

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
Water Quality Certification and Wetlands Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: P/N SAC-2014-00622

August 1, 2018

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), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

Mr. Gabe Ebner
Lennar Homes- Coastal Carolina
1941 Savage Road
Charleston, South Carolina 29407

for a modification to a previously authorized activity for the construction of a residential development by placing fill material in freshwater wetlands adjacent to Sawmill Branch, which is a tributary of the

Ashley River

at a location adjacent to and north of the intersection of Dorchester Road and Commodore Way, in the Town of Summerville, Dorchester County, South Carolina (Latitude: 32.9756 °N, Longitude: -80.2262 °W), Stallville Quad 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

15 Days from the Date of this Notice,

and **SCDHEC** will receive written statements regarding the proposed work 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 work consists of modifying an existing Department of the Army (DA) permit

to allow for 1.03 acre of additional impacts to waters of the United States. In detail, the permittee requests to modify the current DA permit to remove an area from the previously preserved uplands and wetlands for the purpose of installing a subsurface sewer utility line via trench and backfill. The area to be removed from the preservation area would include a 50-foot wide corridor located within the eastern portion of the site. Within this corridor, a 20-foot wide easement, totaling 0.40 acre of jurisdictional freshwater wetlands, would be permanently cleared and maintained for the installation of the sewer line, maintenance, and inspections. Additionally, 0.63 acre of jurisdictional freshwater wetlands within the 50-foot wide corridor would be temporarily cleared. This area would be allowed to re-vegetate after the installation of the sewer line. Furthermore, the remaining 38.12 acres of onsite freshwater wetlands and upland buffer averaging 25-feet, are to be preserved via a Corps approved conservation mechanism. The applicant has proposed to mitigate for additional impacts to wetlands by purchasing 2.7 additional wetland mitigation credits (totaling 51.7 credits) from the Congaree Carton Mitigation Bank. Should sufficient credits be unavailable from Congaree Carton Mitigation Bank, the additional 2.7 credits will be purchased from Swallow Savannah Mitigation Bank. The project purpose is for the installation of a sewer line to service the previously authorized development.

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

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. This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S. C. Department of Health and Environmental Control. 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.

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 involve permanent impacts to an additional 0.4 acre of freshwater wetlands and temporary impacts to an additional 0.65 acre of freshwater wetlands upstream of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. The District Engineer's 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). The District Engineer's final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project area, examined all information provided by the applicant, and the District Engineer has determined, based on the most recently available information that the project will have no effect on red-cockaded woodpecker (*Picoides borealis*), American wood stork (*Mycteria Americana*), Canby's dropwort (*Oxypolis canbyi*), pondberry (*Lindera melissifolia*), or 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 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 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)(1)(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).

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

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.

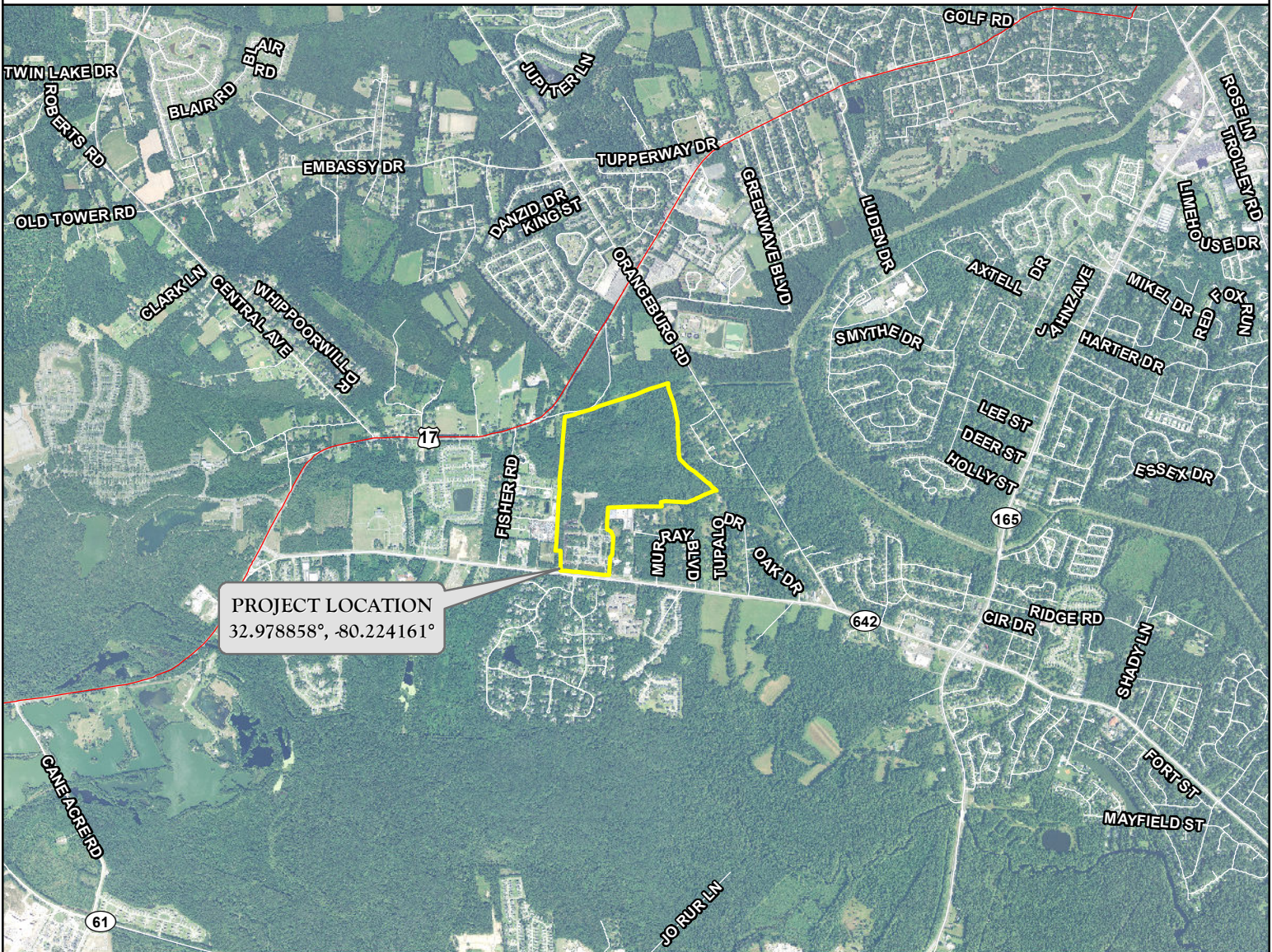
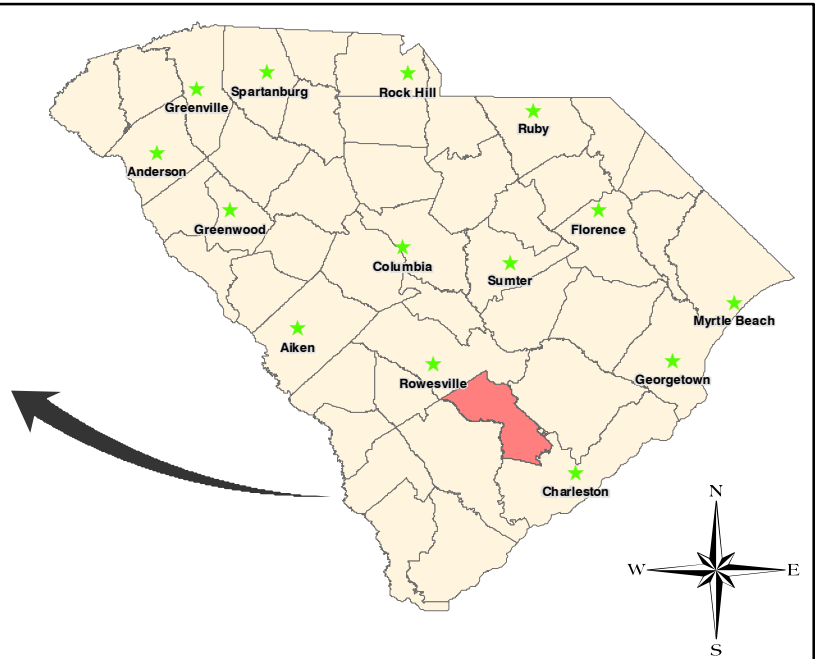
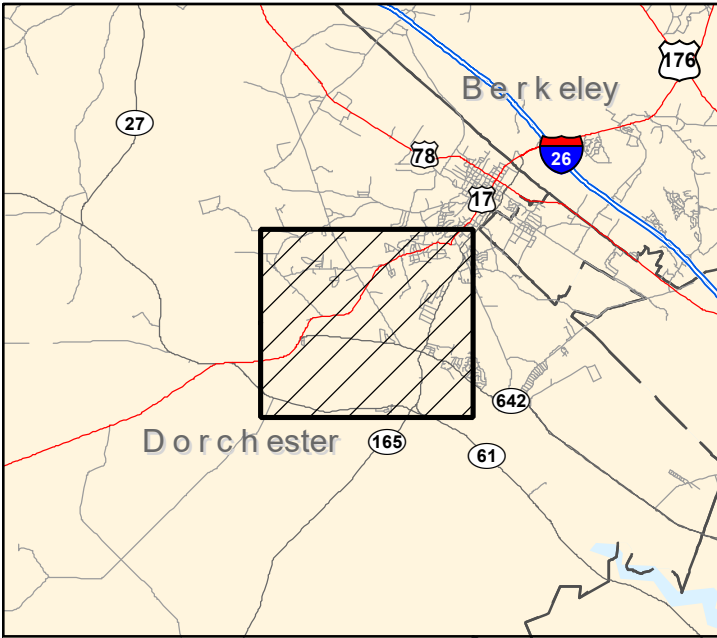
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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 cannot undertake to adjudicate rival claims.

