

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 Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N #SAC-2006-03522-2IG

December 22, 2015

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

Doug Nicoll c/o
DR Horton
503 Wando Park Blvd., Suite 200
Mt. Pleasant, SC 29464

for a permit to construct a residential subdivision known as Harmony Residential Development in federally jurisdictional wetlands adjacent to

Church Creek

at an approximately 166.36 acre tract of land (TMS-306-00-00-003) adjacent to Glenn McConnell Blvd. near its intersection with Bees Ferry Road in Charleston County, South Carolina.
Latitude: 32.82728°N, Longitude: -80.06643°W. Johns Island USGS Quadrangle.

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 constructing a residential subdivision known as Harmony Residential Development in federally jurisdictional wetlands. In detail, the applicant is requesting a permit with an authorized timeframe of ten years to place fill material associated with utilities, road infrastructure, home site building pads, and stormwater facilities in 4.79 acres of federally jurisdictional freshwater wetlands and 0.03 acres of federally jurisdictional saltwater wetlands (OCRM Critical Area). The applicant has proposed to mitigate for impacts to Waters of the U.S. (WOUS) by preserving 47.29 acres of federally jurisdictional wetlands along with 13.28 acres of wetland buffer in deed restrictive covenants and purchasing 38.6 wetland mitigation credits from an approved mitigation bank. The basic purpose of the proposed project as stated by the applicant is to create additional highland allowing the completion of a master-planned residential development project. The overall purpose of the proposed project as stated by the applicant is to construct and complete an economically viable, long-term, residential development that will meet rising housing needs in proximity to existing and future infrastructure, civic services and employment opportunities within the Tri-County area.

NOTE: This public notice and associated plans are available on the Corps' website at: <http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> . For those unable to access the website, a copy of this notice and the associated plans will be provided, upon receipt of a written request. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided. Your request 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 Coastal Zone Management Program (15 CFR 930). 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 impact 4.79 acres of freshwater wetlands upstream of and 0.03 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 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 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.

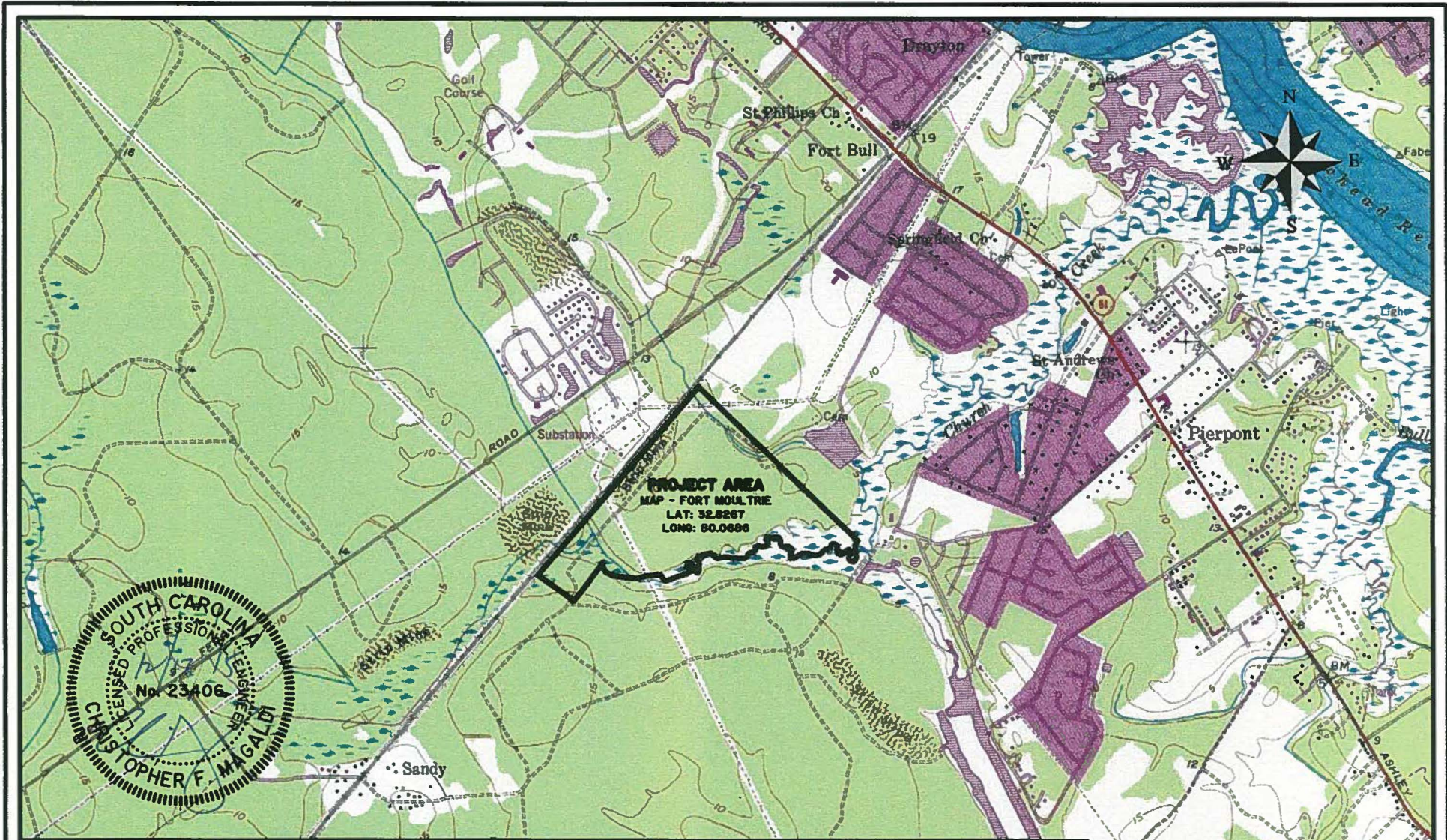
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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. 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.

If there are any questions concerning this public notice, please contact **Mary Hope Green** at 843-329-8044 or toll free at 1-866-329-8187.



Harmony

PROPOSED ACTIVITY:
Residential Development

CLIENT:
D.R. Horton

LOCATION: Charleston, SC
DATE: 01/15/15 Revised: 08/11/15
JOB NUMBER: J - 25153.0000

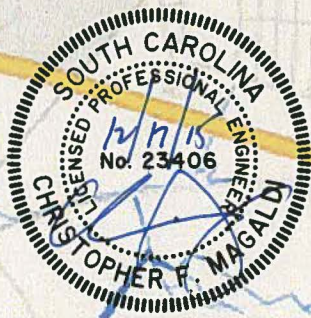
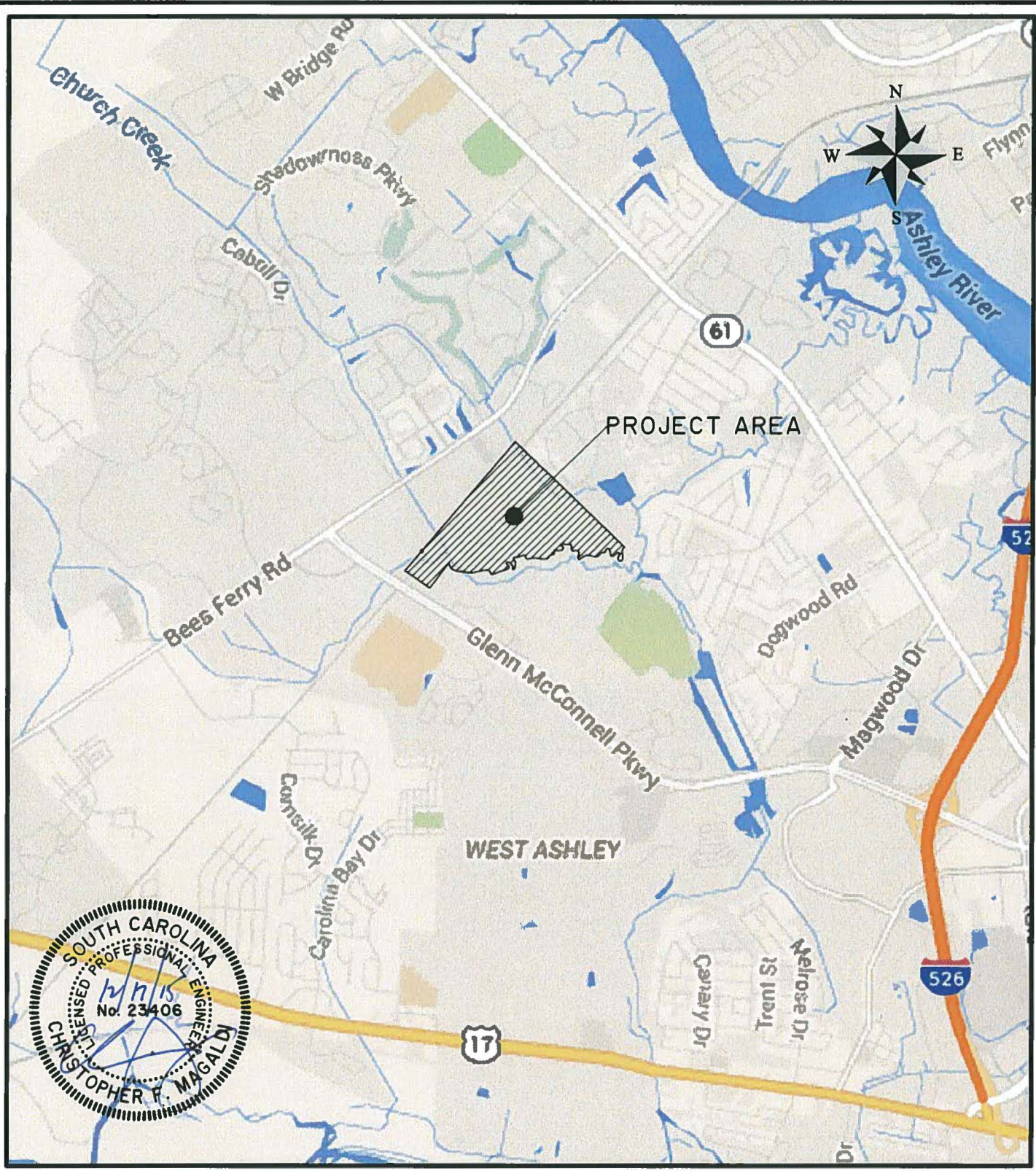
SHEET: 1 of 19
SCALE: 1" = 2243.1507'



