

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A HAGOOD AVE
CHARLESTON, SOUTH CAROLINA 29403
and
THE S.C. DEPARTMENT OF ENVIRONMENTAL SERVICES
Water Quality Certification and Wetlands Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: SAC-2018-00504

DATE March 31, 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), an application has been submitted to the Department of the Army and the South Carolina Department of Environmental Services by

Mr. Gabe Ebner
Lennar Homes
1505 King Street Ext, Suite 100
Charleston, South Carolina 20405

Will Wilson
Sabine and Waters, Inc.
311 N. Magnolia Street
Summerville, South Carolina 29483

for a permit to construct a residential development in

1.002 acres of freshwater wetlands and 190 linear feet of tributaries that flow into the Ashley River

located on parcels bisected by South Carolina Highway 61 and identified as 142-00-00-012 and 143-00-00-022, Ridgeville, Dorchester County, South Carolina (Latitude: 32.9985, Longitude: -80.3128 °), Clubhouse Crossroads / Ridgeville, SC 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 **SCDES** 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.

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

Applicant's Stated Purpose

According to the applicant, the purpose of the proposed project is to provide residential housing opportunities for Dorchester County's rapidly expanding population.

Project Description

The proposed work consists of constructing a residential community. In detail, constructing the residential development necessitates access roads, lot development, and stormwater infrastructure which would fill 1.002 acres of wetlands and a road crossing that would impact 119 linear feet of tributaries.

Avoidance and Minimization

The applicant provided the following statement about how the proposed project was designed to avoid and minimize impacts to the aquatic environment: The Applicants made every effort to minimize impacts to wetlands to the greatest extent possible. An early design option called for approximately 19.19 acres of wetland impact to accommodate approximately the 3500 residential unit minimum. Through the avoidance and minimization process, and the Applicants' expressed desire for a conservation minded, environmentally sensitive development, WOTUS impacts have been minimized to 10 small road crossings. Following comments received from the various agencies and public, the Applicant evaluated a bare minimum lot count needed in order to maintain financial feasibility while still accomplishing the project purpose. Due to factors such as rising development and land acquisition costs, it was determined that a minimum of approximately 3500 units would be needed in order to maintain financially feasible. Through this evaluation process the final design met this 3500 minimum and eliminated +/- 95% of the originally proposed impacts, allowing the project to satisfy the project purpose, minimizing and avoiding wetland impacts to the maximum extent practicable while still remaining a viable and sustainable development

Proposed Compensatory Mitigation

The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by purchasing 10.5 wetland credits and 570 stream credits from an approved mitigation bank with a service area that covers the project area. The applicant is proposing a 25% reduction in required wetland and stream credits due the proposed buffering and preservation of aquatic resources.

South Carolina Department Environmental Services

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the certifying authority, South Carolina Department of Environmental Services, in accordance with provisions of Section 401 of the Clean Water Act (CWA). The CWA Section 401 Certification Rule (Certification Rule, 40 CFR 121), effective September 11, 2020, requires certification, or waiver, for any license or permit that authorizes an activity that may result in a discharge. The scope of a CWA Section 401 Certification is limited to assuring that a discharge from a Federally licensed or permitted activity will comply with water quality requirements. The applicant is responsible for requesting certification and providing required information to the certifying authority. In accordance with Certification Rule part 121.12, the Corps will notify the U.S. Environmental Protection Agency Administrator when it has received a Department of the Army (DA) permit application and the related certification. The Administrator is responsible for determining if the discharge may affect water quality in a neighboring jurisdiction. The DA permit may not be issued pending the conclusion of the Administrator's determination of effects on neighboring jurisdictions.

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 South Carolina Department of Environmental Services. 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.

Essential Fish Habitat

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 1.002 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.

Endangered Species

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project and based on the location of the project and available information, the following species may be present in the County where the work will occur: Red-cockaded woodpecker (*Picoides borealis*), Northern long-eared bat (*Myotis septentrionalis*), Tricolored Bat (*Perimyotis subflavus*), Canby's Dropwort (*Oxypolis canbyi*) Pondberry (*Lindera melissifolia*), Monarch Butterfly (*Danaus plexippus*)

Based on all information provided by the applicant and the most recently available information, the District Engineer has determined the following: The project will have no effect on the red-cockaded woodpecker and is not likely to adversely affect the Canby's Dropwort, Pondberry, Monarch Butterfly, Tricolored bat, and Northern long-eared bat, 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.

Cultural Resources

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 there are historic properties present, but they will not be affected; 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 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.

Corps' Evaluation

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed 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.

