

PUBLIC NOTICE

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

REGULATORY DIVISION

Refer to: P/N SAC-2019-01375

August 26, 2019

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.), a prospectus has been submitted to the Department of the Army and the South Carolina Interagency Review Team by

ECOLOGICAL RESOURCE PARTNERS, LLC
ATTENTION MR. VINCE MESSERLEY
PO BOX 369
LANCASTER, OHIO 43130

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

EDISTO RIVER

At a location off Jehossee Road, approximately 0.7 miles west of the intersection with SC State Highway 174, on the northwestern edge of Edisto Island, Charleston County South Carolina, (Latitude: 32.608567 °, Longitude: -80.361515 °), Edisto Island SC U.S. Geological Service Quadrangle sheets.

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 and tidal mitigation bank in the Edisto watershed (8-digit Hydrologic Unit Code 03050206) located in the Level III Southeastern Plains Ecoregion. The proposed 485-acre mitigation site includes approximately 250 acres of coastal wetlands, 15,311 linear feet of tidal creeks, and 30 acres of non tidal wetlands.

The proposal is to preserve 86.61 acres of coastal marsh, 17.38 acres of bird management area, and 28.16 acres of palustrine forested wetlands. In addition, 18.29 acres of coastal marsh will be restored by removal of spoil and re-establishment of tidal hydrology and

coastal marsh vegetation. Approximately 44.83 acres of coastal marsh will be enhanced through removal/breaching of dikes, re-establishment of tidal exchange, and planting of denuded areas. 5.2 acres of salt shrub thicket will be restored by hydrological restoration and planting. 28.93 acres of Estuarine Fringe Forest will be restored by removal of drainage ditches and re-establishment of characteristic hydroperiods and 82.13 acres of wet pine flatwoods will be restored by removal of an interior drainage network and planting of primarily longleaf pine. The bank sponsor, using a conservation easement, will protect the mitigation bank site.

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

Also, according to the Prospectus, the proposed mitigation bank will provide in-kind compensatory mitigation for authorized impacts to aquatic resources located within the designated service area. 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 Health and Environmental Control, and the Interagency Review Team.

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 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 impact 63.12 acres 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 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

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)), and has initially determined that historic properties, are present; moreover, these historic properties may be affected by the undertaking. This public notice serves to notify the State Historic Preservation Office that the Corps plans to initiate Section 106 consultation on these historic properties. Individuals or groups who would like to be consulting parties for the purposes of the NHPA should make such a request to the Corps in writing within 30 days of this

public notice. 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 other interested parties to provide any information they may have with regard to historic properties.

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 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. In cases of conflicting property rights, the Corps cannot undertake to adjudicate rival claims.

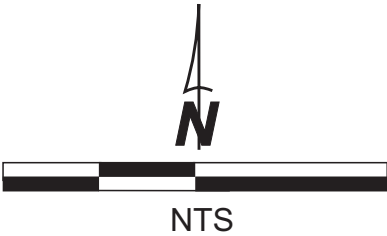
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, 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:**

**US Army Corps of Engineers
Attention: Regulatory Division
69A Hagood Avenue
Charleston, South Carolina 29403**

The Prospectus for the proposed mitigation bank is available for review by appointment between the hours of 9:00 am and 4:00 pm Monday through Friday at the address listed above. If there are any questions concerning the proposed mitigation bank or the information included in this public notice please contact David B. Wilson by e-mail at david.b.wilson@usace.army.mil or by telephone at 843-329-8044.










Map Source: DeLorme: South Carolina Atlas and Gazateer



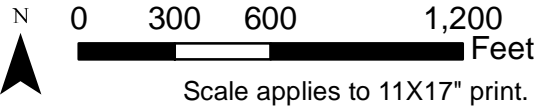
This is not a survey. All boundaries and distances are considered approximate. This represents a preliminary sketch prepared from field notes. The site has not been field verified by the USACE at this time. This delineation was performed by Wes Fryar, Cameron Owens, and Nick Howell from 2-11-19 to 2-15-19

Legend

-  Project Boundary ~ 485 ac
-  Uplands ~ 176.7 ac (36%)
-  404 Wetlands ~ 291.1 ac (60%)
-  Bird Management Areas ~ 17.3 ac (4%)
-  Waters of the US ~ 1,710 L.F.
-  Non-Jurisdictional Ditches ~ 79,100 L.F.
-  Data Points

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

L:\WETLANDS\2019 WETLANDS FILES\LMG19.021 --- Jehossee Mitigation Bank, Vince Messerly\Delineation
Boundaries are approximate and not meant to be absolute.
Map Source: 2016 GIS World Imagery