The Corps 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 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. **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
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

If there are any questions concerning this public notice, please contact Courtney M. Stevens, Project Manager, at (843) 329-8027 or toll free at 1-866-329-8187.

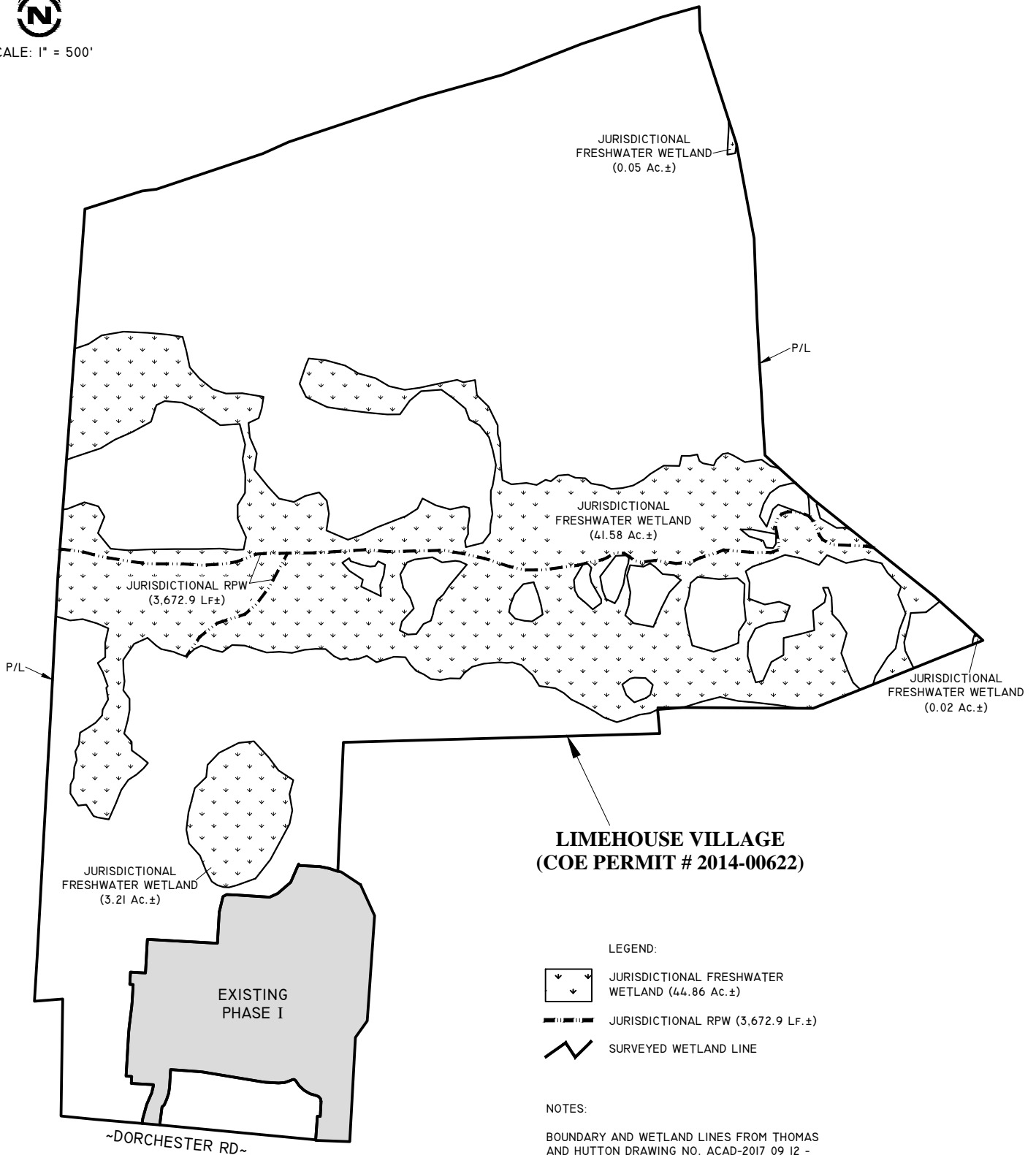


J:\SOUTH CAROLINA\2016\SC-16CAG2552\GIS\2018\1\1_V_COE_PERMIT_Mod\SHEETS\SHEET_1_PROJECT_LOCATION_MAP.MXD

PROJECT NAME: LIMEHOUSE VILLAGE	PROJECT LOCATION MAP	
	DWG. No. SC-16CAG2552-1	SHEET: 1 OF 13
APPLICANT: LENNAR - COASTAL CAROLINAS, C/O GABE EBNER	DRAWN BY: W.C.	DATE: 3/9/18
	REVISIONS:	SCALE: N.T.S