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Harmony
 PROPOSED ACTIVITY:
Residential Development
 CLIENT:
D.R. Horton
 LOCATION: Charleston, SC
 DATE: 01/15/15 Revised: 08/11/15
 JOB NUMBER: J - 25153.0000

SHEET: 2 of 19
 SCALE: N.T.S

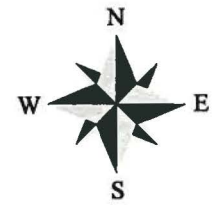
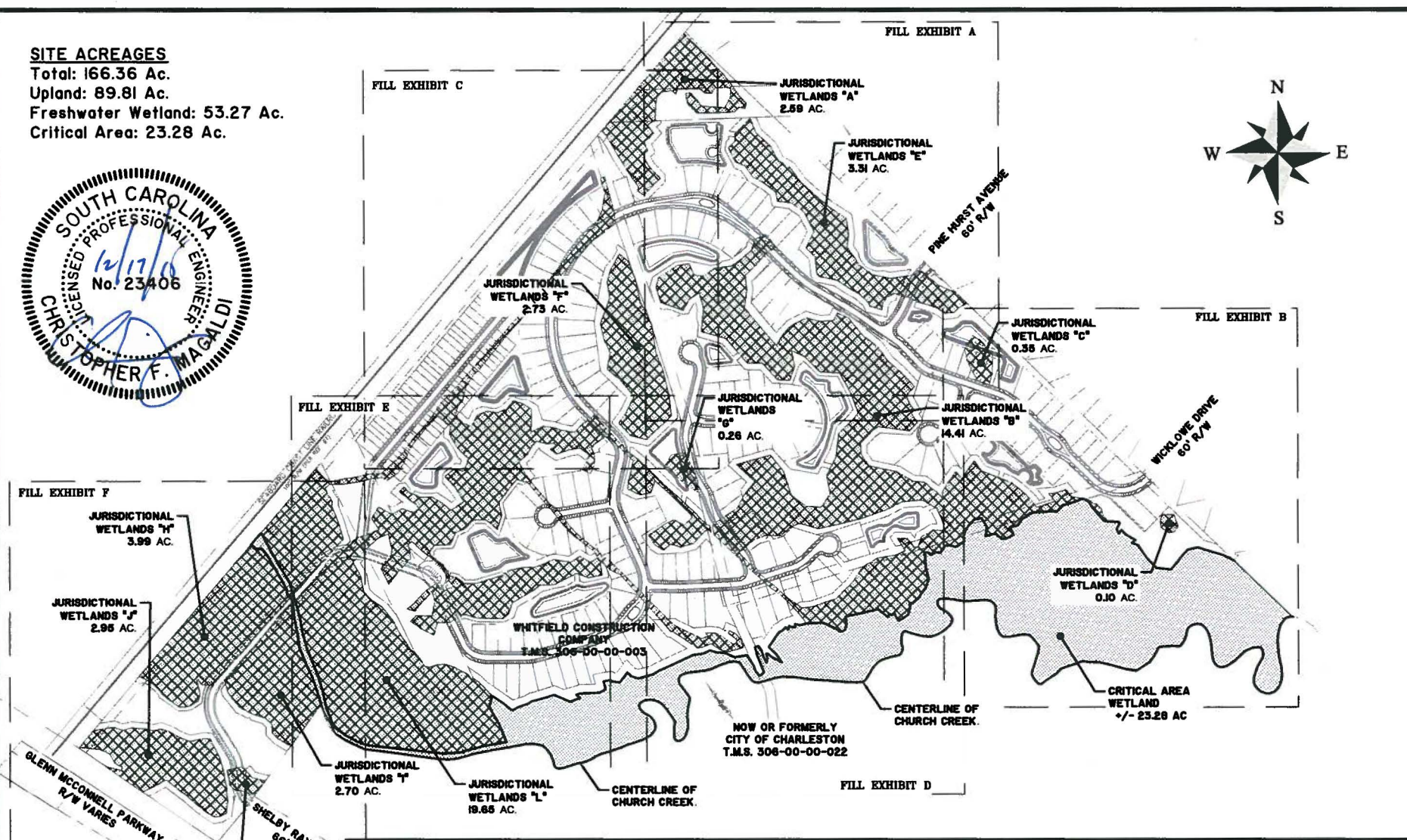
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SITE ACREAGES

Total: 166.36 Ac.
 Upland: 89.81 Ac.
 Freshwater Wetland: 53.27 Ac.
 Critical Area: 23.28 Ac.



Harmony
 PROPOSED ACTIVITY:
Existing Wetlands Map
 CLIENT:
D.R. Horton
 LOCATION: Charleston, SC
 DATE: 01/15/15 Revised: 08/11/15
 JOB NUMBER: J - 25153.0000

SHEET: 3 of 19
 SCALE: 1" = 600'

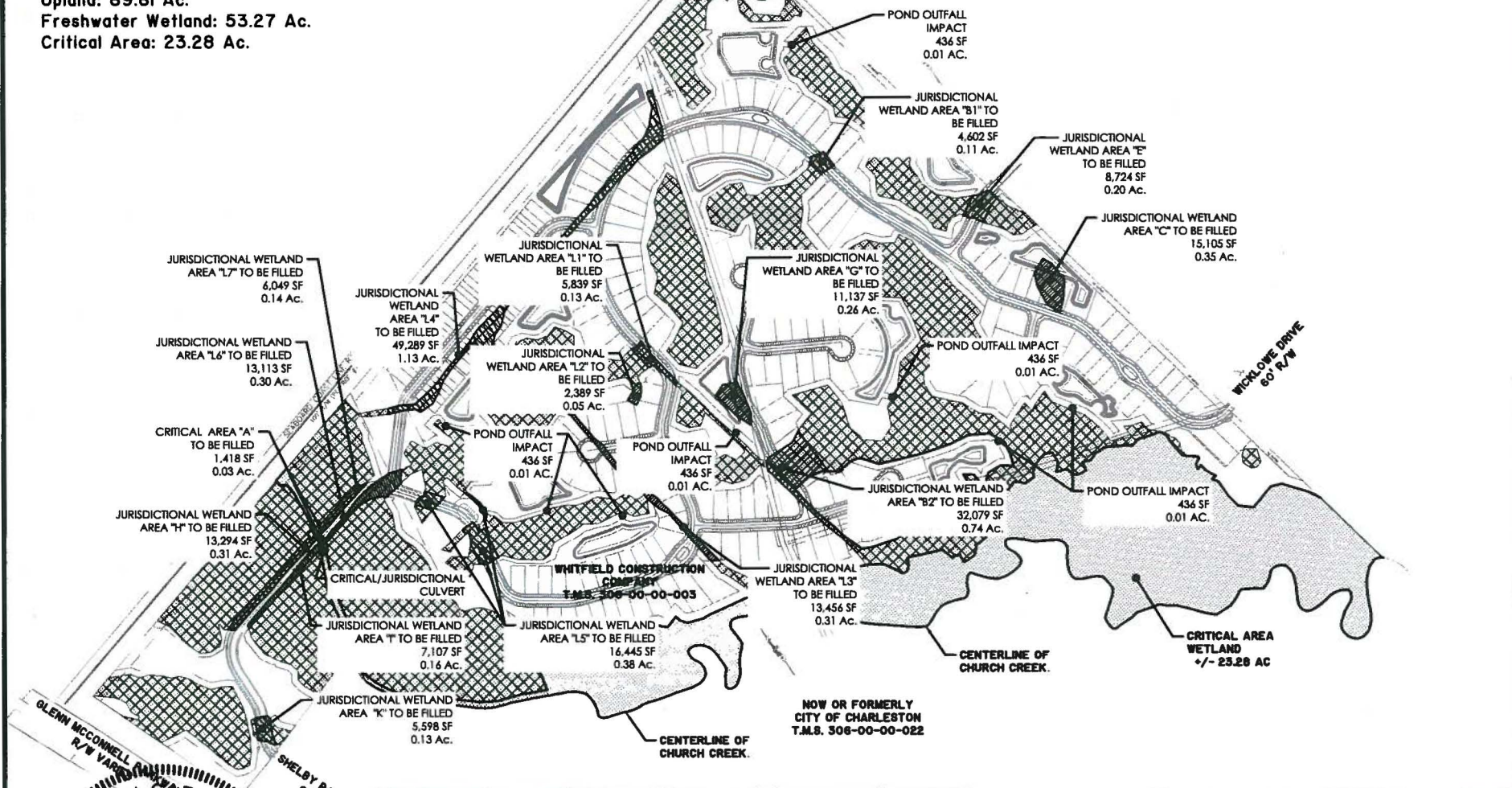
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SITE ACREAGES

Total: 166.36 Ac.
 Upland: 89.81 Ac.
 Freshwater Wetland: 53.27 Ac.
 Critical Area: 23.28 Ac.



