

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: SAC-2020-01504

March 19, 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 S.C. Department of Health and Environmental Control by

Mr. Richard Yates
Rye-Build, LLC
668 Marina Drive, Suite B-1
Charleston, South Carolina 29492

for a permit associated with a master-planned residential community known as Medway Tract in the

Sophia Swamp

located TMS# 224-00-02-034, Berkeley County, South Carolina (Latitude: 33.0426 °, Longitude: -80.0257 °), Goose Creek Quad.

In order to give all interested parties an opportunity to express their views

N O T I C E

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 construct a master planned residential development.

Project Description

According to the applicant, the purpose of the proposed work consists of impacting an additional 1.538-acres of wetlands for road crossings and infrastructure for the residential development. The need for housing in Berkeley County has grown 36.6% and additional housing is needed in the area to accommodate this rising growth in the county.

Avoidance and Minimization

The applicant previously received a nationwide permit (NWP) 29 for impacts to 0.5 acres to construct a residential development on this tract. As mitigation for that project, they purchased mitigation credits as well as preserved the remaining 219.7 acres of wetlands on site (as seen on Sheet 21A). To date, the applicant has only constructed roads authorized under the NWP29. Further, the applicant has stated that while the proposal and plan require impacts to additional wetland resources, they have provided an environmentally sensitive land plan which concentrates the development area and requires less land and impacts to wetlands.

Proposed Compensatory Mitigation

The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by purchasing 14.96 freshwater wetland mitigation credits from an established USACE-approved wetland mitigation bank to offset the impacts required for the site development.

South Carolina Department of Health and Environmental Control

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 Health and Environmental Control, 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.

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(s) where the work will occur: Red-cockaded woodpecker (*Picoides borealis*), Northern long-eared bat (*Myotis septentrionalis*), Tricolored Bat (*Perimyotis subflavas*), Monarch butterfly (*Danaus plexippus*), American Chaffseed (*Schwalbea americana*), Candy's Dropwart (*Oxypolis canbyi*), and Pondberry (*Lindera melissifolia*).

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 Red-cockaded woodpecker (*Picoides borealis*), Northern long-eared bat (*Myotis septentrionalis*), Monarch butterfly (*Danaus plexippus*), American Chaffseed (*Schwalbea americana*), Candy's Dropwart (*Oxypolis canbyi*), and Pondberry (*Lindera melissifolia*) and will not result in the destruction or adverse modification of designated or proposed critical habitat.

The project is not likely to adversely affect Tricolored Bat (*Perimyotis subflavas*). This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

This public notice serves as a request to the U.S. Fish and Wildlife 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)), and has initially determined that there are historic properties present nearby, but not within the project area or parcel. They will not be affected; therefore, there will be no effect on historic properties. A survey was completed bordering the parcel that had artifacts found but all found to be ineligible.

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-2020-01504), to LChantelle.Carroll@usace.army.mil or the following address:

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

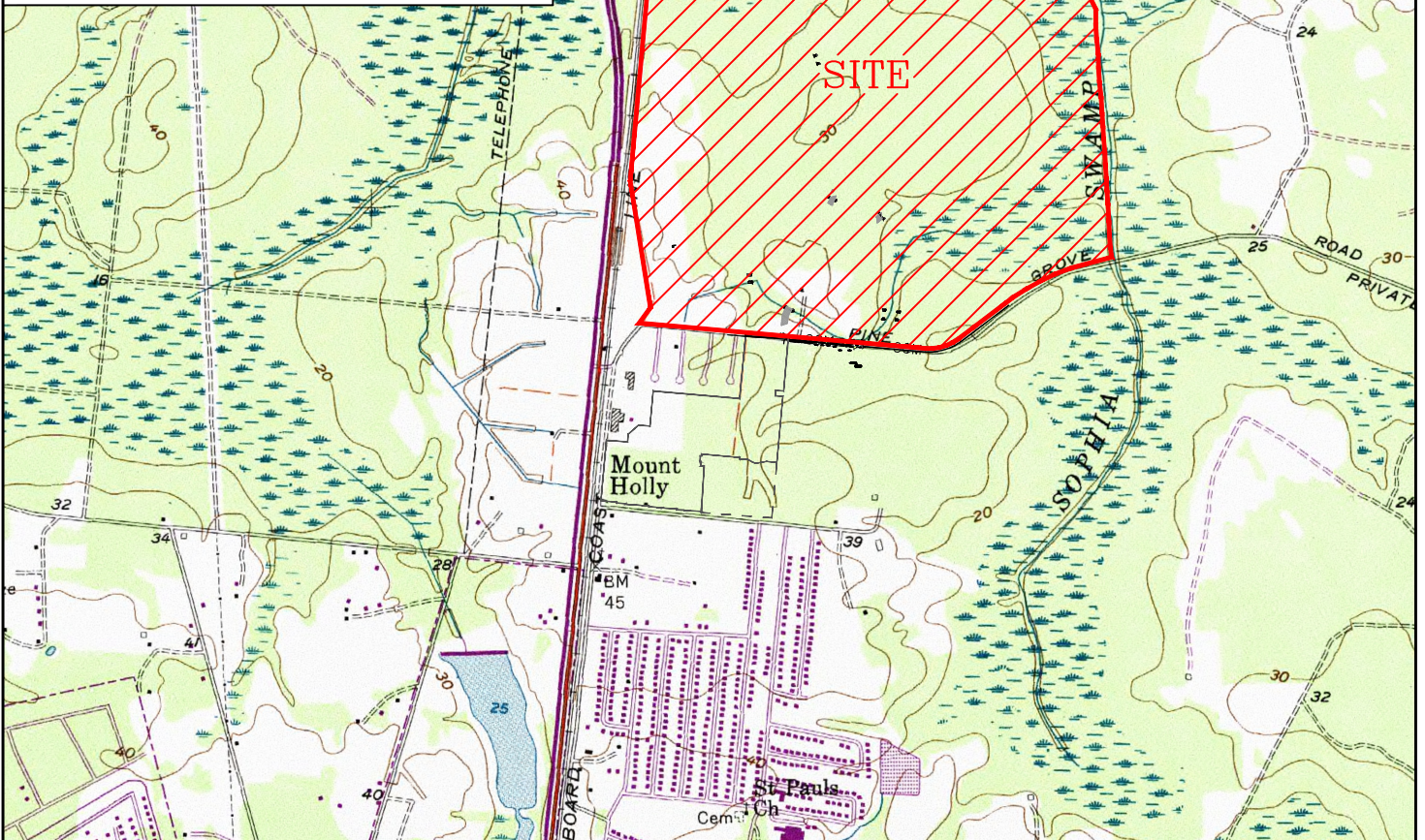
If there are any questions concerning this public notice, please contact Chantelle Carroll, Project Manager, at 843-329-8190, toll free at 1-866-329-8187, or by email at LChantelle.Carroll@usace.army.mil.

TOTAL SITE AREA: 515.44 AC
UPLAND AREA: 293.28 AC
JURISDICTIONAL WETLAND AREA: 222.16 AC

JURISDICTIONAL WETLAND FILL:

WETLAND FILL "B1": 0.150 AC
WETLAND FILL "B2": 0.064 AC
WETLAND FILL "B3": 0.076 AC
WETLAND FILL "B4": 0.166 AC
WETLAND FILL "B5": 0.047 AC
WETLAND FILL "B6": 0.444 AC
WETLAND FILL "B7": 0.374 AC
WETLAND FILL "B8": 0.193 AC
WETLAND FILL "B9": 0.029 AC
WETLAND FILL "B10": 0.003 AC
WETLAND FILL "B11": 0.003 AC
WETLAND FILL "B12": 0.002 AC
WETLAND FILL "B13": 0.007 AC
WETLAND FILLS "B14,B15, & B16": 0.030 AC
TOTAL FILL: 1.538 AC

WETLANDS TO REMAIN: 220.62 AC



QUADRANGLE LOCATION MAP

(1" = 2,000')

REVISIONS

DATE: 12/16/2024 INITIALS: HJF
01/27/2025 HJF

SITE AREA: 515.44 ACRES

LATITUDE 33° 02' 18.2"N
LONGITUDE 80° 01' 38.2"W

PROJECT TITLE:

LAUREL BAY PD – MEDWAY TRACT

PROJECT CITY OF GOOSE CREEK

LOCATION: BERKELEY COUNTY, SOUTH CAROLINA

TMS# 224-00-02-034

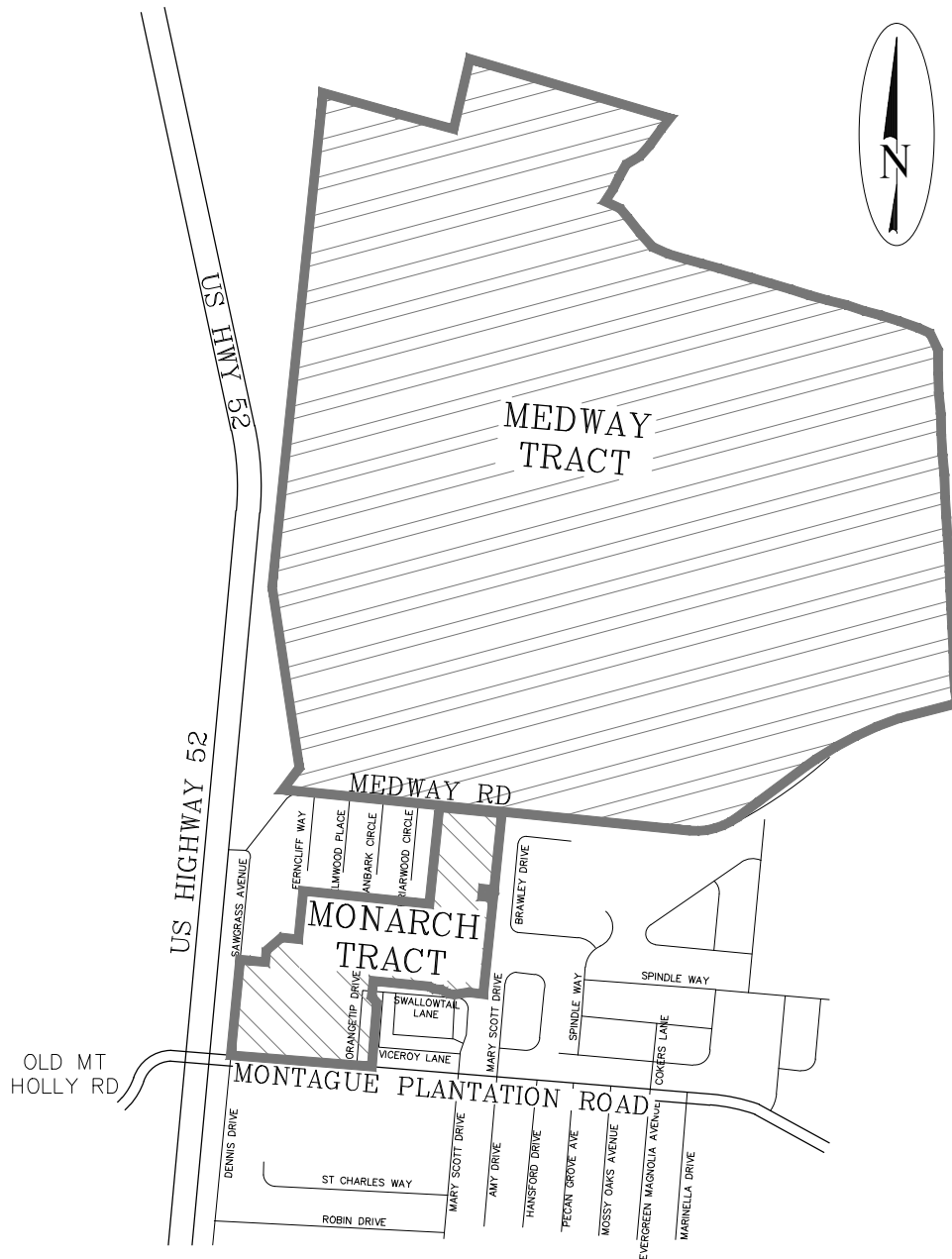
APPLICANT: RYE-BUILD, LLC

DATE: MARCH 28, 2024

SCALE: 1" = 2,000'

APPLICATION # SAC-2020-01504

SHEET: 1 OF: 21



TOTAL SITE AREA: 515.44 AC
 UPLAND AREA: 293.28 AC
 JURISDICTIONAL WETLAND AREA: 222.16 AC

JURISDICTIONAL WETLAND FILL:

WETLAND FILL "B1":	0.150 AC
WETLAND FILL "B2":	0.064 AC
WETLAND FILL "B3":	0.076 AC
WETLAND FILL "B4":	0.166 AC
WETLAND FILL "B5":	0.047 AC
WETLAND FILL "B6":	0.444 AC
WETLAND FILL "B7":	0.374 AC
WETLAND FILL "B8":	0.193 AC
WETLAND FILL "B9":	0.029 AC
WETLAND FILL "B10":	0.003 AC
WETLAND FILL "B11":	0.003 AC
WETLAND FILL "B12":	0.002 AC
WETLAND FILL "B13":	0.007 AC
WETLAND FILLS "B14,B15, & B16":	0.030 AC
TOTAL FILL:	1.538 AC

