

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, SC 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-2015-00815

31 March 2017

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

CATALYST BUILDERS, INC
C/O RYAN CLAREY
NEWKIRK ENVIRONMENTAL, INC.
P.O. BOX 746
MT. PLEASANT, SOUTH CAROLINA 29465

for a permit to discharge fill material into wetlands adjacent to the

Stono River

located on Mutual Drive adjacent to the West Ashley Greenway, Charleston County, South Carolina (Latitude: 32.7903 °N, Longitude: -80.0458 °W), **(Johns Island Quad)**

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 the discharge of fill material into 0.46 acres of wetlands for the construction of a residential subdivision. In detail, the proposed project involves the discharge of 2,000 cubic yards of material into 0.46 acres of freshwater wetlands to facilitate the construction of a residential subdivision. The purpose of the proposed project is to establish and viable, long term residential development in the West Ashley area of the City of Charleston. Avoidance of wetland impacts was not possible due to the location of grand oaks in the immediate vicinity and through planning, the applicant determined that the City of Charleston would require complete protection of these trees as part of the masterplan for the proposed project. To compensate for impacts to the wetlands, the applicant proposes to purchase 6.8 credits from the Pigeon Pond Mitigation Bank. Please note that a 0.16 acre wetland that was previously determined to be non-jurisdictional and not subject to regulation under Section 404 of the Clean Water Act, is also present and will be impacted by the proposed project.

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. 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 0.46 acres of 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 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)(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).

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.

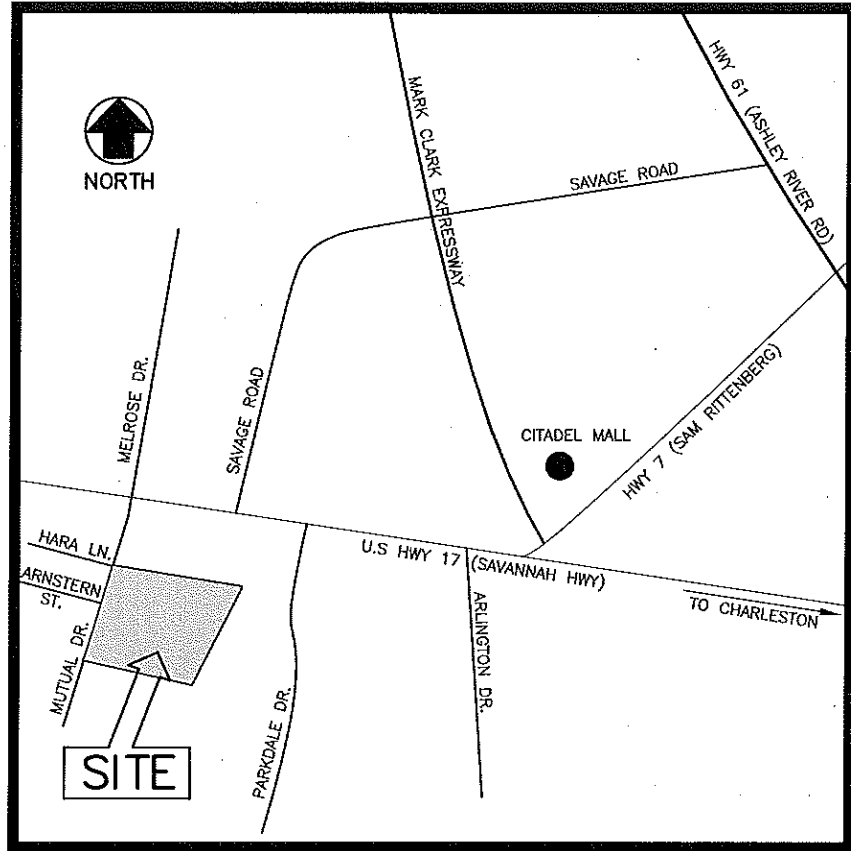
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, 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, SC 29403-5107**

If there are any questions concerning this public notice, please contact Tracy D. Sanders, Project Manager, at (843) 329-8190 or toll free at 1-866-329-8187.

