

**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS  
69A Hagood Avenue  
Charleston, South Carolina 29403-5107**

REGULATORY DIVISION  
Refer to: P/N SAC-2025-00298

April 1, 2025

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) and Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), a Prospectus has been submitted to the Department of the Army and the South Carolina Interagency Review Team by

**Newkirk Environmental Inc.  
ATTENTION: Mr. Derrick Myers, Project Manager  
1887 Clements Ferry Road  
Charleston, South Carolina 29492  
email: derrick@newkirkenv.com**

for a proposal to establish and operate a stream and wetland mitigation bank that is adjacent to

**Four Hole Swamp**

at a location approximately two miles from the Town of Ridgeville at the terminus of Haven Road Dorchester County, South Carolina (Latitude: 33.106156°, Longitude: -80.350406°), Ridgeville Quadrangle sheet.

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 the **Corps** until

**30 Days from the Date of this Notice,**

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

The proposed project consists of establishing a freshwater wetland mitigation bank in the Four Hole Swamp watershed (8-digit Hydrologic Unit Code 03050205) in the Mid-Atlantic Coastal Plain Region. According to the prospectus, the proposed 672-acre mitigation site includes approximately 543.53 acres of wetlands. This total is comprised of approximately 120.54 acres of freshwater wetlands designated for pine plantation vegetative enhancement and approximately 422.99 acres of palustrine forested wetlands slated for preservation. According to the Prospectus, the mitigation work plan includes restoring approximately 120.54 acres of wetland pine plantation to a native, diverse bottomland hardwood wetland system and preserving approximately 422.99 acres of existing, undisturbed palustrine forested wetlands in perpetuity. The restoration of the pine plantation will include the removal of the pine trees, site preparation, and replanting with indigenous bareroot hardwood seedlings. The goal is to achieve a diverse mixed species community similar to naturally occurring habitats, with specific

performance standards for tree stocking density. This work will be monitored annually for five years, to ensure that the restoration areas are developing as expected and meeting the necessary performance standards. Additionally, approximately 42.56 acres of uplands will be preserved as a buffer.

According to the Prospectus, the proposed mitigation bank will provide in-kind compensatory mitigation for authorized impacts to aquatic resources located within the Mid-Atlantic Coastal Plain ecoregion as shown on the attached Service Area Map. The work required to complete the proposed activities on the mitigation site may be authorized under Nationwide Permit #27 after reviews by the Corps, the South Carolina Department of Environmental Services, and the Interagency Review Team. The mitigation bank site will be protected by the bank sponsor using a conservation easement.

**NOTE: This public notice and associated plans are available on the Corps' website at:**  
<http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices>.

### **South Carolina Department of Environmental Services**

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 bank sponsor is hereby advised that supplemental information may be required by the State to facilitate the review.

### **Endangered Species**

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has performed an initial review of the proposed mitigation bank, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project may affect species and critical habitat listed below. No other ESA-listed species or critical habitat will be affected by the proposed action.

Species	Listing Status	Determination
Northern Long-eared Bat ( <i>Myotis septentrionalis</i> )	Endangered	May affect
Tricolored Bat ( <i>Perimyotis subflavus</i> )	Proposed Endangered	May affect

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402. The U.S. Army Corps of Engineers is the lead Federal agency for ESA consultation for the proposed action. Any required consultation will be completed by the Corps.

This notice serves as request to the U.S. Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity

### **Cultural Resources**

In accordance with Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(f)(1)), and has initially determined that no historic properties are present; therefore, there will be no effect on historic properties. To ensure that other historic properties 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 and any other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

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.

### **Corps' Evaluation**

The decision whether to approve or deny the proposed mitigation bank will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. 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.

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.

### **Solicitation of Public Comment**

The Corps is soliciting comments from the public; Federal, state, 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 to determine whether to approve or deny the proposed mitigation bank. 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. **Please submit comments in writing, identifying the project of interest by public notice number, to the following address:**

