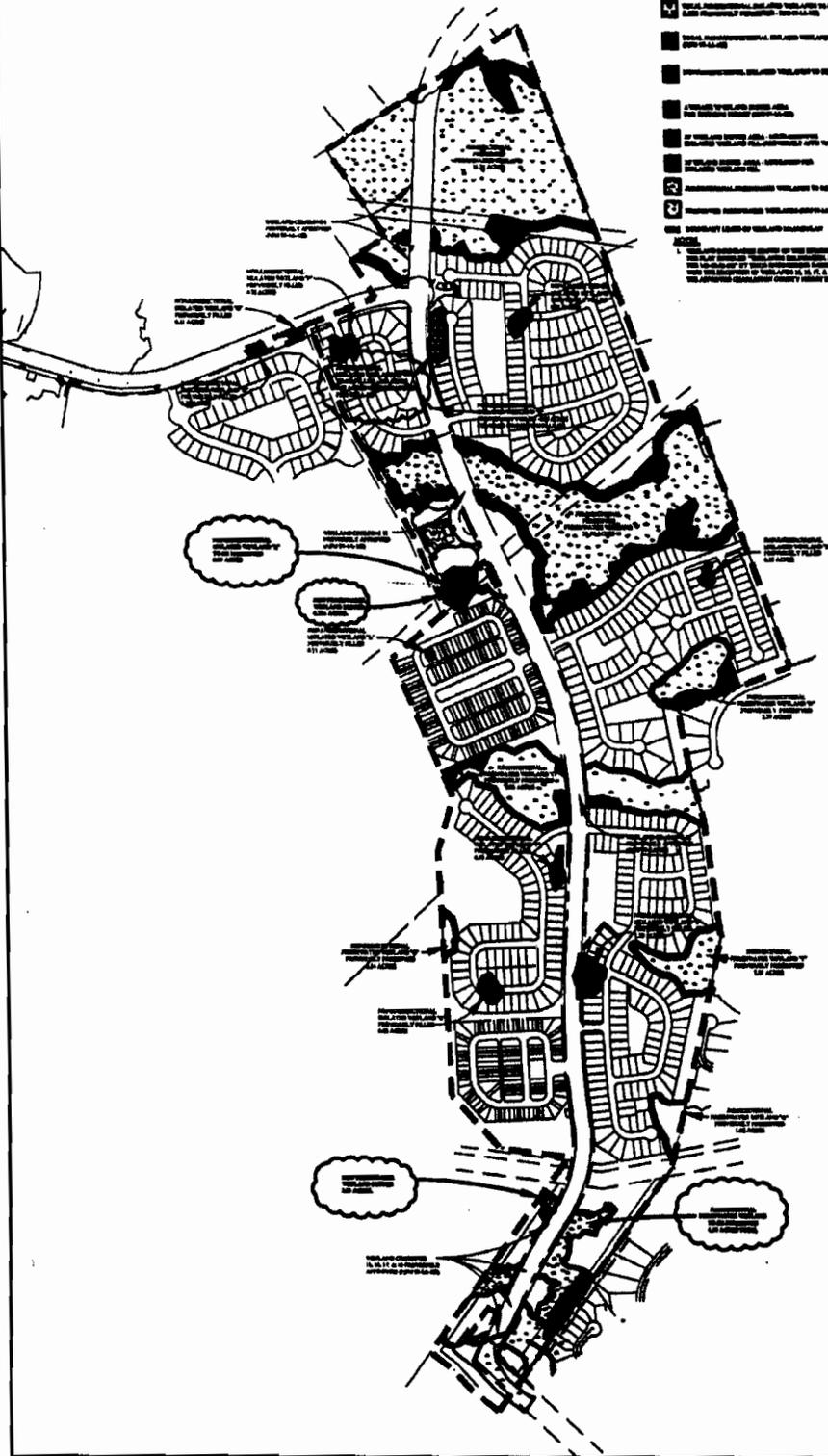
SHEET 1 OF 8

PROPOSED ACTIVITY:
 FRESHWATER WETLAND FILL
 SINGLE FAMILY SUBDIVISION
COUNTY: DORCHESTER
APPLICANT:
 D.R. HORTON CO., INC.
 503 WANDO PARK BLVD, STE 200
 MT. PLEASANT, SC 29464