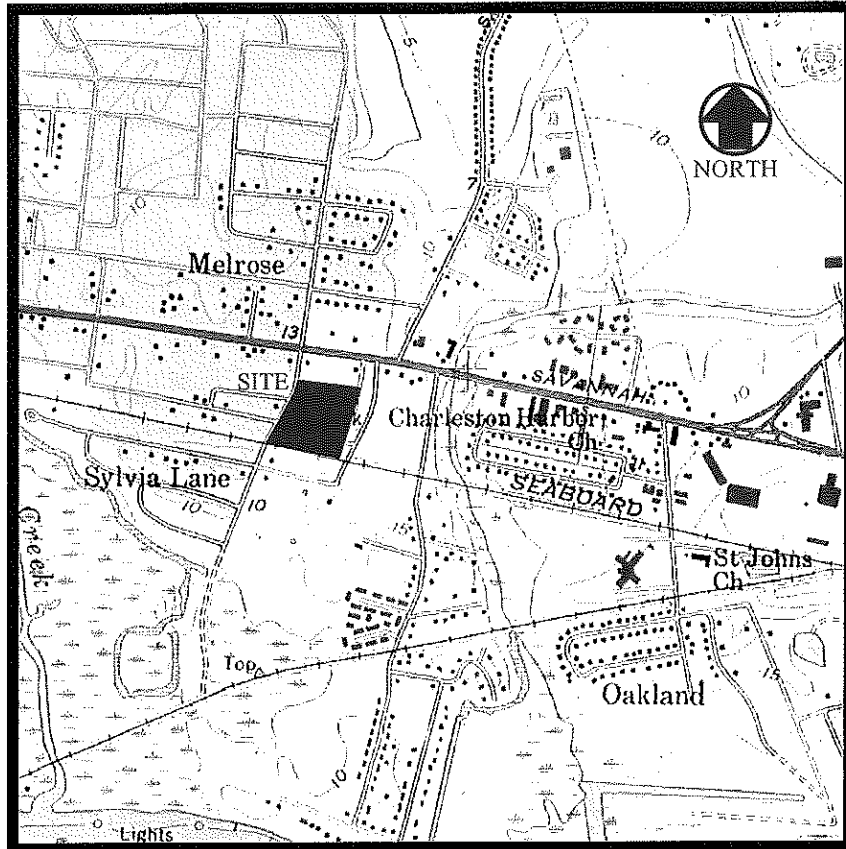
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LOCATION MAP

NOT TO SCALE

Project Title:		MUTUAL DRIVE	
Project Location: Lat. 32.7790556 N, Long. 80.046111 W		MUTUAL DRIVE, CHARLESTON COUNTY	
Applicant:		CATALYST BUILDERS, INC.	
Date: MARCH 1, 2017		Scale: NONE	
Application #		Sheet 1 of 8	
Revisions			
Date	Initials		