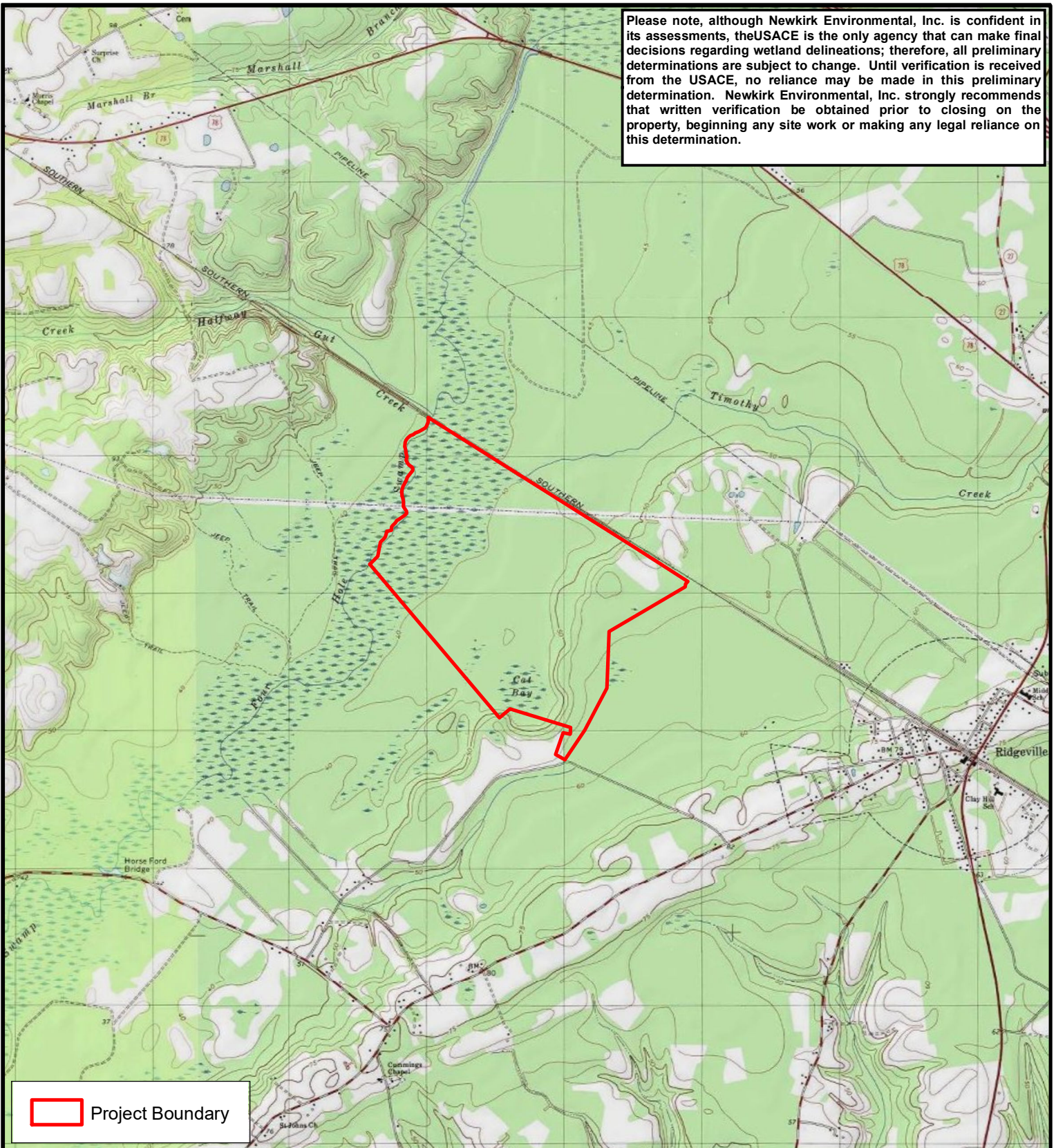
**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
750 Executive Center Drive, Mailbox 83  
Greenville, South Carolina 29615**

**Or via email to: [Jordan.E.Jessop@usace.army.mil](mailto:Jordan.E.Jessop@usace.army.mil)**

The Prospectus for the proposed mitigation bank is available for review upon request. If there are any or questions concerning this public notice, please contact Jordan Jessop, at [Jordan.E.Jessop@usace.army.mil](mailto:Jordan.E.Jessop@usace.army.mil) or (864) 923-4118.



Please note, although Newkirk Environmental, Inc. is confident in its assessments, the USACE is the only agency that can make final decisions regarding wetland delineations; therefore, all preliminary determinations are subject to change. Until verification is received from the USACE, no reliance may be made in this preliminary determination. Newkirk Environmental, Inc. strongly recommends that written verification be obtained prior to closing on the property, beginning any site work or making any legal reliance on this determination.