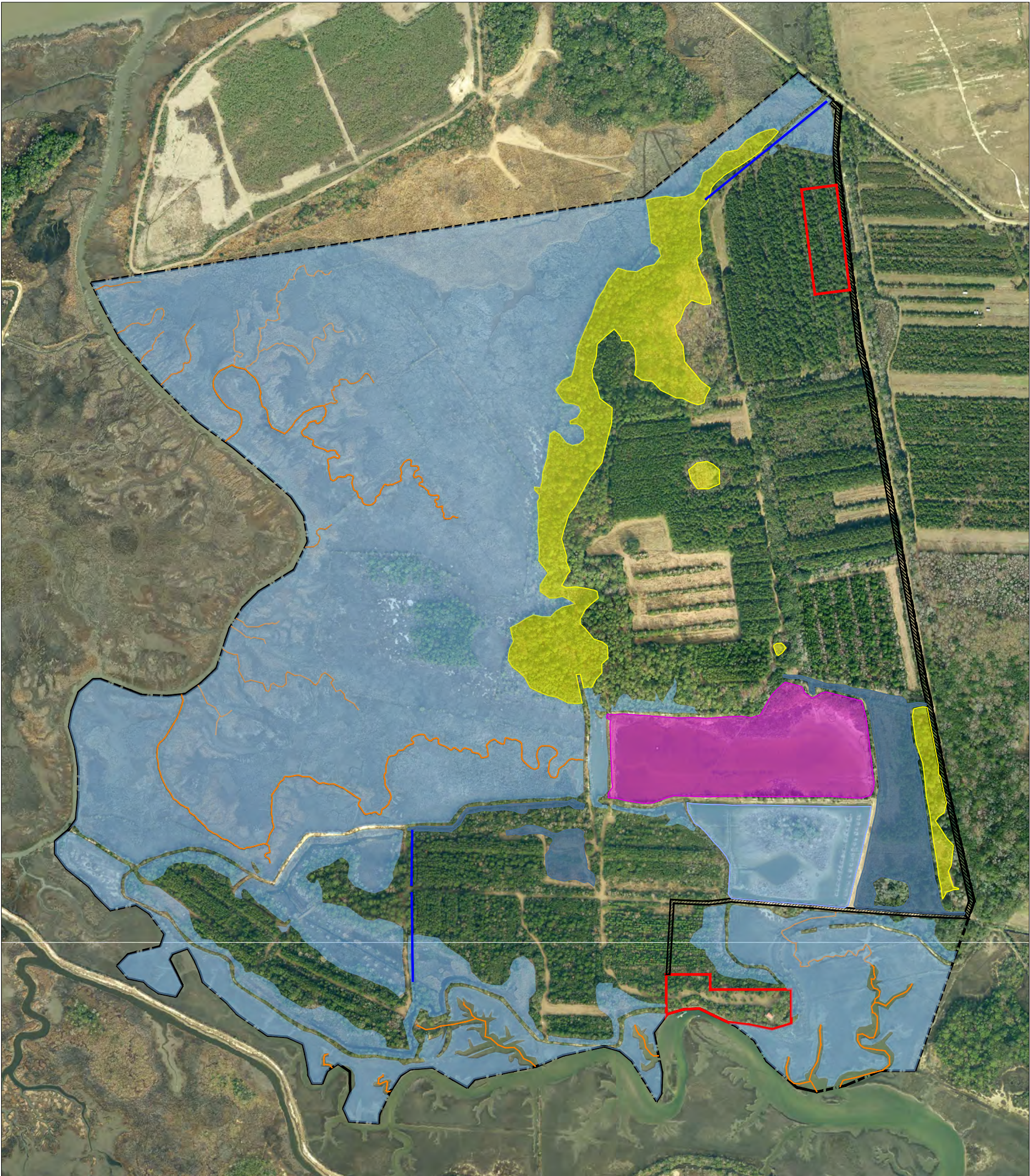


The Robert F. Hagerty Coastal Mitigation Bank
Jehossee Farm Site
Charleston County, SC

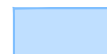








Map Date: 5-6-19
LMG19.021

**LMG**
LAND MANAGEMENT GROUP
a DAVEY company
3805 Wrightsville Avenue
Wilmington, NC 28403
(910) 452-0001

Figure 2a
Wetland Delineation Map
Overview
1 of 4



Legend

	Aquatic Resource - Estuarine Emergent	(~ 246.54 ac.)		Boundary	(~ 473.17 ac.)
	Aquatic Resource - Non Tidal Fresh Water Emergent	(~ 10.83 ac.)		Outparcels	(~6.02 ac.)
	Aquatic Resource - BMA	(~17.35 ac.)		Access Easement	(~4.22 ac.)
	Aquatic Resource - Palustrine Forest	(~25.02 ac.)		Ditch - RPW	
	Stream Centerline	(~19,974.63 l.f.)			