SAC 2006-188-212

WETLAND IMPACT SUMMARY

	Proposed Activity	Wetland Impact
1	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
2	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
3	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
4	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
5	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
6	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
7	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
8	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
9	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
10	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
11	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
12	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
13	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
14	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
15	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
16	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
17	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
18	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
19	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
20	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
21	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
22	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
23	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
24	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
25	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
26	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
27	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
28	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
29	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
30	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
31	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
32	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
33	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
34	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
35	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
36	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
37	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
38	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
39	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
40	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
41	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
42	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
43	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
44	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
45	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
46	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
47	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
48	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
49	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES
50	Small Agricultural Wetland to be Filled and Replaced by Paved Roadway	0.00 ACRES



WETLAND MASTER PLAN
THE FARM AT WESCOTT

DATE: 12/12/05
REVISED: 1/23/06

SHEET 2 OF 8

PROPOSED ACTIVITY:
FRESHWATER WETLAND FILL
SINGLE FAMILY SUBDIVISION
COUNTY: DORCHESTER
APPLICANT:
D.R. HORTON CO., INC.
503 WANDO PARK BLVD, STE 200
MT. PLEASANT, SC 29464

SAC 2006-148-21R

H:\BREC\DWV\FMARE 8 Gravelier Wetland\4522703.dwg Jan 23, 2006 - 2:41:58

WETLAND IMPACT SUMMARY

<u>WETLAND IMPACT SUMMARY</u>	<u>PREVIOUSLY APPROVED</u>	<u>PROPOSED PERMIT</u>
 TOTAL JURISDICTIONAL ISOLATED WETLANDS TO BE FILLED (LESS PREVIOUSLY PERMITTED - P/N# 97-1A-129)	0.03 AC	0.90 AC
 TOTAL NONJURISDICTIONAL ISOLATED WETLANDS FILLED (P/N# 97-1A-129)	5.24 AC	_____
 NONJURISDICTIONAL ISOLATED WETLANDS TO BE PRESERVED	_____	0.67 AC
 AVERAGE 75' UPLAND BUFFER AREA FOR EXISTING PERMIT (P/N# 97-1A-129)	19.18 AC	_____
 AVERAGE 35' UPLAND BUFFER AREA- MITIGATION FOR ISOLATED WETLAND FILL	8.32 AC	_____
 AVERAGE 35' UPLAND BUFFER AREA- MITIGATION FOR ISOLATED WETLAND FILL	_____	4.12 AC
 JURISDICTIONAL FRESHWATER WETLANDS TO BE PRESERVED	15.35 AC	6.56 AC
 PRESERVED FRESHWATER WETLANDS (P/N# 97-1A-129)	60.47 AC	_____
 BOUNDARY LIMITS OF WETLAND MASTERPLAN	342.32 AC	369.94 AC

NOTES

1. WETLAND BOUNDARIES SHOWN ON THIS EXHIBIT ARE TAKEN FROM THE PLAT ENTITLED "WETLANDS DELINEATION, HAWKINS-TRACT A, TMS 163-00-00-006" BY TRICO ENGINEERING DATED 10/14/99 (SAC # 81-99-1598Q) WITH THE EXCEPTION OF WETLANDS 15, 16, 17, & 18 WHICH WERE TAKEN FROM THE APPROVED CHARLESTON COUNTY PERMIT DRAWINGS DATED 4/8/97-(P/N# 97-1A-129).