Topo Map

Project #: 01-01-4898m Date: August 23, 2022

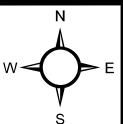
Created by: JHK



3,100

Feet

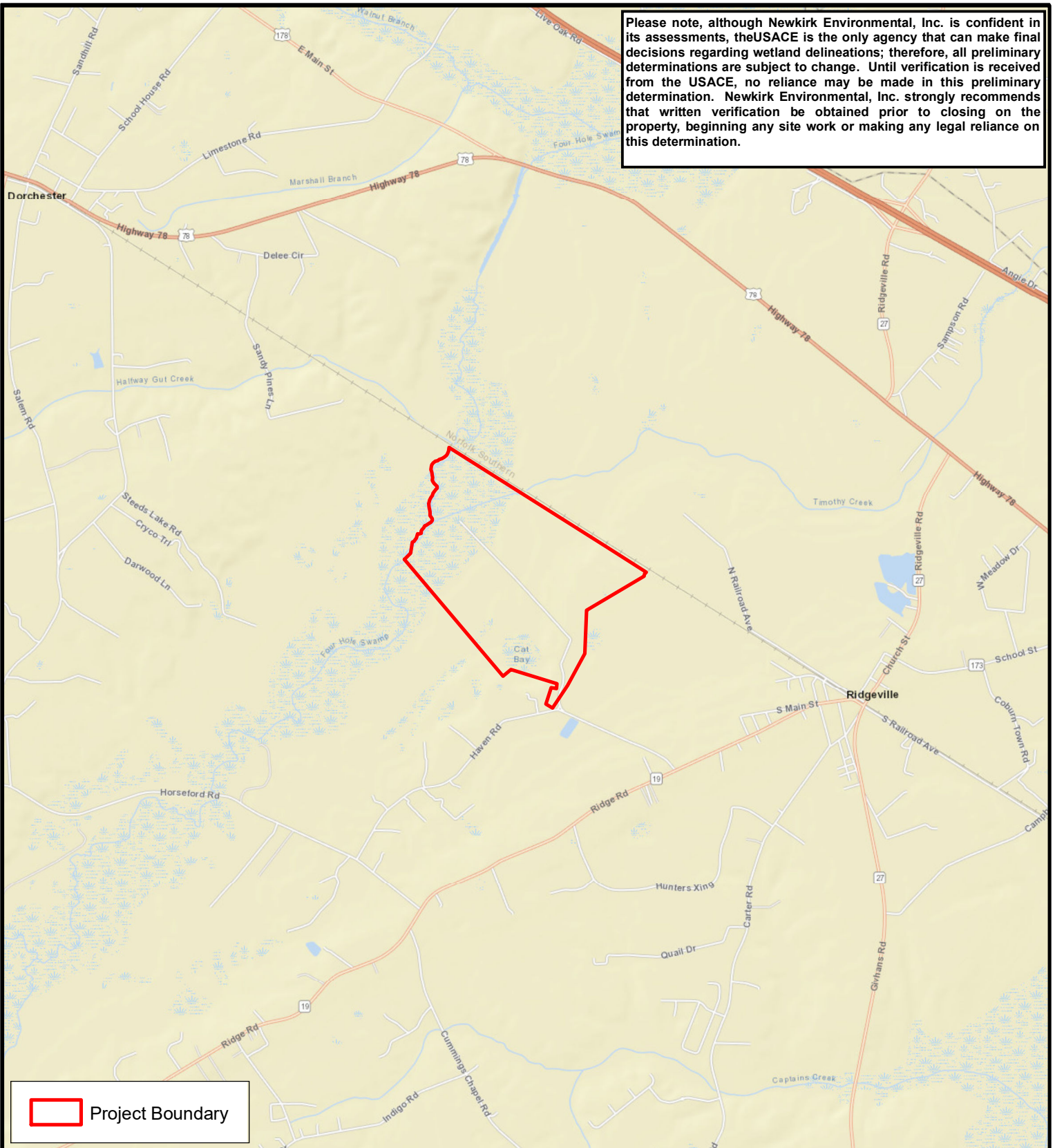
Lat: 33.10589724  
Long: -80.34984646



Haven Road Mitigation Bank  
Dorchester County, South Carolina



Please note, although Newkirk Environmental, Inc. is confident in its assessments, the USACE is the only agency that can make final decisions regarding wetland delineations; therefore, all preliminary determinations are subject to change. Until verification is received from the USACE, no reliance may be made in this preliminary determination. Newkirk Environmental, Inc. strongly recommends that written verification be obtained prior to closing on the property, beginning any site work or making any legal reliance on this determination.