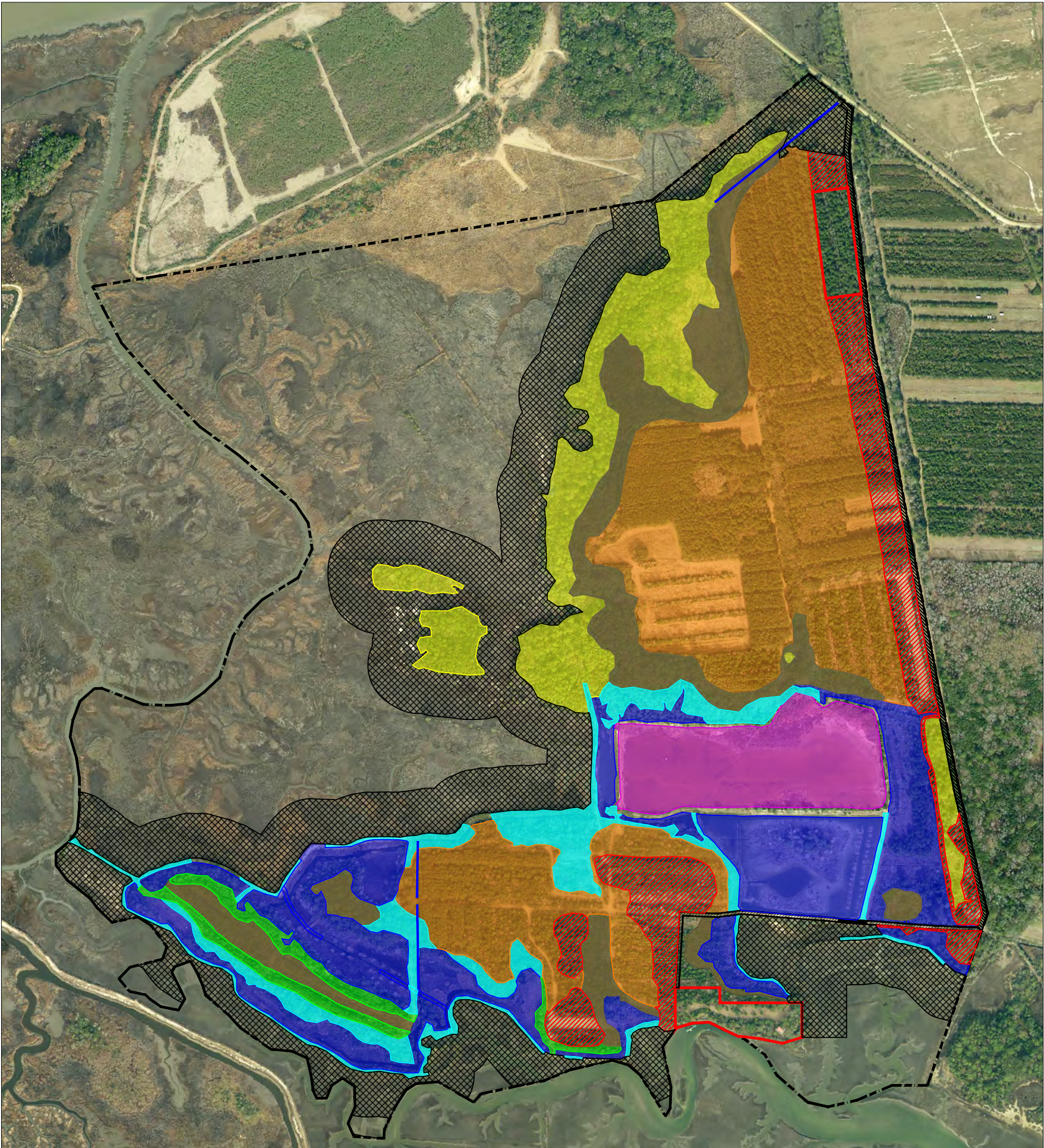
- NOTES:
1. This is not a survey.
 2. Area calculations are approximate.
 3. Aerial photograph from USGS high resolution orthoimagery dated 2012.





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a DAVEY company
3805 Wrightsville Ave, Suite 15
Wilmington, North Carolina 28402
Telephone: 910-452-0001

Project: Jehossee Farms Mitigation Bank	Date: 4/3/19	Revision Date: NA
	Scale: 1"=600'	Job Number: LMG19.021
Title: Aquatic Resource Map	Drawn By: GSF	Figure: 3