SCALE: 1" = 500'



**LIMEHOUSE VILLAGE
(COE PERMIT # 2014-00622)**

LEGEND:

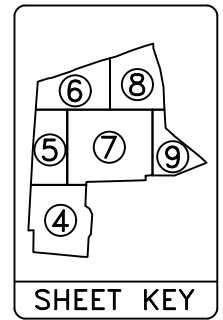
-  JURISDICTIONAL FRESHWATER WETLAND (44.86 Ac.±)
-  JURISDICTIONAL RPW (3,672.9 LF.±)
-  SURVEYED WETLAND LINE

NOTES:







BOUNDARY AND WETLAND LINES FROM THOMAS AND HUTTON DRAWING NO. ACAD-2017 09 12 - LIMEHOUSE VILLAGE SEWER ROUTING AND TEMPORARY IMPACTS-MODEL (I).DWG DATED MARCH 8, 2018.

J:\SOUTH CAROLINA\2018\SC-16CAG2552\2018\WETLAND MAP.DWG TAB SHEET 2 JUL 16, 2018 - 12:23PM PLOTTED BY: WILLC

PROJECT NAME: LIMEHOUSE VILLAGE	COE WETLAND MAP	
	DWG. No. SC-16CAG2552-2	SHEET: 2 OF 13
APPLICANT: LENNAR - COASTAL CAROLINAS, c/o GABE EBNER	DRAWN BY: W.C.	DATE: 3/9/18
	REVISIONS:	SCALE: 1"=500'



LEGEND:







- 
JURISDICTIONAL FRESHWATER
WETLAND PRESERVE
- 
JURISDICTIONAL FRESHWATER
WETLAND IMPACT - TEMPORARY
- 
JURISDICTIONAL FRESHWATER
WETLAND IMPACT - FILL
- 
JURISDICTIONAL FRESHWATER
WETLAND IMPACT - CLEAR
- 
UPLAND BUFFER
- 
JURISDICTIONAL RPW

NOTE:

BOUNDARY, SITE PLAN, AND WETLAND LINES
 FROM THOMAS AND HUTTON DRAWING NO.
 ACAD-2017 09 12 - LIMEHOUSE VILLAGE SEWER
 ROUTING AND TEMPORARY IMPACTS-MODEL
 (2).DWG DATED JULY 2, 2018.

PROJECT NAME: LIMEHOUSE VILLAGE	WETLAND IMPACT AND CROSS SECTION LOCATION MAP	
	DWG. No. SC-16CAG2552-3	SHEET: 3 OF 13
APPLICANT: LENNAR - COASTAL CAROLINAS, c/o GABE EBNER	DRAWN BY: W.C.	
	REVISIONS: 7/3/18	DATE: 3/9/18
		SCALE: N.T.S.

LEGEND:

-  JURISDICTIONAL FRESHWATER WETLAND PRESERVE
-  JURISDICTIONAL FRESHWATER WETLAND IMPACT - TEMPORARY
-  JURISDICTIONAL FRESHWATER WETLAND IMPACT - FILL
-  JURISDICTIONAL FRESHWATER WETLAND IMPACT - CLEAR
-  UPLAND BUFFER
-  JURISDICTIONAL RPW



SCALE: 1" = 200'









J:\SOUTH CAROLINA\2016\SC-16CAG2552\2018\BILLY_COE_PERMIT_M00\SHETS.3-9_WETLAND IMPACT MAJ_070318.DWG TAB SHEET 4 JUL 16, 2018 - 12:26PM PLOTTED BY: WILLC

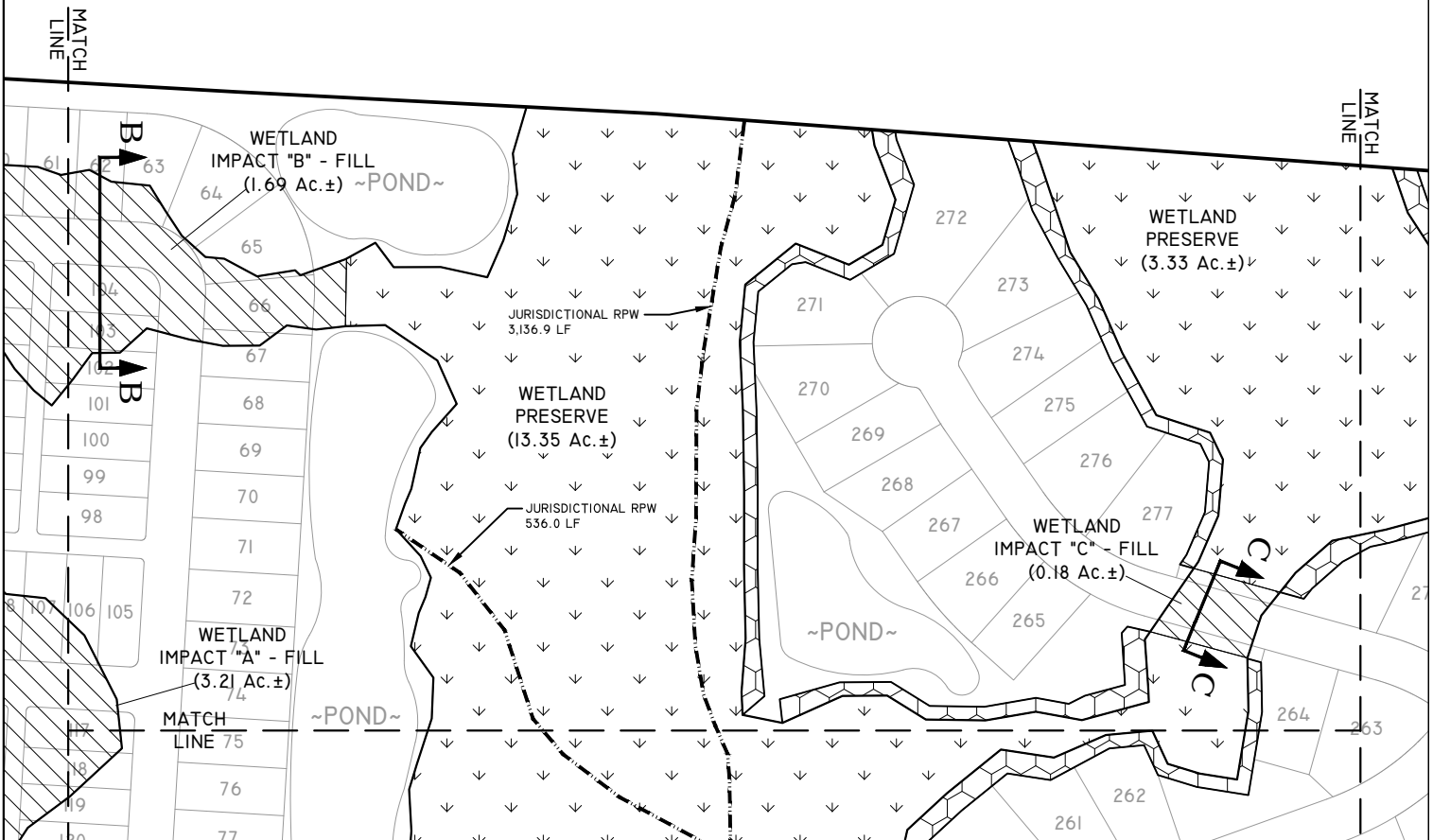
PROJECT NAME: LIMEHOUSE VILLAGE	WETLAND IMPACT AND CROSS SECTION LOCATION MAP	
	DWG. No. SC-16CAG2552-4	SHEET: 4 OF 13
APPLICANT: LENNAR - COASTAL CAROLINAS, c/o GABE EBNER	DRAWN BY: W.C.	DATE: 3/9/18
	REVISIONS: 7/3/18	SCALE: 1"=200'