WETLAND IMPACT SUMMARY

THE FARM AT WESCOTT

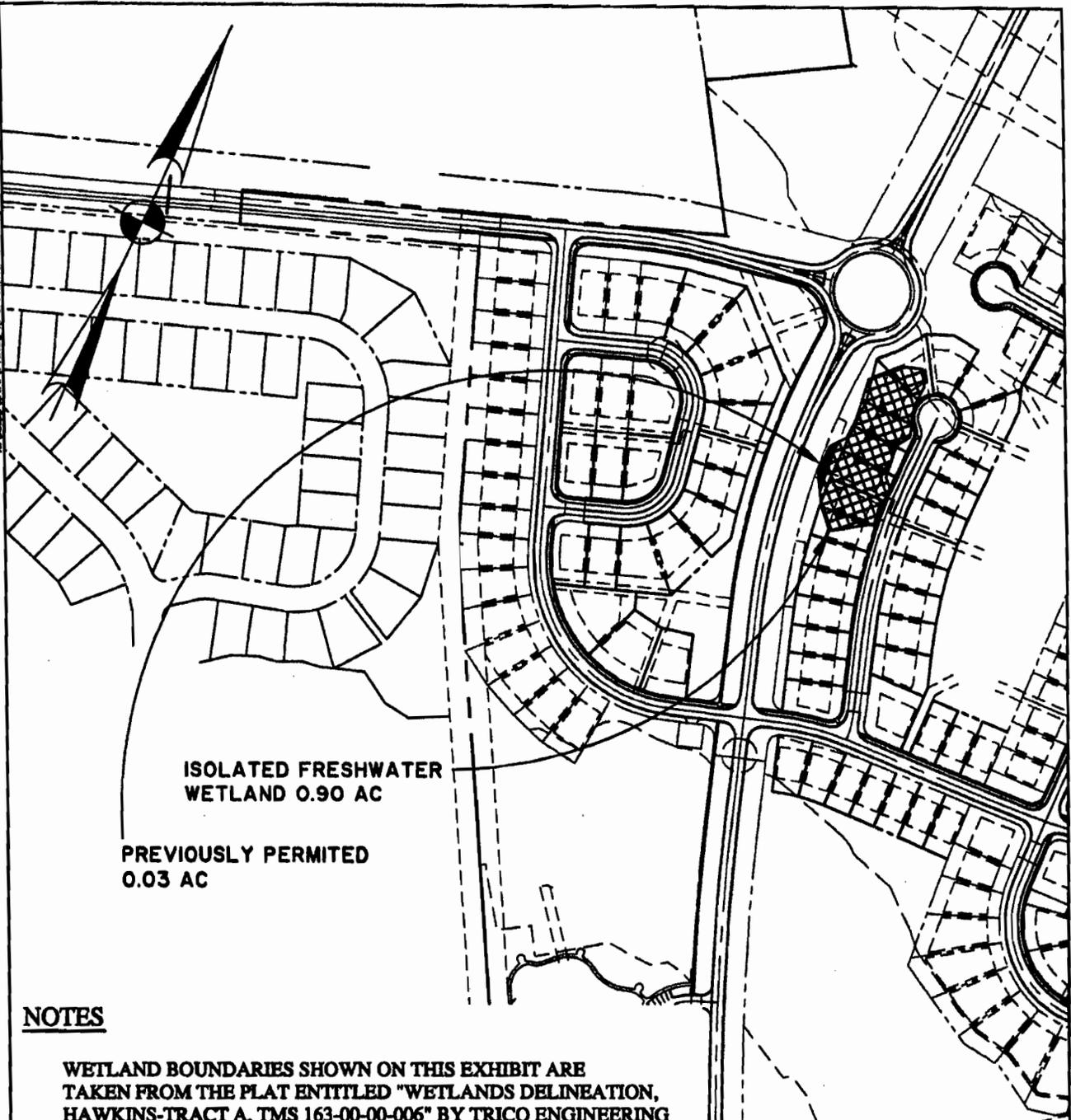
DATE: 12/12/05
 REVISED: 1/23/06

SHEET 3 OF 8

PROPOSED ACTIVITY:
 FRESHWATER WETLAND FILL
 SINGLE FAMILY SUBDIVISION
COUNTY: DORCHESTER
APPLICANT:
 D.R. HORTON CO., INC.
 503 WANDO PARK BLVD, STE 200
 MT. PLEASANT, SC 29464

5AC 2006-188-21R

REVISED DRAWING PHASE II Greenbelt Wetland V02P04.dwg Jan 23, 2006 - 2:44:53



ISOLATED FRESHWATER
WETLAND 0.90 AC

PREVIOUSLY PERMITTED
0.03 AC

NOTES

WETLAND BOUNDARIES SHOWN ON THIS EXHIBIT ARE TAKEN FROM THE PLAT ENTITLED "WETLANDS DELINEATION, HAWKINS-TRACT A, TMS 163-00-00-006" BY TRICO ENGINEERING DATED 10/14/99 (SAC # 81-99-1598Q) WITH THE EXCEPTION OF WETLANDS 15, 16, 17, & 18 WHICH WERE TAKEN FROM THE APPROVED CHARLESTON COUNTY PERMIT DRAWINGS DATED 4/8/97-(P/N# 97-1A-129)