County Road Map

Project #: 01-01-4898m Date: August 23, 2022

Created by: JHK

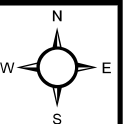


**Newkirk**  
ENVIRONMENTAL INC.

4,100



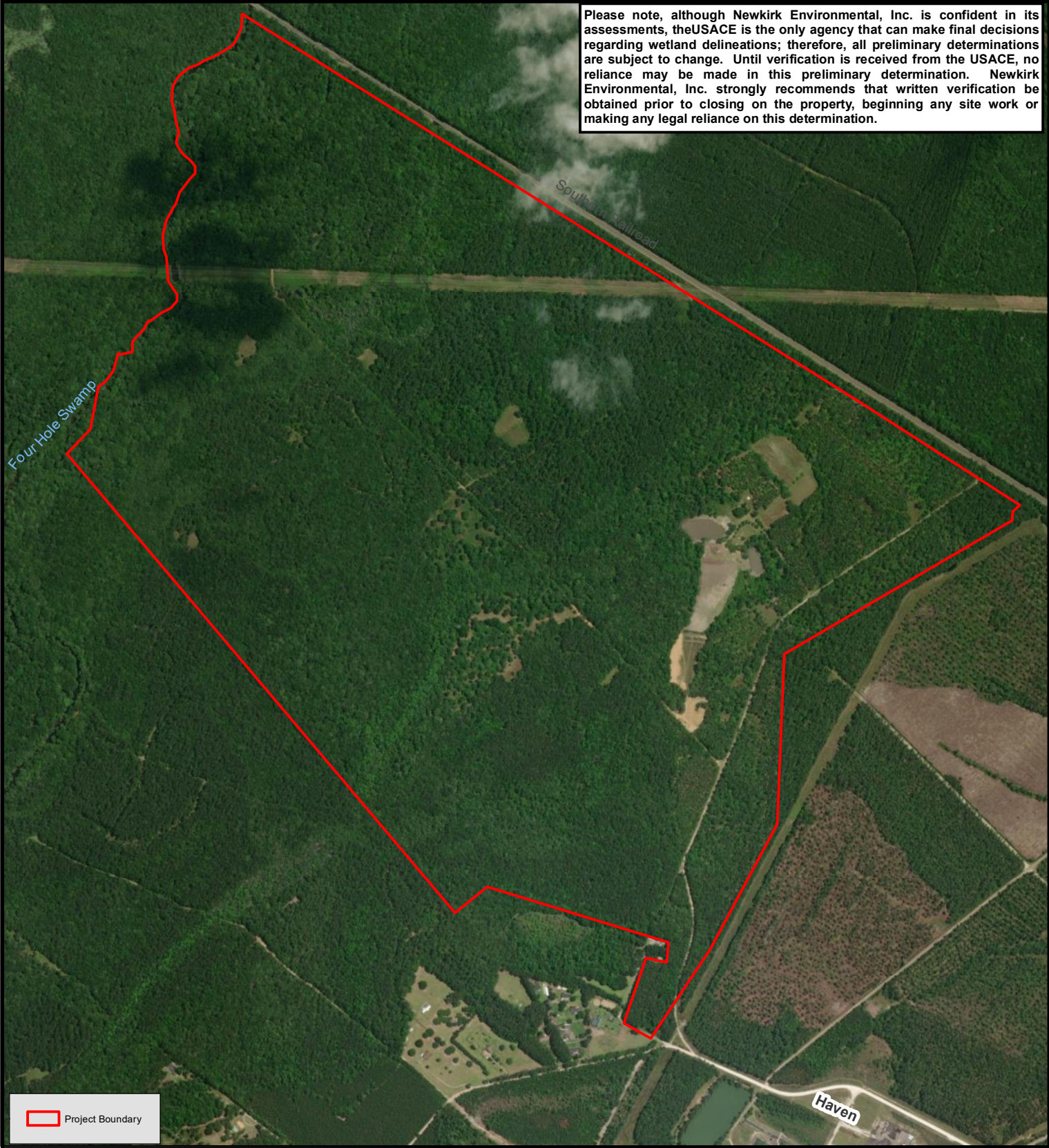
Feet




**Haven Road Mitigation Bank**  
**Dorchester County, South Carolina**



Please note, although Newkirk Environmental, Inc. is confident in its assessments, theUSACE is the only agency that can make final decisions regarding wetland delineations; therefore, all preliminary determinations are subject to change. Until verification is received from the USACE, no reliance may be made in this preliminary determination. Newkirk Environmental, Inc. strongly recommends that written verification be obtained prior to closing on the property, beginning any site work or making any legal reliance on this determination.



Aerial Photograph
Project #: 01-4898m Date: July 17, 2024
Created by: JHK
 <b>Newkirk</b> ENVIRONMENTAL INC.