SCALE: 1" = 200'

LEGEND:

-  JURISDICTIONAL FRESHWATER WETLAND PRESERVE
-  JURISDICTIONAL FRESHWATER WETLAND IMPACT - TEMPORARY
-  JURISDICTIONAL FRESHWATER WETLAND IMPACT - FILL
-  JURISDICTIONAL FRESHWATER WETLAND IMPACT - CLEAR
-  UPLAND BUFFER
-  JURISDICTIONAL RPW



PROJECT NAME: LIMEHOUSE VILLAGE

WETLAND IMPACT AND CROSS SECTION LOCATION MAP

DWG. No. SC-16CAG2552-5

SHEET: 5 OF 13

APPLICANT: LENNAR - COASTAL CAROLINAS, c/o GABE EBNER

DRAWN BY: W.C.

DATE: 3/9/18







REVISIONS: 7/3/18

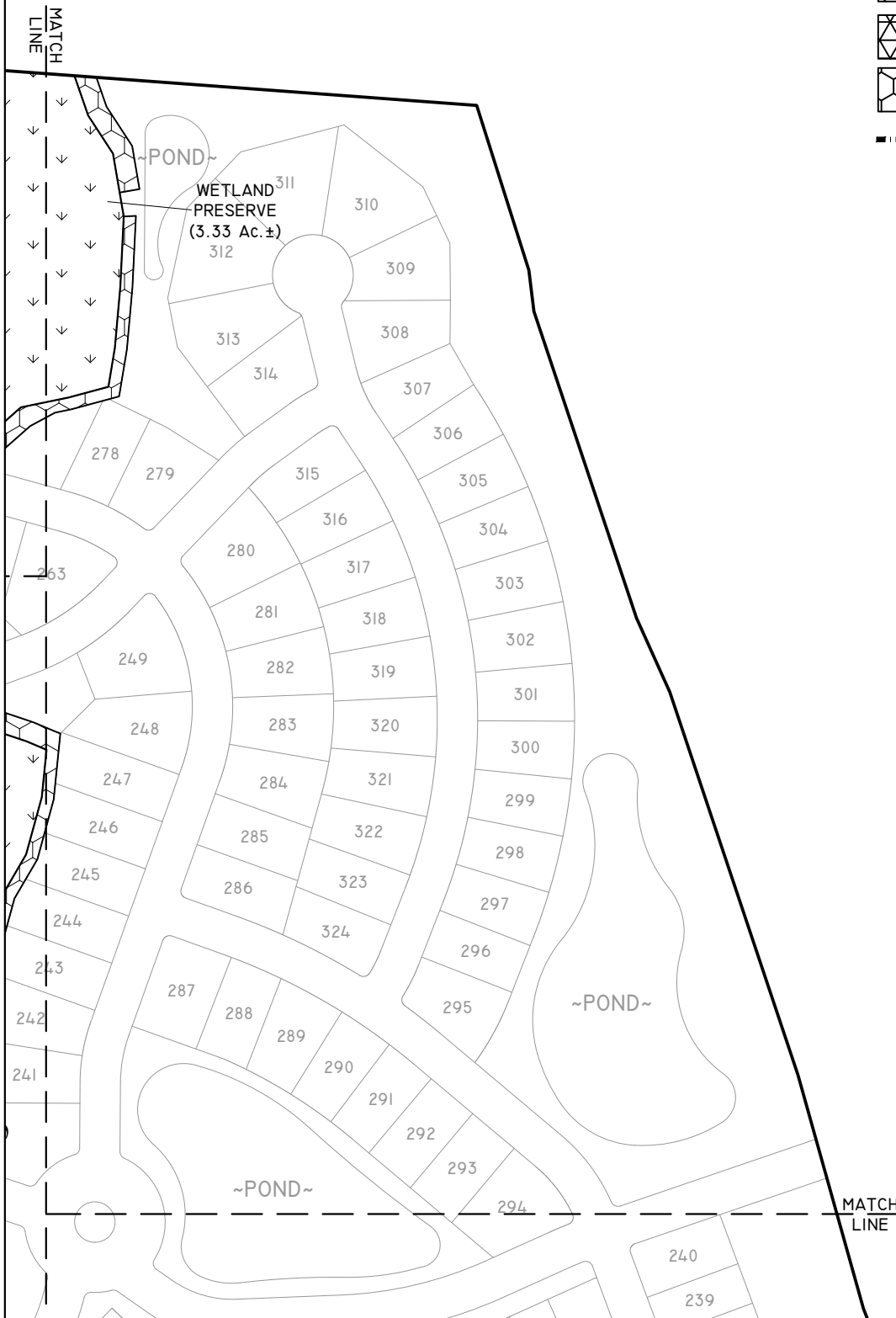
SCALE: 1"=200'



SCALE: 1" = 200'

LEGEND:

-  JURISDICTIONAL FRESHWATER WETLAND PRESERVE
-  JURISDICTIONAL FRESHWATER WETLAND IMPACT - TEMPORARY
-  JURISDICTIONAL FRESHWATER WETLAND IMPACT - FILL
-  JURISDICTIONAL FRESHWATER WETLAND IMPACT - CLEAR
-  UPLAND BUFFER
-  JURISDICTIONAL RPW



PROJECT NAME: LIMEHOUSE VILLAGE

WETLAND IMPACT AND CROSS SECTION LOCATION MAP

DWG. No. SC-16CAG2552-6

SHEET: 6 OF 13

APPLICANT: LENNAR - COASTAL CAROLINAS, c/o GABE EBNER

DRAWN BY: W.C.