USGS MAP

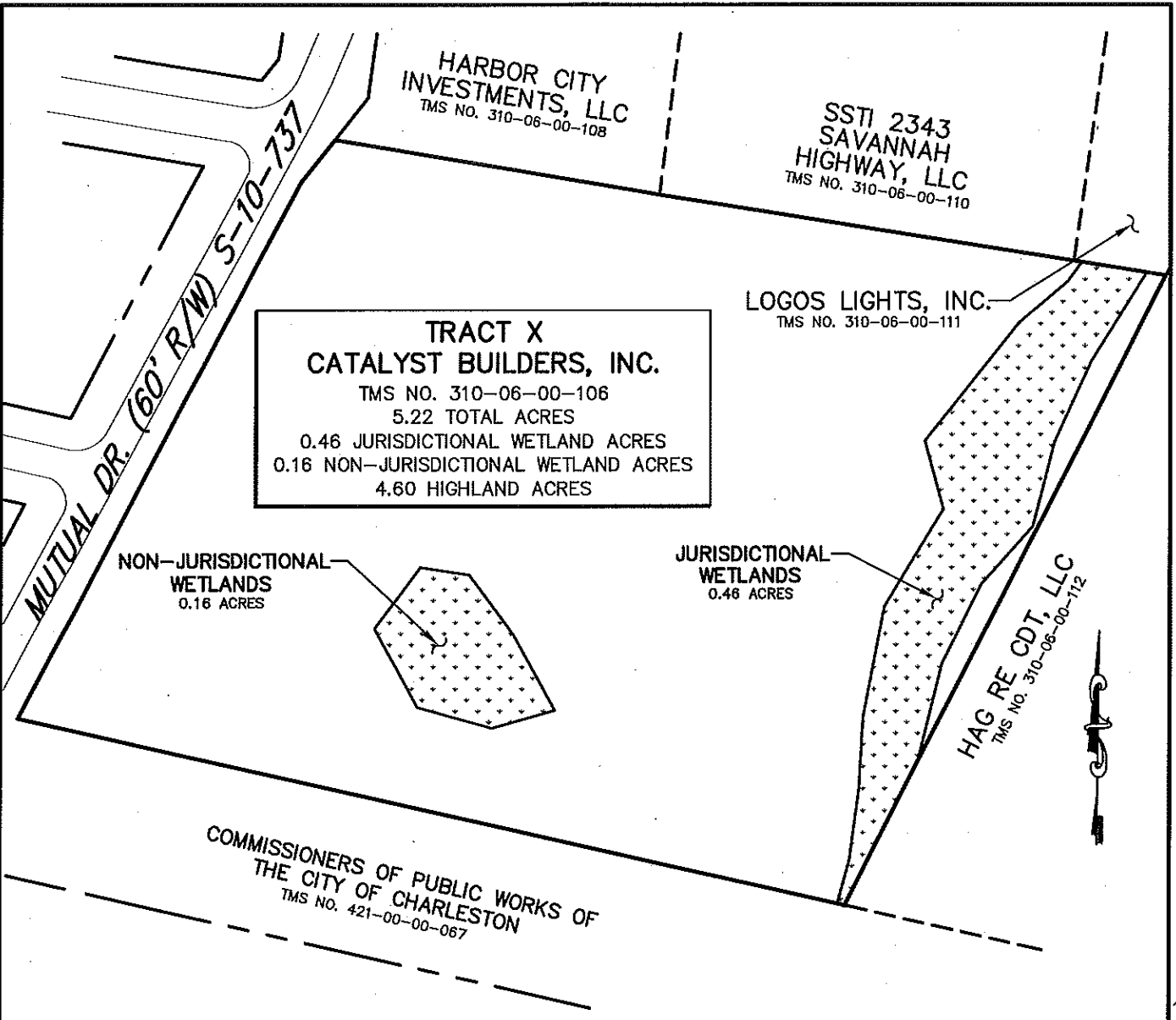
NOT TO SCALE

QUADRANGLE
JOHNS ISLAND, SC

Project Title: MUTUAL DRIVE	
Project Location: Lat. 32.7790556 N, Long. 80.046111 W MUTUAL DRIVE, CHARLESTON COUNTY	
Applicant: CATALYST BUILDERS, INC.	
Date: MARCH 1, 2017	Scale: NONE
Application #	Sheet 2 of 8

Revisions	
Date	Initials

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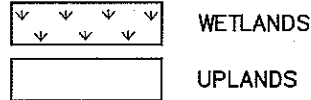


TRACT X
CATALYST BUILDERS, INC.
 TMS NO. 310-06-00-106
 5.22 TOTAL ACRES
 0.46 JURISDICTIONAL WETLAND ACRES
 0.16 NON-JURISDICTIONAL WETLAND ACRES
 4.60 HIGHLAND ACRES