SCALE: 1" = 300'

OVERALL SITE PLAN

THE FARM AT WESCOTT

DATE: 12/19/05
REVISED: 1/23/06

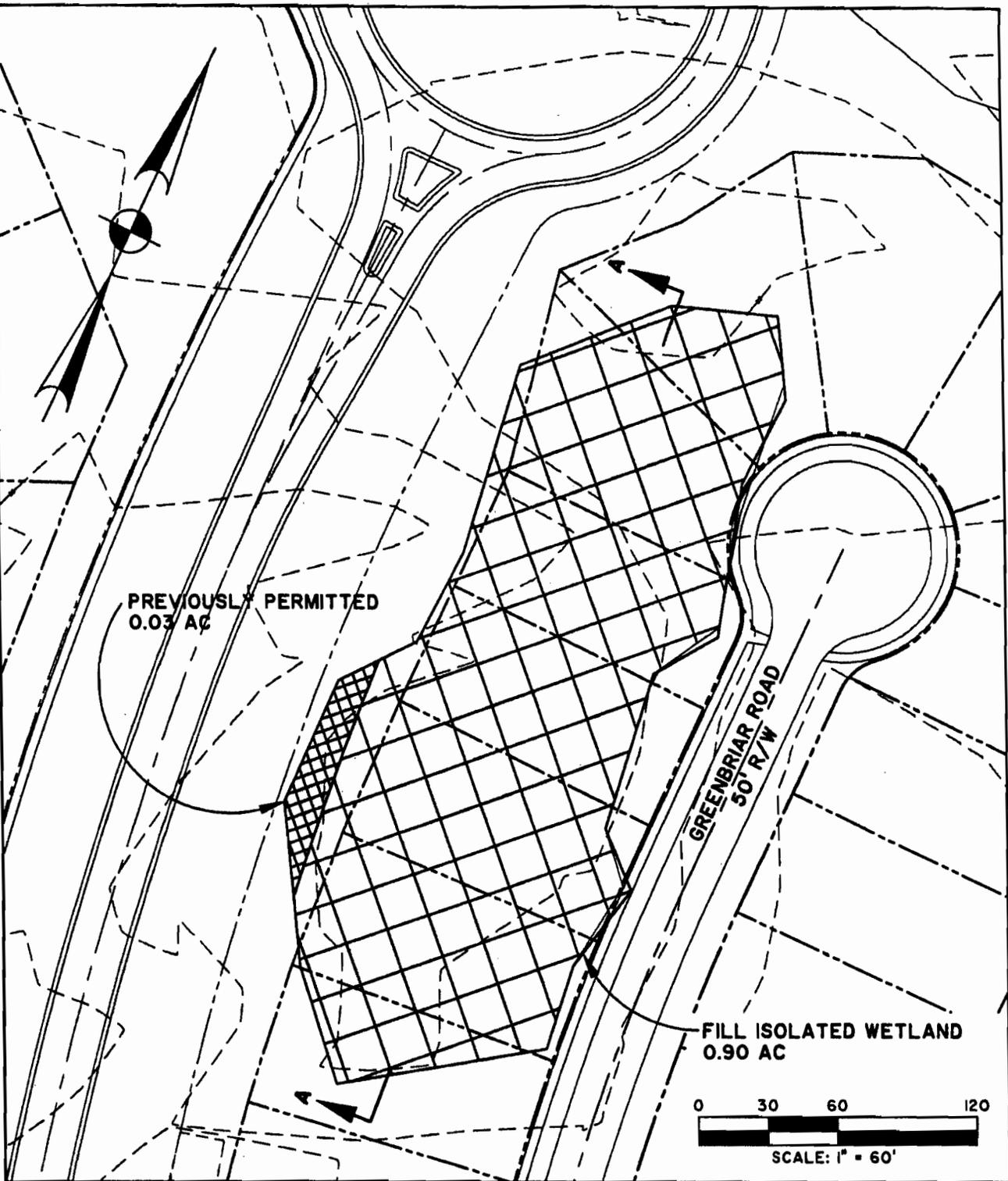
SHEET 4 OF 8

PROPOSED ACTIVITY:
FRESHWATER WETLAND FILL
SINGLE FAMILY SUBDIVISION
COUNTY: DORCHESTER

APPLICANT:
D.R. HORTON CO., INC.
503 WANDO PARK BLVD, STE 200
MT. PLEASANT, SC 29464

SAC 2006-188-21R

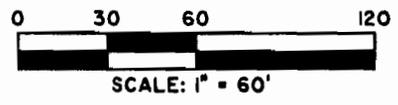
MA:\B227\DWG\PHASE B Greenbriar Wetland\B227P08.dwg Jun 23, 2006 - 2:45:28