WETLANDS TO REMAIN: 220.62 AC

LOCATION MAP
 (NOT TO SCALE)

REVISIONS

DATE:	INITIALS:
12/16/2024	HJF
01/27/2025	HJF

PROJECT TITLE:

LAUREL BAY PD – MEDWAY TRACT

PROJECT CITY OF GOOSE CREEK

LOCATION: BERKELEY COUNTY, SOUTH CAROLINA

TMS# 224-00-02-034

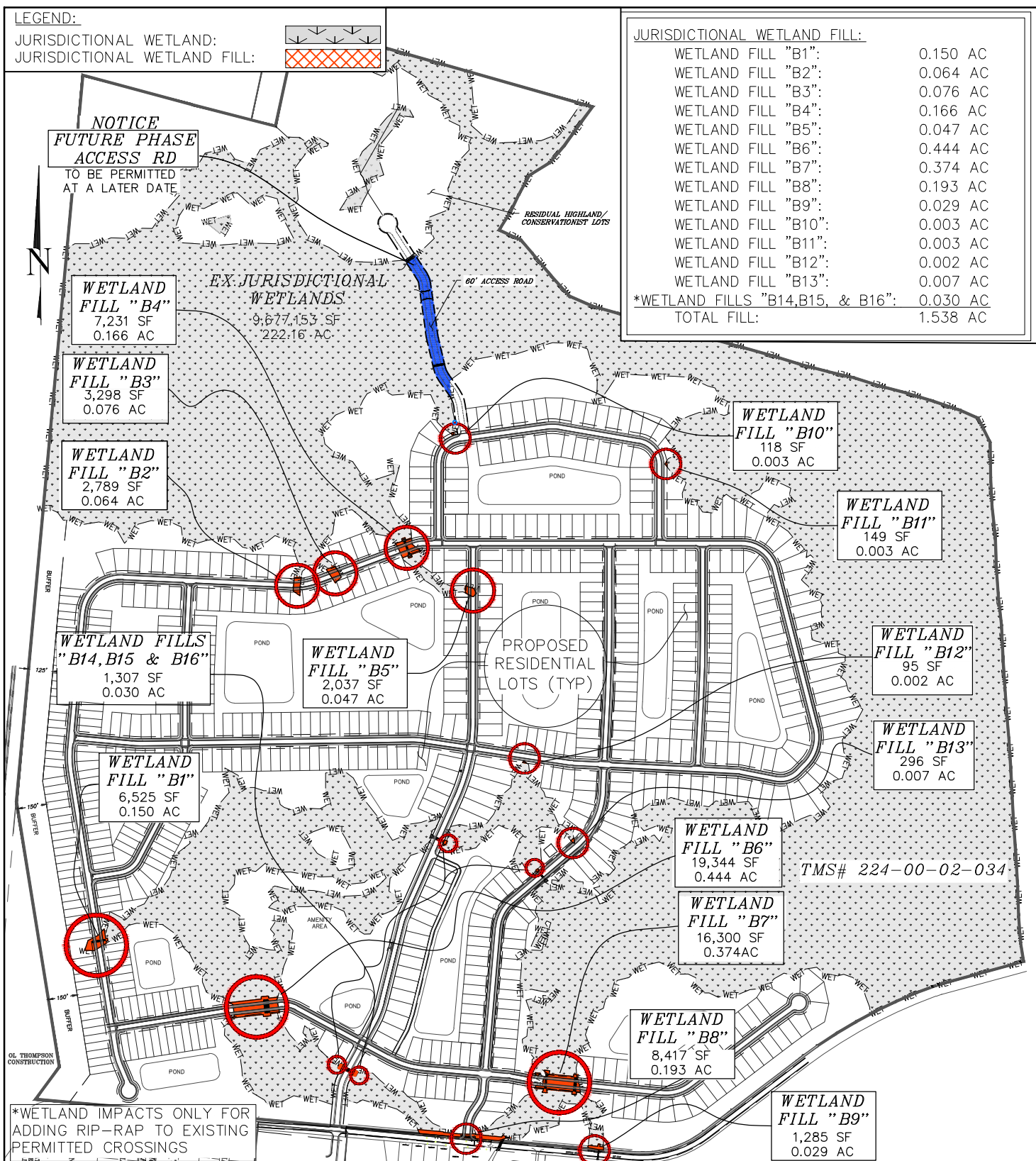
APPLICANT: RYE-BUILD, LLC

DATE: MARCH 28, 2024

SCALE: NTS

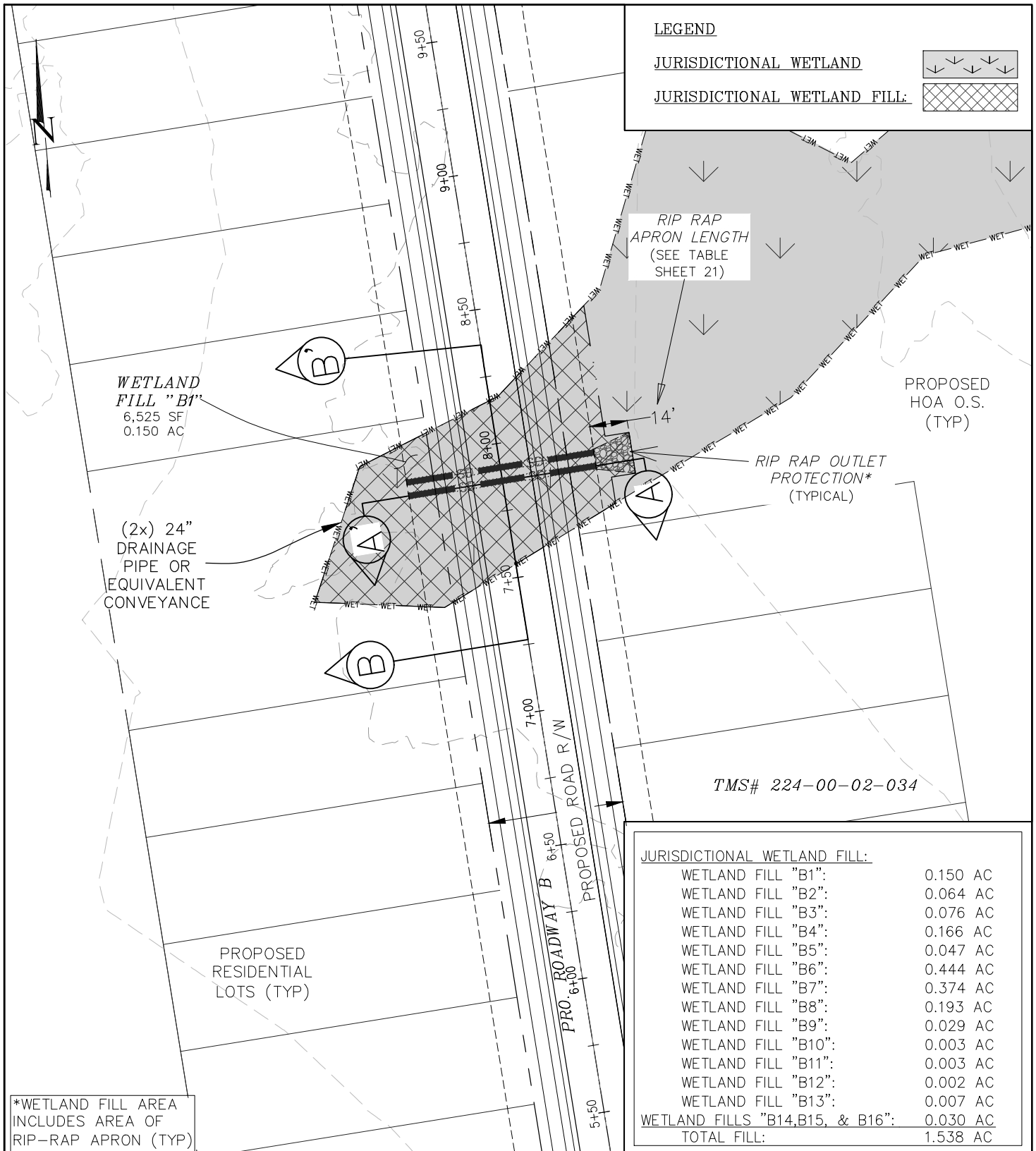
APPLICATION # SAC-2020-01504

SHEET: 2 OF: 21



PROPOSED CONDITIONS (OVERALL)

PROJECT TITLE: LAUREL BAY PD – MEDWAY TRACT		PROJECT LOCATION: CITY OF GOOSE CREEK BERKELEY COUNTY, SOUTH CAROLINA TMS# 224-00-02-034	
REVISIONS		APPLICANT: RYE-BUILD, LLC	
DATE: 12/16/2024		DATE: MARCH 11, 2024	
INITIALS: HJF		APPLICATION # SAC-2020-01504	
TOTAL SITE AREA: 515.44 AC		SCALE: 1" = 700'	
UPLAND AREA: 293.28 AC		SHEET: 3 OF: 21	
JURISDICTIONAL WETLAND AREA: 222.16 AC			
-WETLANDS TO BE FILLED: 1.54 AC			
WETLANDS TO REMAIN: 220.62 AC			



PROPOSED CONDITIONS WETLAND FILL "B1"

PROJECT TITLE:

LAUREL BAY PD - MEDWAY TRACT

REVISIONS

DATE:	INITIALS:
12/16/2024	HJF
01/27/2025	HJF

TOTAL SITE AREA:	515.44 AC
UPLAND AREA:	293.28 AC
JURISDICTIONAL WETLAND AREA:	222.16 AC

PROJECT
LOCATION:

CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA
TMS# 224-00-02-034

APPLICANT:

RYE-BUILD, LLC

DATE:

MARCH 28, 2024

APPLICATION #

SAC-2020-01504

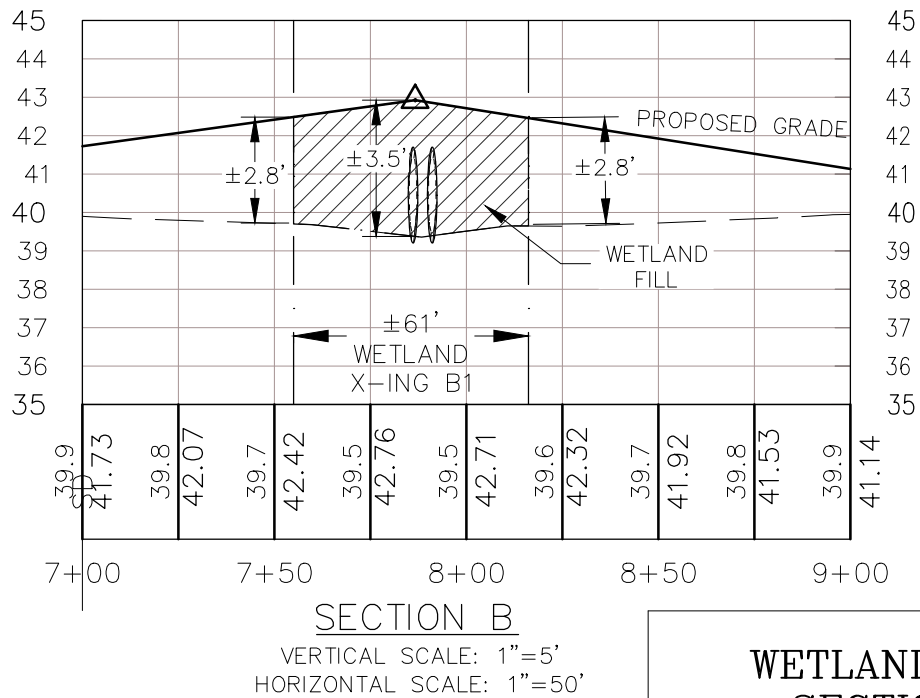
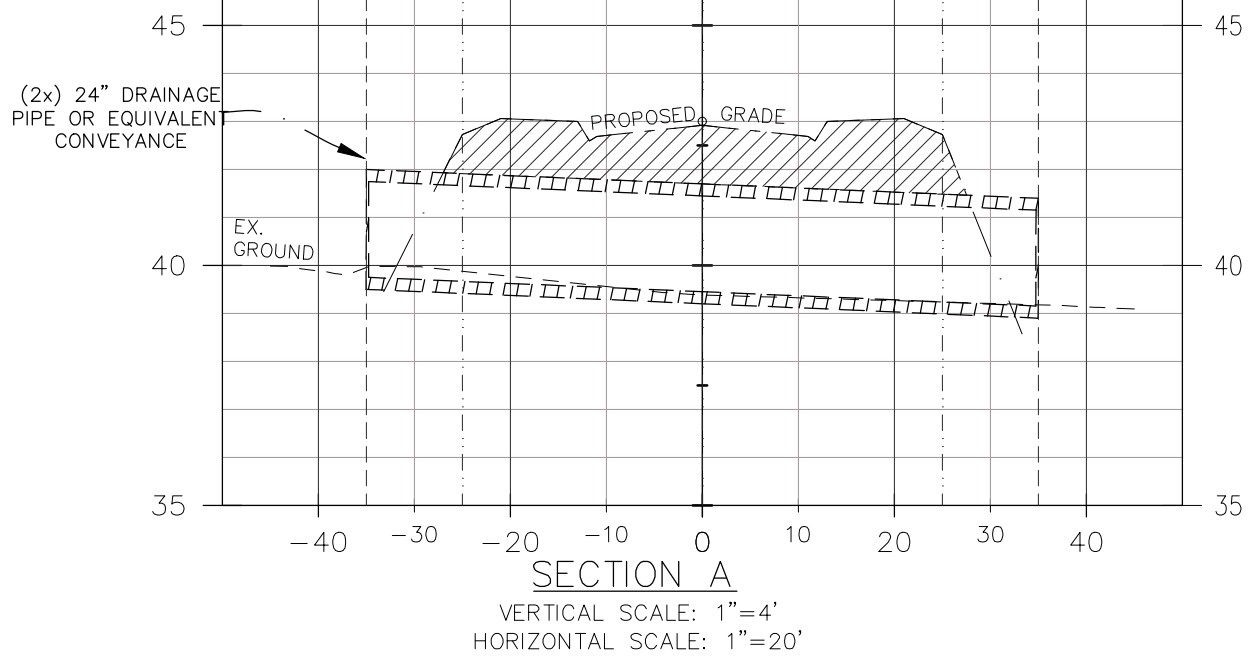
SCALE:

1" = 50'

SHEET: 4

OF:

21



WETLAND FILL "B1" SECTION VIEWS

PROJECT TITLE:

LAUREL BAY PD – MEDWAY TRACT

REVISIONS

DATE:	INITIALS:
12/16/2024	HJF
01/27/2025	HJF

TYPICAL CROSS-SECTIONS FOR
WETLAND FILLS "B1"-"B7" &
"B10"-"B13"

PROJECT LOCATION: CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA
TMS# 224-00-02-034

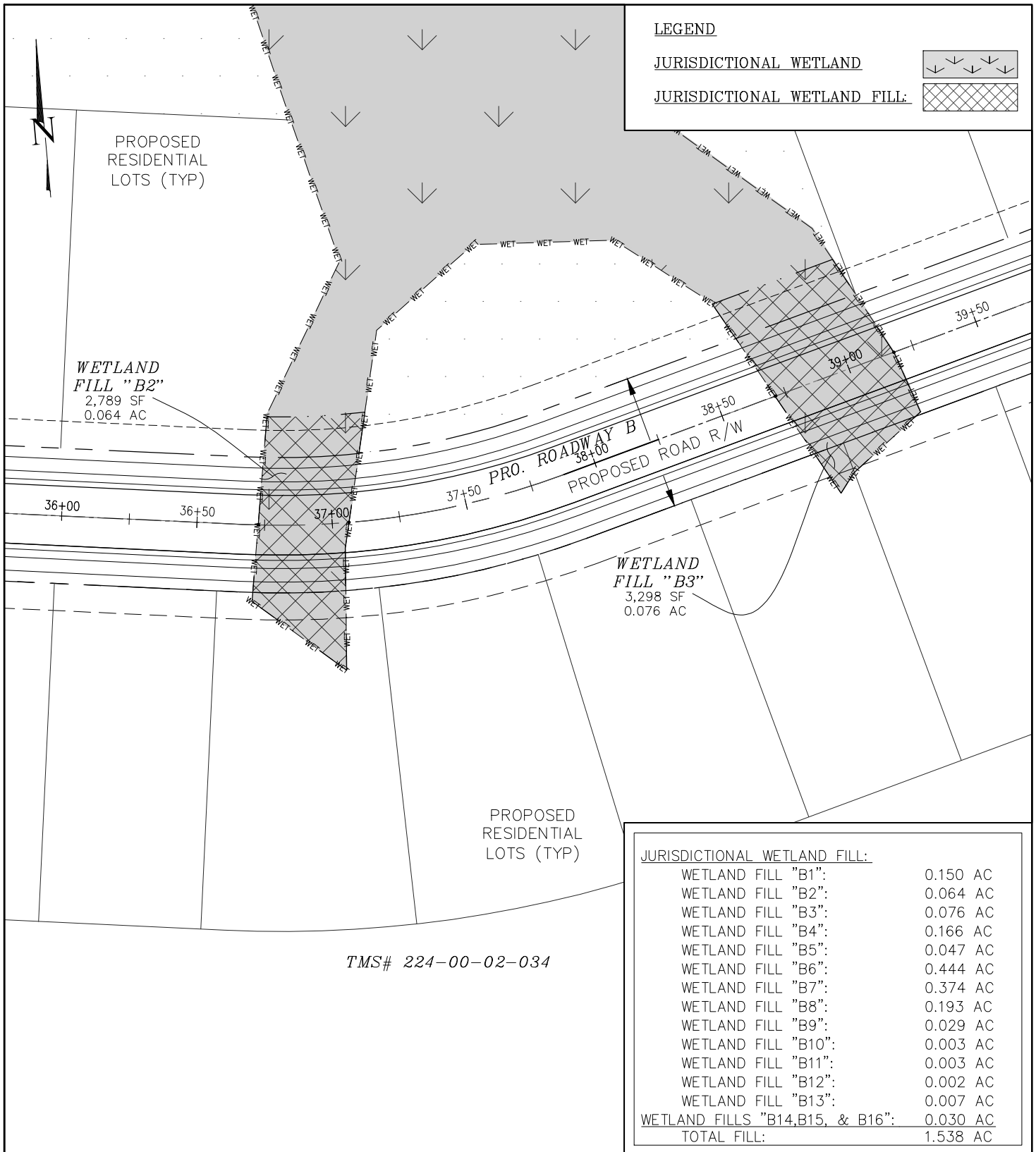
APPLICANT: RYE-BUILD, LLC

DATE: MARCH 28, 2024

APPLICATION # SAC-2020-01504

SCALE: AS NOTED

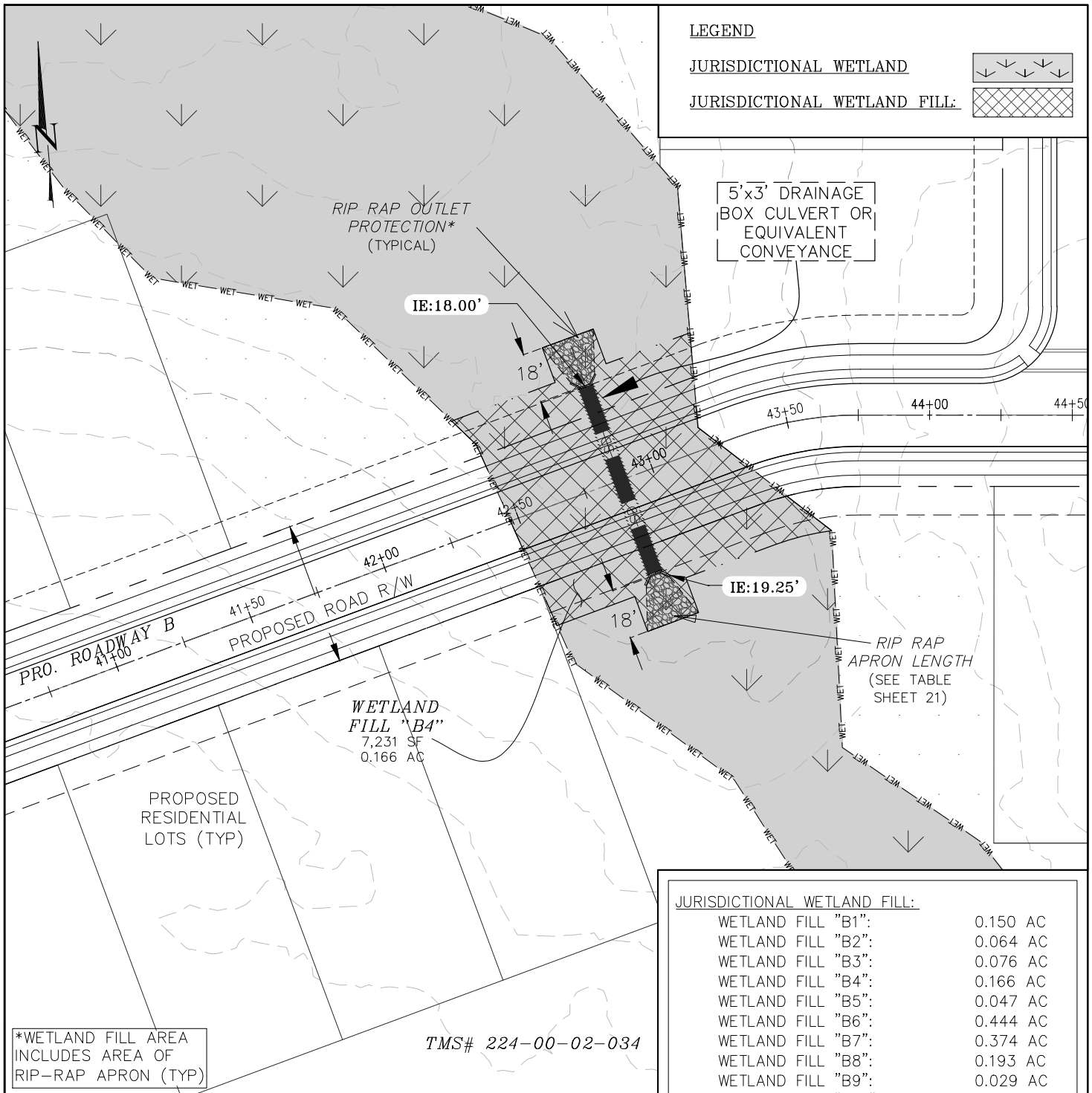
SHEET: 5 OF: 21



**PROPOSED CONDITIONS
WETLAND FILL "B2 & B3"**

PROJECT TITLE: LAUREL BAY PD – MEDWAY TRACT	
REVISIONS	
DATE: 12/16/2024 01/27/2025	INITIALS: HJF HJF
TOTAL SITE AREA: 515.44 AC UPLAND AREA: 293.28 AC JURISDICTIONAL WETLAND AREA: 222.16 AC	

PROJECT LOCATION:	CITY OF GOOSE CREEK BERKELEY COUNTY, SOUTH CAROLINA TMS# 224-00-02-034
APPLICANT:	RYE-BUILD, LLC
DATE:	MARCH 28, 2024
APPLICATION #	SAC-2020-01504
SCALE:	1" = 50'
SHEET:	6 OF 21



PROPOSED CONDITIONS WETLAND FILL "B4"

PROJECT TITLE:
LAUREL BAY PD – MEDWAY TRACT

REVISIONS		TOTAL SITE AREA:	515.44 AC
DATE:	INITIALS:		
12/16/2024	HJF	UPLAND AREA:	293.28 AC
01/27/2025	HJF	JURISDICTIONAL WETLAND AREA:	222.16 AC