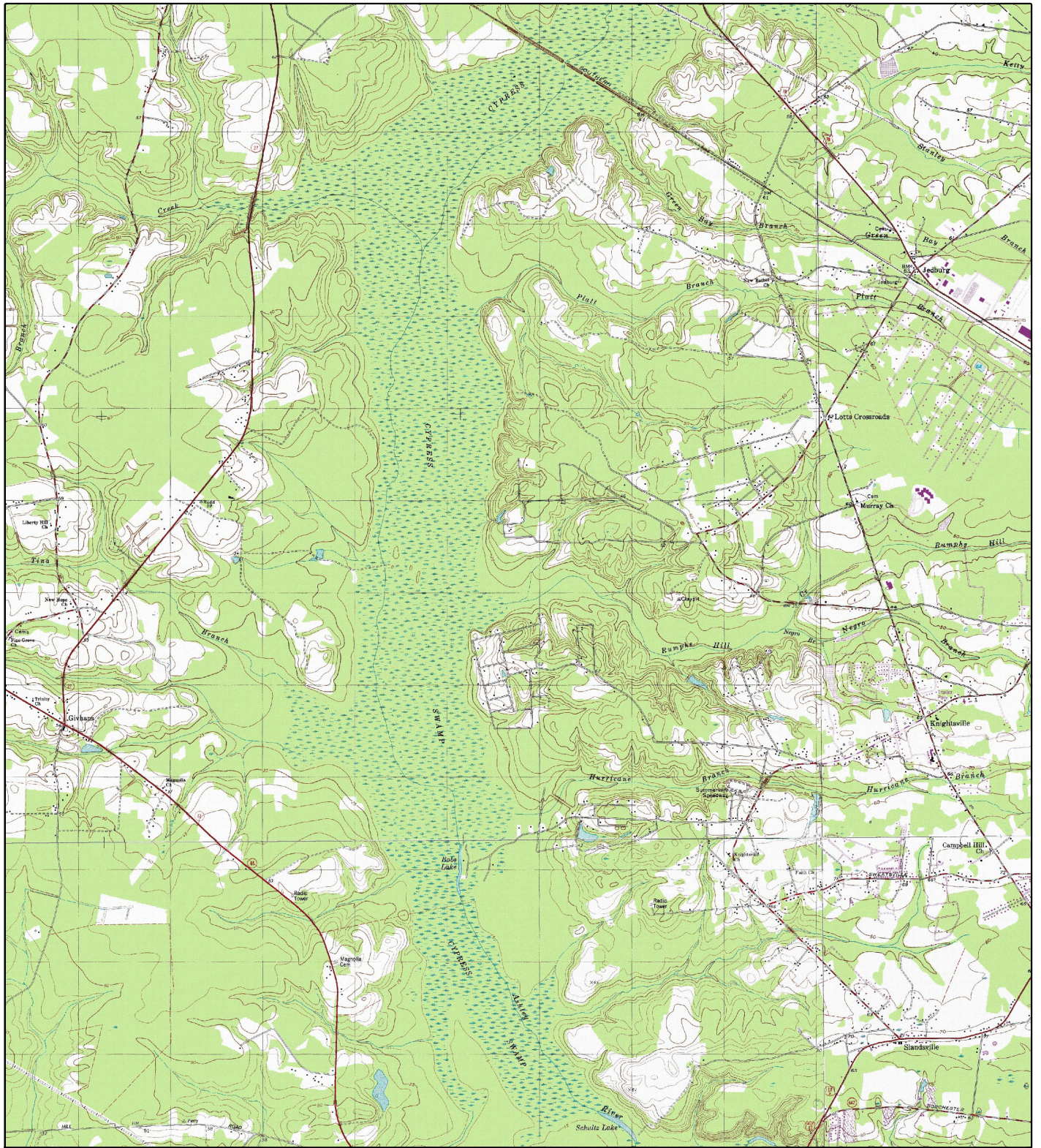
Solicitation of Public Comment

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. 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.

Please submit comments in writing, identifying the project of interest by public notice/file number (SAC-2018-00504), to Tony.B.hardee@usace.army.mil or the following address:

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A HAGOOD AVE
CHARLESTON, SOUTH CAROLINA 29403**

If there are any questions concerning this public notice, please contact T. Brian Hardee
Team Lead / South Branch, , at (843) 365-0848, 1-866-329-8187, or by email at
Tony.B.hardee@usace.army.mil.



CORNERSTONE TRACT WETLAND IMPACT DRAWINGS

LOCATION MAP

CLIENT:

LENNAR CAROLINAS, LLC

LOCATION: DORCHESTER COUNTY, SC

DATE: **3/28/25**

JOB NUMBER: J-31000.0400

DRAWN BY: LS

REVIEWED BY: JH

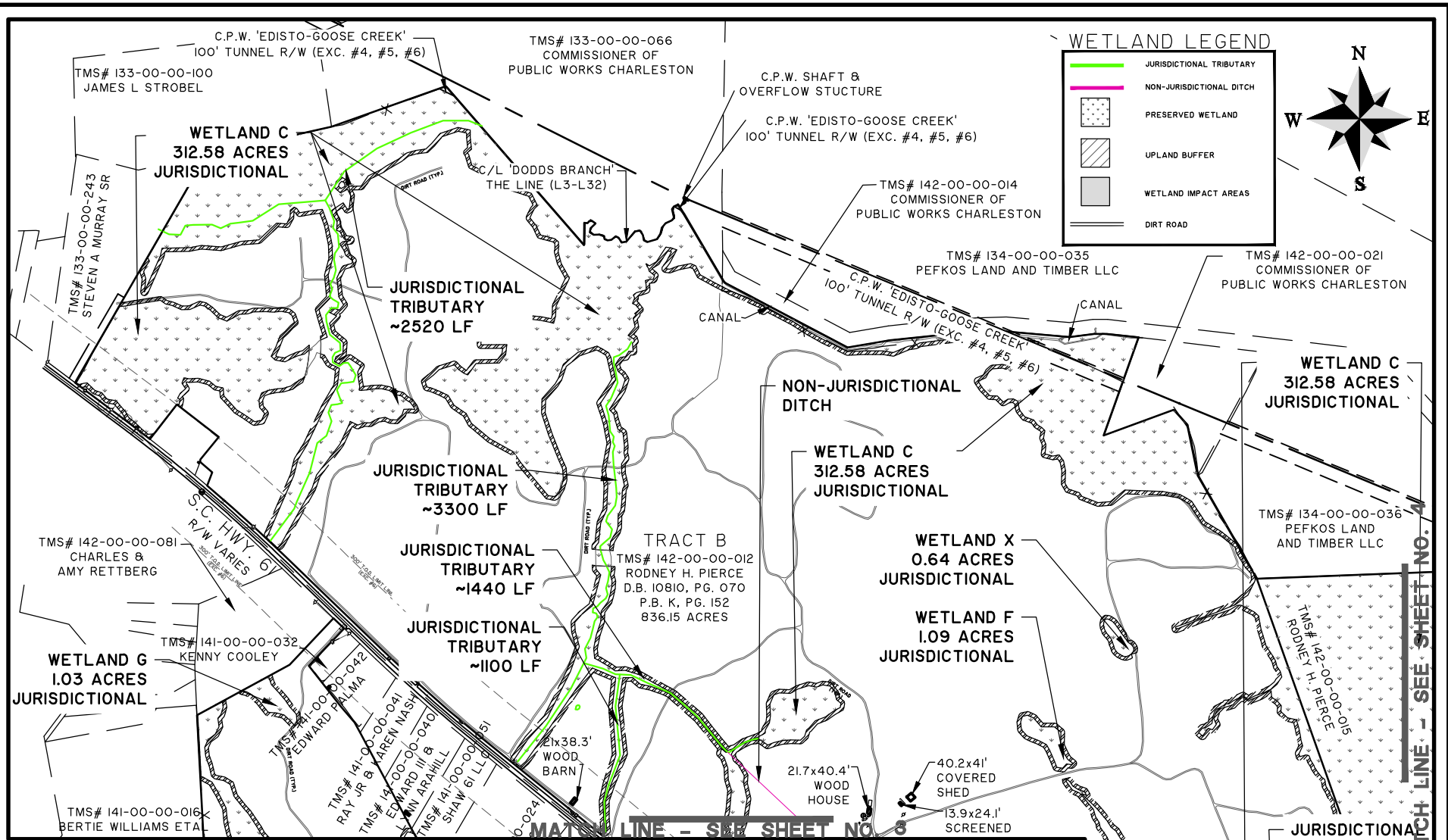
SHEET: 1

SCALE: 1" = 500'