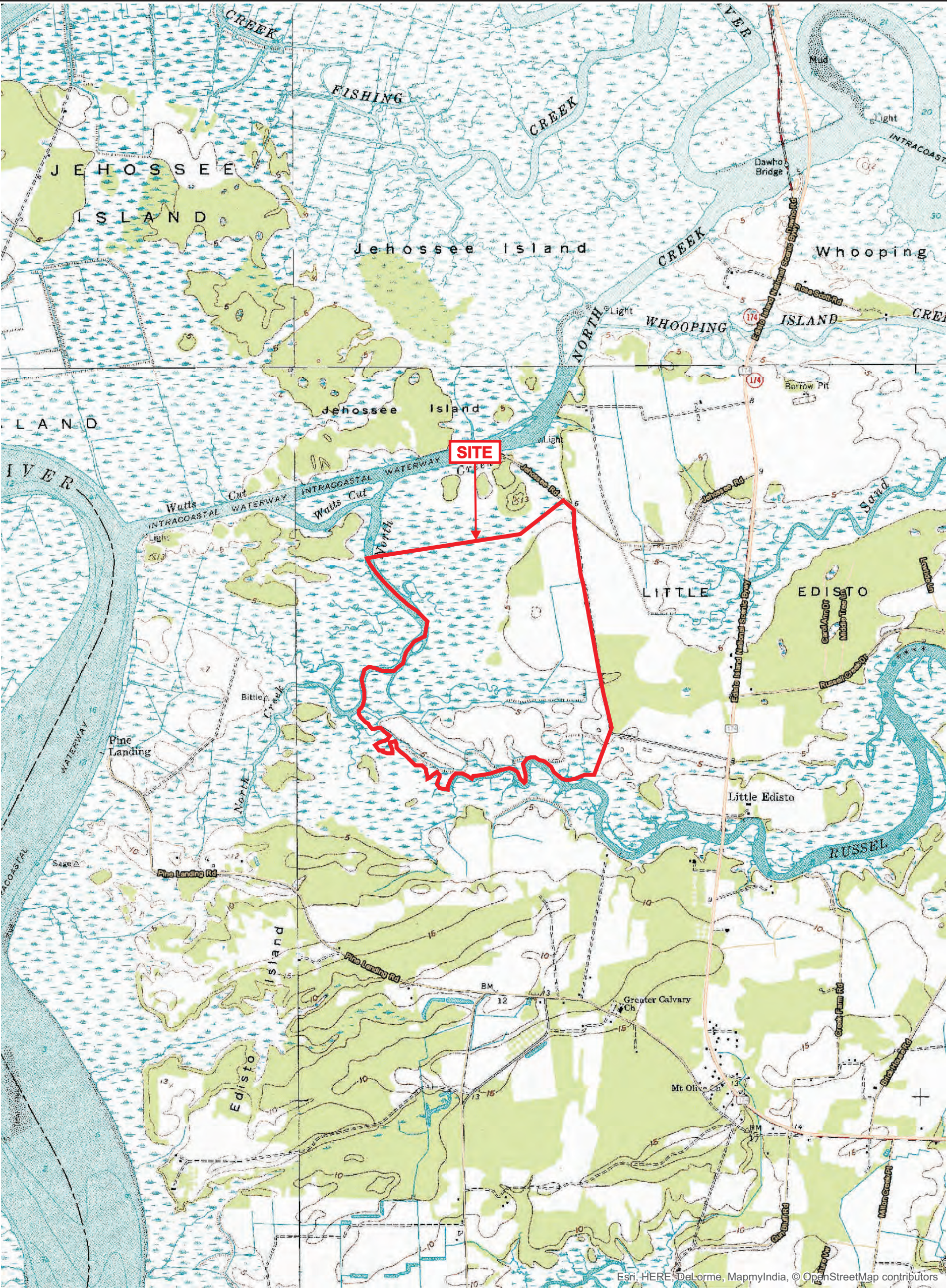


Mitigation Unit by Type and Quantity				
Map ID	Mitigation Unit	Resource Type	Mitigation Type	Quantity
	W-1	Coastal Marsh	Restoration	(~ 18.29 ac.)
	W-2	Coastal Marsh	Enhancement	(~ 44.83 ac.)
	W-3	Coastal Marsh	Preservation	(~ 86.61 ac.)
	W-4	Salt Shrub Thicket	Restoration	(~ 5.20 ac.)
	W-5	Estuarine Fringe Forest	Restoration	(~ 28.93 ac.)
	W-6	Estuarine Fringe Forest	Preservation	(~ 28.16 ac.)
	W-7	Pine Flatwoods	Restoration	(~ 82.13 ac.)
	W-8	Bird Management Area	Preservation	(~17.38 ac.)
	U-9	Upland Buffer	Preservation	(~9.85 a.c.)

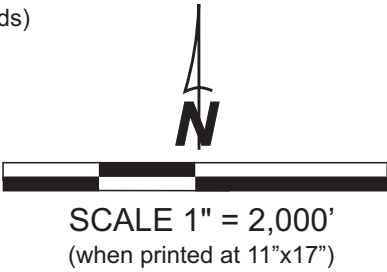
Legend		
Boundary	(~ 473.17 ac.)	
Outparcels	(~6.02 ac.)	
Dike Removal (Bridge Span)		
Access Easement	(~4.22)	

- NOTES:
1. This is not a survey.
 2. Area calculations are approximate.
 3. Aerial photograph from USGS high resolution orthoimagery dated 2012.





Map Source: USGS Charleston County Mosaic Quadrangle 7.5 minute (Fenwick, Adams Run, Bennetts Point, & Edisto Island quads)



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Jehossee Farm Site
Charleston County, SC

LMG Project No. 19.021




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3805 Wrightsville Avenue
Wilmington, NC 28403
Phone: 910.452.0001 Fax: 910.452.0060

Figure 6
USGS Topographic Quad



Legend
Cg: Capers silty clay loam
Ch: Charleston loamy fine sand
Ed: Edisto loamy fine sand
HoA: Hockley loamy fine sand, 0-2% slopes
Ka: Kiawah loamy fine sand
St: Stono fine sandy loam
Tf: Tidal marsh, firm
Ts: Tidal marsh, soft
W: Water
Wa: Wadmalaw fine sandy loam
Yo: Yorges loamy fine sand