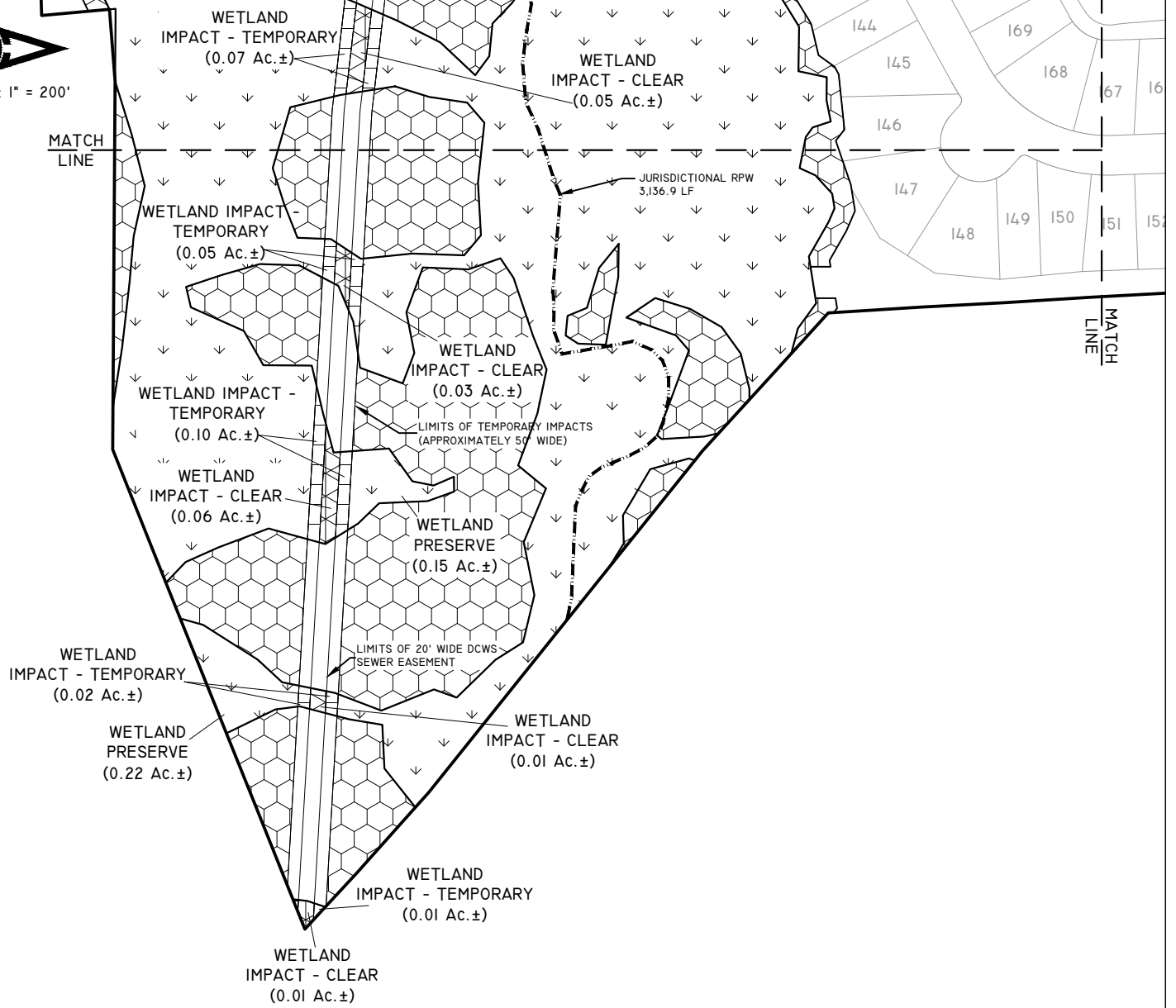
DATE: 3/9/18

REVISIONS: 7/3/18

SCALE: 1"=200'



SCALE: 1" = 200'



LEGEND:

- JURISDICTIONAL FRESHWATER WETLAND PRESERVE
- JURISDICTIONAL FRESHWATER WETLAND IMPACT - TEMPORARY
- JURISDICTIONAL FRESHWATER WETLAND IMPACT - FILL
- JURISDICTIONAL FRESHWATER WETLAND IMPACT - CLEAR
- UPLAND BUFFER
- JURISDICTIONAL RPW

PROJECT NAME: LIMEHOUSE VILLAGE

WETLAND IMPACT AND CROSS SECTION LOCATION MAP

DWG. No. SC-16CAG2552-9

SHEET: 9 OF 13

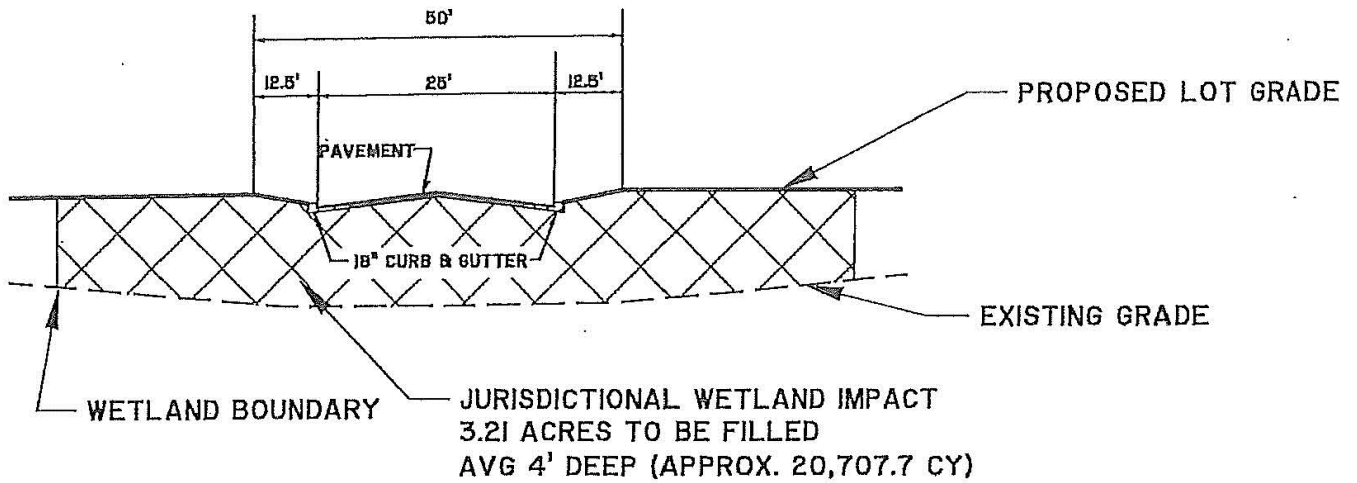
APPLICANT: LENNAR - COASTAL CAROLINAS, c/o GABE EBNER

DRAWN BY: W.C.