PREVIOUSLY PERMITTED
0.03 AC

GREENBRIAR ROAD
50' R/W

FILL ISOLATED WETLAND
0.90 AC



FILL - PLAN VIEW

THE FARM AT WESCOTT

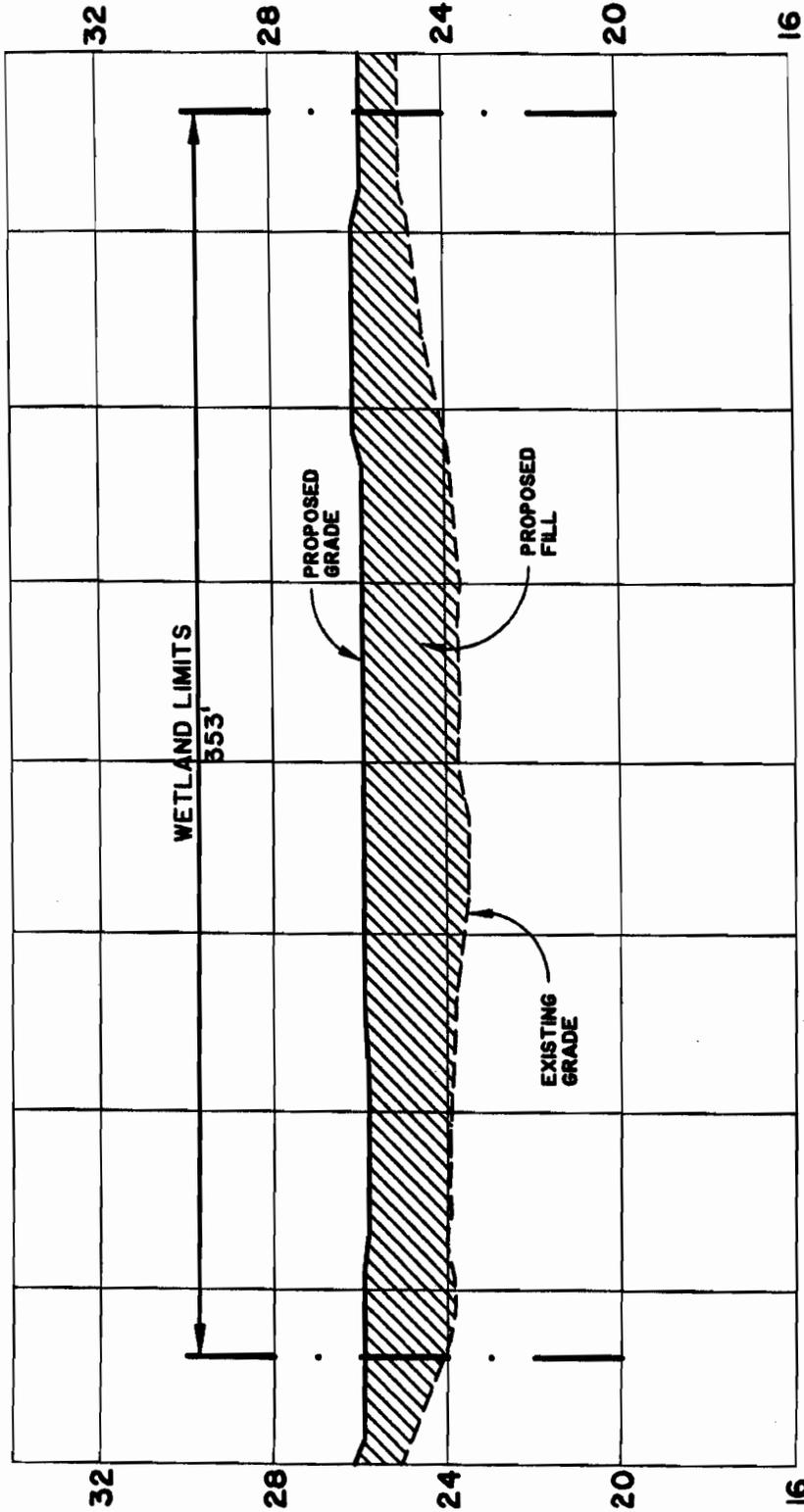
DATE: 12/12/05
DATE: 1/23/06

SHEET 5 OF 8

PROPOSED ACTIVITY:
FRESHWATER WETLAND FILL
SINGLE FAMILY SUBDIVISION
COUNTY: DORCHESTER
APPLICANT:
D.R. HORTON CO., INC.
503 WANDO PARK BLVD, STE 200
MT. PLEASANT, SC 29464

SAC 2006-188-JR

REVISIONS: 01/23/06 MAKE B Greener Wetland Worksheet Jan 23, 2006 - P.44.28



2420 CY FILL



SECTION A-A FILL

THE FARM AT WESCOTT

DATE: 12/12/05 REVISED: 1/23/06

PROPOSED ACTIVITY:
FRESHWATER WETLAND FILL
SINGLE FAMILY SUBDIVISION
COUNTY: DORCHESTER
APPLICANT:
D.R. HORTON CO., INC.
503 WANDO PARK BLVD, STE 200
MT. PLEASANT, SC 29464