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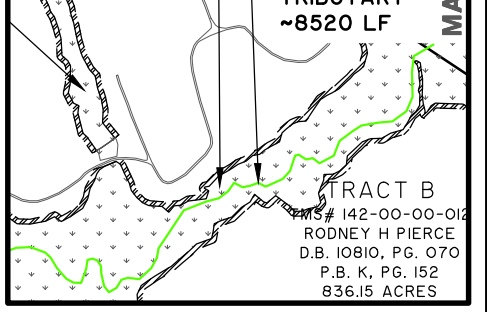
CORNERSTONE TRACT WETLAND IMPACT DRAWINGS

EXISTING CONDITIONS
 CLIENT:
LENNAR CAROLINAS, LLC
 LOCATION: DORCHESTER COUNTY, SC
 DATE: 3/24/25 DRAWN BY: LS SHEET: 2
 JOB NUMBER: J-31000.0400 REVIEWED BY: JH SCALE: 1" = 1000'

THOMAS & HUTTON

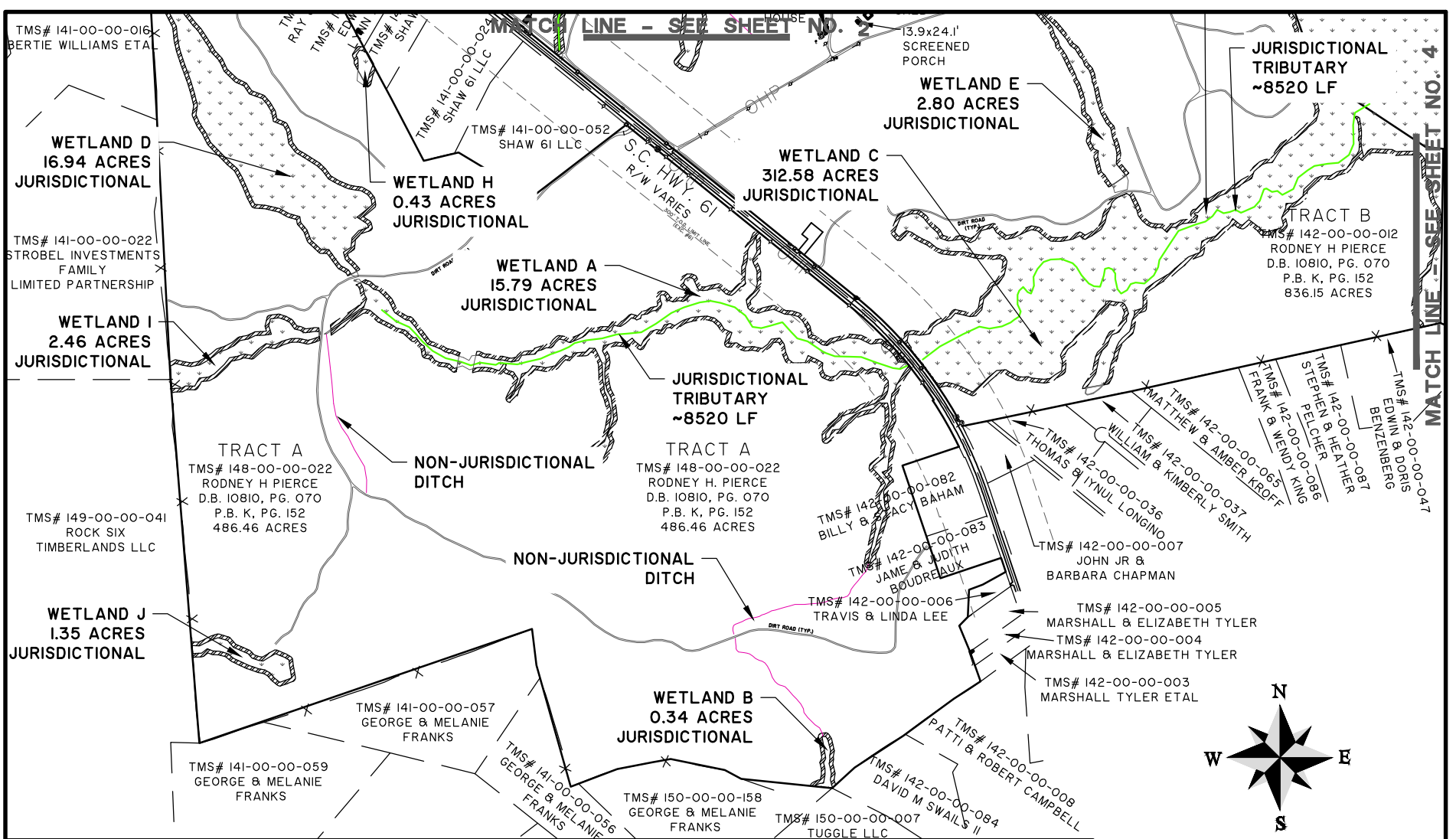
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MATCH LINE - SEE SHEET NO. 4

Z:\31000\31000.0400\ENGINEERING\DRAWINGS\EXHIBITS\WETLANDS\31000.0400 - WETLAND IMPACTS EXISTING CONDITIONS.DWG - Mar 24, 2025 - 11:48 AM



CORNERSTONE TRACT WETLAND IMPACT DRAWINGS

EXISTING CONDITIONS

CLIENT:
LENNAR CAROLINAS, LLC

LOCATION: DORCHESTER COUNTY, SC
DATE: 3/24/25 DRAWN BY: LS SHEET: 3
JOB NUMBER: J-31000.0400 REVIEWED BY: JH SCALE: 1" = 1000'