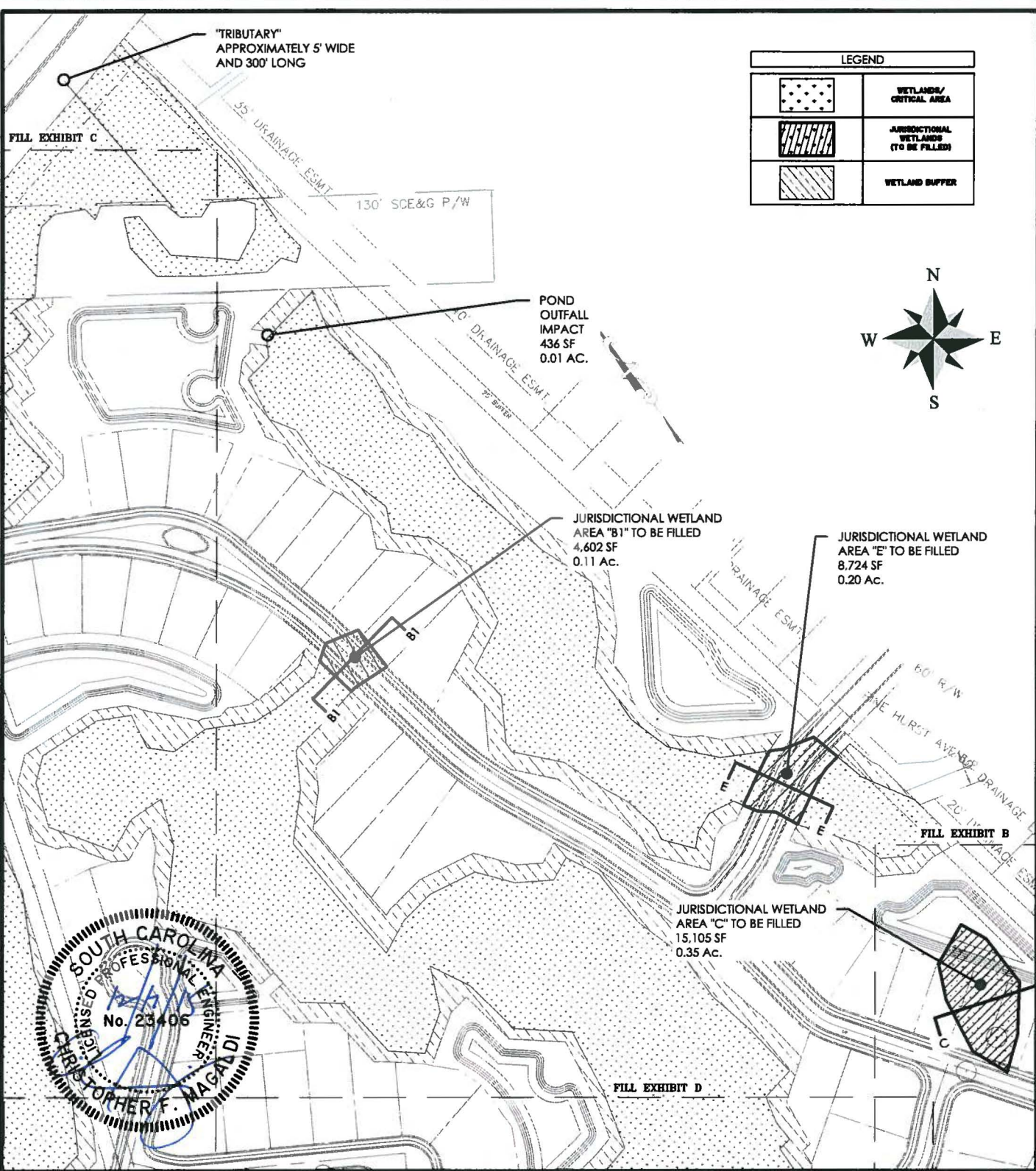
Harmony
 PROPOSED ACTIVITY:
Existing Wetlands Impact Map
 CLIENT:
D.R. Horton
 LOCATION: Charleston, SC
 DATE: 01/15/15 Revised: 08/11/15
 JOB NUMBER: J - 25153.0000

SHEET: 4 of 19
 SCALE: 1" = 600'

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PROPOSED ACTIVITY:

Fill Exhibit A

CLIENT:

D.R. Horton

LOCATION: Charleston, SC

DATE: 01/15/15 Revised: 08/11/15

JOB NUMBER: J - 25153.0000

SHEET: 5 of 19

SCALE: 1" = 200'



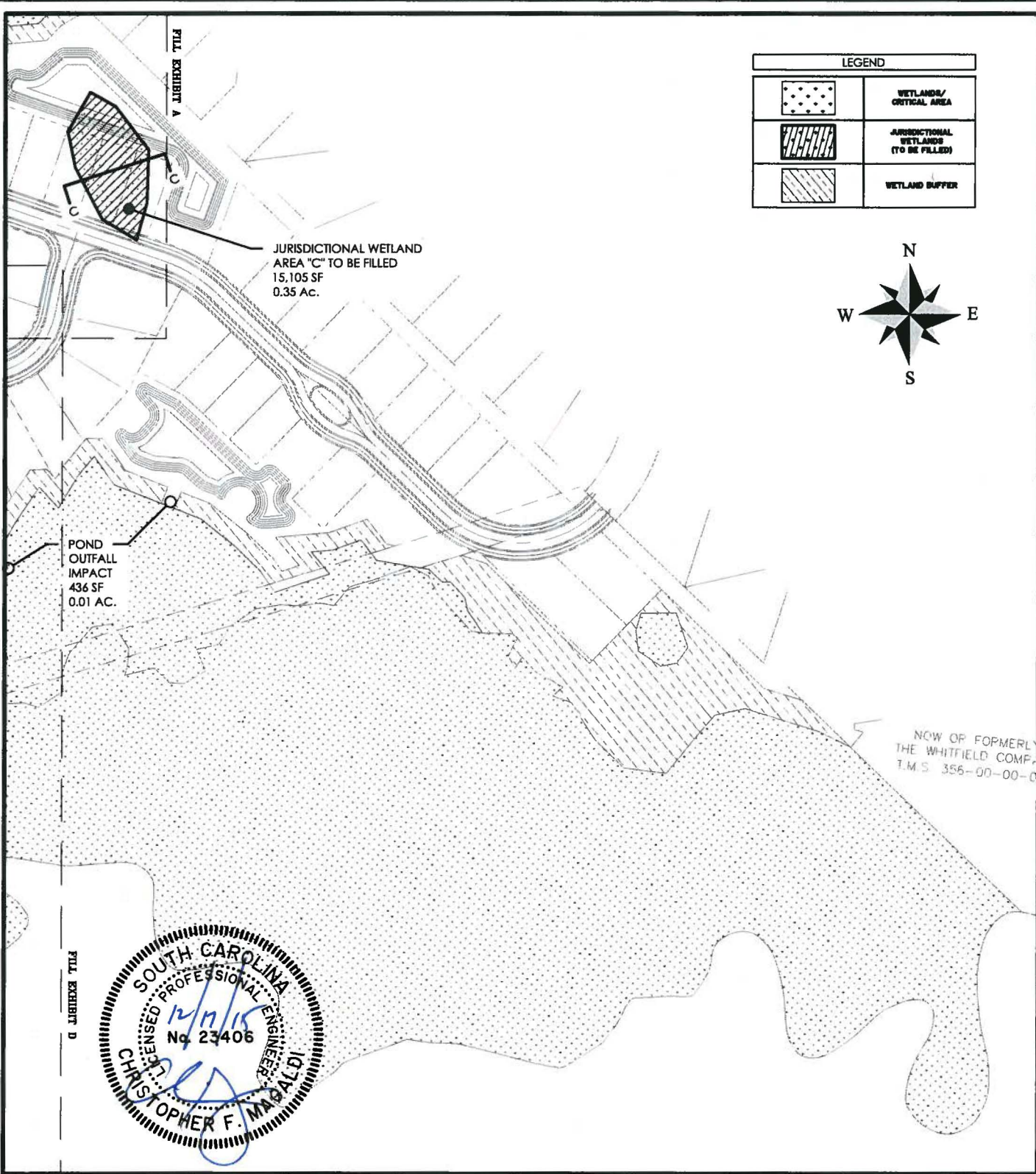
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PROPOSED ACTIVITY:

Fill Exhibit B

CLIENT:

D.R. Horton

LOCATION: Charleston, SC

DATE: 01/15/15 Revised: 08/11/15

JOB NUMBER: J - 25153.0000




SHEET: 6 of 19

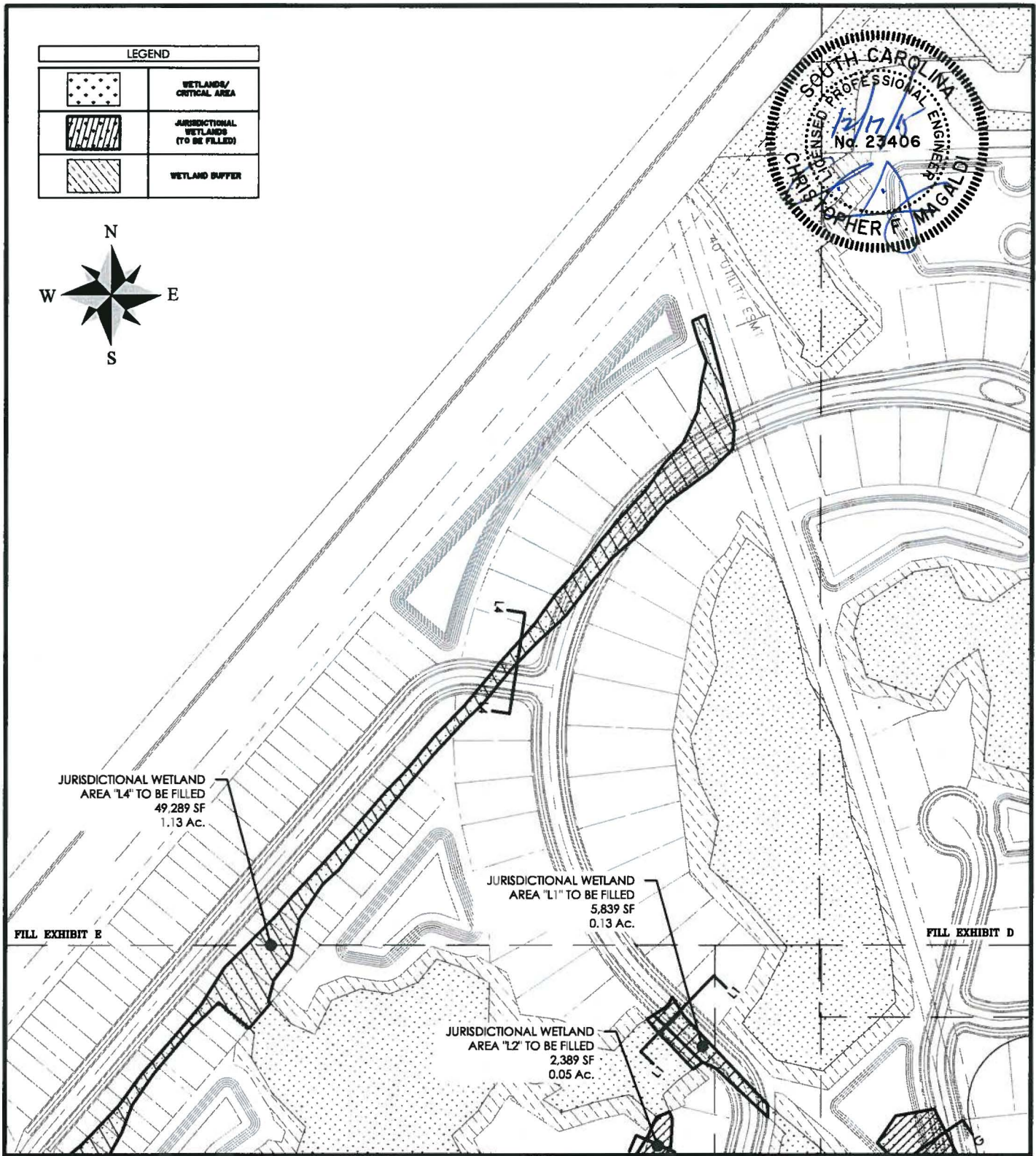
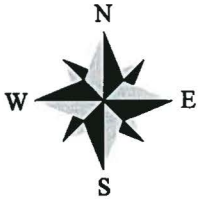
SCALE: 1" = 200'

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LEGEND	
	WETLANDS/ CRITICAL AREA
	JURISDICTIONAL WETLANDS (TO BE FILLED)
	WETLAND BUFFER



JURISDICTIONAL WETLAND
AREA "L4" TO BE FILLED
49,289 SF
1.13 Ac.

JURISDICTIONAL WETLAND
AREA "L1" TO BE FILLED
5,839 SF
0.13 Ac.

JURISDICTIONAL WETLAND
AREA "L2" TO BE FILLED
2,389 SF
0.05 Ac.

FILL EXHIBIT E

FILL EXHIBIT D

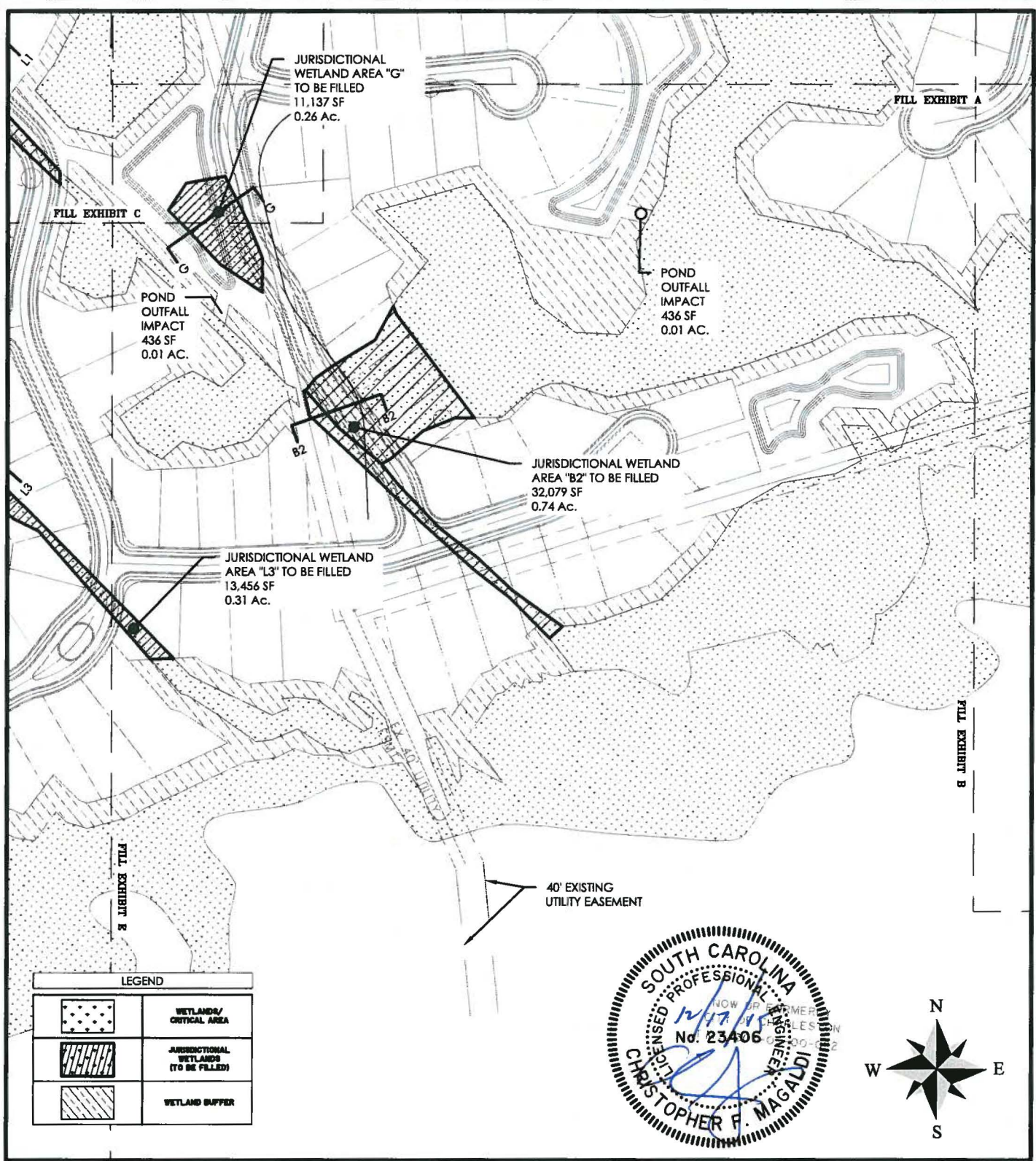
PROPOSED ACTIVITY:
Fill Exhibit C
CLIENT:
D.R. Horton
LOCATION: Charleston, SC
DATE: 01/15/15 Revised: 08/11/15
JOB NUMBER: J - 25153.0000

SHEET: 7 of 19
SCALE: 1" = 200'

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PROPOSED ACTIVITY:
Fill Exhibit D
 CLIENT:
D.R. Horton
 LOCATION: Charleston, SC
 DATE: 01/15/15 Revised: 08/11/15
 JOB NUMBER: J - 25153.0000