NON-JURISDICTIONAL
 WETLANDS
 0.16 ACRES

JURISDICTIONAL
 WETLANDS
 0.46 ACRES

LEGEND



WETLAND MASTPLAN

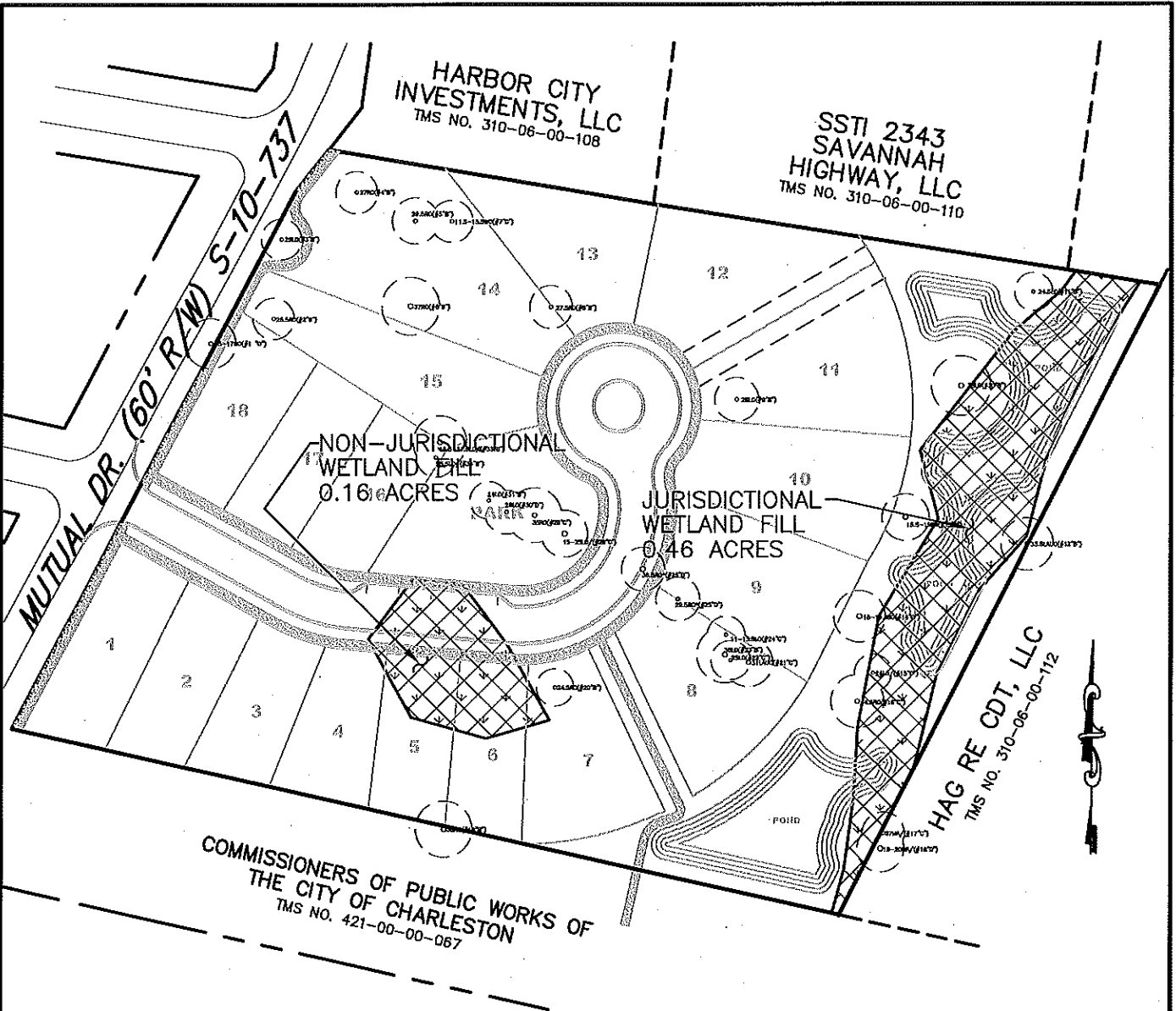
SCALE: 1" = 100'

SUMMARY	
SITE AREA	5.22 ACRES
JURISDICTIONAL WETLANDS	0.46 ACRES
NON-JURISDICTIONAL WETLANDS	0.16 ACRES
SITE HIGHLANDS	4.60 ACRES
JURISDICTIONAL WETLAND IMPACTS	
#1 (0.46 ACRES)	0.46 ACRES
NON-JURISDICTIONAL WETLAND IMPACTS	
#1 (0.16 ACRES)	0.16 ACRES
TOTAL IMPACT = 0.62 ACRES	

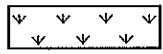
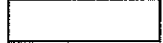

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Project Location: Lat. 32.7790556 N, Long. 80.046111 W MUTUAL DRIVE, CHARLESTON COUNTY	
Applicant: CATALYST BUILDERS, INC.	
Date: MARCH 1, 2017	Scale: 1" = 100'
Application #	Sheet 3 of 8