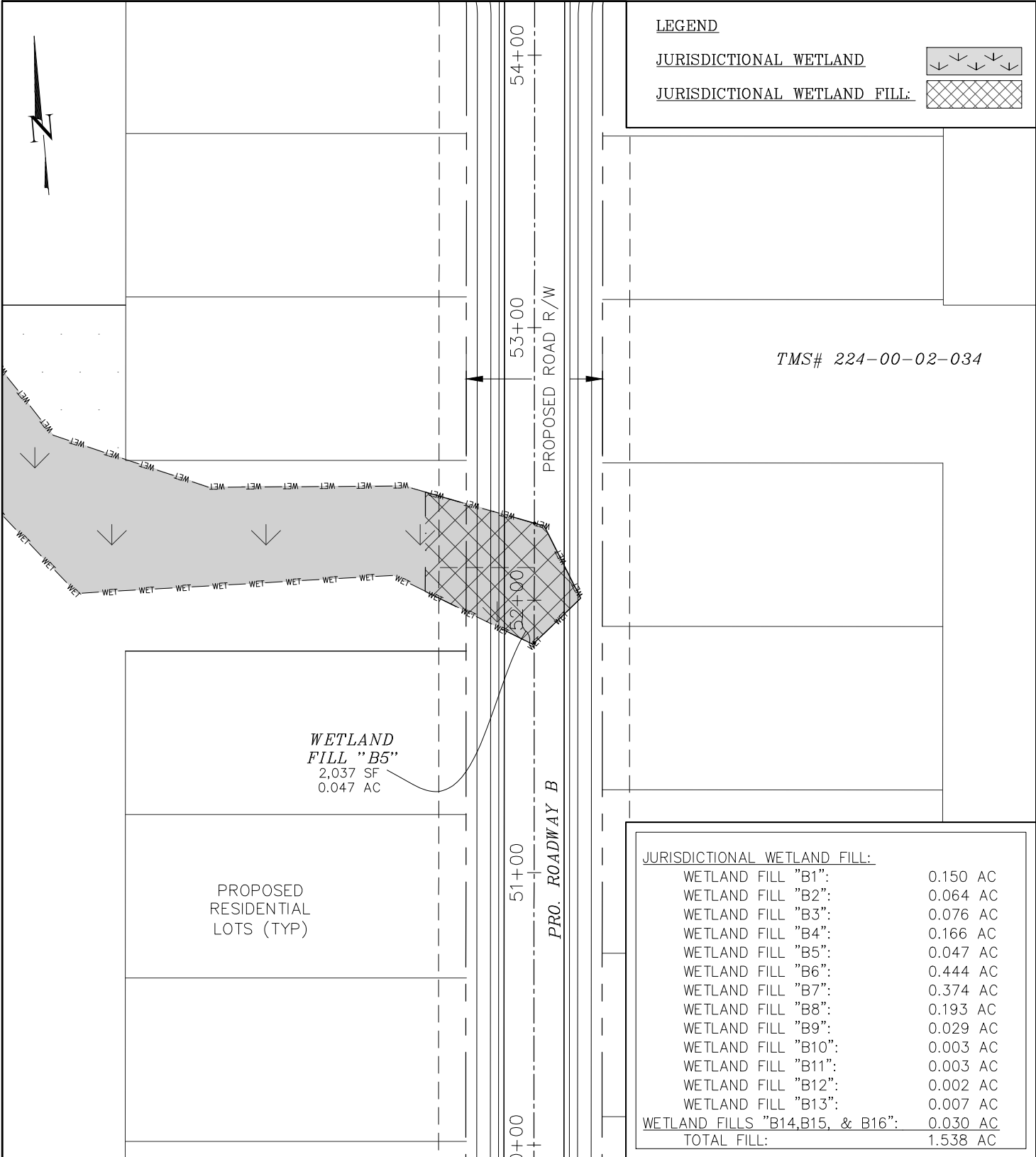
PROJECT LOCATION: CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA
TMS# 224-00-02-034

APPLICANT: RYE-BUILD, LLC

DATE: MARCH 28, 2024

APPLICATION # SAC-2020-01504

SCALE: 1" = 50' SHEET: 7 OF: 21



**PROPOSED CONDITIONS
WETLAND FILL "B5"**

PROJECT TITLE:
LAUREL BAY PD – MEDWAY TRACT

REVISIONS		TOTAL SITE AREA:	515.44 AC
DATE:	INITIALS:	UPLAND AREA:	293.28 AC
12/16/2024	HJF	JURISDICTIONAL WETLAND AREA:	222.16 AC
01/27/2025	HJF		

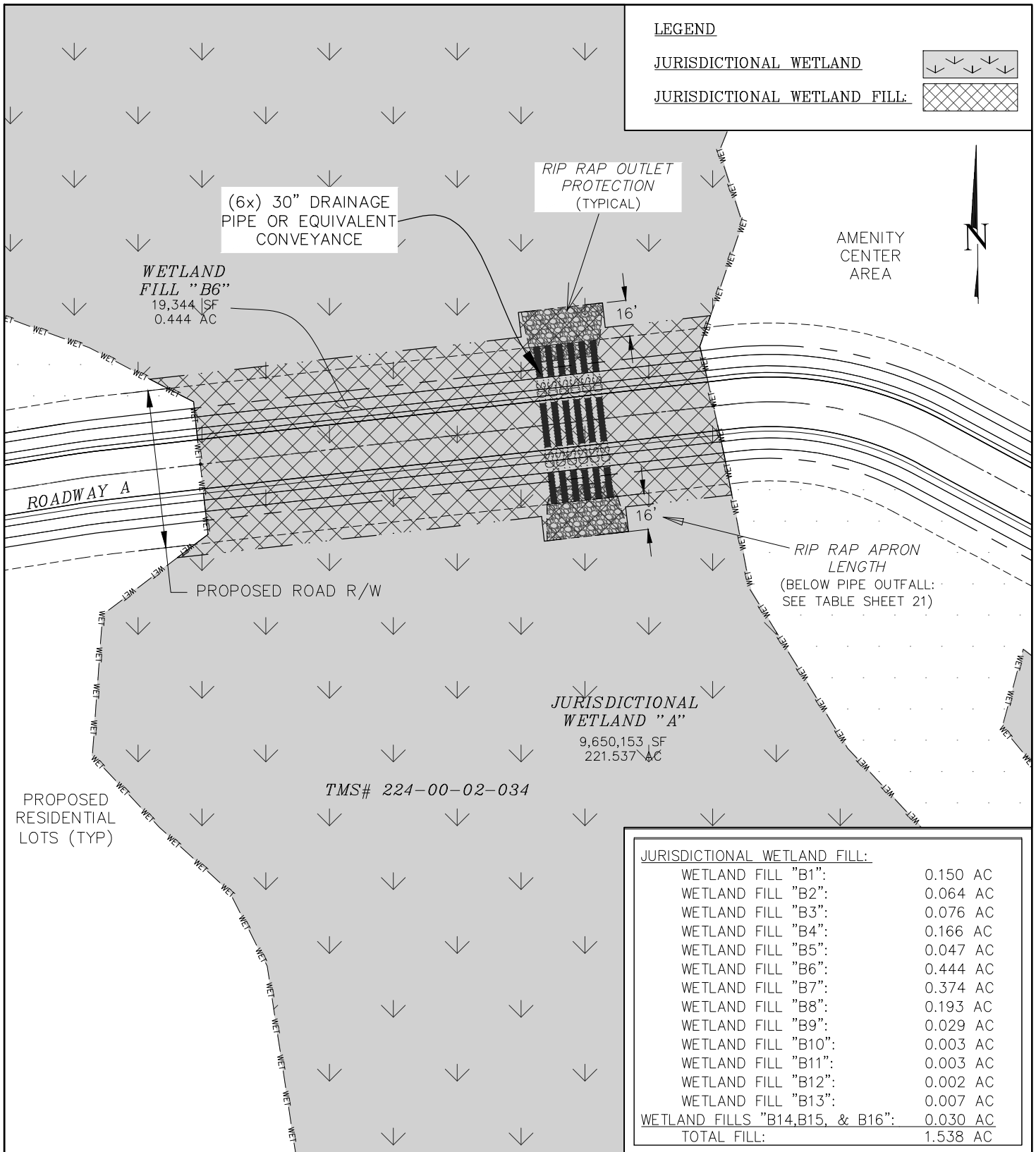
PROJECT LOCATION: CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA
TMS# 224-00-02-034

APPLICANT: RYE-BUILD, LLC

DATE: MARCH 28, 2024

APPLICATION # SAC-2020-01504

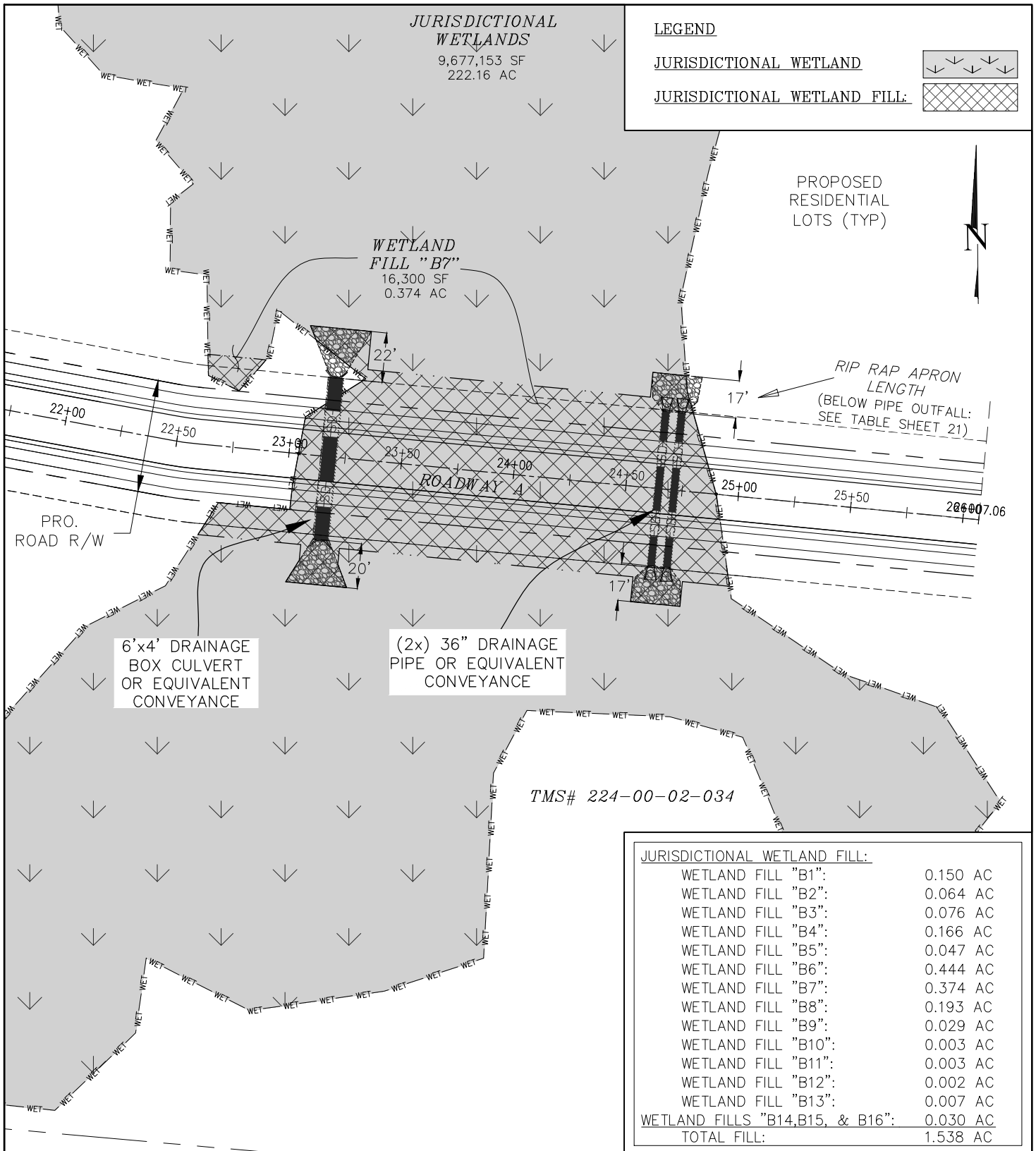
SCALE: 1" = 50' SHEET: 8 OF: 18



**PROPOSED CONDITIONS
WETLAND FILL "B6"**

PROJECT TITLE: LAUREL BAY PD – MEDWAY TRACT	
REVISIONS	
DATE: 12/16/2024	INITIALS: HJF
01/27/2025	HJF
TOTAL SITE AREA: 515.44 AC	
UPLAND AREA: 293.28 AC	
JURISDICTIONAL WETLAND AREA: 222.16 AC	

PROJECT LOCATION:	CITY OF GOOSE CREEK BERKELEY COUNTY, SOUTH CAROLINA TMS# 224-00-02-034		
APPLICANT:	RYE-BUILD, LLC		
DATE:	MARCH 28, 2024		
APPLICATION #	SAC-2020-01504		
SCALE:	1" = 60'	SHEET: 9	OF: 21



PROPOSED CONDITIONS WETLAND FILL "B7"

PROJECT TITLE:

LAUREL BAY PD – MEDWAY TRACT

REVISIONS

DATE:
12/16/2024
01/27/2025

INITIALS:
HJF
HJF

TOTAL SITE AREA: 515.44 AC
UPLAND AREA: 293.28 AC
JURISDICTIONAL WETLAND AREA: 222.16 AC

PROJECT LOCATION: CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA
TMS# 224-00-02-034

APPLICANT: RYE-BUILD, LLC

DATE: MARCH 28, 2024

APPLICATION # SAC-2020-01504

SCALE: 1" = 60' SHEET: 10 OF: 21

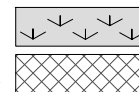
JURISDICTIONAL WETLAND FILL:

WETLAND FILL "B1":	0.150 AC
WETLAND FILL "B2":	0.064 AC
WETLAND FILL "B3":	0.076 AC
WETLAND FILL "B4":	0.166 AC
WETLAND FILL "B5":	0.047 AC
WETLAND FILL "B6":	0.444 AC
WETLAND FILL "B7":	0.374 AC
WETLAND FILL "B8":	0.193 AC
WETLAND FILL "B9":	0.029 AC
WETLAND FILL "B10":	0.003 AC
WETLAND FILL "B11":	0.003 AC
WETLAND FILL "B12":	0.002 AC
WETLAND FILL "B13":	0.007 AC
WETLAND FILLS "B14,B15, & B16":	0.030 AC
TOTAL FILL:	1.538 AC

LEGEND

JURISDICTIONAL WETLAND

JURISDICTIONAL WETLAND FILL:



TMS# 224-00-02-034

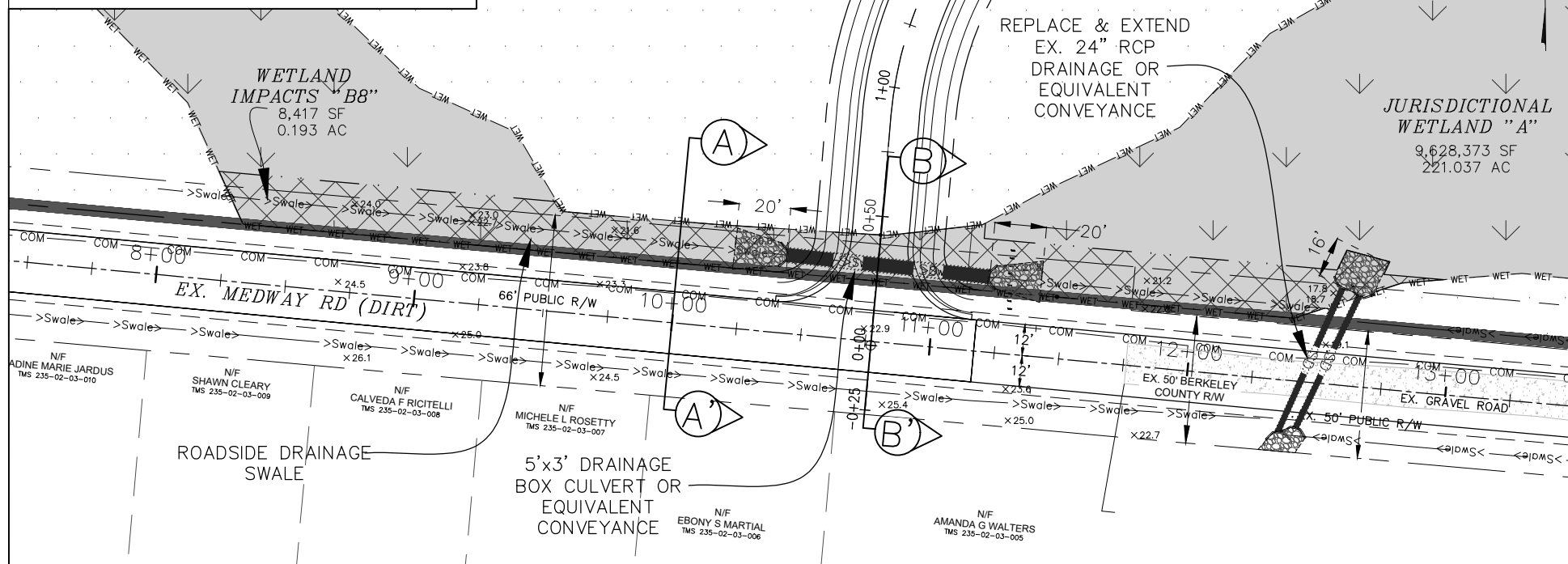
PRO. 50'
ROAD R/W

PROPOSED
RESIDENTIAL
LOTS (TYP)

REPLACE & EXTEND
EX. 24" RCP
DRAINAGE OR
EQUIVALENT
CONVEYANCE

JURISDICTIONAL
WETLAND "A"
9,628,373 SF
221.037 AC

WETLAND
IMPACTS "B8"
8,417 SF
0.193 AC



PROPOSED CONDITIONS WETLAND IMPACT "B8"

PROJECT LOCATION: CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA
TMS# 224-00-02-034

JURISDICTIONAL WETLAND FILL:

WETLAND FILL "B8": 0.193 AC

PROJECT TITLE:

LAUREL BAY PD - MEDWAY TRACT

APPLICANT: RYE-BUILD, LLC

DATE: MARCH 28, 2024

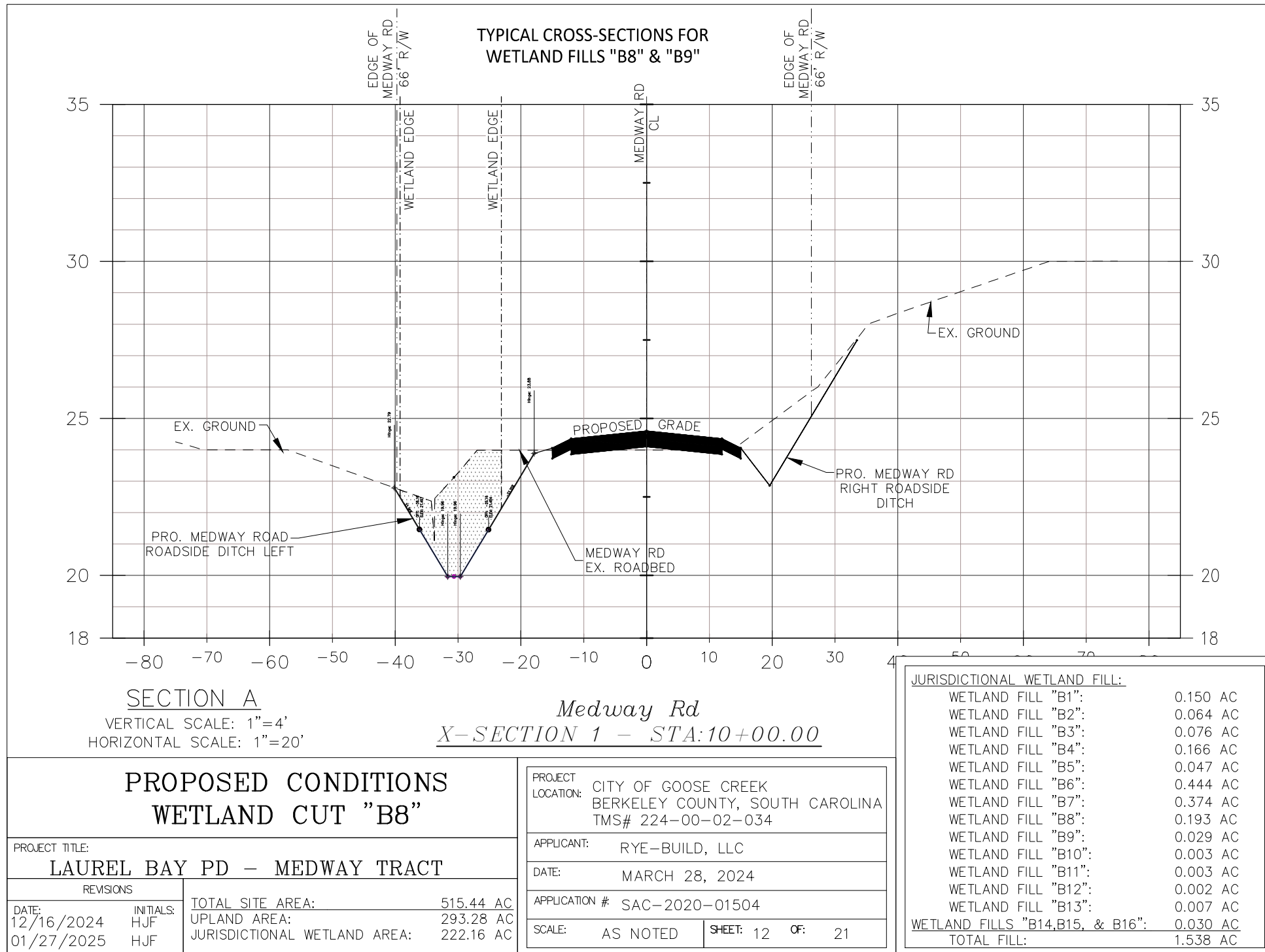
APPLICATION # SAC-2020-01504

SCALE: 1" = 60' SHEET: 11 OF: 21

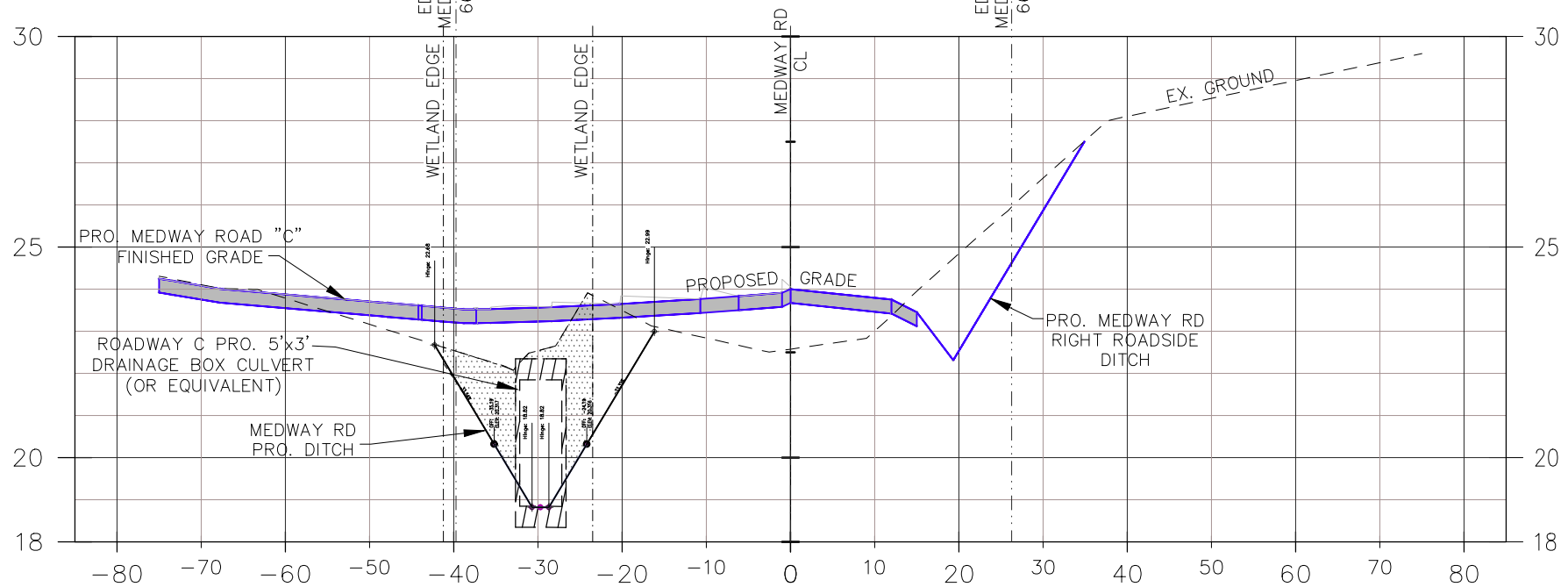
REVISIONS

DATE: 12/16/2024
INITIALS: HJF
01/27/2025 HJF

TOTAL SITE AREA: 515.44 AC
UPLAND AREA: 293.28 AC
JURISDICTIONAL WETLAND AREA: 222.16 AC



TYPICAL CROSS-SECTIONS FOR WETLAND FILLS "B8" & "B9"



Medway Rd
X-SECTION 2 - STA:10+77.28

10+77.28 (13)

SECTION B

VERTICAL SCALE: 1"=4'
HORIZONTAL SCALE: 1"=20'

PROPOSED CONDITIONS WETLAND CUT "B8"

PROJECT TITLE:

LAUREL BAY PD - MEDWAY TRACT

REVISIONS

DATE: 12/16/2024
INITIALS: HJF
01/27/2025 HJF

TOTAL SITE AREA: 515.44 AC
UPLAND AREA: 293.28 AC
JURISDICTIONAL WETLAND AREA: 222.16 AC

PROJECT LOCATION: CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA
TMS# 224-00-02-034

APPLICANT: RYE-BUILD, LLC

DATE: MARCH 28, 2024

APPLICATION # SAC-2020-01504

SCALE: AS NOTED SHEET: 13 OF: 21

JURISDICTIONAL WETLAND FILL:

WETLAND FILL "B1":	0.150 AC
WETLAND FILL "B2":	0.064 AC
WETLAND FILL "B3":	0.076 AC
WETLAND FILL "B4":	0.166 AC
WETLAND FILL "B5":	0.047 AC
WETLAND FILL "B6":	0.444 AC
WETLAND FILL "B7":	0.374 AC
WETLAND FILL "B8":	0.193 AC
WETLAND FILL "B9":	0.029 AC
WETLAND FILL "B10":	0.003 AC
WETLAND FILL "B11":	0.003 AC
WETLAND FILL "B12":	0.002 AC
WETLAND FILL "B13":	0.007 AC
WETLAND FILLS "B14,B15, & B16":	0.030 AC
TOTAL FILL:	1.538 AC

JURISDICTIONAL WETLAND FILL:

WETLAND FILL "B1":	0.150 AC
WETLAND FILL "B2":	0.064 AC
WETLAND FILL "B3":	0.076 AC
WETLAND FILL "B4":	0.166 AC
WETLAND FILL "B5":	0.047 AC
WETLAND FILL "B6":	0.444 AC
WETLAND FILL "B7":	0.374 AC
WETLAND FILL "B8":	0.193 AC
WETLAND FILL "B9":	0.029 AC
WETLAND FILL "B10":	0.003 AC
WETLAND FILL "B11":	0.003 AC
WETLAND FILL "B12":	0.002 AC
WETLAND FILL "B13":	0.007 AC
WETLAND FILLS "B14,B15, & B16":	0.030 AC
TOTAL FILL:	1.538 AC