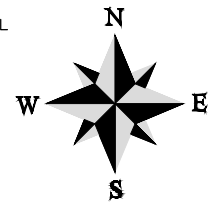


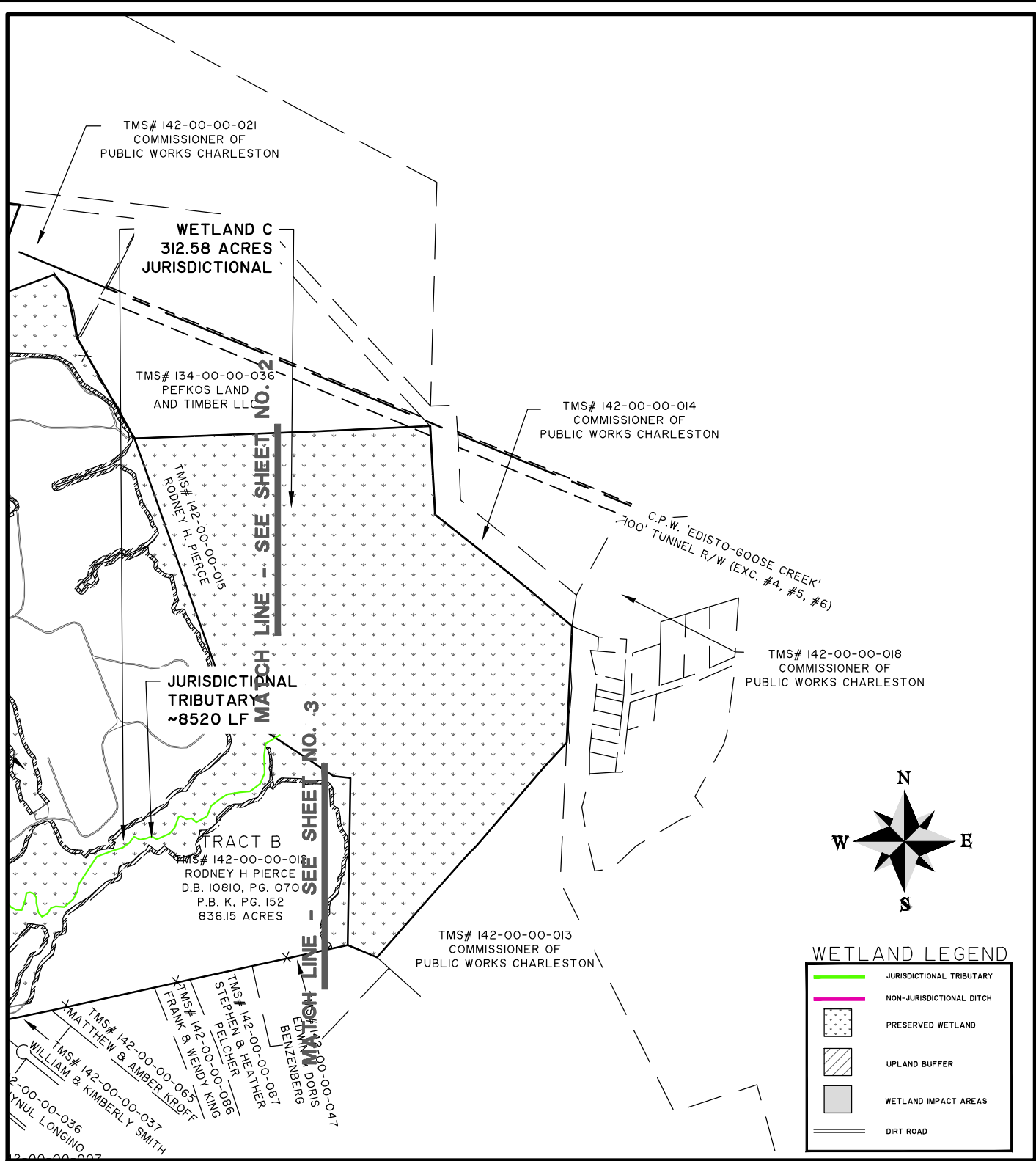
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WETLAND LEGEND

	JURISDICTIONAL TRIBUTARY
	NON-JURISDICTIONAL DITCH
	PRESERVED WETLAND
	UPLAND BUFFER
	WETLAND IMPACT AREAS
	DIRT ROAD





WETLAND LEGEND

	JURISDICTIONAL TRIBUTARY
	NON-JURISDICTIONAL DITCH
	PRESERVED WETLAND
	UPLAND BUFFER
	WETLAND IMPACT AREAS
	DIRT ROAD

CORNERSTONE TRACT WETLAND IMPACT DRAWINGS

EXISTING CONDITIONS

CLIENT:
LENNAR CAROLINAS, LLC

LOCATION: DORCHESTER COUNTY, SC
 DATE: 3/24/25 DRAWN BY: LS SHEET: 4
 JOB NUMBER: J-31000.0400 REVIEWED BY: JH SCALE: 1" = 100'



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Z:\31000\31000.0400\ENGINEERING\DRAWINGS\EXHIBITS\WETLANDS\31000.0400 - WETLAND IMPACTS OVERVIEW.DWG - Mar 24, 2025 - 11:49 AM

IMPACT 1
JURISDICTIONAL WETLAND
0.19 ACRE FILL FOR
PROPOSED ROADWAY
1840 CUBIC YARDS OF FILL

IMPACT 2
JURISDICTIONAL WETLAND
0.26 ACRE FILL FOR
PROPOSED ROADWAY
2516 CUBIC YARDS OF FILL

IMPACT 2A
JURISDICTIONAL TRIBUTARY
65 LF RCP PIPE

IMPACT 5
JURISDICTIONAL WETLAND
0.06 ACRE FILL FOR
PROPOSED ROADWAY
580 CUBIC YARDS OF FILL

IMPACT 6
JURISDICTIONAL WETLAND
0.02 ACRE FILL FOR
PROPOSED ROADWAY
194 CUBIC YARDS OF FILL

IMPACT 7
JURISDICTIONAL WETLAND
0.02 ACRE FILL FOR
PROPOSED ROADWAY
194 CUBIC YARDS OF FILL

IMPACT 8
JURISDICTIONAL WETLAND
0.004 ACRE FILL FOR
PROPOSED ROADWAY
39 CUBIC YARDS OF FILL

SHEET 6

SHEET 7

SHEET 9

SHEET 8

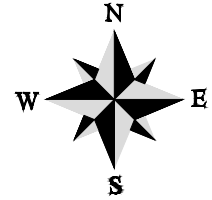
IMPACT 9
JURISDICTIONAL WETLAND
0.008 ACRE FILL FOR
PROPOSED ROADWAY
77 CUBIC YARDS OF FILL