Revisions	
Date	Initials

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LEGEND

-  WETLANDS
-  UPLANDS
-  PROPOSED FILL

WETLAND MASTPLAN

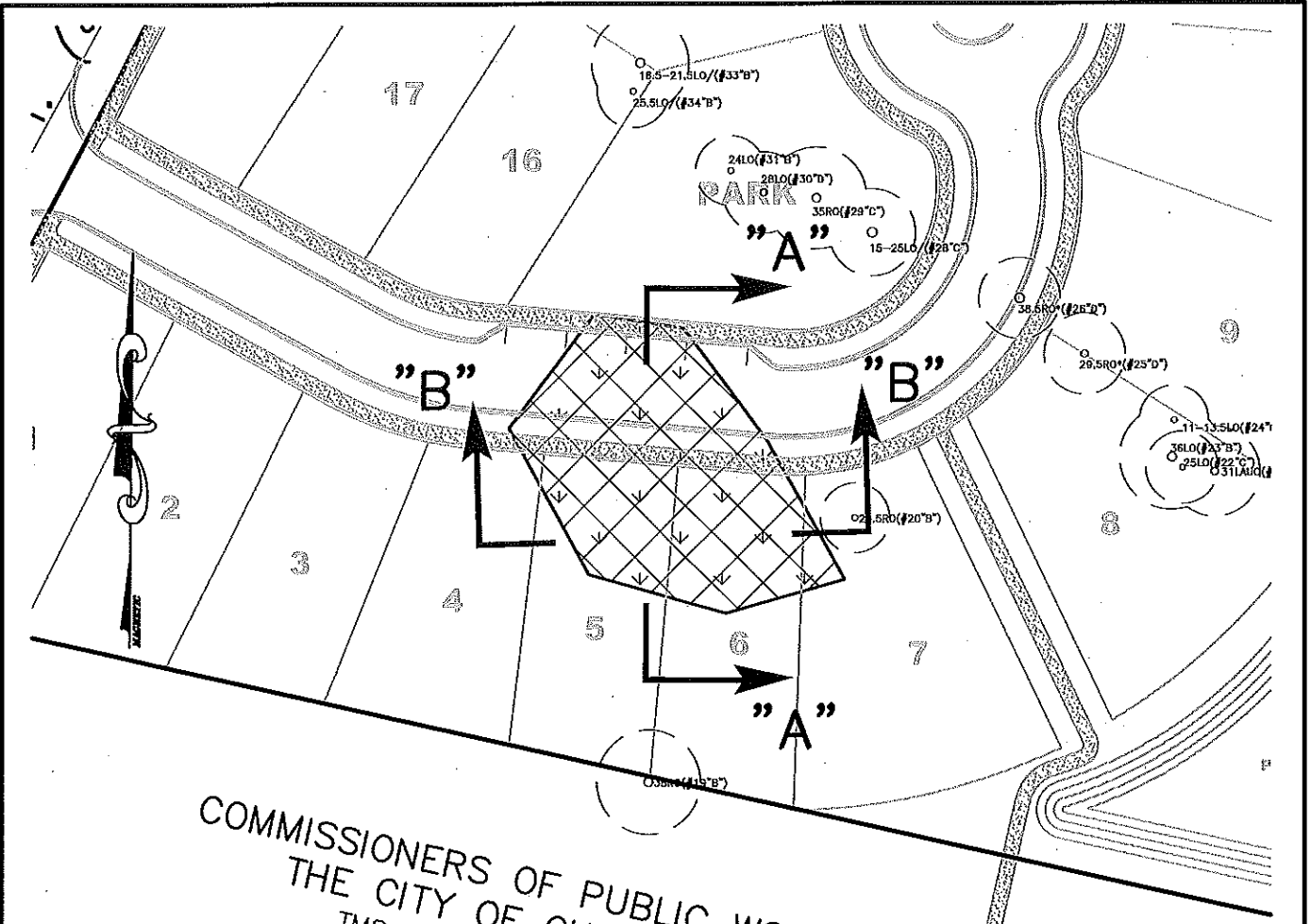
SCALE: 1" = 100'

SUMMARY	
SITE AREA	5.22 ACRES
JURISDICTIONAL WETLANDS	0.46 ACRES
NON-JURISDICTIONAL WETLANDS	0.16 ACRES
SITE HIGHLANDS	4.60 ACRES
JURISDICTIONAL WETLAND IMPACTS	
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TOTAL IMPACT = 0.62 ACRES	

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Applicant: CATALYST BUILDERS, INC.	
Date: MARCH 1, 2017	Scale: 1" = 100'
Application #	Sheet 4 of 8

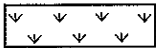
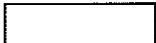

Revisions	
Date	Initials

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COMMISSIONERS OF PUBLIC WORKS OF
 THE CITY OF CHARLESTON
 TMS NO. 421-00-00-067