TMS# 224-00-02-034

JURISDICTIONAL
WETLAND "A"
8,628,373 SF
221.037 AC

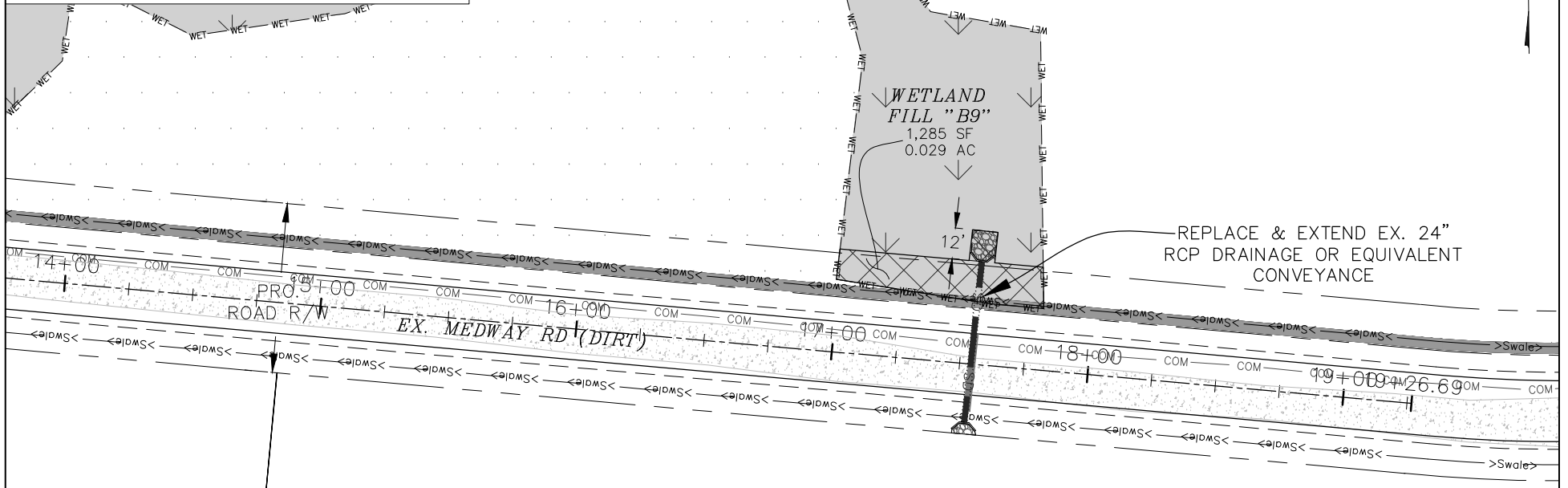
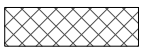
WETLAND
FILL "B9"
1,285 SF
0.029 AC

LEGEND

JURISDICTIONAL WETLAND



JURISDICTIONAL WETLAND FILL:



PROPOSED CONDITIONS WETLAND IMPACT "B9"

PROJECT TITLE:

LAUREL BAY PD – MEDWAY TRACT

REVISIONS

DATE:	INITIALS:
12/16/2024	HJF
01/27/2025	HJF

TOTAL SITE AREA:	515.44 AC
UPLAND AREA:	293.28 AC
JURISDICTIONAL WETLAND AREA:	222.16 AC

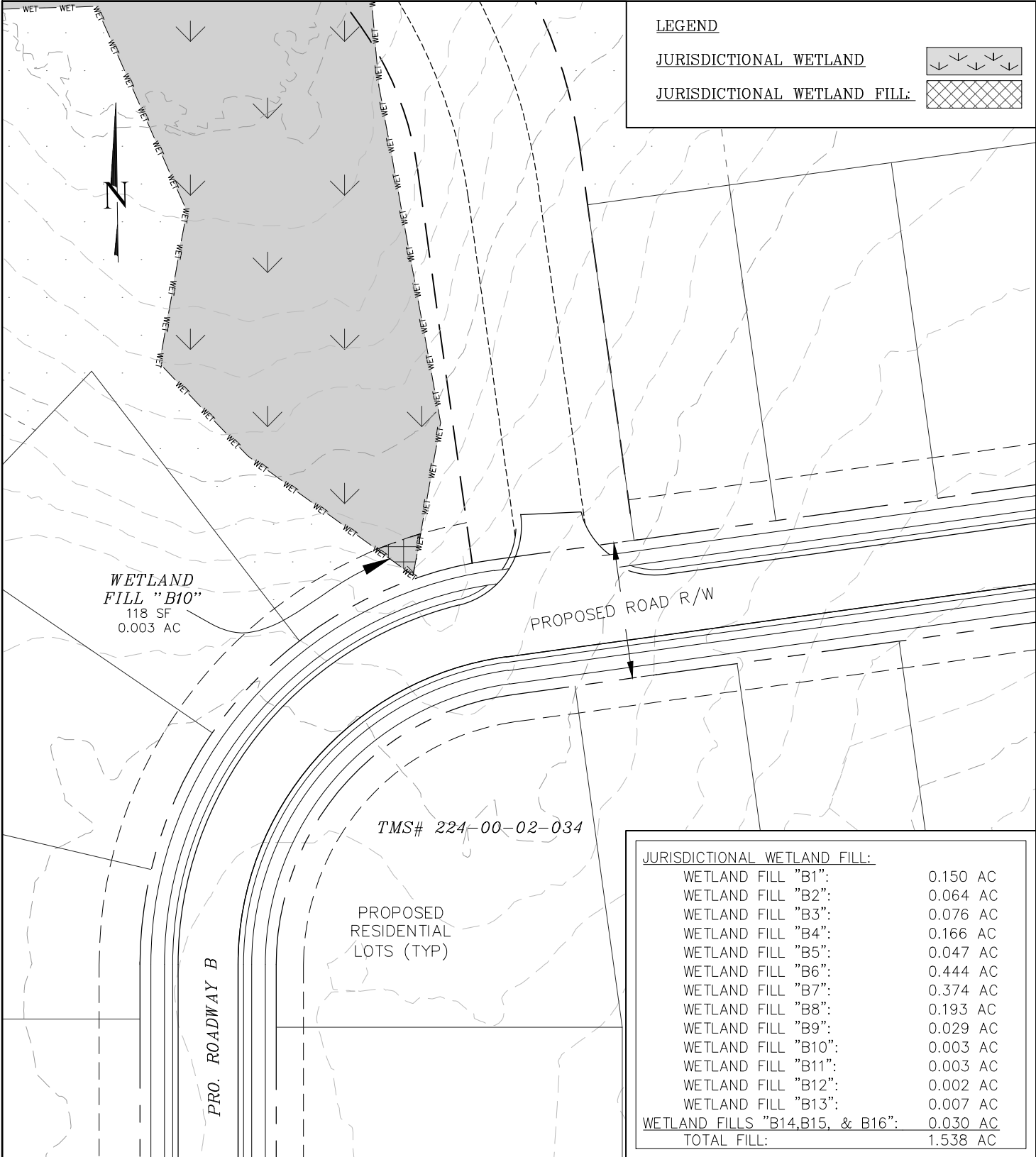
PROJECT LOCATION: CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA
TMS# 224-00-02-034

APPLICANT: RYE-BUILD, LLC

DATE: MARCH 28, 2024

APPLICATION # SAC-2020-01504

SCALE: 1" = 60' SHEET: 14 OF: 21



PROPOSED CONDITIONS WETLAND FILL "B10"

PROJECT TITLE:
LAUREL BAY PD - MEDWAY TRACT

REVISIONS		TOTAL SITE AREA:	515.44 AC
DATE:	INITIALS:	UPLAND AREA:	293.28 AC
12/16/2024	HJF	JURISDICTIONAL WETLAND AREA:	222.16 AC
01/27/2025	HJF		

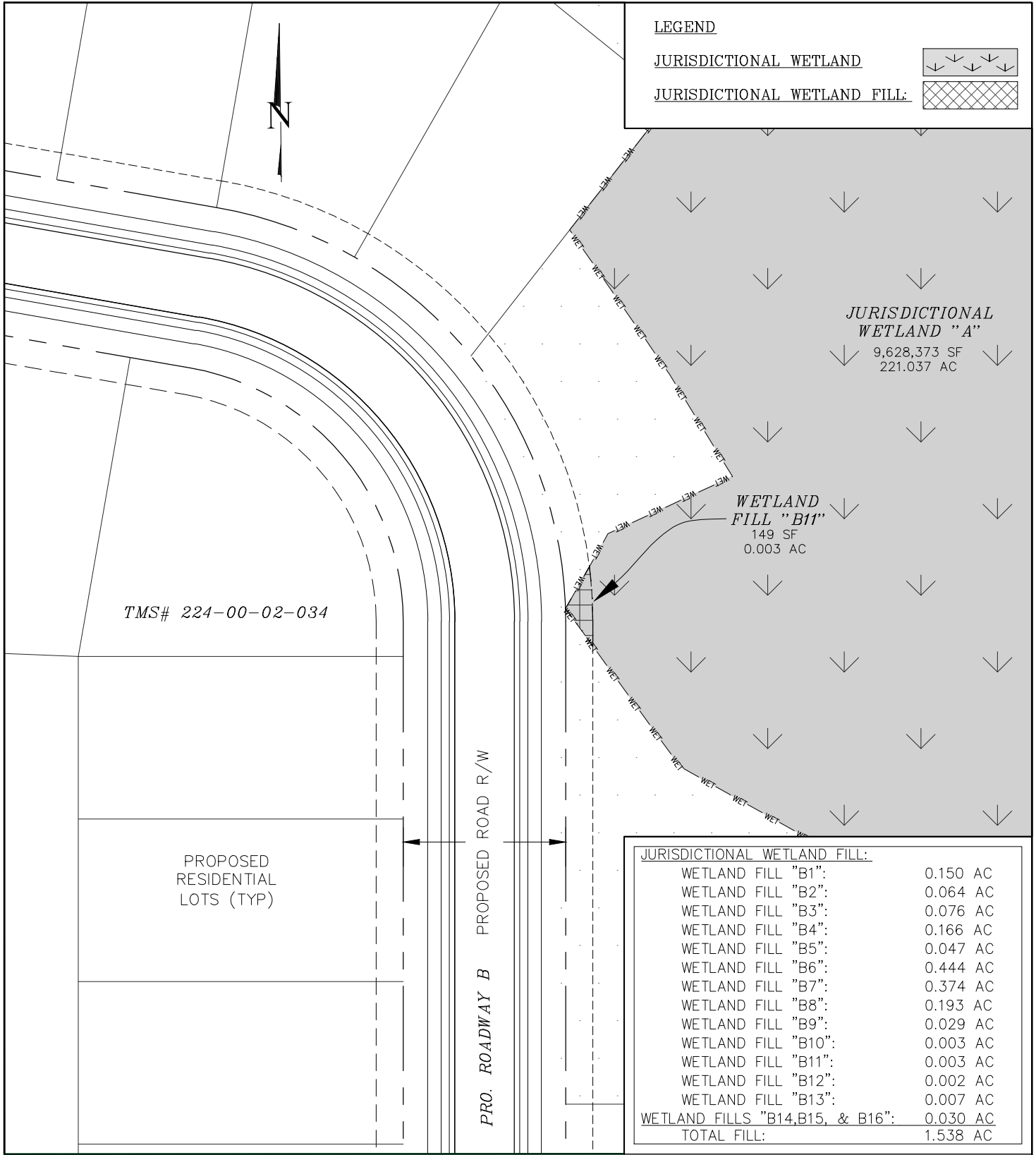
PROJECT LOCATION: CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA
TMS# 224-00-02-034