Map Source: NRCS Soil Survey

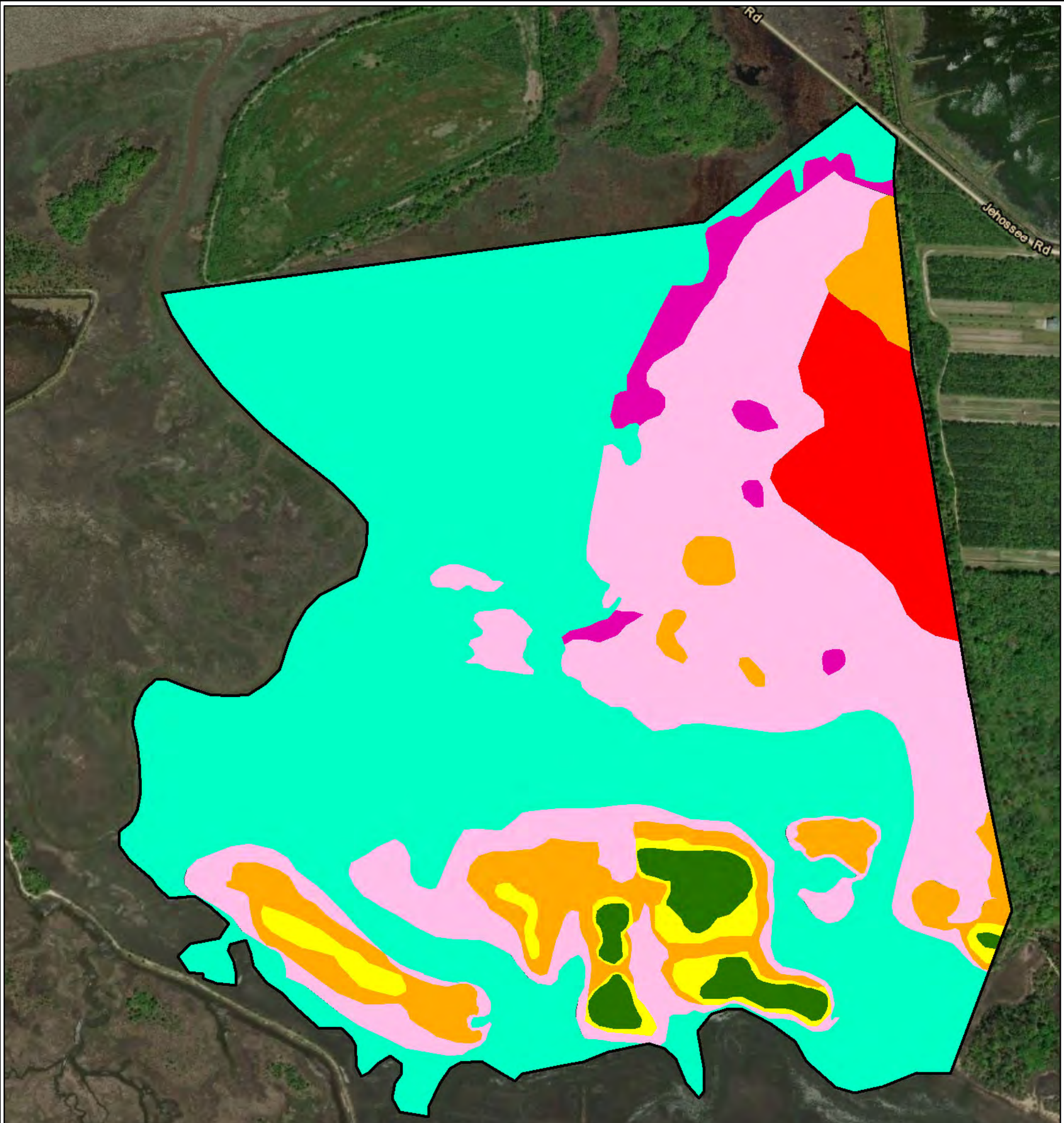


SCALE 1" = 600'
(when printed at 11"x17")

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Figure 8
NRCS Soil Series Map



Legend

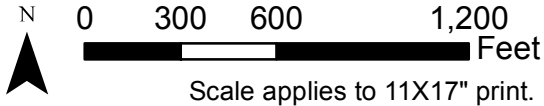
	Map Unit:	Series Name:	Taxonomy:	Hydric Indicators	Description Observed On Site:
	Yh	Yauhannah	Fine-loamy, siliceous, semiactive, tehrmic Aquic Hapludults	NA	Moderately well drained, moderately permeable marine and fluvial sediments on summits of uplands.
	CoY*	Coosaw Yauhunnah Complex	Fine-loamy, siliceous, semiactive, tehrmic Aeric Endoaquults	S5	Poorly drained, moderately permeable marine and fluvial sediments on side slopes of upland and wetland transitions. Anomalous bright loamy subsoils. *This complex is taxajunct due to a lower drainage class.
	Ye	Yemessee	Fine-loamy, siliceous, semiactive, thermic Aeric Endoaquults	S5	Poorly drained* moderately permeable, loamy soils that formed from fluvial marine sediment on side slopes of upland and wetland transitions. *Hydric soil features indicated that soil is poorly drained rather than somewhat poorly drained, anomalous bright loamy subsoils present
	Wm*	Williman	Loamy, siliceous, semiactive, thermic Aeric Endoaquults	A7, S5, S7, S9, F3	Poorly drained, moderately permeable, loamy fluvial marine sediments along flats and drainageways of wetland areas. * Some pedons do not meet the arenic qualification.
	WIO	Williman Ogeechee Complex	Loamy, siliceous, subactive, thermic Typic Endoaquults	S5, F3	Poorly drained, moderately permeable, loamy fluvial marine sediments on flats * The majority pedons do not meet the arenic qualification, higher clay content was observed in the upper subsoil.
	Ho	Hobcaw	Fine-loamy, siliceous, active, thermic Typic Umbraquults	A7, A8, A12, F3, F13	Very poorly drained moderately permeable, loamy soils that formed in fluvial marine sediments in depressions and toe slopes of wetland areas.
	TM	Tidal Marsh	Typic Sulfaquents	A4, A7, A8, A12	Very poorly drained slowly permeable soils that formed in tidal marine sediments.



Esri, HERE, Garmin, © OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

L:\WETLANDS\2019 WETLANDS FILES\LMG19.021 --- Jehossee Mitigation Bank, Vince Messerly\Hydric Soil Mapping