LEGEND

-  WETLANDS
-  UPLANDS
-  PROPOSED FILL

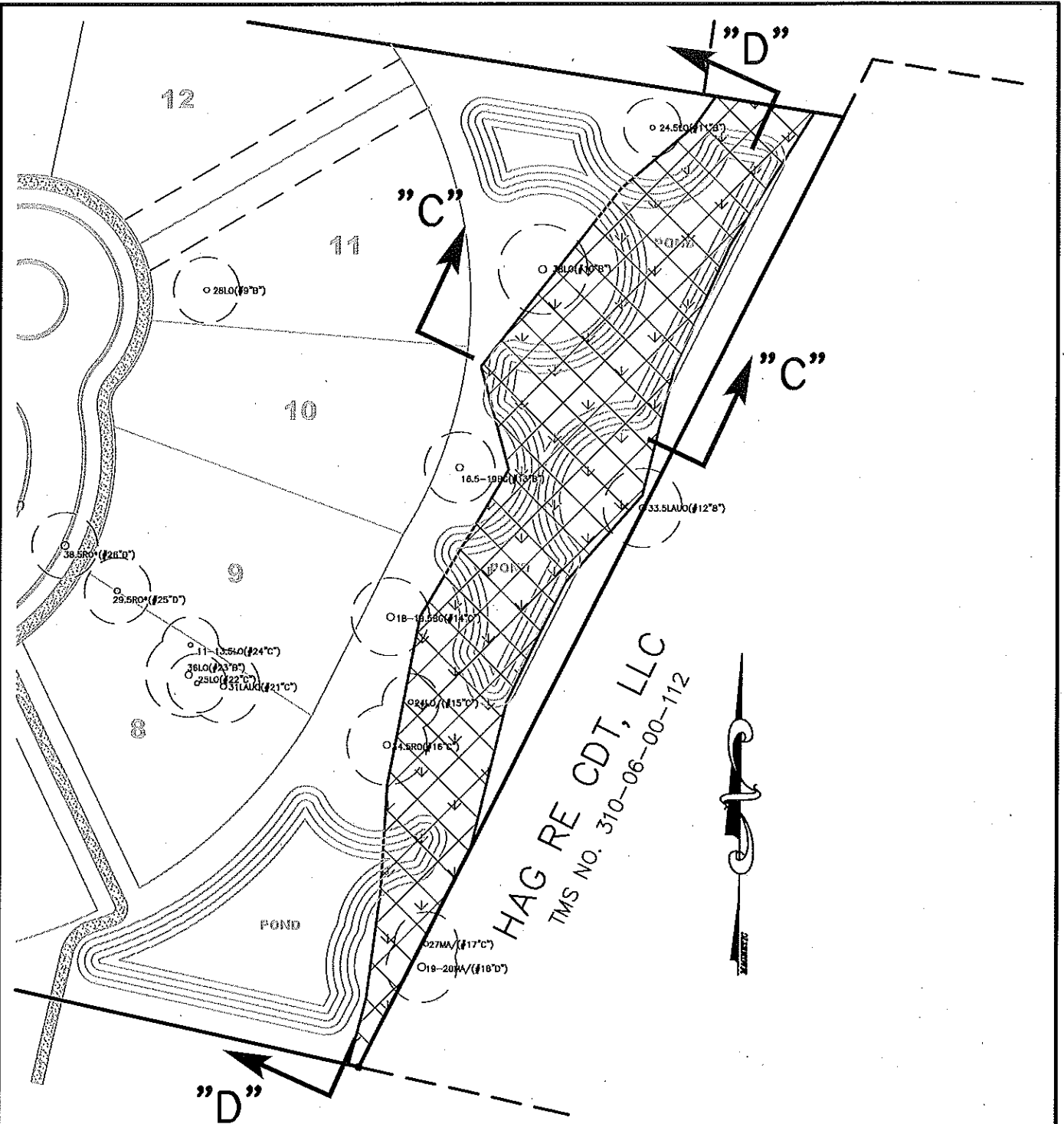
WETLAND MASTPLAN

SCALE: 1" = 60'

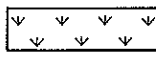


Project Title: MUTUAL DRIVE	
Project Location: Lat. 32.7790556 N, Long. 80.046111 W MUTUAL DRIVE, CHARLESTON COUNTY	
Applicant: CATALYST BUILDERS, INC.	
Date: MARCH 1, 2017	Scale: 1" = 60'
Application #	Sheet 5 of 8