APPLICANT: RYE-BUILD, LLC

DATE: MARCH 28, 2024

APPLICATION # SAC-2020-01504

SCALE: 1" = 50' SHEET: 15 OF: 21

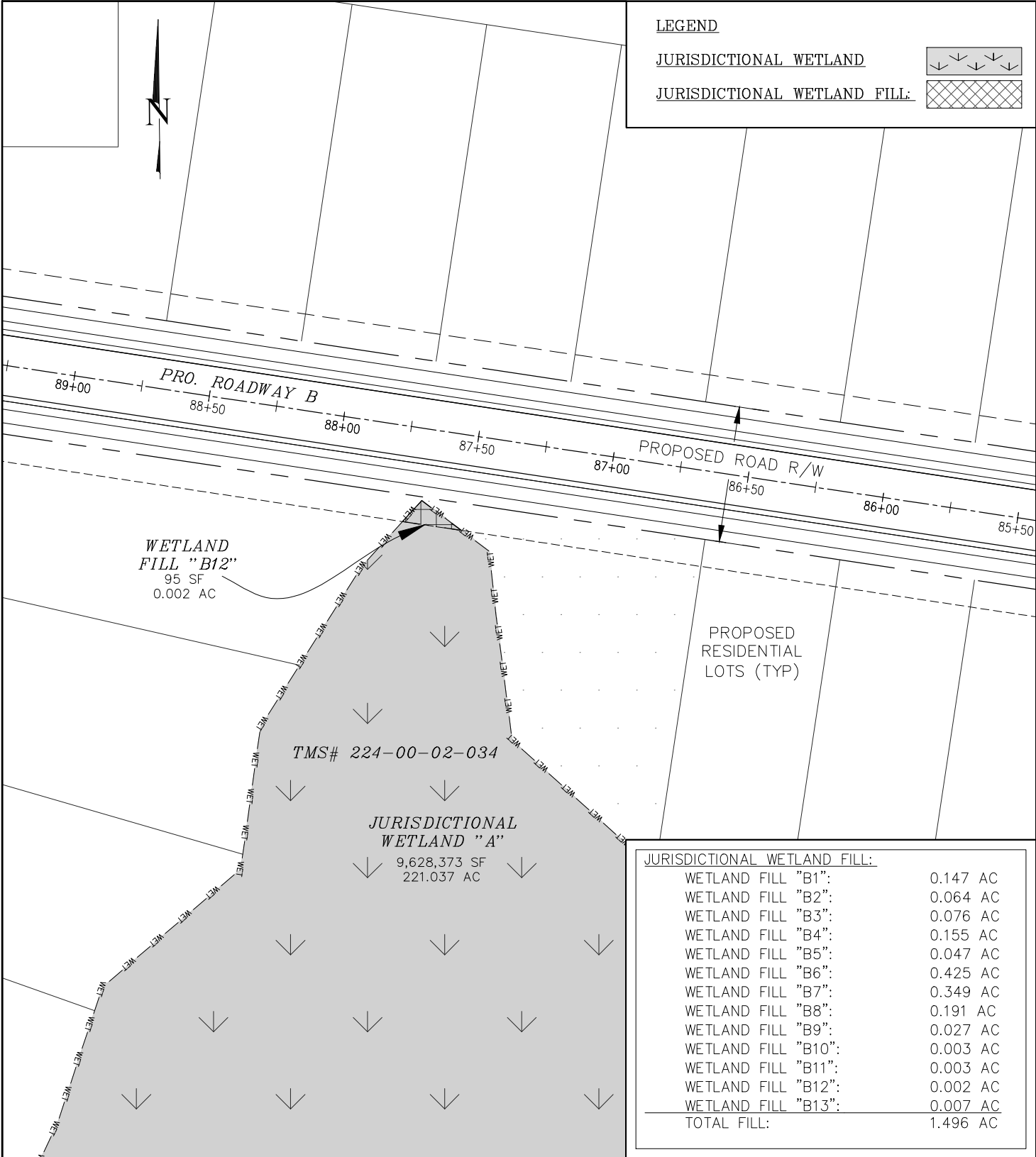


PROPOSED CONDITIONS
WETLAND FILL "B11"

PROJECT TITLE:
LAUREL BAY PD – MEDWAY TRACT

REVISIONS		TOTAL SITE AREA:	515.44 AC
DATE:	INITIALS:	UPLAND AREA:	293.28 AC
12/16/2024	HJF	JURISDICTIONAL WETLAND AREA:	222.16 AC
01/27/2025	HJF		

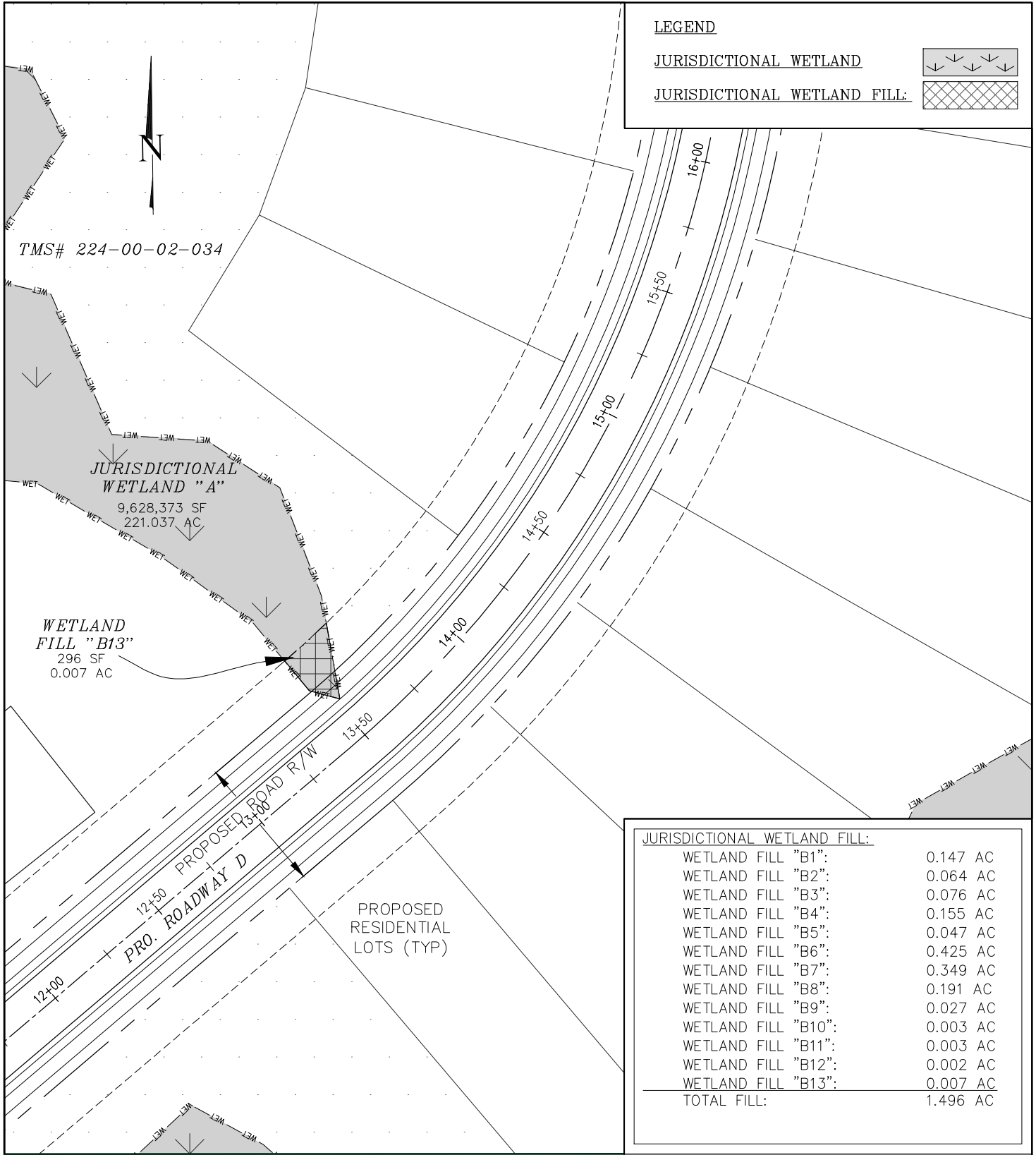
PROJECT LOCATION:	CITY OF GOOSE CREEK BERKELEY COUNTY, SOUTH CAROLINA TMS# 224-00-02-034		
APPLICANT:	RYE-BUILD, LLC		
DATE:	MARCH 28, 2024		
APPLICATION #	SAC-2020-01504		
SCALE:	1" = 50'	SHEET: 16	OF: 21



PROPOSED CONDITIONS	
WETLAND FILL "B12"	
PROJECT TITLE: LAUREL BAY PD – MEDWAY TRACT	
REVISIONS	
DATE: 12/16/2024 01/27/2025	INITIALS: HJF HJF
TOTAL SITE AREA: 515.44 AC UPLAND AREA: 293.28 AC JURISDICTIONAL WETLAND AREA: 222.16 AC	

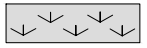
PROJECT LOCATION:	CITY OF GOOSE CREEK BERKELEY COUNTY, SOUTH CAROLINA TMS# 224-00-02-034		
APPLICANT:	RYE-BUILD, LLC		
DATE:	MARCH 28, 2024		
APPLICATION #	SAC-2020-01504		
SCALE:	1" = 50'	SHEET: 17	OF: 21

JURISDICTIONAL WETLAND FILL:	
WETLAND FILL "B1":	0.147 AC
WETLAND FILL "B2":	0.064 AC
WETLAND FILL "B3":	0.076 AC
WETLAND FILL "B4":	0.155 AC
WETLAND FILL "B5":	0.047 AC
WETLAND FILL "B6":	0.425 AC
WETLAND FILL "B7":	0.349 AC
WETLAND FILL "B8":	0.191 AC
WETLAND FILL "B9":	0.027 AC
WETLAND FILL "B10":	0.003 AC
WETLAND FILL "B11":	0.003 AC
WETLAND FILL "B12":	0.002 AC
WETLAND FILL "B13":	0.007 AC
TOTAL FILL:	1.496 AC



LEGEND

JURISDICTIONAL WETLAND



JURISDICTIONAL WETLAND FILL:



JURISDICTIONAL WETLAND FILL:

WETLAND FILL "B1":	0.147 AC
WETLAND FILL "B2":	0.064 AC
WETLAND FILL "B3":	0.076 AC
WETLAND FILL "B4":	0.155 AC
WETLAND FILL "B5":	0.047 AC
WETLAND FILL "B6":	0.425 AC
WETLAND FILL "B7":	0.349 AC
WETLAND FILL "B8":	0.191 AC
WETLAND FILL "B9":	0.027 AC
WETLAND FILL "B10":	0.003 AC
WETLAND FILL "B11":	0.003 AC
WETLAND FILL "B12":	0.002 AC
WETLAND FILL "B13":	0.007 AC
TOTAL FILL:	1.496 AC

PROPOSED CONDITIONS
WETLAND FILL "B13"

PROJECT TITLE:

LAUREL BAY PD – MEDWAY TRACT

REVISIONS

DATE:	INITIALS:
12/16/2024	HJF
01/27/2025	HJF

TOTAL SITE AREA:	515.44 AC
UPLAND AREA:	293.28 AC
JURISDICTIONAL WETLAND AREA:	222.16 AC

PROJECT
LOCATION:

CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA
TMS# 224-00-02-034

APPLICANT:

RYE-BUILD, LLC

DATE:

MARCH 28, 2024

APPLICATION #

SAC-2020-01504

SCALE:

1" = 50'

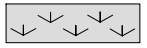
SHEET: 18

OF:

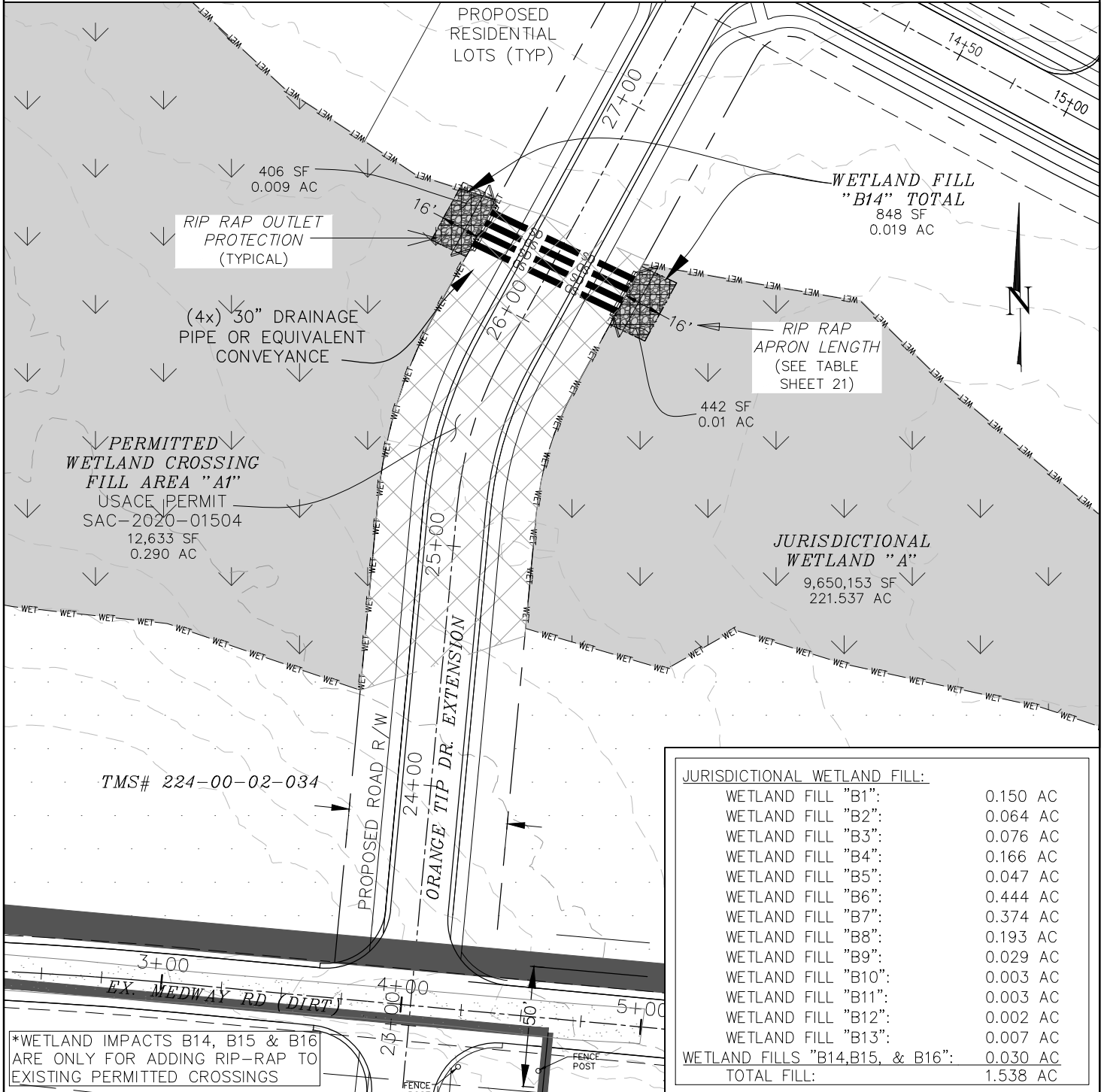
21

LEGEND

JURISDICTIONAL WETLAND



JURISDICTIONAL WETLAND FILL:



JURISDICTIONAL WETLAND FILL:

WETLAND FILL "B1":	0.150 AC
WETLAND FILL "B2":	0.064 AC
WETLAND FILL "B3":	0.076 AC
WETLAND FILL "B4":	0.166 AC
WETLAND FILL "B5":	0.047 AC
WETLAND FILL "B6":	0.444 AC
WETLAND FILL "B7":	0.374 AC
WETLAND FILL "B8":	0.193 AC
WETLAND FILL "B9":	0.029 AC
WETLAND FILL "B10":	0.003 AC
WETLAND FILL "B11":	0.003 AC
WETLAND FILL "B12":	0.002 AC
WETLAND FILL "B13":	0.007 AC
WETLAND FILLS "B14,B15, & B16":	0.030 AC
TOTAL FILL:	1.538 AC

PROPOSED CONDITIONS WETLAND FILL "B14"

PROJECT TITLE:

LAUREL BAY PD – MEDWAY TRACT

REVISIONS

DATE:	INITIALS:
12/16/2024	HJF
01/27/2025	HJF

TOTAL SITE AREA:	515.44 AC
UPLAND AREA:	293.28 AC
JURISDICTIONAL WETLAND AREA:	222.16 AC

PROJECT
LOCATION:

CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA
TMS# 224-00-02-034

APPLICANT:

RYE-BUILD, LLC

DATE:

MARCH 11, 2024

APPLICATION #

SAC-2020-01504

SCALE:

1" = 60'

SHEET:

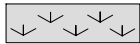
19

OF:

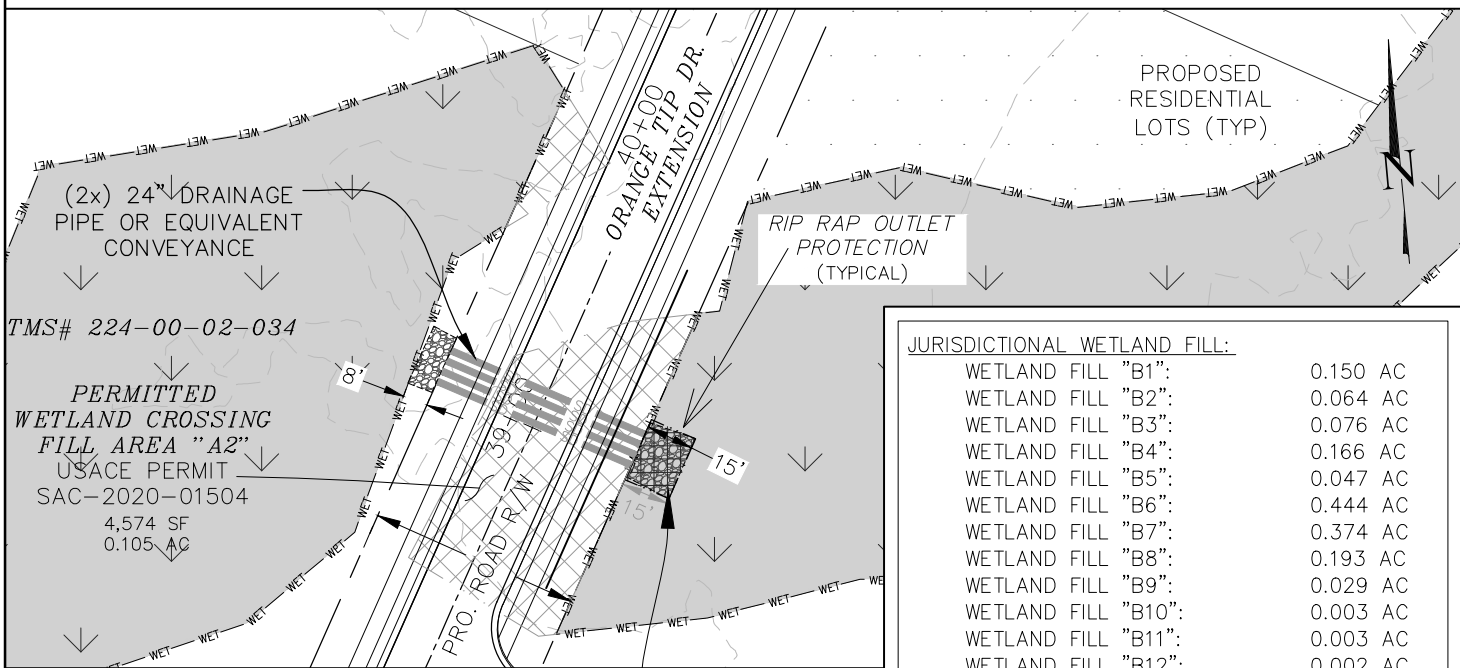
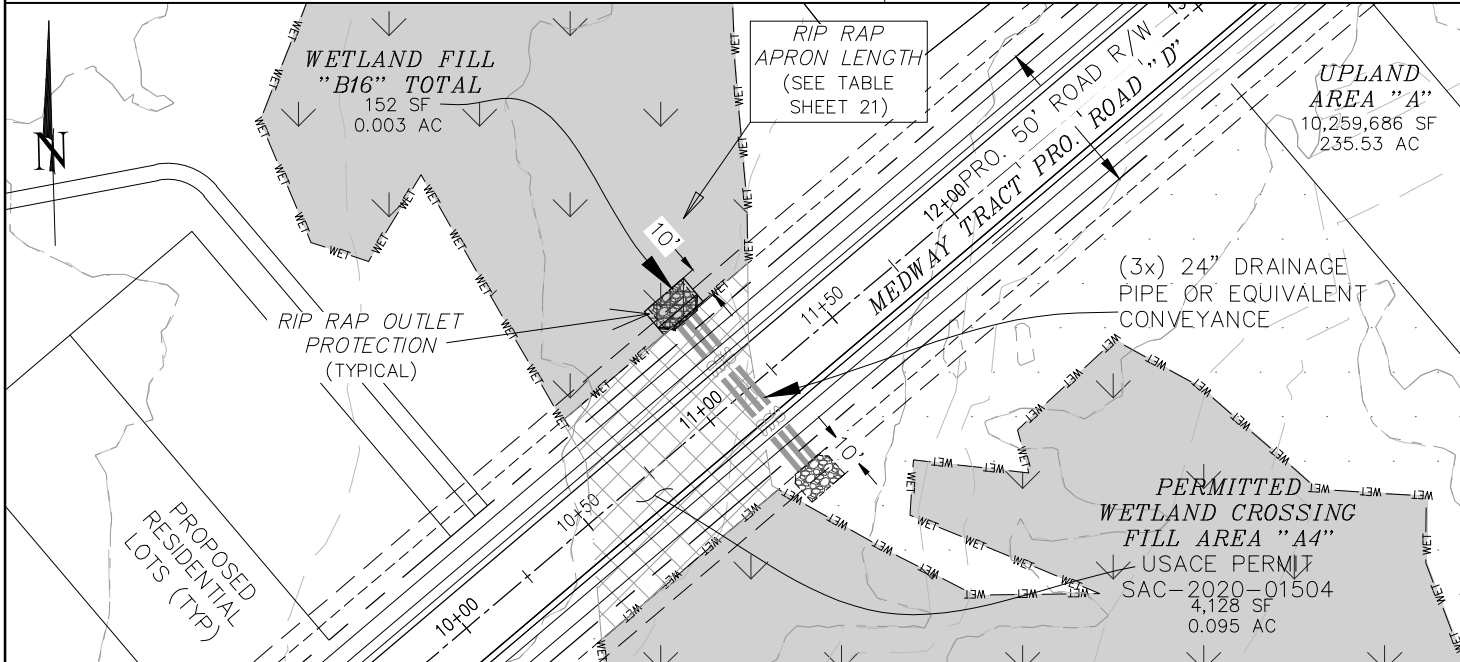
21

LEGEND

JURISDICTIONAL WETLAND



JURISDICTIONAL WETLAND FILL:



*WETLAND IMPACTS B14, B15 & B16 ARE ONLY FOR ADDING RIP-RAP TO EXISTING PERMITTED CROSSINGS

WETLAND FILL
"B15" TOTAL
307 SF
0.007 AC

JURISDICTIONAL WETLAND FILL:

WETLAND FILL "B1":	0.150 AC
WETLAND FILL "B2":	0.064 AC
WETLAND FILL "B3":	0.076 AC
WETLAND FILL "B4":	0.166 AC
WETLAND FILL "B5":	0.047 AC
WETLAND FILL "B6":	0.444 AC
WETLAND FILL "B7":	0.374 AC
WETLAND FILL "B8":	0.193 AC
WETLAND FILL "B9":	0.029 AC
WETLAND FILL "B10":	0.003 AC
WETLAND FILL "B11":	0.003 AC
WETLAND FILL "B12":	0.002 AC
WETLAND FILL "B13":	0.007 AC
WETLAND FILLS "B14,B15, & B16":	0.030 AC
TOTAL FILL:	1.538 AC

PROPOSED CONDITIONS
WETLAND FILL "B15" & "B16"

PROJECT TITLE:

LAUREL BAY PD - MEDWAY TRACT

REVISIONS

DATE:
12/16/2024
01/27/2025

INITIALS:
HJF
HJF

PROJECT
LOCATION:

CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA
TMS# 224-00-02-034

APPLICANT:

RYE-BUILD, LLC

DATE:

MARCH 11, 2024

APPLICATION #

SAC-2020-01504

SCALE:

1" = 60'

SHEET:

20

OF:

21

TYPE RIP RAP APRON DIMENSIONS PER PIPE SIZE AS PER SCDES STORMWATER BMP HANDBOOK

The table below provides general information for sizing rock and outlet aprons for various sized pipes

Pipe Size (inches)	Average Rock Diameter (inches)	Apron Width (feet)	Apron Length for Low Flow (feet)	Apron Length for High Flow (feet)
8	3	2-3	3-5	5-7
12	5	3-4	4-6	8-12
18	8	4-6	6-8	12-18
24	10	6-8	8-12	18-22
30	12	8-10	12-14	22-28
36	14	10-12	14-16	28-32
42	16	12-14	16-18	32-38
48	20	14-16	18-25	38-44

JURISDICTIONAL WETLAND FILL:

WETLAND FILL "B1":	0.150 AC
WETLAND FILL "B2":	0.064 AC
WETLAND FILL "B3":	0.076 AC
WETLAND FILL "B4":	0.166 AC
WETLAND FILL "B5":	0.047 AC
WETLAND FILL "B6":	0.444 AC
WETLAND FILL "B7":	0.374 AC
WETLAND FILL "B8":	0.193 AC
WETLAND FILL "B9":	0.029 AC
WETLAND FILL "B10":	0.003 AC
WETLAND FILL "B11":	0.003 AC
WETLAND FILL "B12":	0.002 AC
WETLAND FILL "B13":	0.007 AC
WETLAND FILLS "B14,B15, & B16":	0.030 AC
TOTAL FILL:	1.538 AC

TYPICAL RIP RAP OUTLET PROTECTION APRON DIMENSIONS PER PIPE SIZE

PROJECT TITLE: LAUREL BAY PD – MEDWAY TRACT

REVISIONS

DATE:	INITIALS:
12/16/2024	HJF
01/27/2025	HJF

PROJECT LOCATION: CITY OF GOOSE CREEK
BERKELEY COUNTY, SOUTH CAROLINA
TMS# 224-00-02-034

APPLICANT: RYE-BUILD, LLC

DATE: MARCH 11, 2024

APPLICATION # SAC-2020-01504

SCALE: N/A

SHEET: 21 OF: 21

SCALE: 1" = 700' SHEET: 12A OF: 12A