970

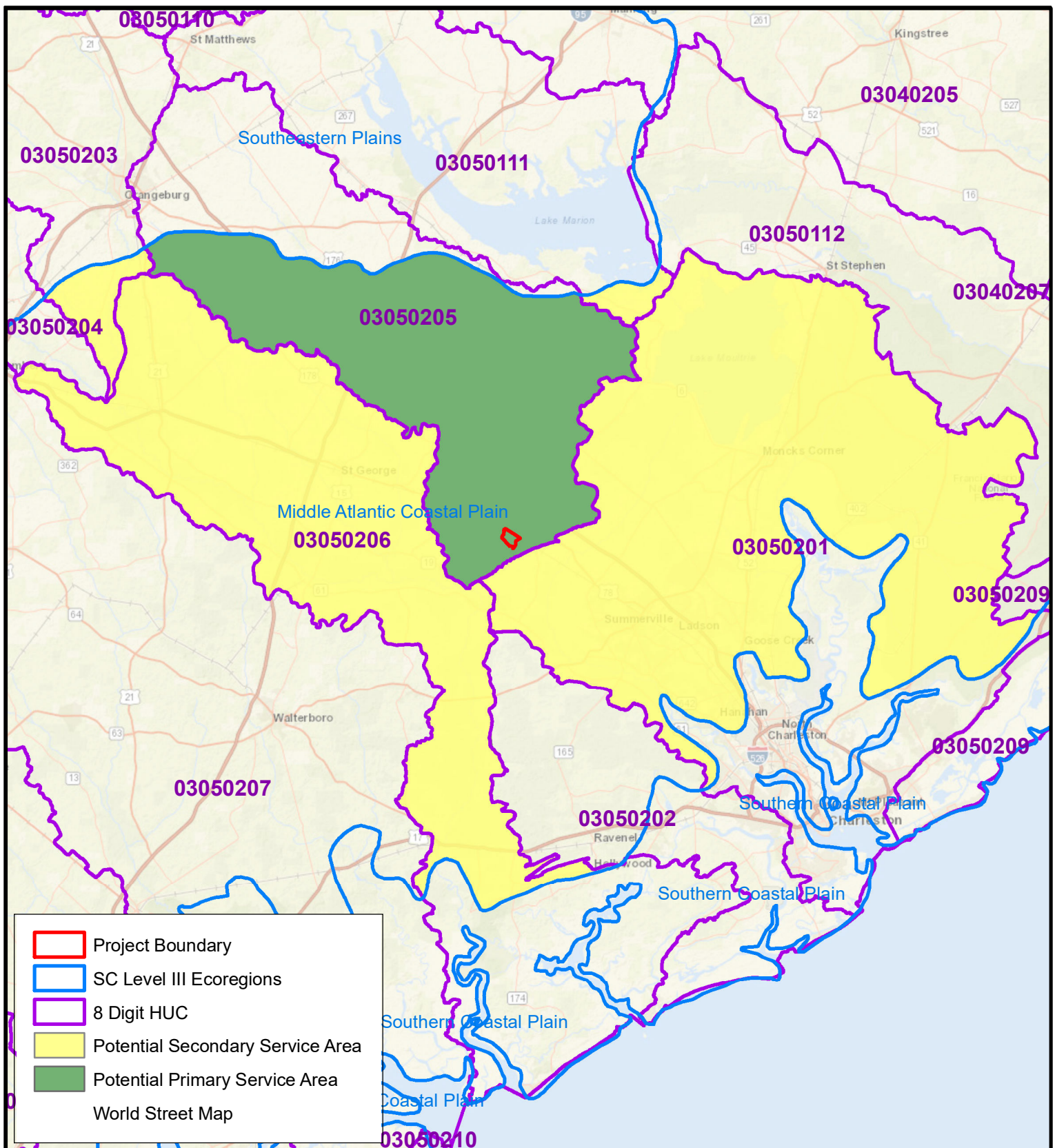
Feet

N  
W  
E  
S

Haven Road Mitigation Bank

Dorchester County, South Carolina





Watershed Service Area Map

Project #: 01-01-4898m Date: August 23, 2022

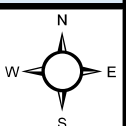
Created by: JHK



49,000



Feet



Haven Road Mitigation Bank  
Dorchester County, South Carolina



Please note, although Newkirk Environmental, Inc. is confident in its assessments, the USACE is the only agency that can make final decisions regarding wetland delineations; therefore, all preliminary determinations are subject to change. Until verification is received from the USACE, no reliance may be made in this preliminary determination. Newkirk Environmental, Inc. strongly recommends that written verification be obtained prior to closing on the property, beginning any site work or making any legal reliance on this determination.

**Legend:**

- Project Boundary
- Dorchester County NWI



**Newkirk**  
ENVIRONMENTAL INC.

# Haven Road Mitigation Bank Dorchester County, South Carolina



Please note, although Newkirk Environmental, Inc. is confident in its assessments, the USACE is the only agency that can make final decisions regarding wetland delineations; therefore, all preliminary determinations are subject to change. Until verification is received from the USACE, no reliance may be made in this preliminary determination. Newkirk Environmental, Inc. strongly recommends that written verification be obtained prior to closing on the property, beginning any site work or making any legal reliance on this determination.