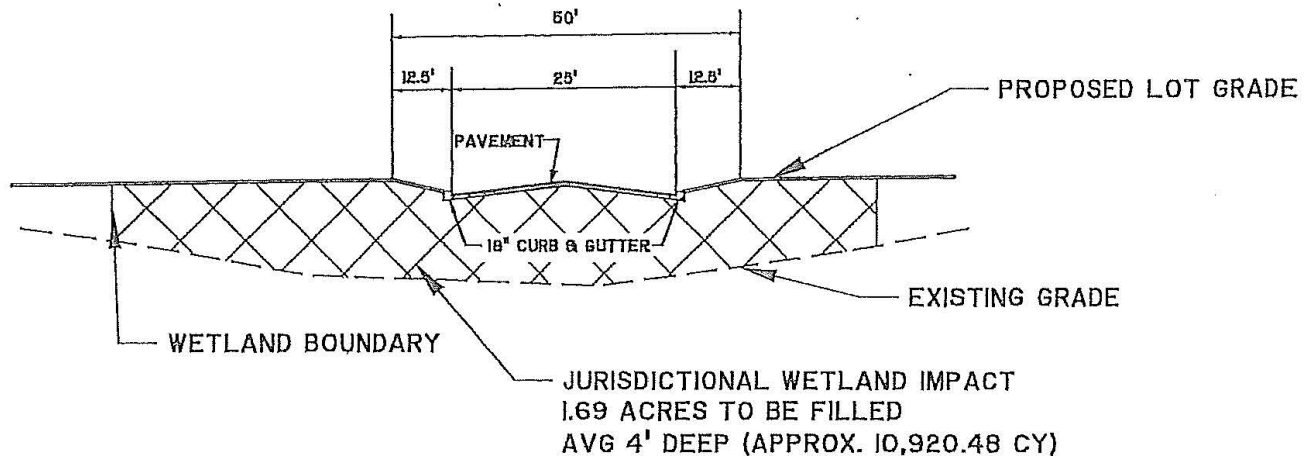
DATE: 3/9/18

REVISIONS: 7/3/18

SCALE: 1"=200'

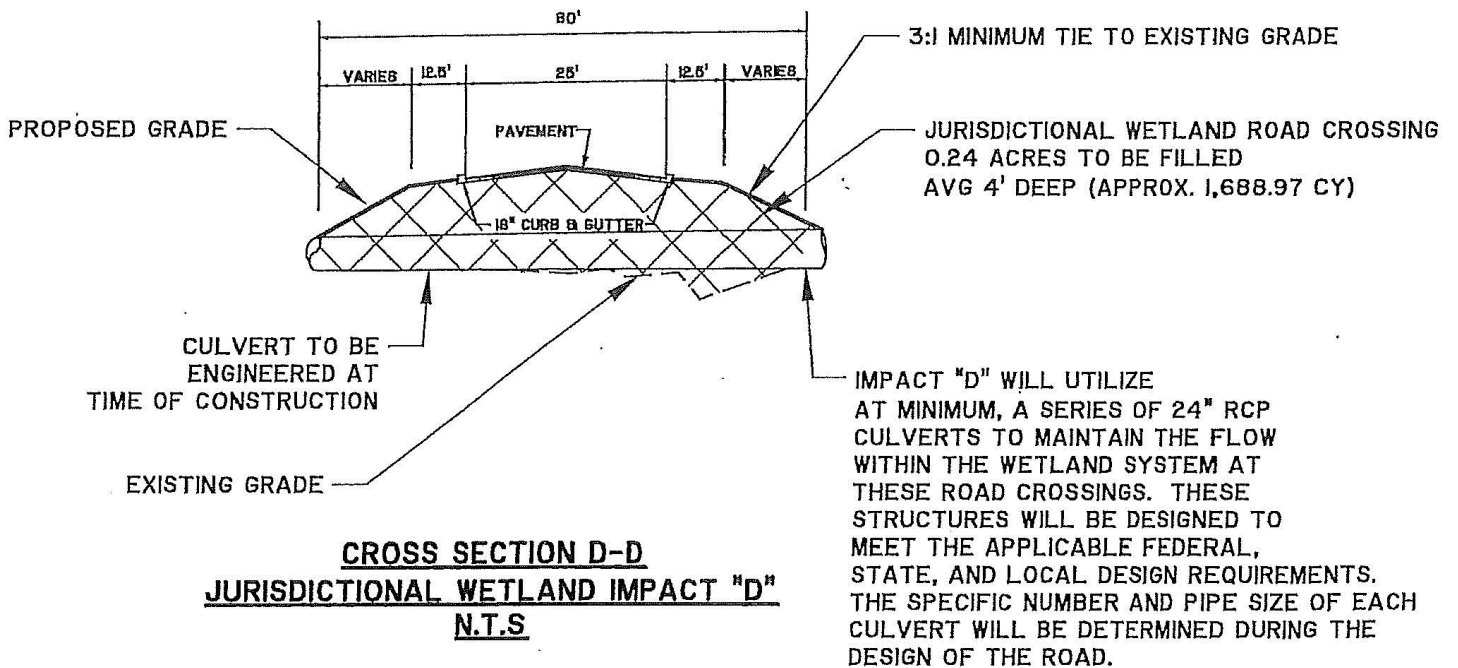
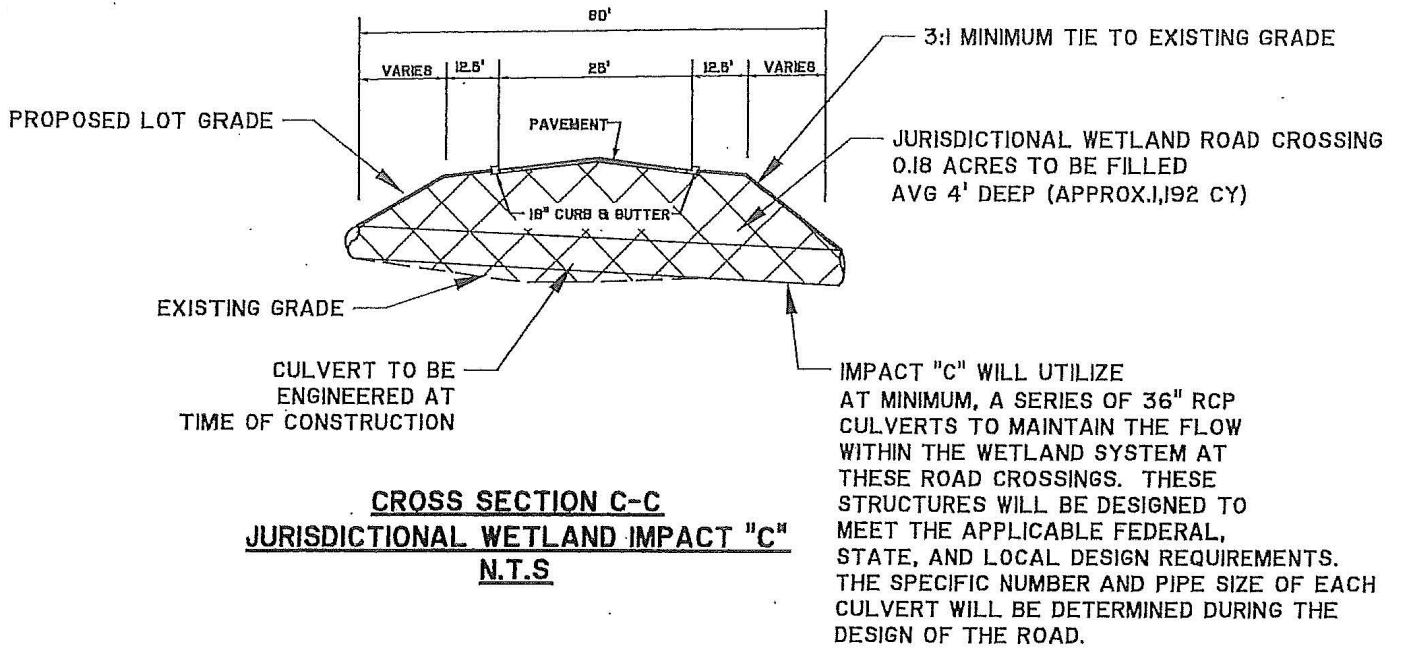


CROSS SECTION A-A
JURISDICTIONAL WETLAND IMPACT "A"
N.T.S



CROSS SECTION B-B
JURISDICTIONAL WETLAND IMPACT "B"
N.T.S

PROJECT NAME: LIMEHOUSE VILLAGE	TYPICAL CROSS SECTIONS	
	DWG. No. SC-16CAG2552-10	SHEET: 10 OF 13
APPLICANT: LENNAR - COASTAL CAROLINAS, c/o GABE EBNER	DRAWN BY: T.S.	DATE: 3/9/18
	REVISIONS:	SCALE: N.T.S.