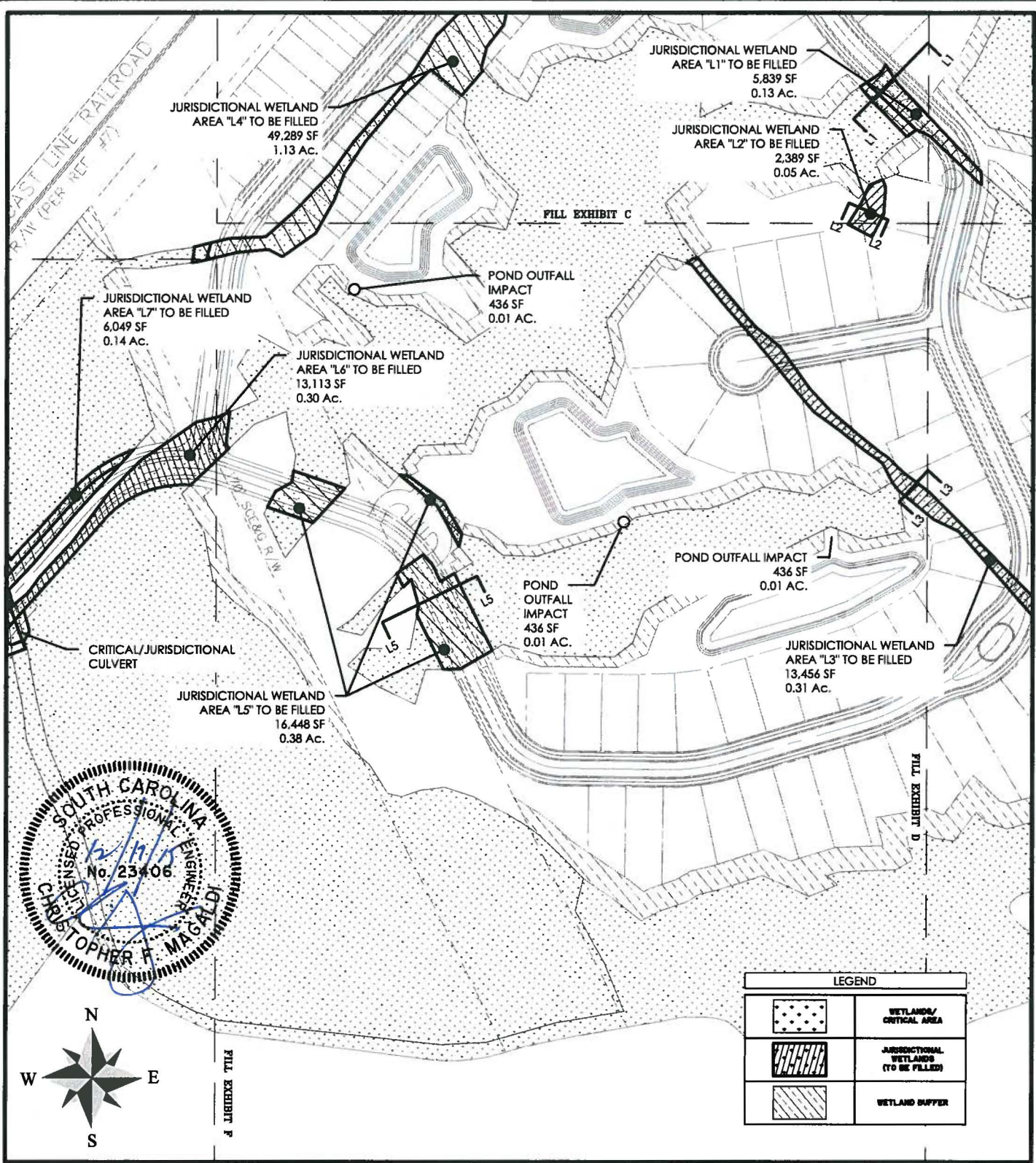
SHEET: 8 of 19
 SCALE: 1" = 200'

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PROPOSED ACTIVITY:
Fill Exhibit E
 CLIENT:
D.R. Horton
 LOCATION: Charleston, SC
 DATE: 01/15/15 Revised: 08/11/15
 JOB NUMBER: J - 25153.0000

SHEET: 9 of 19
 SCALE: 1" = 200'

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LEGEND	
	WETLANDS/ CRITICAL AREA
	JURISDICTIONAL WETLANDS (TO BE FILLED)
	WETLAND BUFFER



CRITICAL AREA
"A" TO BE FILLED
1,418 SF
0.03 Ac.

JURISDICTIONAL WETLAND
AREA "L6" TO BE FILLED
13,113 SF
0.30 Ac.

JURISDICTIONAL WETLAND
AREA "L7" TO BE FILLED
6,049 SF
0.14 Ac.

JURISDICTIONAL WETLAND
AREA "H" TO BE FILLED
13,294 SF
0.31 Ac.

CRITICAL/JURISDICTIONAL
CULVERT

JURISDICTIONAL WETLAND
AREA "I" TO BE FILLED
7,107 SF
0.16 Ac.

JURISDICTIONAL WETLAND
AREA "K" TO BE FILLED
5,598 SF
0.13 Ac.

FILL EXHIBIT E



GLENN MCCONNELL PARKWAY
R/W VARIES

NOW OF FORMERLY
SEVENTY ONE LLC
T.M.S. 306-00-00-017

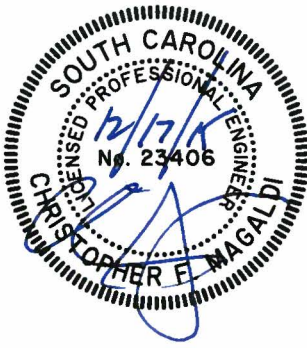
PROPOSED ACTIVITY:
Fill Exhibit F
CLIENT:
D.R. Horton
LOCATION: Charleston, SC
DATE: 01/15/15 Revised: 08/11/15
JOB NUMBER: J - 25153.0000

SHEET: 10 of 19
SCALE: 1" = 200'

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Harmony			
Impact Summary			
Jurisdictional Wetlands ID	Size (Acres)	Impact (Acres)	Estimated Fill Volume (CY)
A	2.59	0	0
B	14.41	0.85	7375
C	0.35	0.35	3485
D	0.1	0	0
E	3.31	0.23	731
F	2.73	0	0
G	0.26	0.26	825
H	3.99	0.31	1424
I	2.7	0.16	1438
J	2.95	0	0
K	0.23	0.13	405
L	19.65	2.44	16585
Total	53.27	4.79	32268
Critical Area ID	Size (Acres)	Impact (Acres)	Estimated Fill Volume (CY)
A	23.28	0.03	0

Avoidance/Minimization					
Jurisdictional Wetlands ID	Size (Acres)	Preserved (Acres)	Inside Easement/ROW (Acres)	Total Wetlands Avoided (Acres)	Buffer (Acres)
A	2.59	1.87	0.72	2.59	0.54
B	14.41	13.3	0.26	13.56	3.51
C	0.35	0	0	0	0.00
D	0.1	0.1	0	0.1	0.76
E	3.31	3.08	0	3.08	1.48
F	2.73	2.73	0	2.73	0.91
G	0.26	0	0	0	0.00
H	3.99	3.68	0	3.68	0.15
I	2.7	2.54	0	2.54	0.23
J	2.95	2.95	0	2.95	0.85
K	0.23	0.1	0	0.1	0.08
L	19.65	17	0.21	17.21	4.78
Total	53.27	47.29	1.19	48.48	13.28

Critical Area ID	Size (Acres)	Inside Easement/ROW (Acres)	Total Wetlands Avoided (Acres)
A	23.28	0.17	23.25

Harmony

DRAWING TITLE:

Site Analysis

APPLICANT:

D R Horton

LOCATION: Charleston, SC

DATE: 01/15/15 Revised: 08/11/15

JOB NUMBER: J - 25153.0000

SHEET: 11 of 19

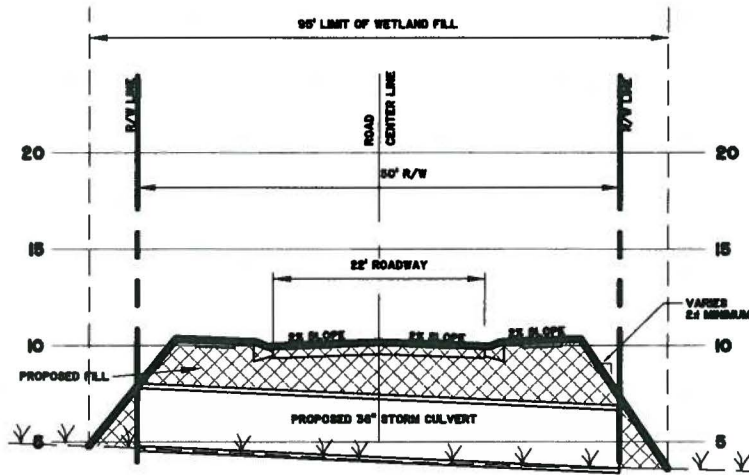
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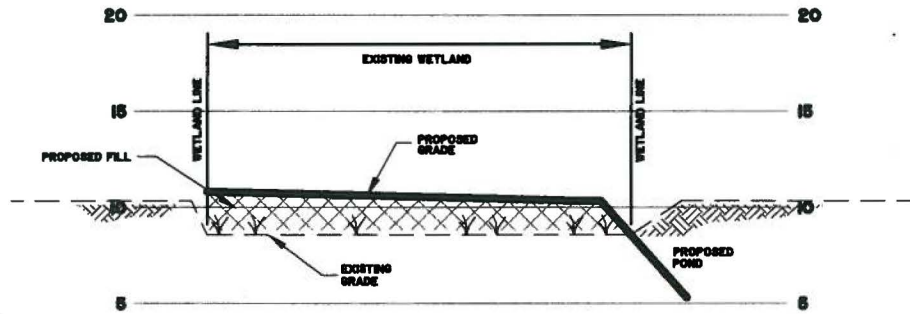
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CROSS SECTION E