Map Source: 2016 GIS World Imagery

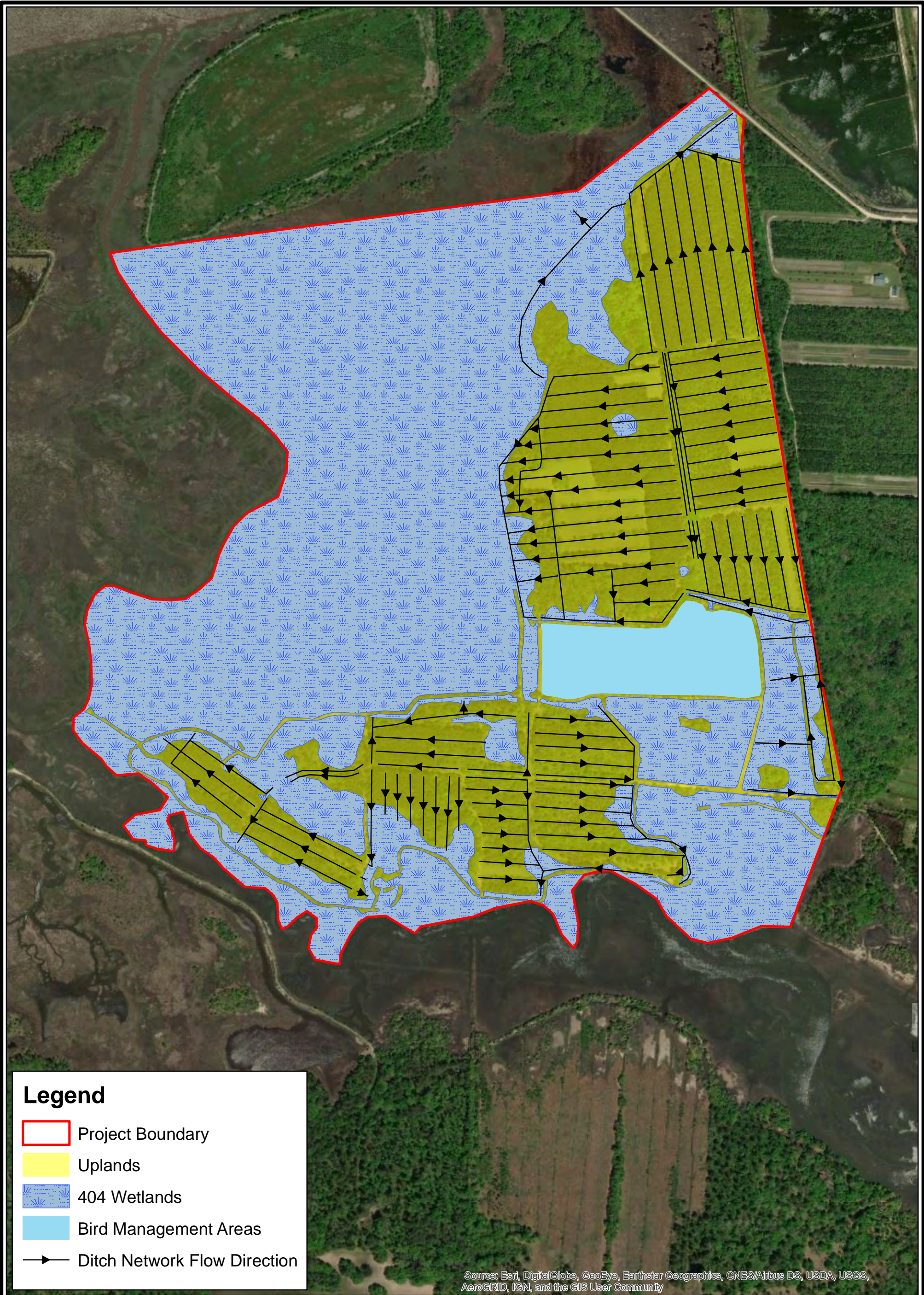


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Map Date: 2-26-19
LMG Project No. 19.021



Figure 9
Site-Specific Soils Map

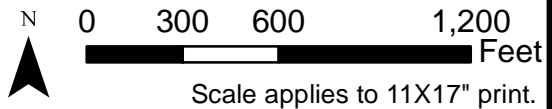


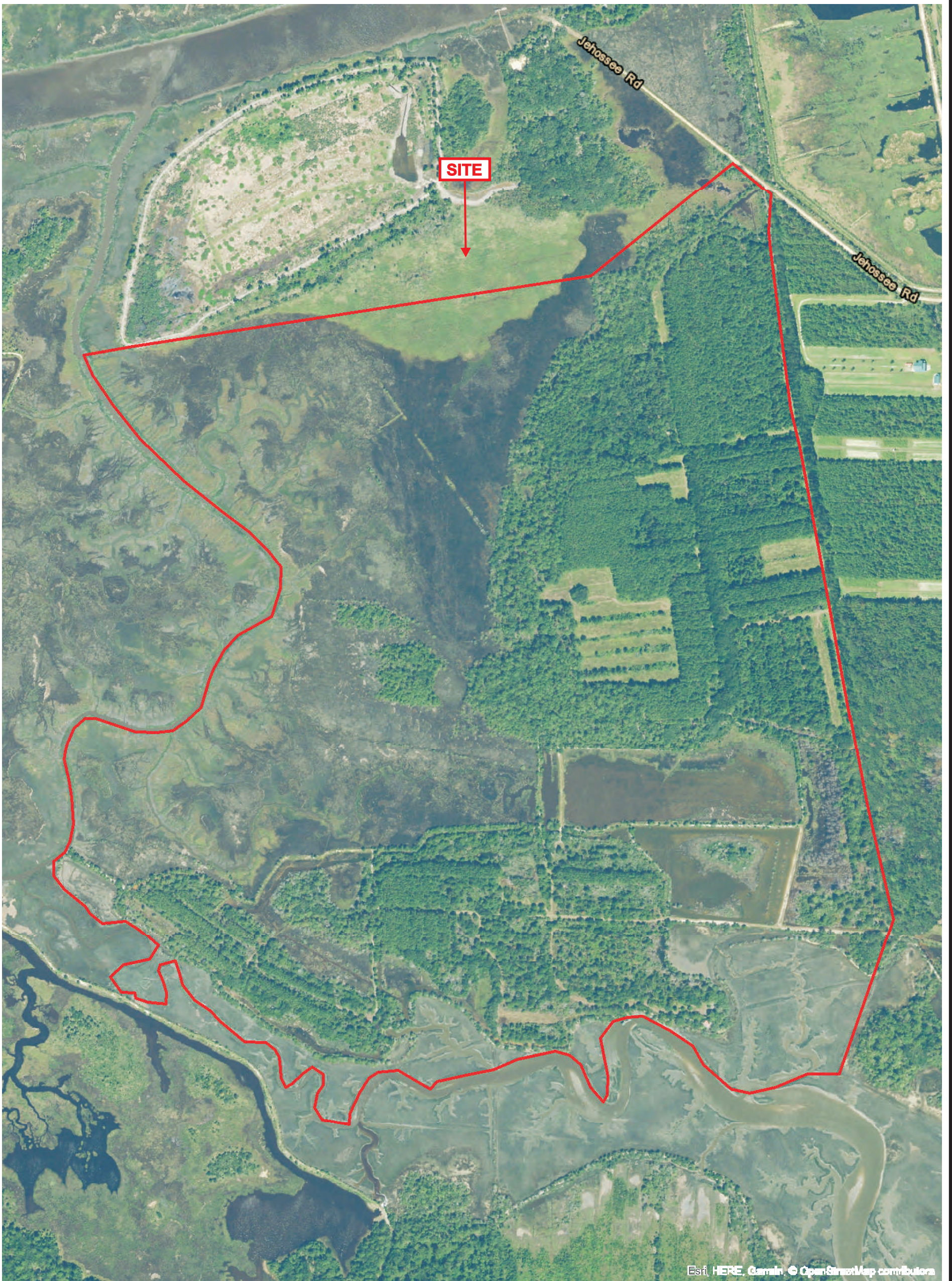
Legend

-  Project Boundary
-  Uplands
-  404 Wetlands
-  Bird Management Areas
-  Ditch Network Flow Direction