PROJECT NAME: LIMEHOUSE VILLAGE

TYPICAL CROSS SECTIONS

DWG. No. SC-16CAG2552-II

SHEET: II OF 13

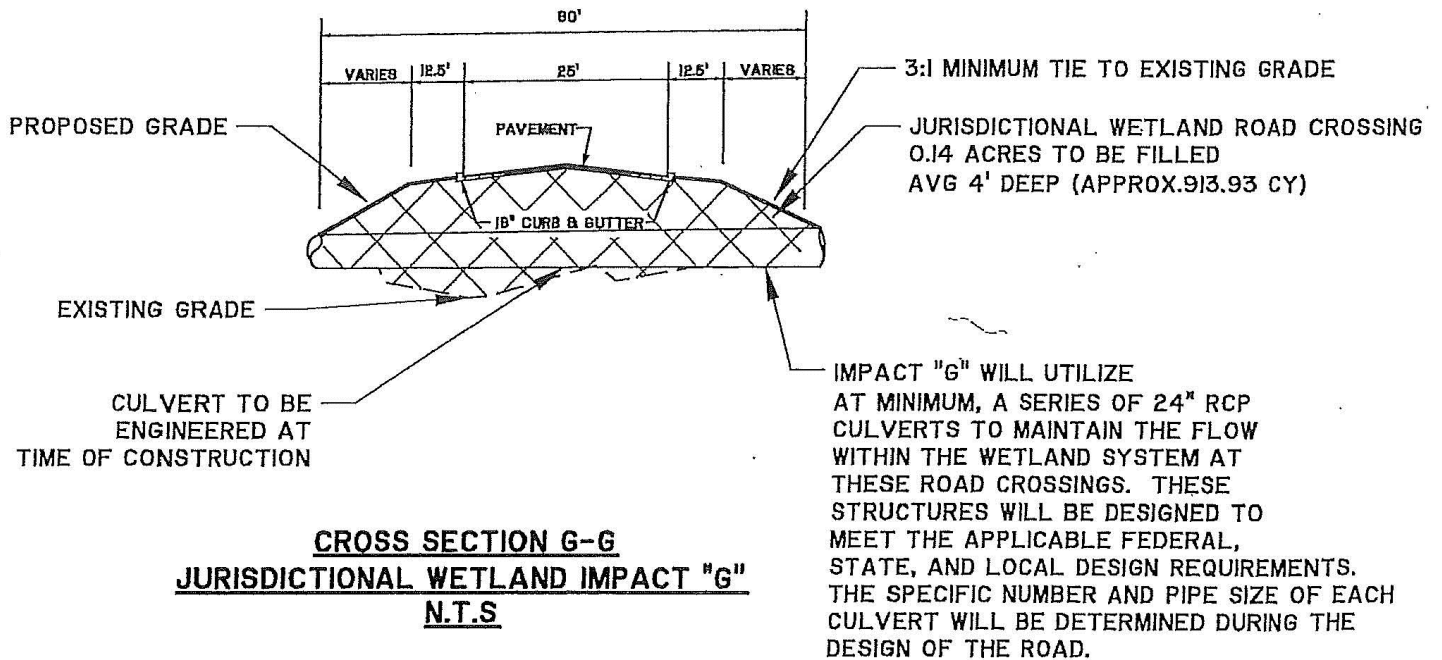
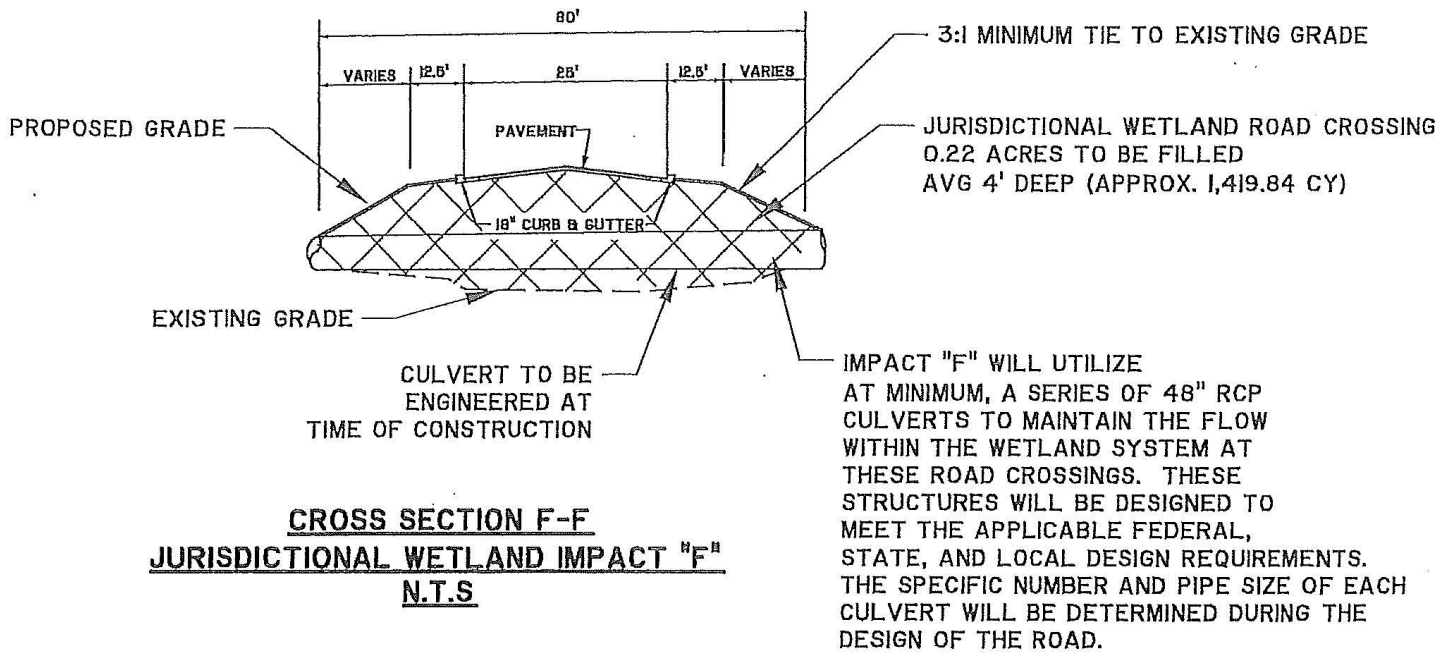
APPLICANT: LENNAR - COASTAL CAROLINAS, C/O GABE EBNER

DRAWN BY: T.S.