Revisions	
Date	Initials

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LEGEND

-  WETLANDS
-  UPLANDS
-  PROPOSED FILL

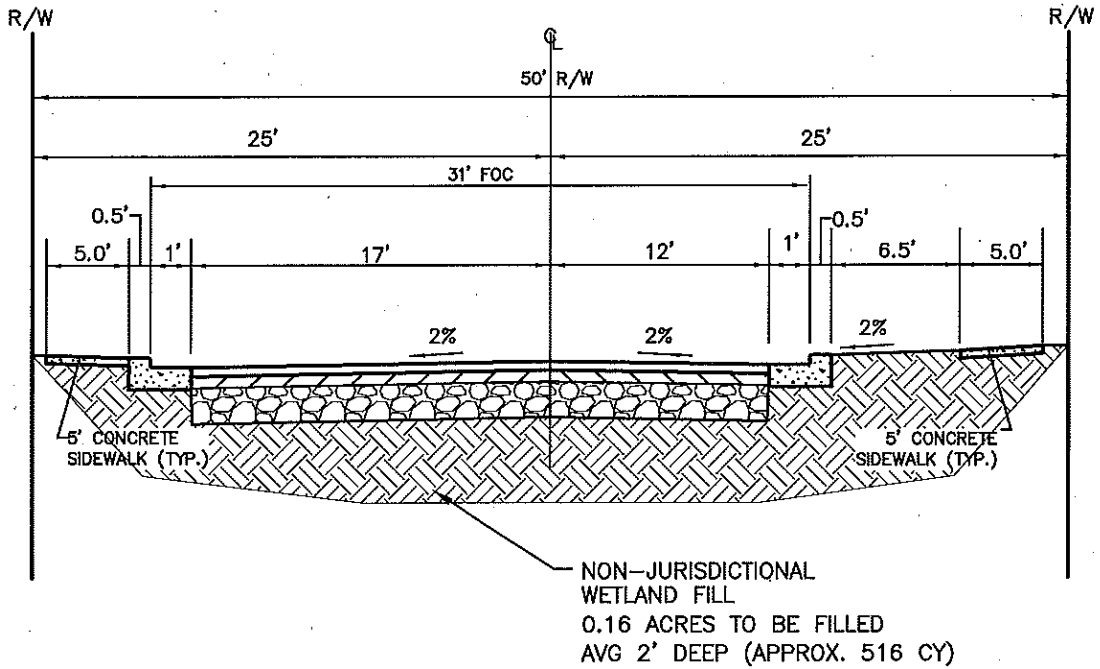
WETLAND MASTPLAN

SCALE: 1" = 60'

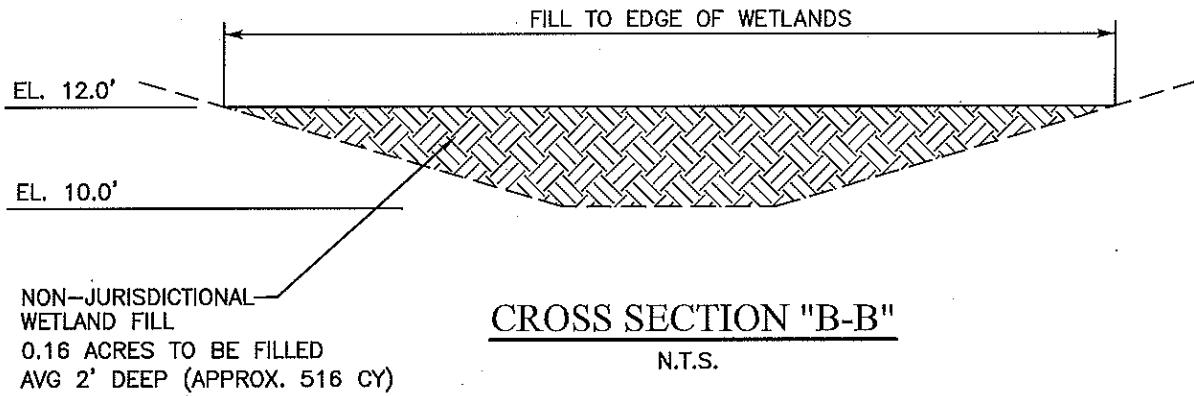
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Applicant: CATALYST BUILDERS, INC.	
Date: MARCH 1, 2017	Scale: 1" = 60'
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CROSS SECTION "A-A"
N.T.S.