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

L:\WETLANDS\2019 WETLANDS FILES\LMG19.021 --- Jehossee Mitigation Bank, Vince Messerly\Delineation
Boundaries are approximate and not meant to be absolute.
Map Source: 2016 GIS World Imagery





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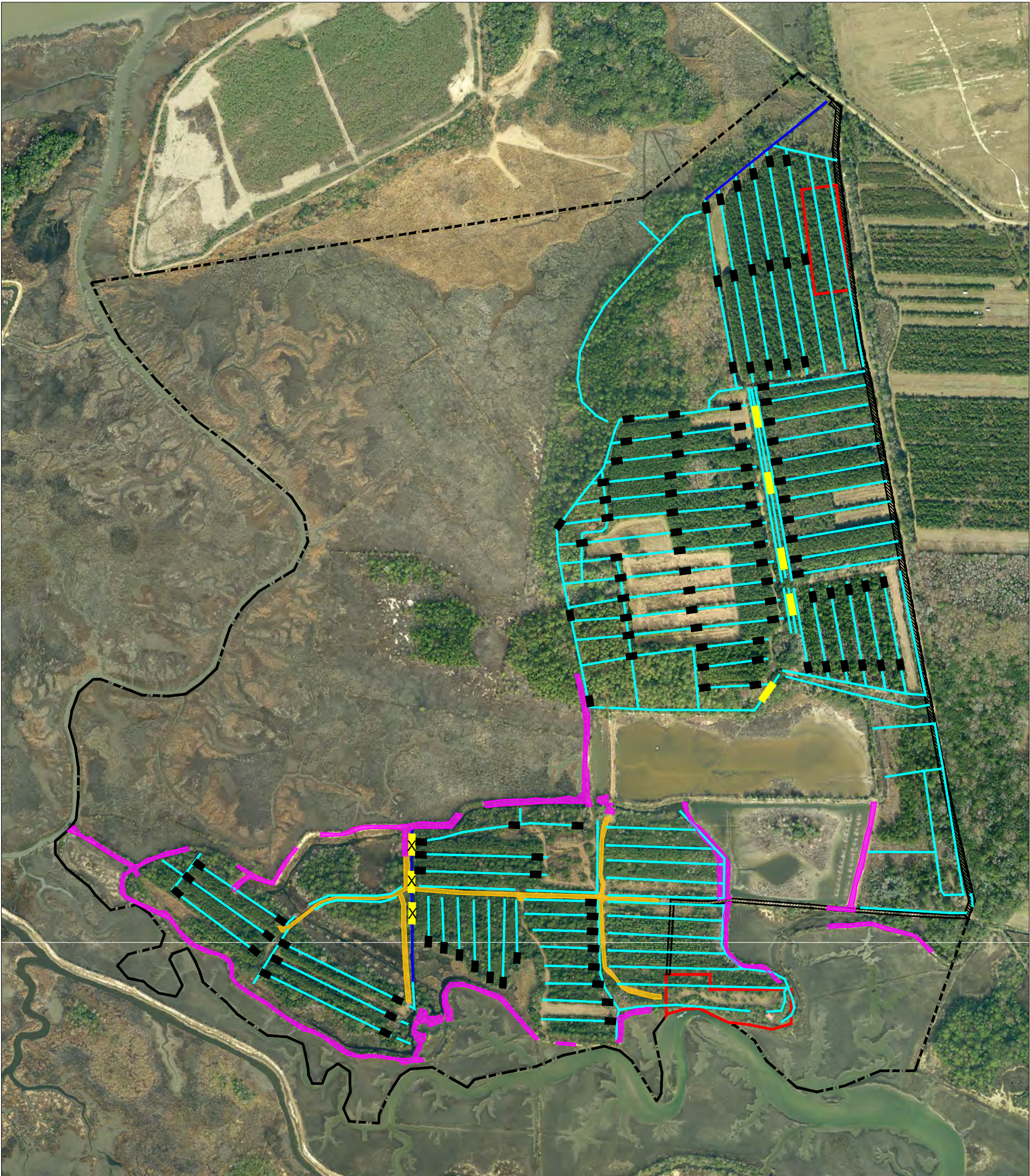
Map Source: 2017 NAIP Aerial Photography

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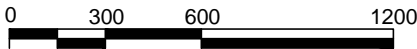
Figure 11
2017 Aerial Imagery