IMPACT 10
JURISDICTIONAL WETLAND
0.18 ACRE FILL FOR
PROPOSED ROADWAY
1742 CUBIC YARDS OF FILL

IMPACT 10A
JURISDICTIONAL TRIBUTARY
65 LF RCP PIPE

IMPACT 3
JURISDICTIONAL WETLAND
0.17 ACRE FILL FOR
PROPOSED ROADWAY
1646 CUBIC YARDS OF FILL

IMPACT 4
JURISDICTIONAL WETLAND
0.09 ACRE FILL FOR
PROPOSED ROADWAY
872 CUBIC YARDS OF FILL



CORNERSTONE TRACT WETLAND IMPACT DRAWINGS

WETLAND IMPACTS OVERVIEW

CLIENT:

LENNAR CAROLINAS, LLC

LOCATION: DORCHESTER COUNTY, SC

DATE: 3/24/25

DRAWN BY: LS

SHEET: 5

JOB NUMBER: J-31000.0400

REVIEWED BY: JH

SCALE: 1" = 2000'

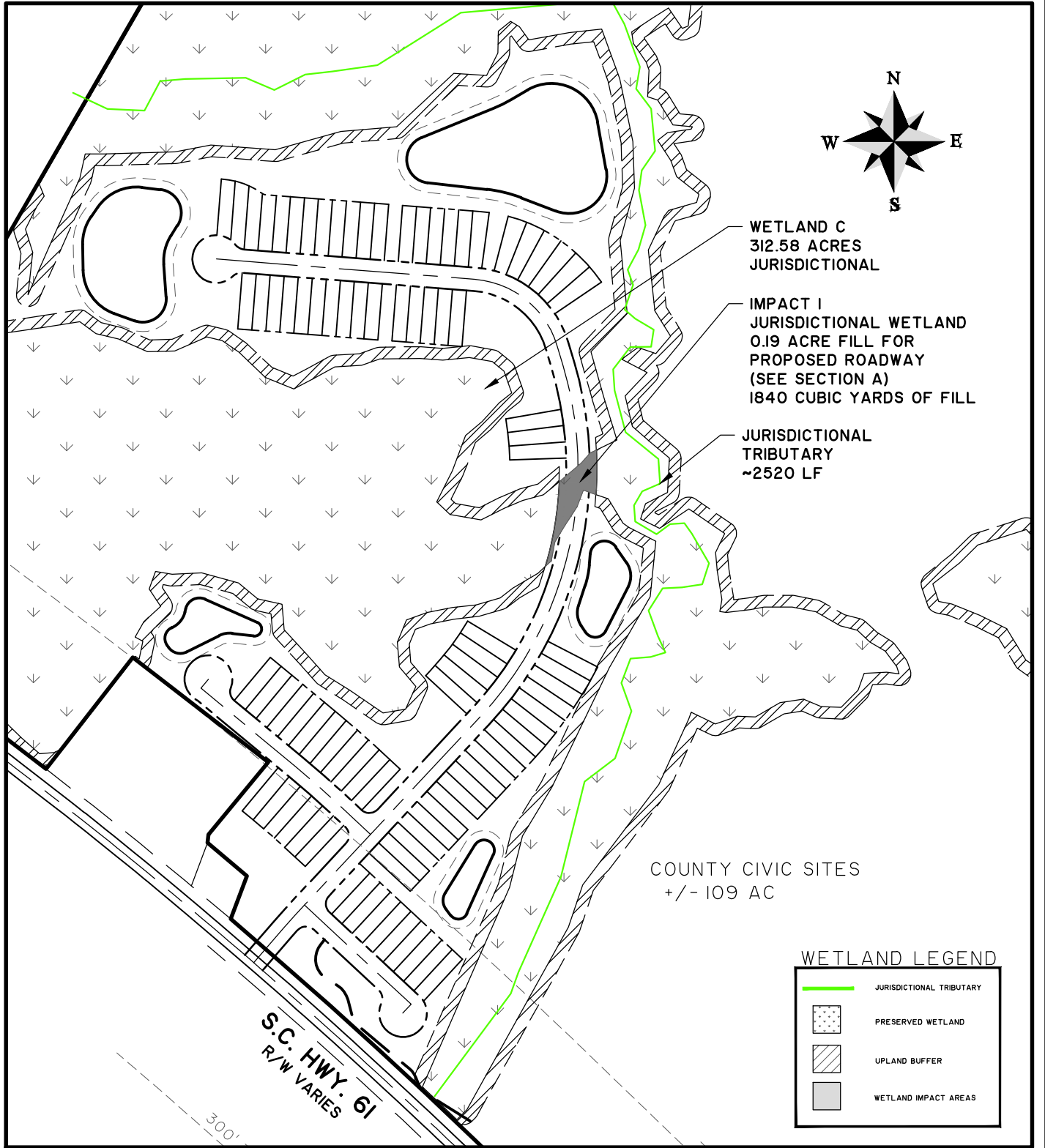


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WETLAND LEGEND

	JURISDICTIONAL TRIBUTARY
	NON-JURISDICTIONAL DITCH
	PRESERVED WETLAND
	UPLAND BUFFER
	WETLAND IMPACT AREAS
	PERMIT BOUNDARY



CORNERSTONE TRACT WETLAND IMPACT DRAWINGS

IMPACT I

CLIENT:

LENNAR CAROLINAS, LLC

LOCATION: DORCHESTER COUNTY, SC

DATE: 3/24/25

DRAWN BY: LS

SHEET: 6

JOB NUMBER: J-31000.0400

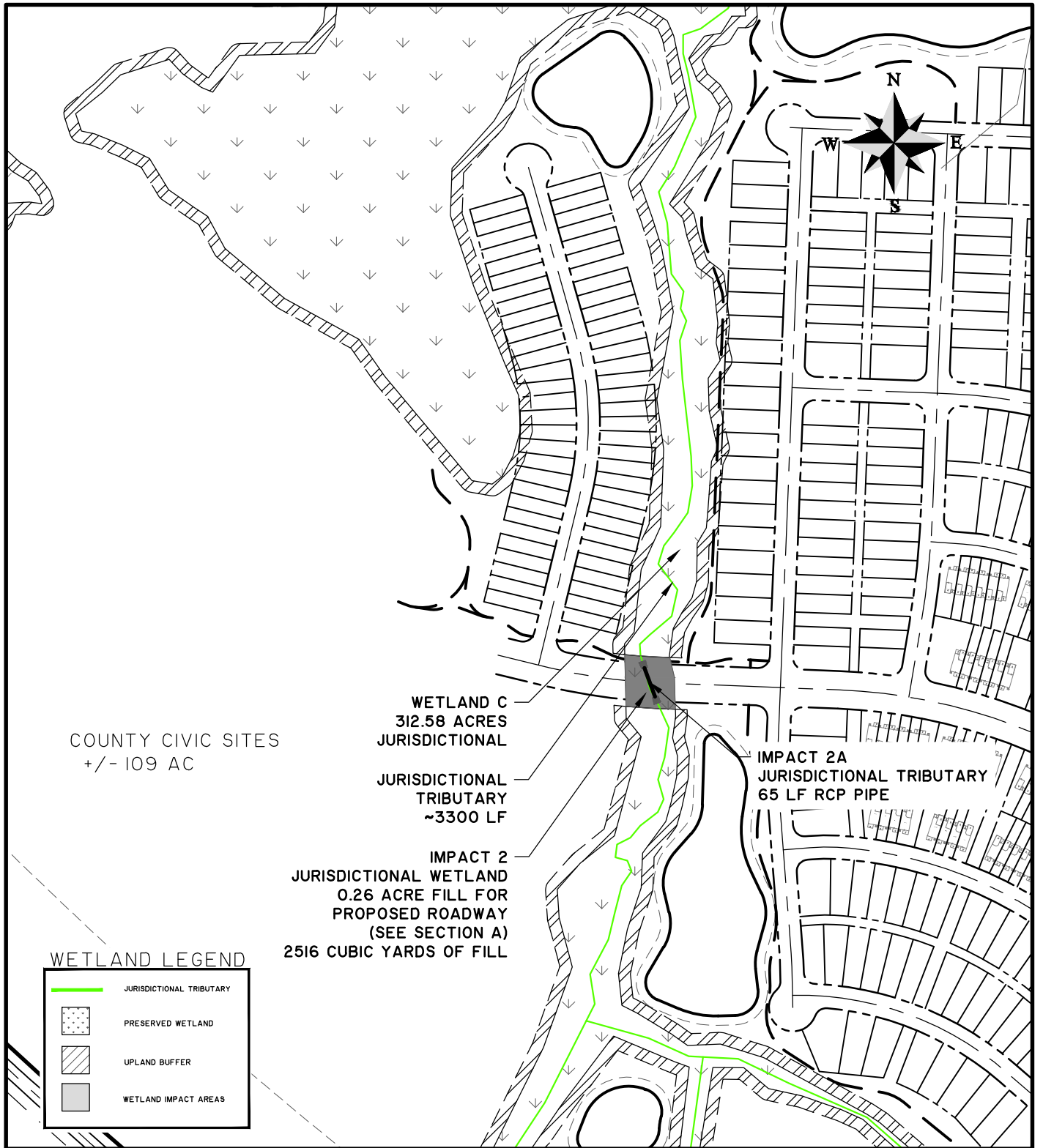
REVIEWED BY: JH

SCALE: 1" = 300'



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CORNERSTONE TRACT WETLAND IMPACT DRAWINGS

IMPACT 2

CLIENT:

LENNAR CAROLINAS, LLC

LOCATION: DORCHESTER COUNTY, SC

DATE: 3/24/25

DRAWN BY: LS

SHEET: 7

JOB NUMBER: J-31000.0400

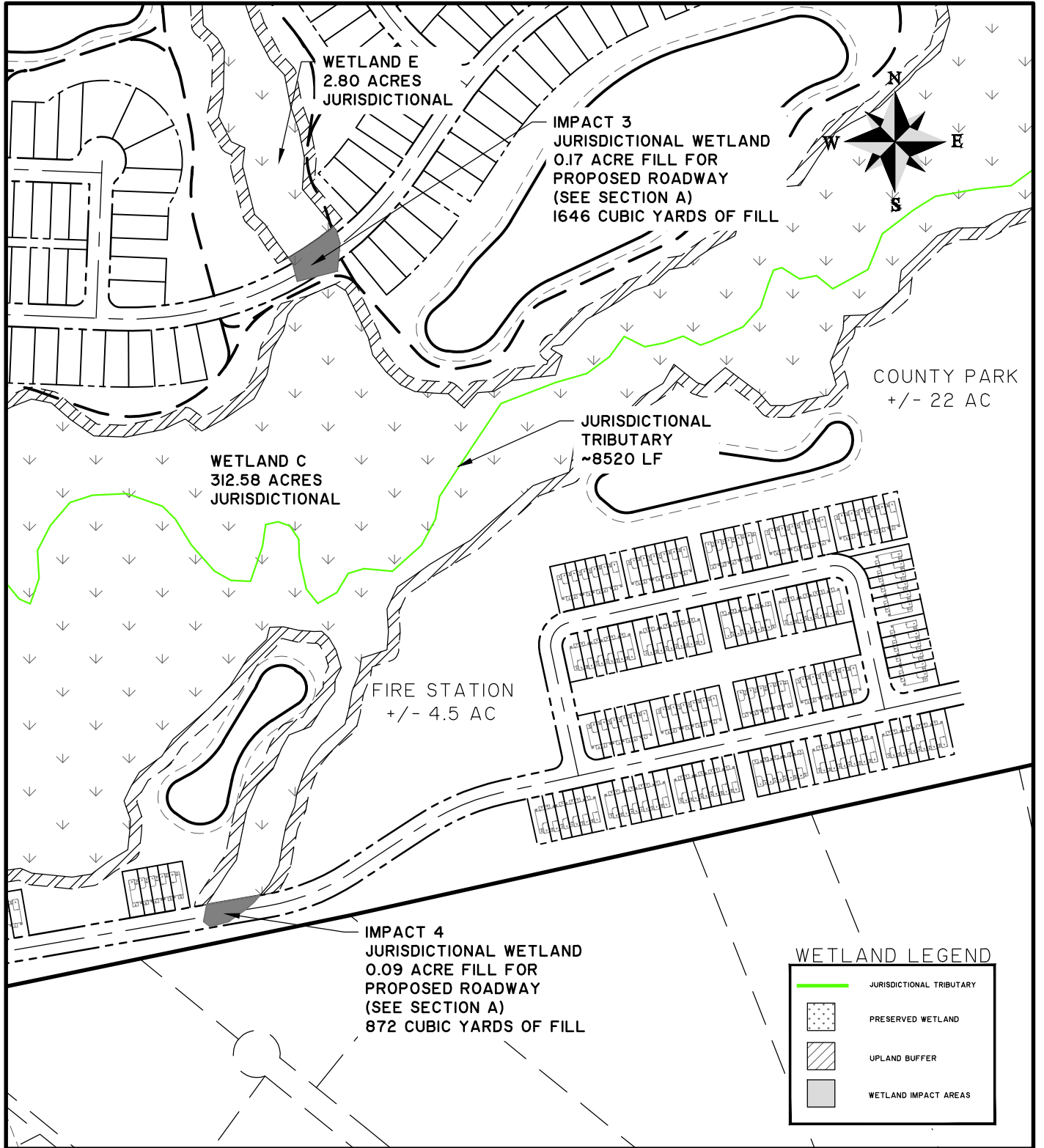
REVIEWED BY: JH

SCALE: 1" = 300'