**Project Boundary**

**Dorchester County Soils**

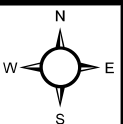
# Project Boundary

## Dorchester County Soils

Created by: JHK



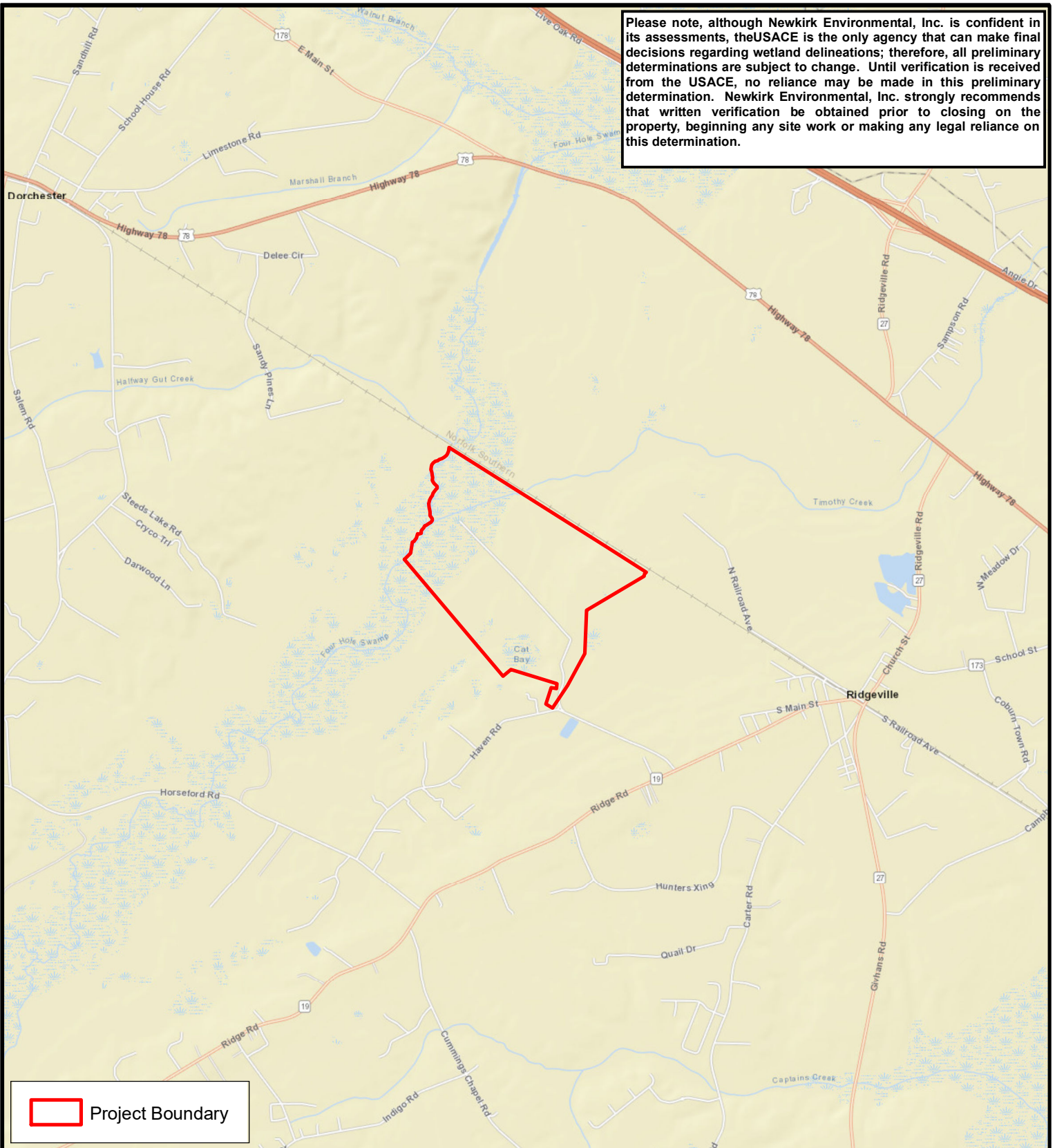
Feet



# Haven Road Mitigation Bank Dorchester County, South Carolina



Please note, although Newkirk Environmental, Inc. is confident in its assessments, the USACE is the only agency that can make final decisions regarding wetland delineations; therefore, all preliminary determinations are subject to change. Until verification is received from the USACE, no reliance may be made in this preliminary determination. Newkirk Environmental, Inc. strongly recommends that written verification be obtained prior to closing on the property, beginning any site work or making any legal reliance on this determination.