DATE: 3/9/18

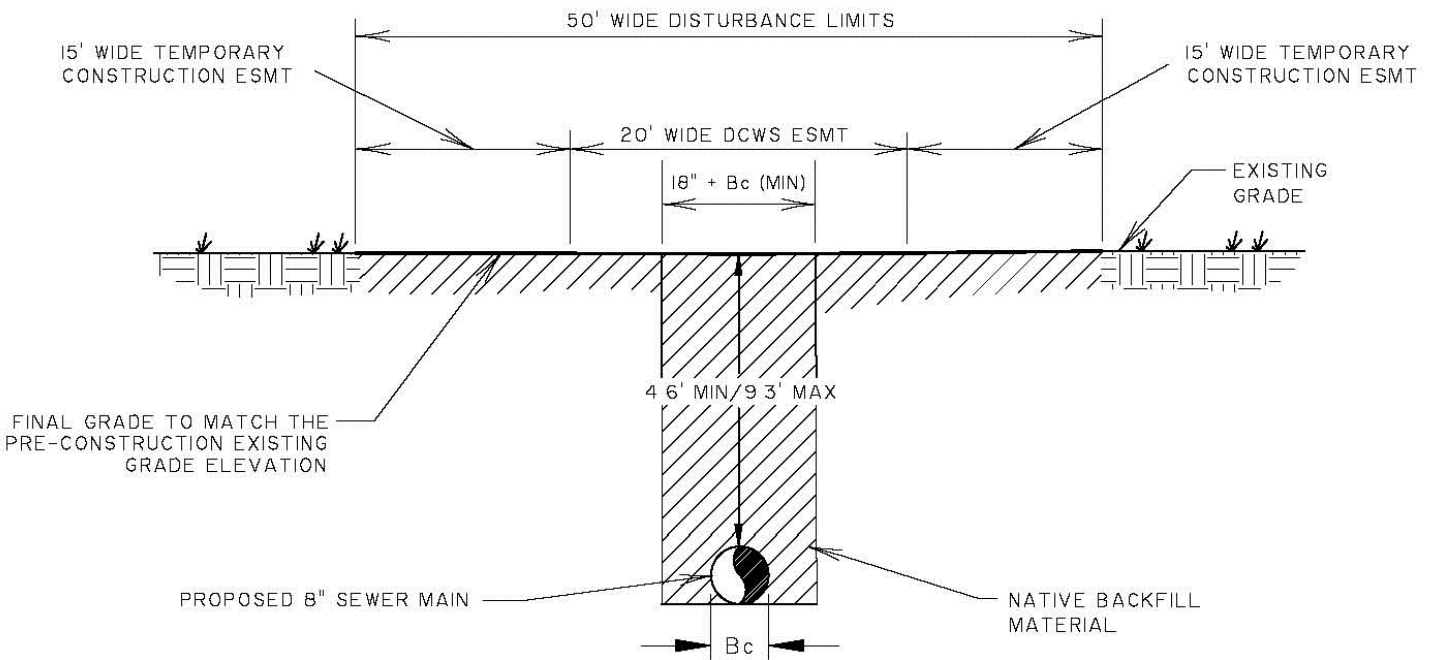
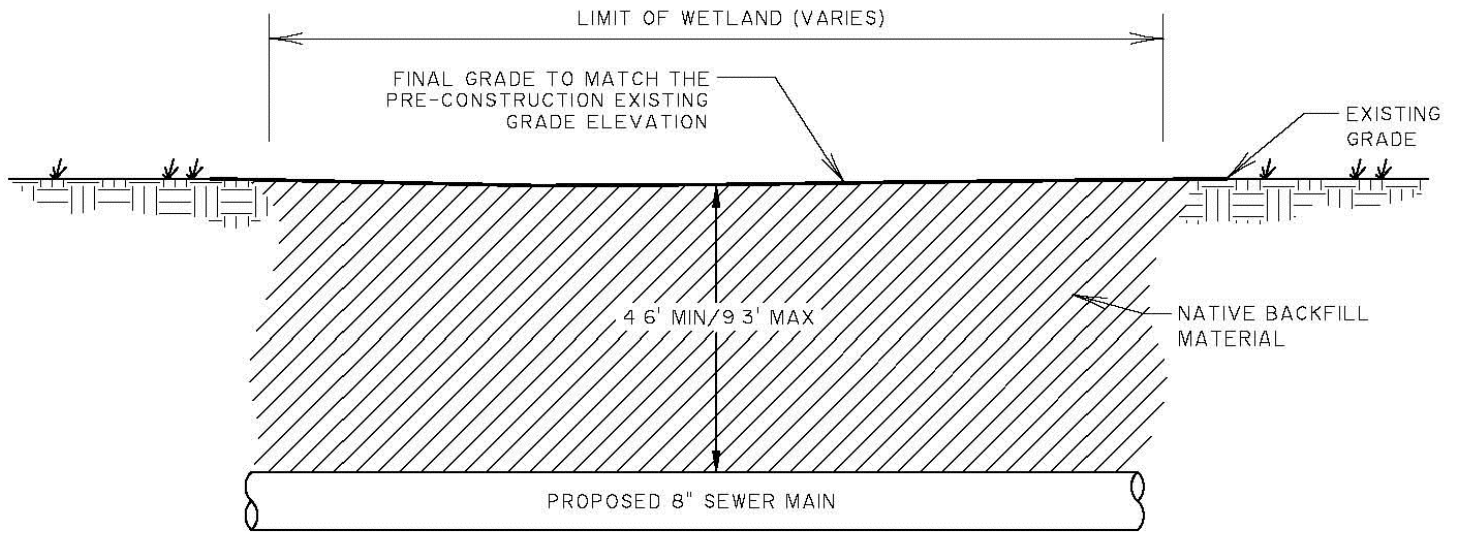
REVISIONS:

SCALE: N.T.S.



PROJECT NAME: LIMEHOUSE VILLAGE	TYPICAL CROSS SECTIONS	
	DWG. No. SC-16CAG2552-12	SHEET: 12 OF 13
APPLICANT: LENNAR - COASTAL CAROLINAS, C/O GABE EBNER	DRAWN BY: T.S.	DATE: 3/9/18
	REVISIONS:	SCALE: N.T.S.

J:\SOUTH CAROLINA\2016\SC-16CAG2552\2016\SC-16-12-TYPICAL CROSS SECTIONS DWG TAB SHEET 12 JUL 16, 2018 - 12:31PM PLOTTED BY: WILL C



NOTE: NO MANHOLES WILL BE INSTALLED IN THE WETLANDS AND ALL IMPACTS ARE TEMPORARY

TYPICAL SEWER MAIN INSTALLATION WITHIN WETLANDS

NOT TO SCALE

PROJECT NAME: LIMEHOUSE VILLAGE	TYPICAL CROSS SECTIONS	
	DWG. No. SC-16cag2552-13	SHEET: 13 OF 13
APPLICANT: LENNAR - COASTAL CAROLINAS, c/o GABE EBNER	DRAWN BY: T.S.	DATE: 3/9/18
	REVISIONS:	SCALE: N.T.S.