SHEET 6 OF 8

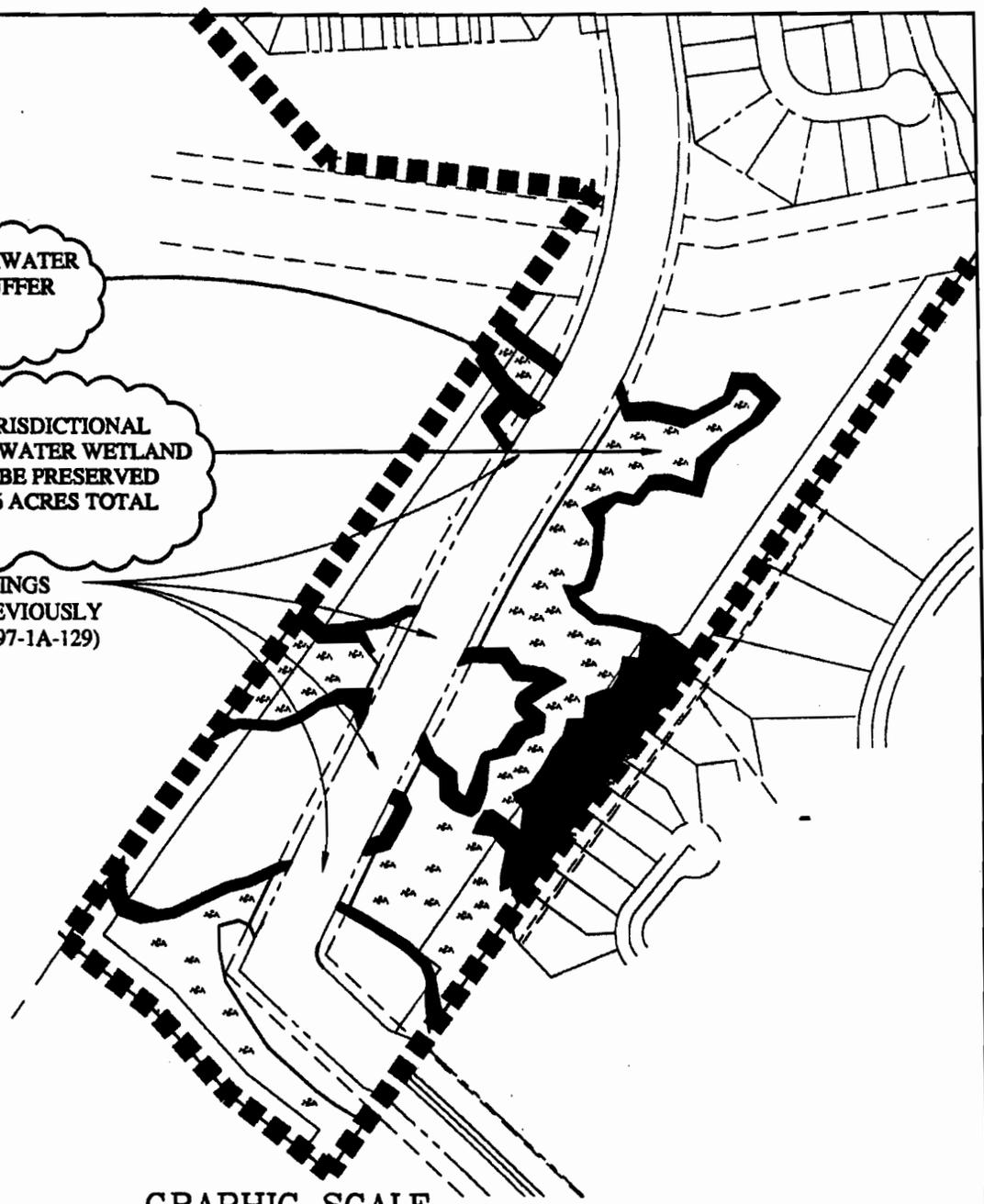
SAR 2006-188-212

M:\URR2\DW\PHASE 8 Greenbrier Wetland\URR2POT.dwg Jan 23, 2006 - 2:46:54

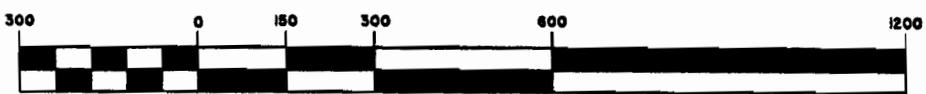
NEW FRESHWATER
UPLAND BUFFER
3.33 ACRES.

JURISDICTIONAL
FRESHWATER WETLAND
TO BE PRESERVED
6.56 ACRES TOTAL

WETLAND CROSSINGS
15, 16, 17, & 18 PREVIOUSLY
APPROVED (P/N# 97-1A-129)