County Road Map

Project #: 01-01-4898m Date: August 23, 2022

Created by: JHK

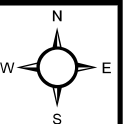


**Newkirk**  
ENVIRONMENTAL INC.

4,100



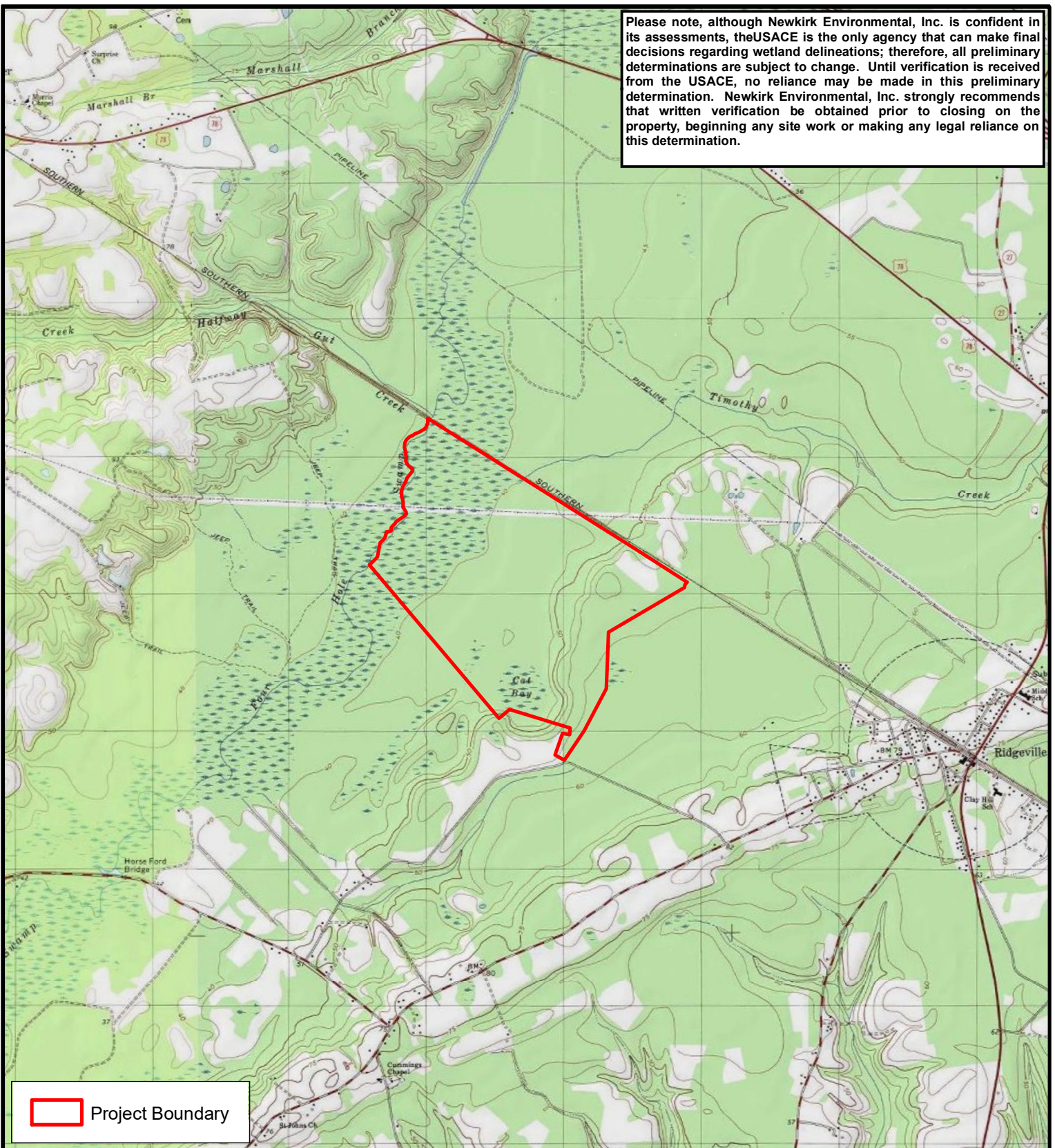
Feet



**Haven Road Mitigation Bank**  
**Dorchester County, South Carolina**



Please note, although Newkirk Environmental, Inc. is confident in its assessments, the USACE is the only agency that can make final decisions regarding wetland delineations; therefore, all preliminary determinations are subject to change. Until verification is received from the USACE, no reliance may be made in this preliminary determination. Newkirk Environmental, Inc. strongly recommends that written verification be obtained prior to closing on the property, beginning any site work or making any legal reliance on this determination.



Topo Map

Project #: 01-01-4898m Date: August 23, 2022

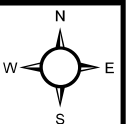
Created by: JHK



3,100

Feet

Lat: 33.10589724  
Long: -80.34984646



Haven Road Mitigation Bank  
Dorchester County, South Carolina



Please note, although Newkirk Environmental, Inc. is confident in its assessments, the USACE is the only agency that can make final decisions regarding wetland delineations; therefore, all preliminary determinations are subject to change. Until verification is received from the USACE, no reliance may be made in this preliminary determination. Newkirk Environmental, Inc. strongly recommends that written verification be obtained prior to closing on the property, beginning any site work or making any legal reliance on this determination.