CROSS SECTION C



PROPOSED ACTIVITY:
Cross Section Exhibit A

CLIENT:
D.R. Horton

LOCATION: Charleston, SC
DATE: 01/15/15 Rev: 08/11/15
JOB NUMBER: J-25153.0000

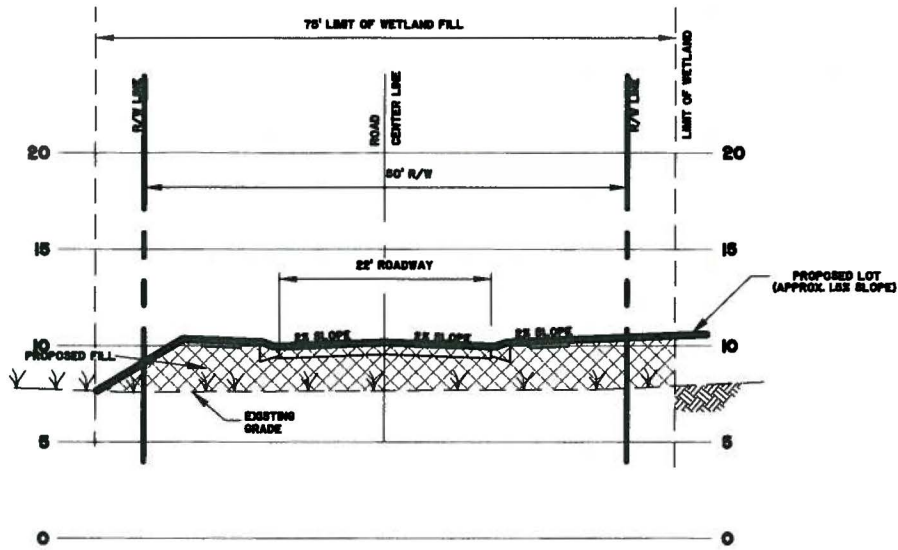
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REVIEWED BY:

SHEET: 12 of 19
SCALE: N.T.S.

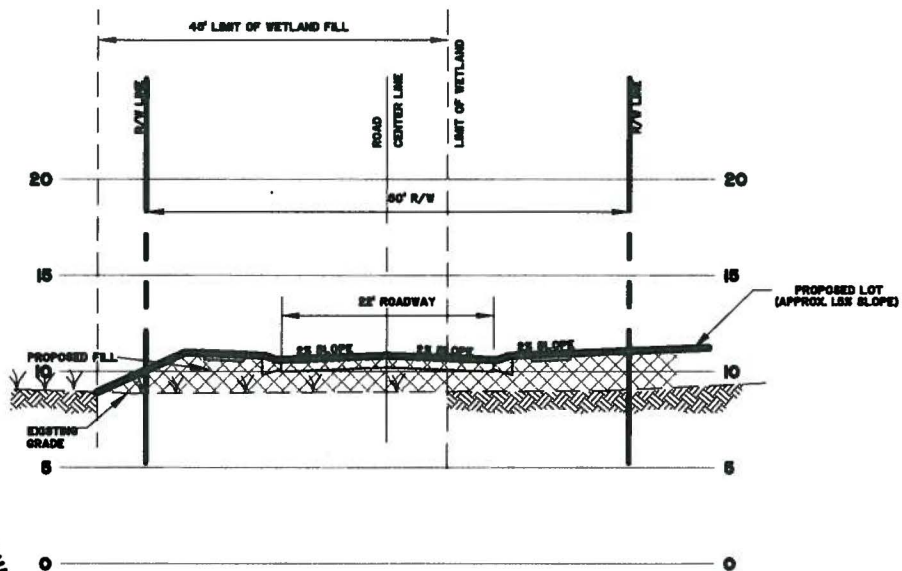
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CROSS SECTION BI



CROSS SECTION LI



PROPOSED ACTIVITY:
Cross Section Exhibit B

CLIENT:
D.R. Horton

LOCATION: Charleston, SC
DATE: 01/15/15 Rev: 08/11/15
JOB NUMBER: J-25153.0000

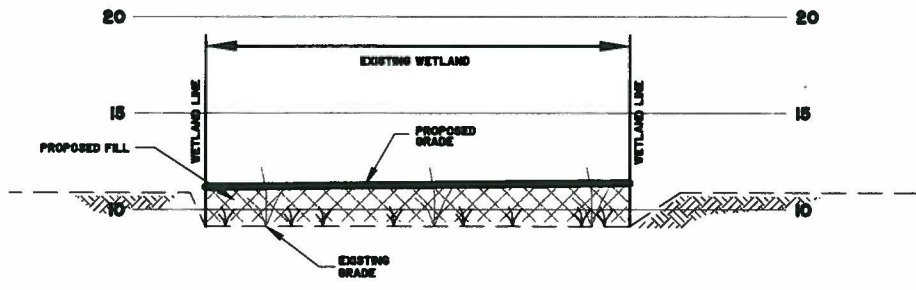
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REVIEWED BY:

SHEET: 13 of 19
SCALE: N.T.S.

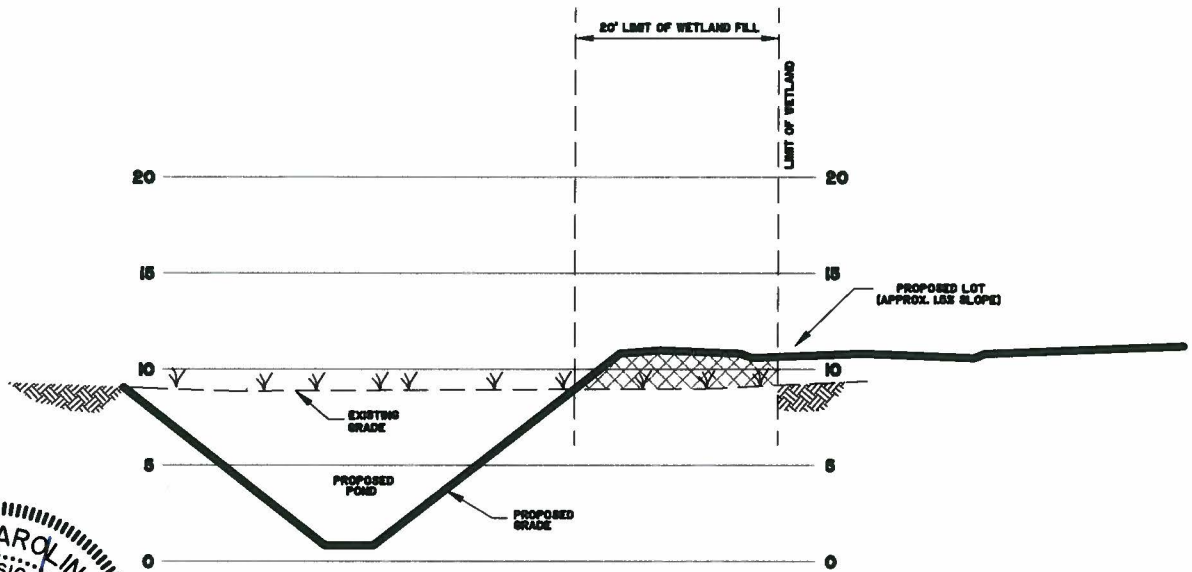
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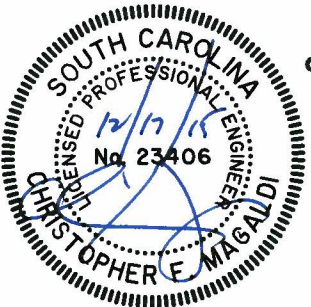
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CROSS SECTION L2



CROSS SECTION G



PROPOSED ACTIVITY:
Cross Section Exhibit C

CLIENT:
D.R. Horton

LOCATION: Charleston, SC
DATE: 01/15/15 Rev: 08/11/15
JOB NUMBER: J-25153.0000

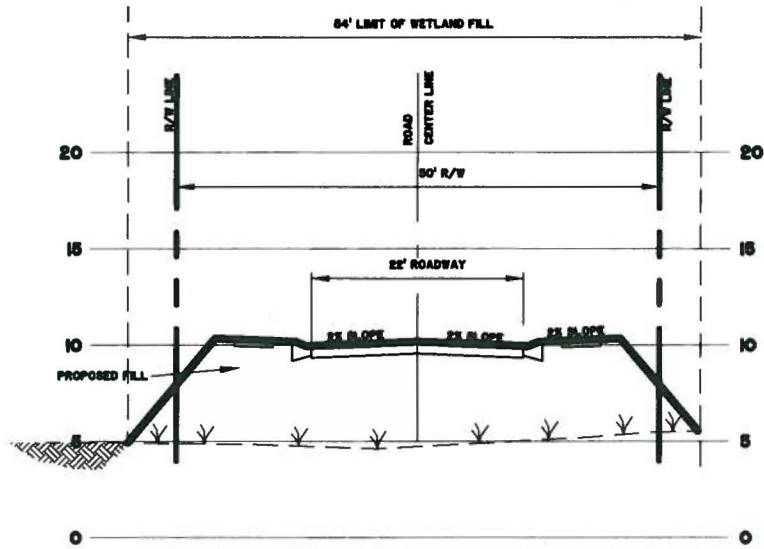
DRAWN BY:
REVIEWED BY:

SHEET: 14 of 19
SCALE: N.T.S.