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CORNERSTONE TRACT WETLAND IMPACT DRAWINGS

IMPACTS 3 & 4

CLIENT:

LENNAR CAROLINAS, LLC

LOCATION: DORCHESTER COUNTY, SC

DATE: 3/24/25

DRAWN BY: LS

SHEET: 8

JOB NUMBER: J-31000.0400

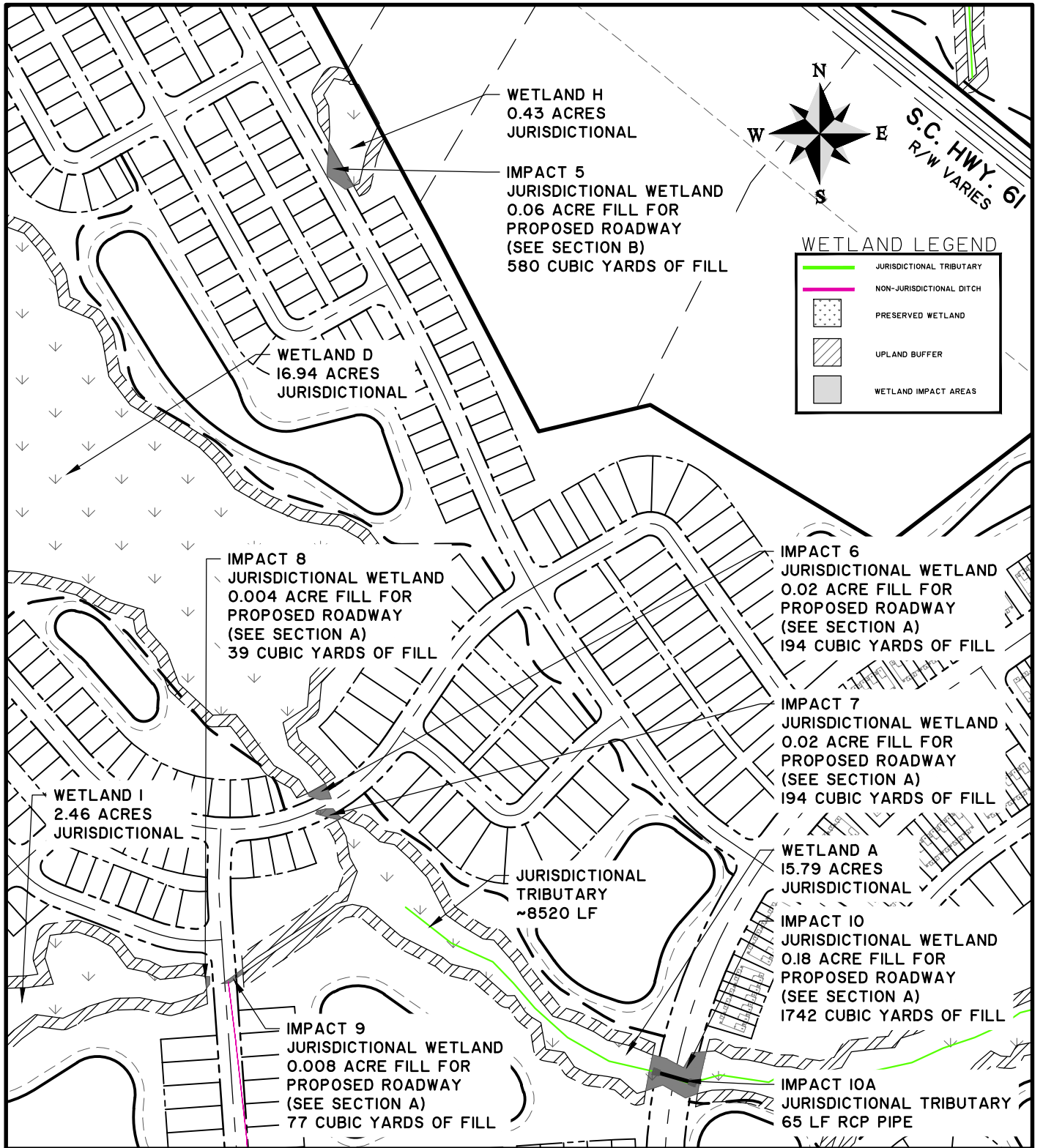
REVIEWED BY: JH

SCALE: 1" = 300'



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CORNERSTONE TRACT WETLAND IMPACT DRAWINGS

IMPACTS 5 - 10

CLIENT:

LENNAR CAROLINAS, LLC

LOCATION: DORCHESTER COUNTY, SC

DATE: 3/24/25

DRAWN BY: LS

SHEET: 9

JOB NUMBER: J-31000.0400

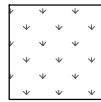
REVIEWED BY: JH

SCALE: 1" = 300'



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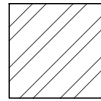
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PRESERVED WETLAND



WETLAND IMPACT AREAS



UPLAND BUFFER

JURISDICTIONAL WETLAND IMPACT SUMMARY

INTERNAL ROAD CROSSING IMPACTS

IMPACT #1	0.19 AC
IMPACT #2	0.26 AC
IMPACT #3	0.17 AC
IMPACT #4	0.09 AC
IMPACT #5	0.06 AC
IMPACT #6	0.02 AC
IMPACT #7	0.02 AC
IMPACT #8	0.004 AC
IMPACT #9	0.008 AC
IMPACT #10	0.18 AC