**Legend:**

- Project Boundary
- Dorchester County Soils

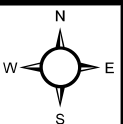
# Project Boundary

## Dorchester County Soils

Created by: JHK



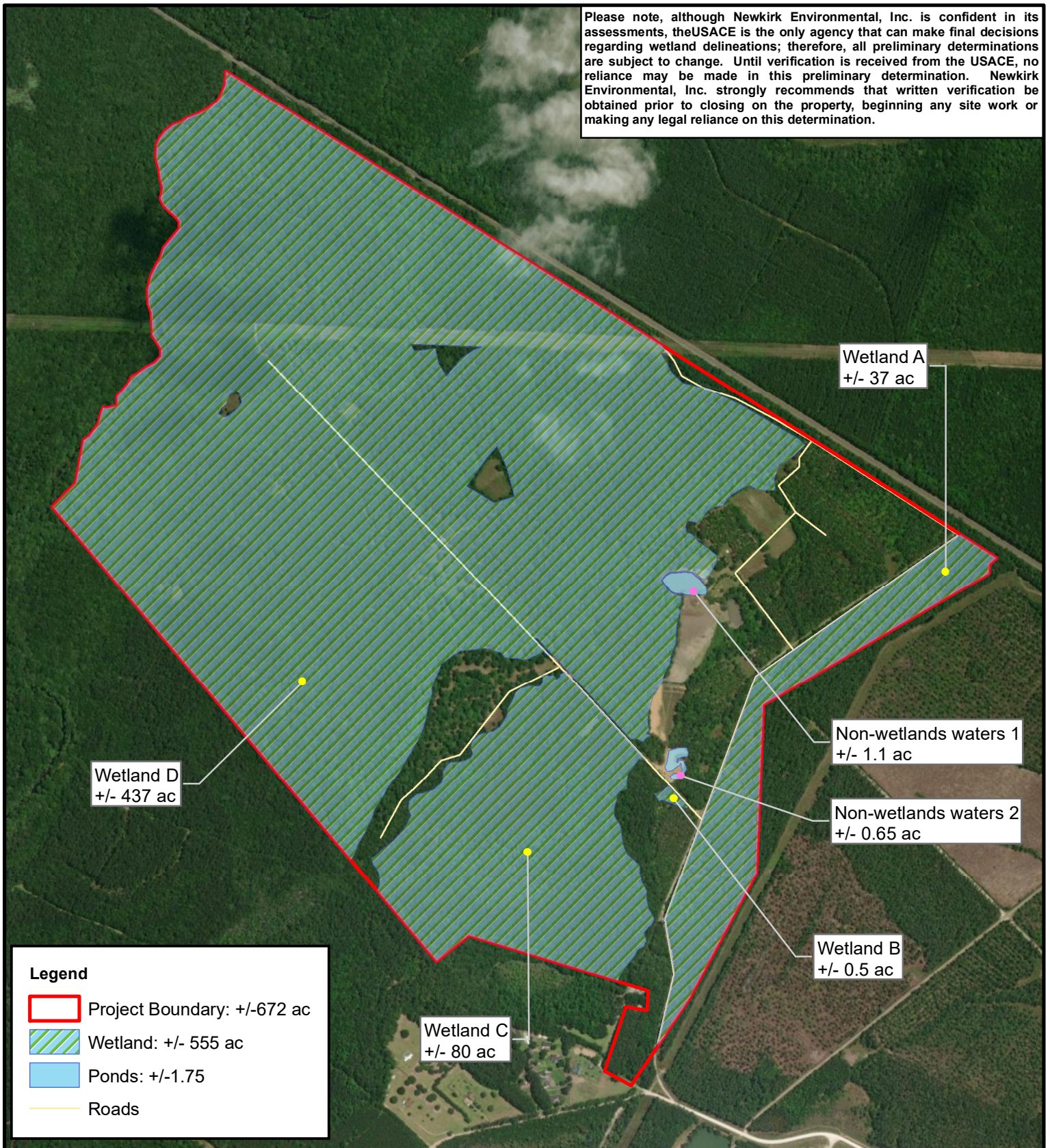
Feet



# Haven Road Mitigation Bank Dorchester County, South Carolina



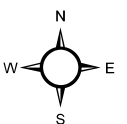
Please note, although Newkirk Environmental, Inc. is confident in its assessments, the USACE is the only agency that can make final decisions regarding wetland delineations; therefore, all preliminary determinations are subject to change. Until verification is received from the USACE, no reliance may be made in this preliminary determination. Newkirk Environmental, Inc. strongly recommends that written verification be obtained prior to closing on the property, beginning any site work or making any legal reliance on this determination.



# Wetland Resource Map

Project #: 01-4898m Date: July 17, 2024

Created by: JHK



Haven Road Mitigation Bank  
Dorchester County, South Carolina



Please note, although Newkirk Environmental, Inc. is confident in its assessments, the USACE is the only agency that can make final decisions regarding wetland delineations; therefore, all preliminary determinations are subject to change. Until verification is received from the USACE, no reliance may be made in this preliminary determination. Newkirk Environmental, Inc. strongly recommends that written verification be obtained prior to closing on the property, beginning any site work or making any legal reliance on this determination.

Wetland Data Point 2  
Lat: 33.11015351  
Long: -80.35394424

Upland Data Point 2  
Lat: 33.10790975  
Long: -80.34136762

Wetland Data Point 1  
Lat: 33.10345395  
Long: -80.35226198

Upland Data Point 1  
Lat: 33.10303272  
Long: -80.35035546

- Project Boundary
- Wetland
- Roads
- Updated\_Data\_Point

Data Point & Photo Location Map

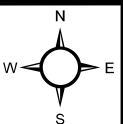
Project #: 01-01-4898m Date: August 23, 2022

Created by: JHK



1,000

Feet



Haven Road Mitigation Bank  
Dorchester County, South Carolina