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CROSS SECTION B2



PROPOSED ACTIVITY:
Cross Section Exhibit D

CLIENT:
D.R. Horton

LOCATION: Charleston, SC

DATE: 01/15/15 Rev: 08/11/15

JOB NUMBER: J-25153.0000

DRAWN BY:

REVIEWED BY:

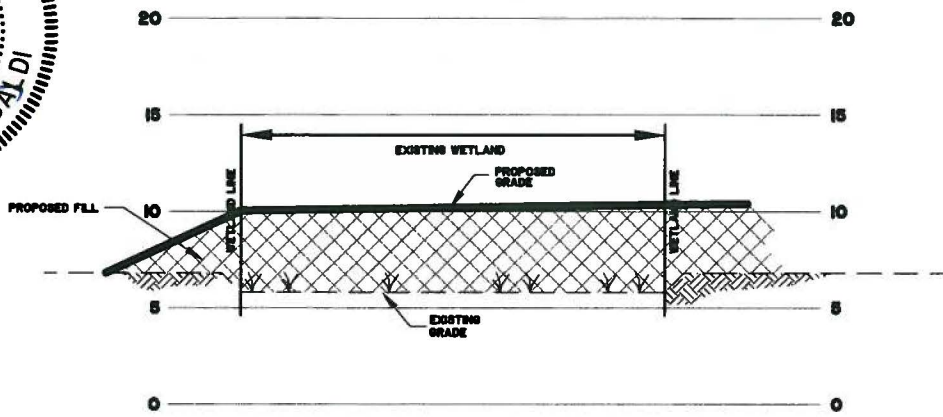
SHEET: 15 of 19

SCALE: N.T.S.

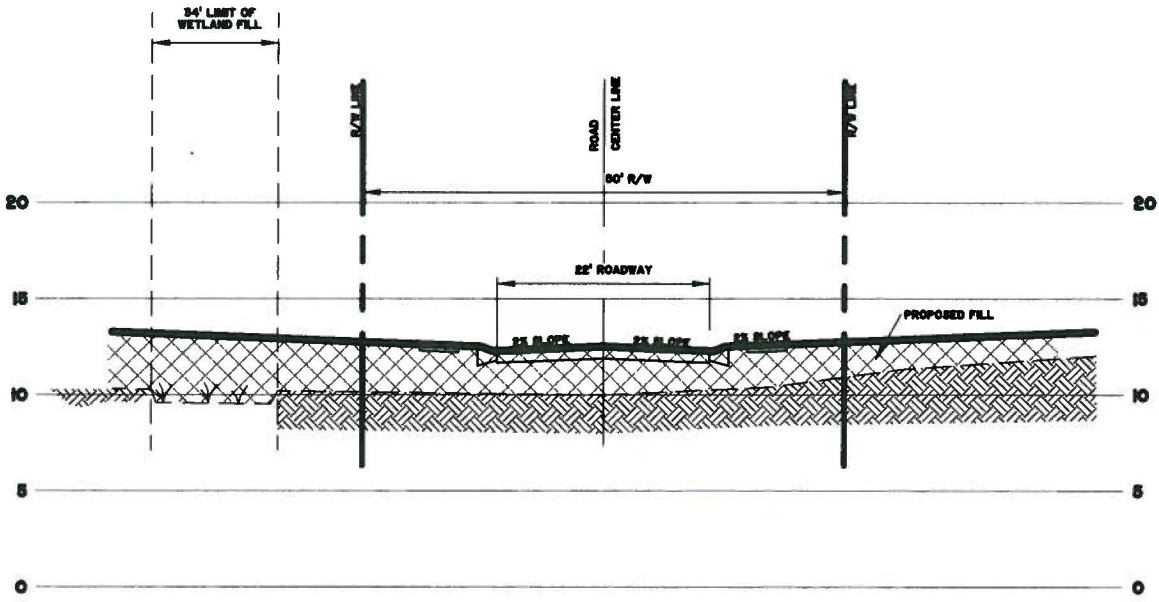
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CROSS SECTION L3



CROSS SECTION L4

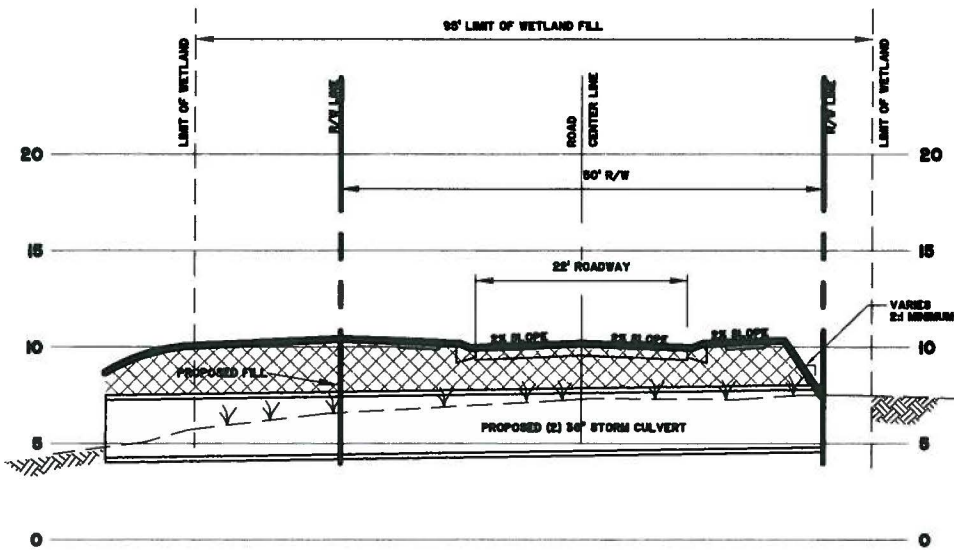
PROPOSED ACTIVITY:
Cross Section Exhibit E
CLIENT:
D.R. Horton

LOCATION: Charleston, SC
DATE: 01/15/15 Rev: 08/11/15 DRAWN BY: SHEET: 16 of 19
JOB NUMBER: J-25153.0000 REVIEWED BY: SCALE: N.T.S.

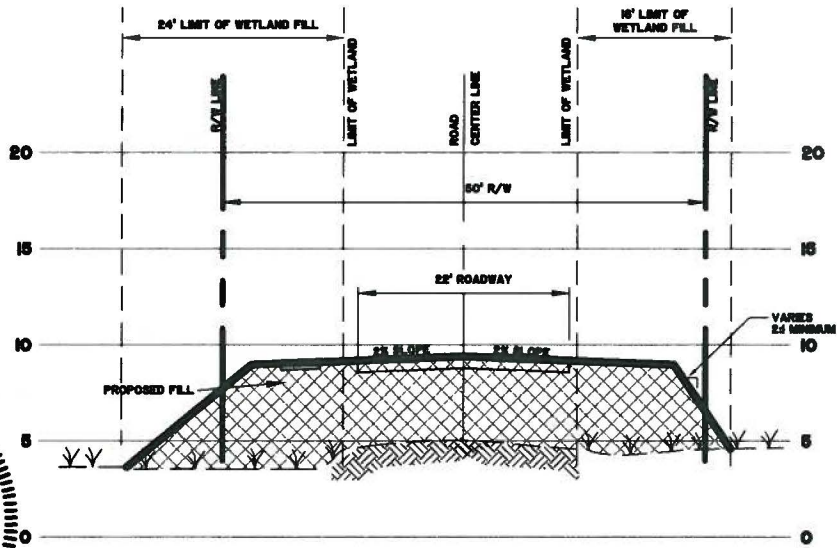
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CROSS SECTION L5



CROSS SECTION H



PROPOSED ACTIVITY:
Cross Section Exhibit F

CLIENT:
D.R. Horton

LOCATION: Charleston, SC
DATE: 01/15/15 Rev: 08/11/15
JOB NUMBER: J-25153.0000

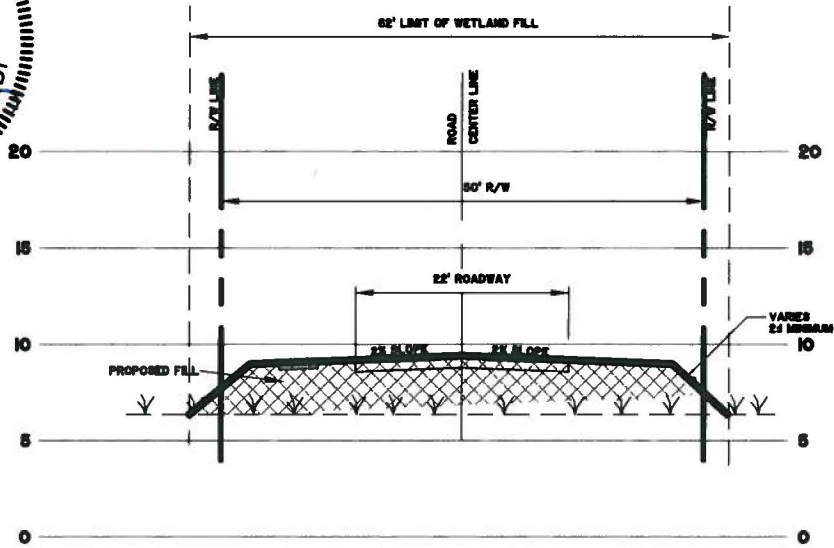
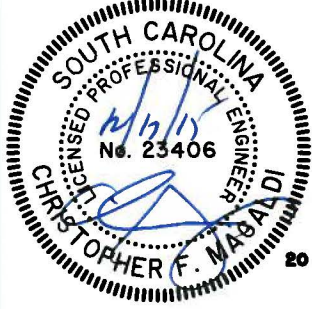
DRAWN BY:
REVIEWED BY:

SHEET: 17 of 19
SCALE: N.T.S.