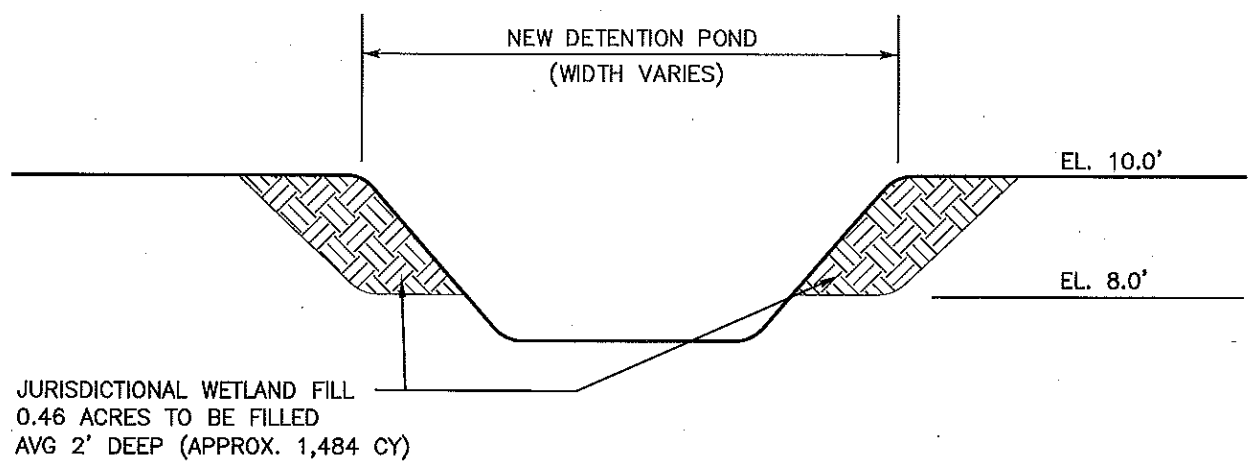
CROSS SECTION "B-B"
N.T.S.

CROSS SECTIONS
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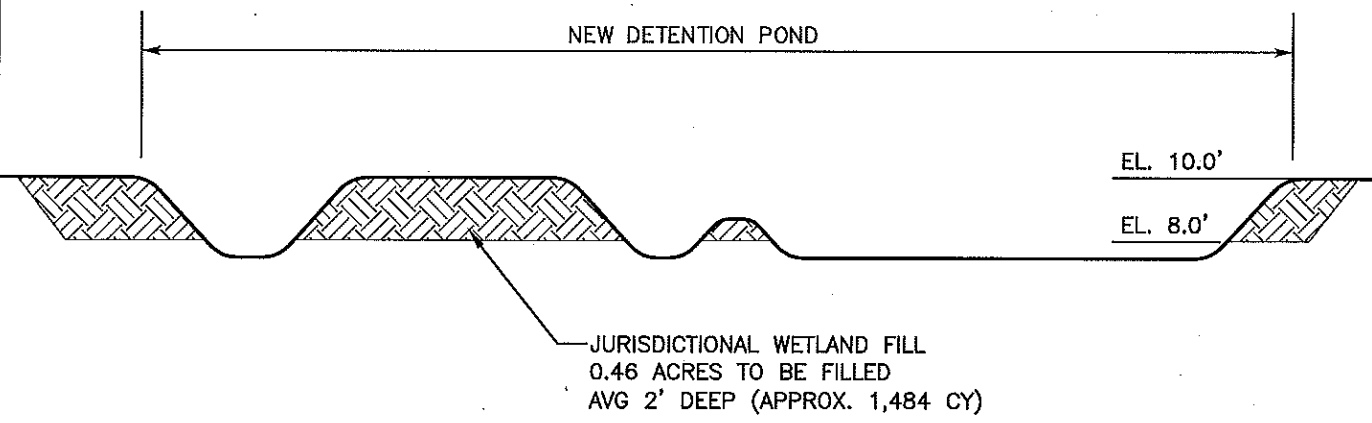
Project Title: MUTUAL DRIVE	
Project Location: Lot. 32.7790556 N, Long. 80.046111 W MUTUAL DRIVE, CHARLESTON COUNTY	
Applicant: CATALYST BUILDERS, INC.	
Date: MARCH 1, 2017	Scale: NONE
Application #	Sheet 7 of 8

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CROSS SECTION "C-C"
N.T.S.



CROSS SECTION "D-D"
N.T.S.

CROSS SECTIONS

SCALE: NONE

Project Title: MUTUAL DRIVE	
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