TOTAL IMPACTS: 1.00 AC

JURISDICTIONAL TRIBUTARY IMPACT SUMMARY

INTERNAL ROAD CROSSING IMPACTS

IMPACT #2A	65 LF RCP & 30 LF RIPRAP
IMPACT #10A	65 LF RCP & 30 LF RIPRAP

TOTAL IMPACTS: 190 LF

WETLAND BUFFER SUMMARY

TOTAL LF OF WETLAND:	118,367 LF
TOTAL BUFFER PROVIDED:	2,577,740 S.F. / 59.18 ACRE
AVERAGE BUFFER WIDTH:	21.78'

WETLAND PRESERVATION SUMMARY

ONSITE WETLAND PRESERVATION: 354.95 AC

CORNERSTONE TRACT WETLAND IMPACT DRAWINGS

LEGEND & IMPACT SUMMARY

CLIENT:

LENNAR CAROLINAS, LLC

LOCATION: TOWN OF RIDGEVILLE, SC

DATE: 3/18/25

DRAWN BY: LS

SHEET: 11

JOB NUMBER: J-31000.0400

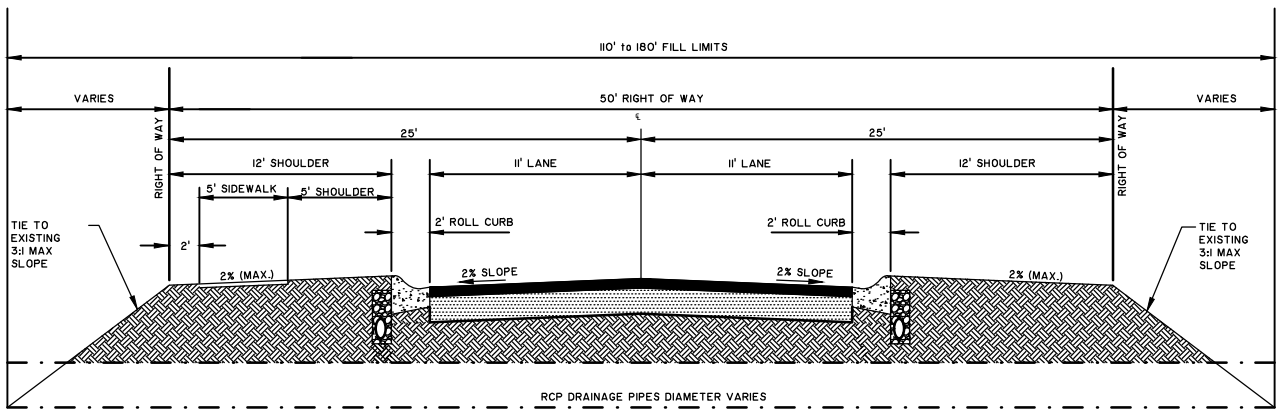
REVIEWED BY: JH

SCALE: N/A



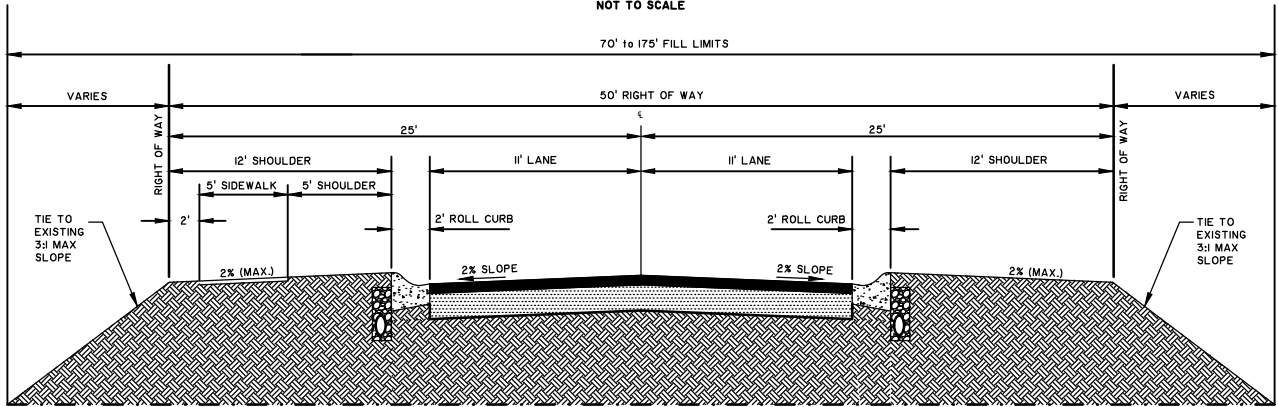
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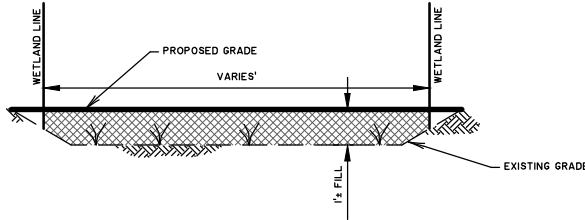
SECTION A
50' R/W TYPICAL WETLAND CROSSING SECTION
(WITH CULVERTS)

NOT TO SCALE

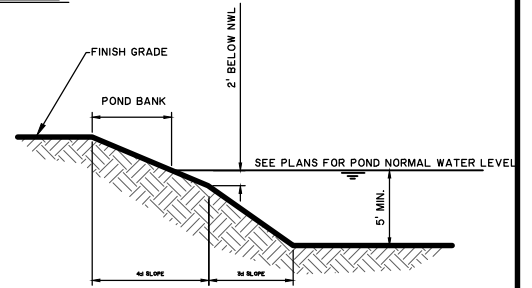


SECTION B
50' R/W TYPICAL WETLAND CROSSING SECTION
(WITHOUT CULVERTS)

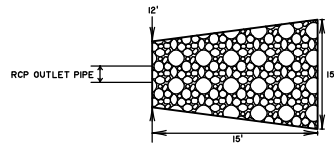
NOT TO SCALE



WETLAND FILL - SECTION C
 NOT TO SCALE



WETLAND POND CUT - SECTION D
 NOT TO SCALE



RIPRAP OUTLET PROTECTION - SECTION E
 NOT TO SCALE

CORNERSTONE TRACT WETLAND IMPACT DRAWINGS

TYPICAL SECTIONS

CLIENT:

LENNAR CAROLINAS, LLC

LOCATION: TOWN OF RIDGEVILLE, SC

DATE: 5/20/24

JOB NUMBER: J-31000.0400

DRAWN BY: LS

REVIEWED BY: JH

SHEET: 12

SCALE: NTS



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