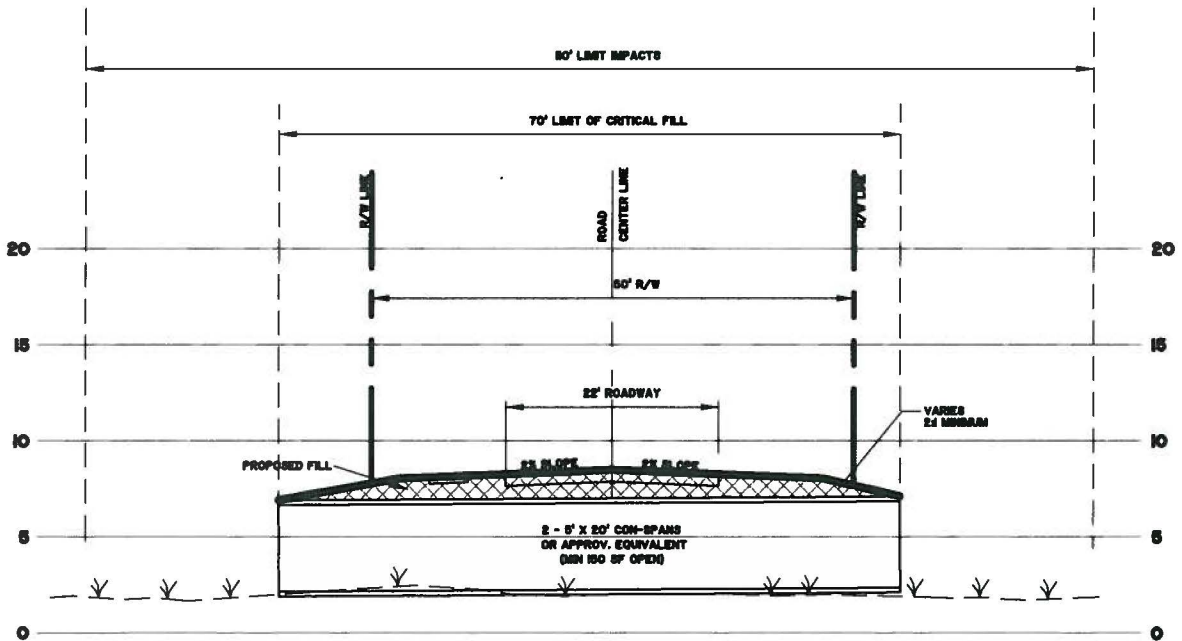
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CROSS SECTION K



CROSS SECTION-
JURISDICTIONAL/CRITICAL AREA CULVERT

PROPOSED ACTIVITY
Cross Section Exhibit G

CLIENT:
D.R. Horton

LOCATION: Charleston, SC

DATE: 01/15/15 Rev: 08/11/15

JOB NUMBER: J-25153.0000

DRAWN BY:

REVIEWED BY:

SHEET: 18 of 19

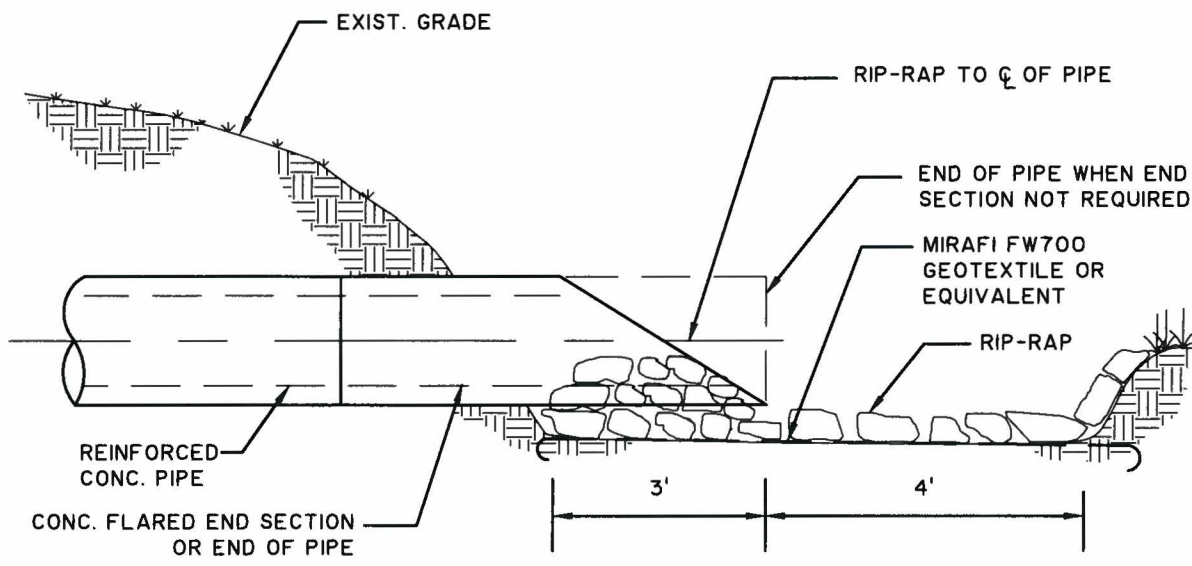
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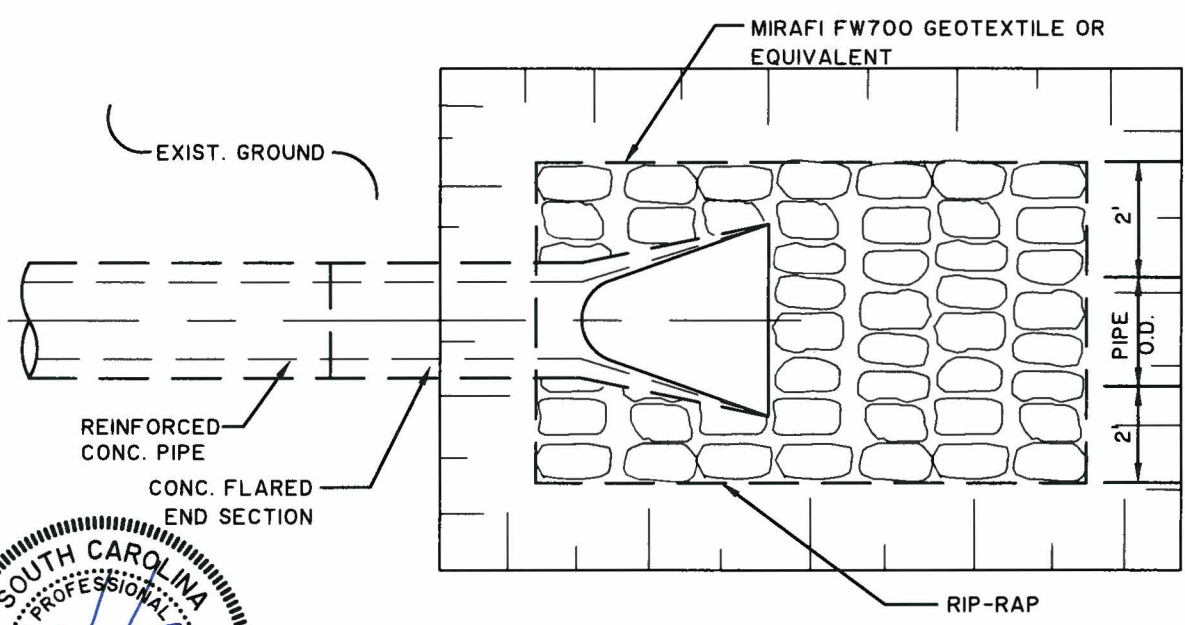
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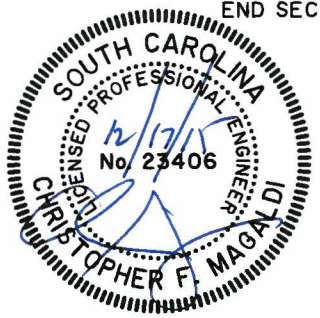
SECTION



PLAN

DRAINAGE OUTFALL DETAIL

NOT TO SCALE



Harmony

DRAWING TITLE:
Typical Cross Sections

APPLICANT:
D R Horton

LOCATION: Charleston, SC
DATE: 01/15/15 Rev: 08/11/15
JOB NUMBER: J - 25153.0000

SHEET: 19 of 19
SCALE: N.T.S.

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