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

MITIGATION PLAN
THE FARM AT WESCOTT

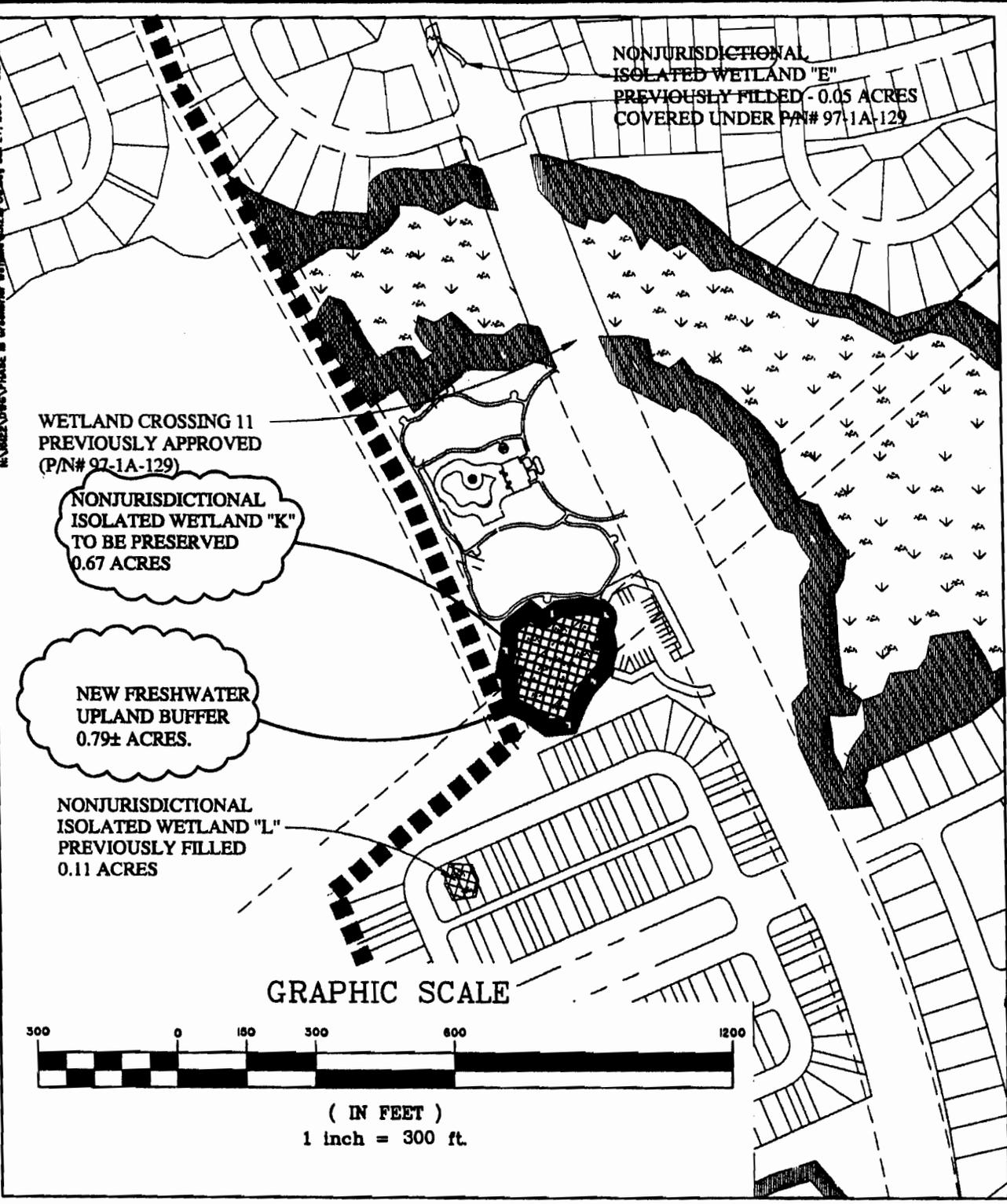
DATE: 1/19/06
REVISED: 1/23/06

SHEET 7 OF 8

PROPOSED ACTIVITY:
FRESHWATER WETLAND FILL
SINGLE FAMILY SUBDIVISION
COUNTY: DORCHESTER
APPLICANT:
D.R. HORTON CO., INC.
503 WANDO PARK BLVD, STE 200
MT. PLEASANT, SC 29464

SAR 2006-188-21R

\\NAMES\DWG\PHASE 8 Greenfield Wetland\021706.dwg 27, 2006 - 9:25:00



NONJURISDICTIONAL
ISOLATED WETLAND "E"
PREVIOUSLY FILLED - 0.05 ACRES
COVERED UNDER P/N# 97-1A-129

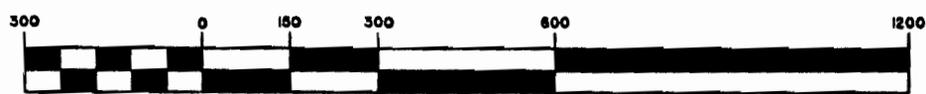
WETLAND CROSSING 11
PREVIOUSLY APPROVED
(P/N# 97-1A-129)

NONJURISDICTIONAL
ISOLATED WETLAND "K"
TO BE PRESERVED
0.67 ACRES

NEW FRESHWATER
UPLAND BUFFER
0.79± ACRES.

NONJURISDICTIONAL
ISOLATED WETLAND "L"
PREVIOUSLY FILLED
0.11 ACRES

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

MITIGATION PLAN
THE FARM AT WESCOTT

DATE: 1/23/06
REVISED: 1/27/06

SHEET 8 OF 8

PROPOSED ACTIVITY:
FRESHWATER WETLAND FILL
SINGLE FAMILY SUBDIVISION
COUNTY: DORCHESTER
APPLICANT:
D.R. HORTON CO., INC.
503 WANDO PARK BLVD, STE 200
MT. PLEASANT, SC 29464

SAC 2006-188-21R