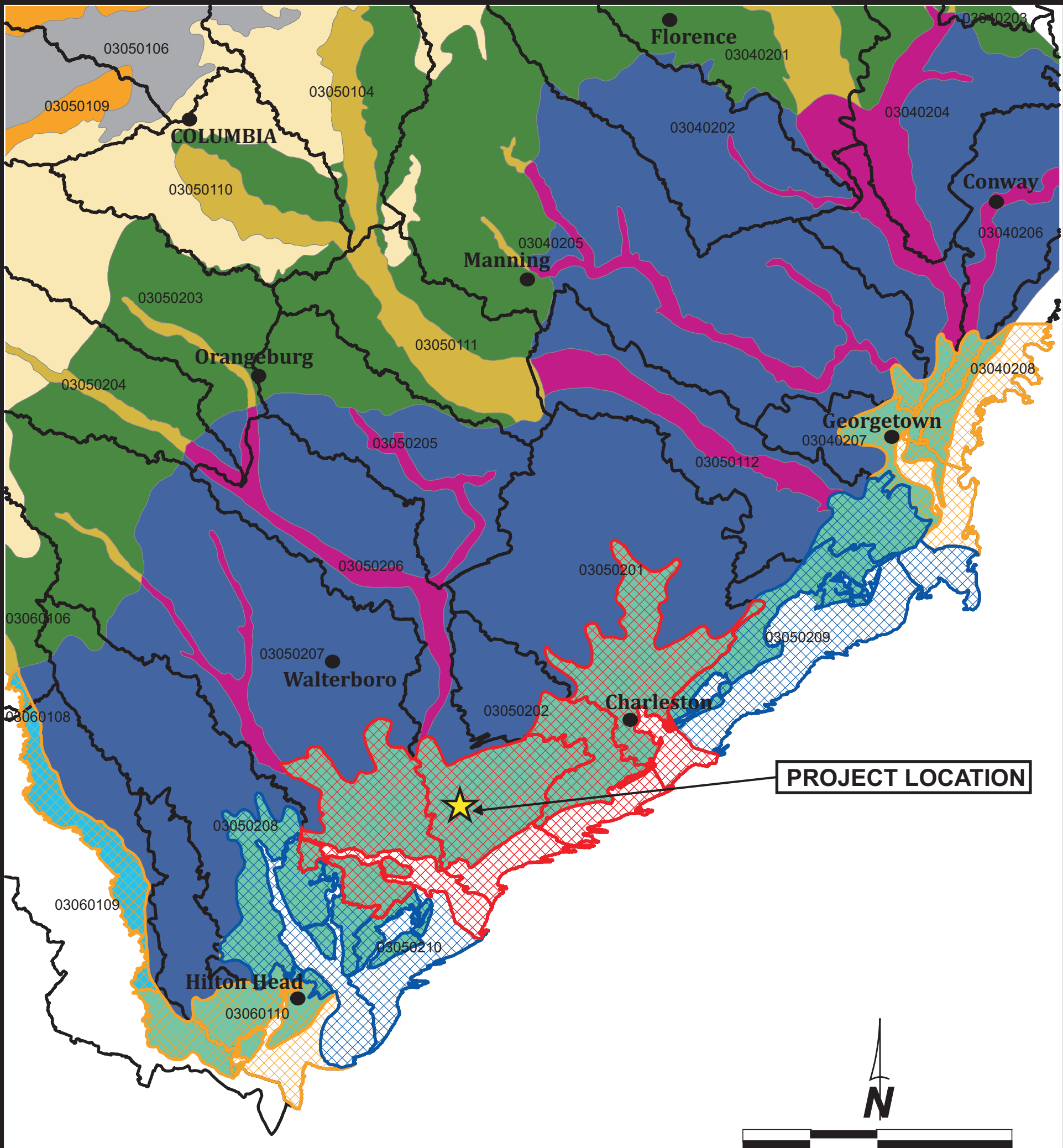
Legend

Boundary (~ 473.17 ac.)	---
Outparcels	
Access Easement	
Ditch - RPW	
Ditch - Non RPW	
Roadbed Removal	
Dike Removal	
Ditch Plug - 50'	■
Ditch Plug - 100'	■
Drain Tile Removal	X

- NOTES:
1. This is not a survey.
 2. Area calculations are approximate.
 3. Aerial photograph from USGS high resolution orthoimagery dated 2012.



Project: Jehossee Farms Mitigation Bank	Date: 4/3/19	Revision Date: NA
	Scale: 1"=600'	Job Number: LMG19.021
Title: Preliminary Work Plan	Drawn By: GSF	Figure: 12



- Primary Service Area
- Secondary Service Area
- Tertiary Service Area
- South Carolina 8 Digit HUCs
- L4 Ecoregion - 45b Southern Outer Piedmont
- L4 Ecoregion - 45c Carolina Slate Belt
- L4 Ecoregion - 63h Carolina Flatwoods
- L4 Ecoregion - 63n Mid-Atlantic Floodplains and Low Terraces
- L4 Ecoregion - 65c Sand Hills
- L4 Ecoregion - 65l Atlantic Southern Loam Plains
- L4 Ecoregion - 65p Southeastern Floodplains and Low Terraces
- L4 Ecoregion - 75i Floodplains and Low Terraces
- L4 Ecoregion - 75j Sea Islands/Coastal Marsh

Service Area	HUC CODES	Watershed	Counties
Primary/Zone 1	03050202	South Carolina Coastal	Charleston
Primary/Zone 1	03050206	Edisto Island	Charleston
Primary/Zone 1	3050207	Salkehatchie	Beaufort & Colleton
Secondary/Zone 3	3050208	Broad - St. Helena	Beaufort
Secondary/Zone 3	3050210	St. Helena Island	Beaufort
Secondary/Zone 3	3050201	Cooper	Charleston
Secondary/Zone 3	3050209	Bulls Bay	Charleston
Tertiary/Zone 5	3060109	Lower Savannah	Jasper
Tertiary/Zone 5	3060110	Calibogue Sound	Jasper & Beaufort
Tertiary/Zone 5	3050112	Santee	Charleston & Berkeley & Georgetown
Tertiary/Zone 5	3040207	Carolina Coastal-Sampit	Georgetown
Tertiary/Zone 5	3040205	Black	Georgetown
Tertiary/Zone 5	3040206	Waccamaw	Georgetown
Tertiary/Zone 5	3040208	Coastal Carolina	Georgetown & Horry

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Figure 14
Service Area Map