

**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-2015-01109

November 17, 2016

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

**EDWARD M. TERRY**  
**CANE SLASH ROAD, LLC**  
**572 SAVANNAH HIGHWAY**  
**CHARLESTON, SOUTH CAROLINA 29407**

for a permit to discharge fill material within freshwater wetlands in association with a residential development in the

**CITY OF CHARLESTON**

located within a vacant parcel on the south side of Cane Slash Road and west of River Road, Charleston County, South Carolina. (Latitude: 32.7287, Longitude: -80.0376, Charleston 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 discharging clean fill material within waters of the United States. In detail, the applicant proposes to discharge 8,067 cubic yards of clean fill material within eight freshwater wetland areas for a total impact to 2.131 acres of aquatic resources. The

proposed project is associated with Phase II of the Twin Lakes development for the construction of approximately 125 single-family homes, green space, pedestrian trails, amenities, and roadways.

The applicant has proposed to mitigate for impacts to the 2.131 acres of wetlands by purchasing 19.8 wetland mitigation credits from Congaree Carton or Pigeon Pond Mitigation Banks. The overall project purpose is to place fill material within freshwater wetlands for the construction of a single-family residential development on Johns Island, Charleston County, South Carolina.

**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. 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 2.131 acres of mixed hardwood/pine forested wetlands. Our 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). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS. This public notice serves as a request for written concurrence from the National Marine Fisheries Service on this determination.

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the District Engineer has determined there are no known occurrences of any threatened or endangered species within, or in close proximity to, the proposed project area. Therefore, it has been determined that the project as proposed will have no effect on any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. By letter dated September 14, 2016, the U.S. Fish and Wildlife Service (Service) confirmed there are no known occurrences of any threatened or endangered species within, or in close proximity to, the proposed project area and did not have any objections with the project as proposed. However, because there is a known bald eagle occurrence two miles south of the proposed project area, the Service recommended surveying for active bald eagle nests before construction were to commence.

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)(j)(1)), and has initially determined that no historic properties are present within the project area; therefore, there will be no potential to cause 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.

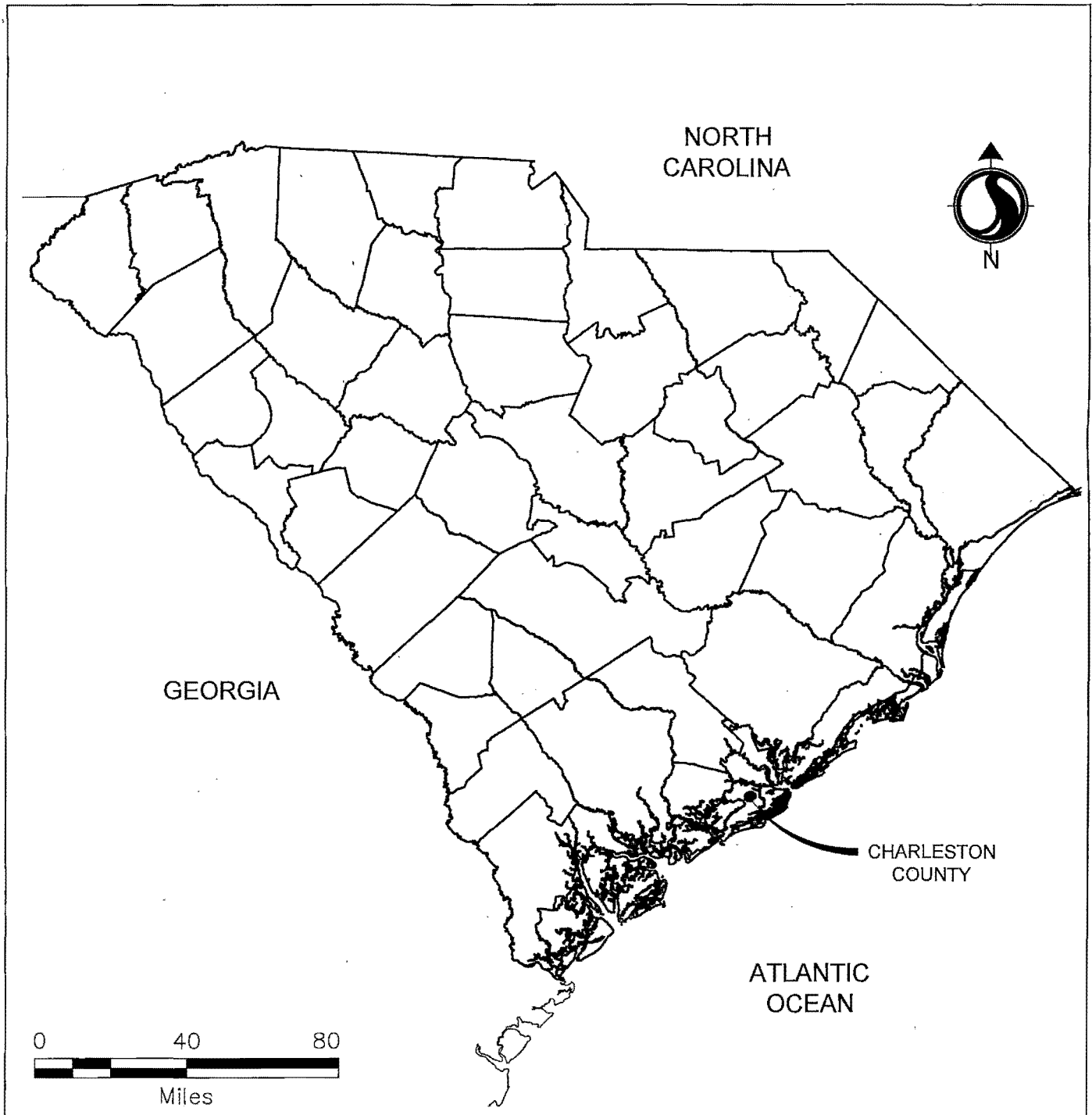
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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 of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers 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 of Engineers 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 Mr. Ivan Fannin at 843-329-8044 or toll free at 1-866-329-8187.

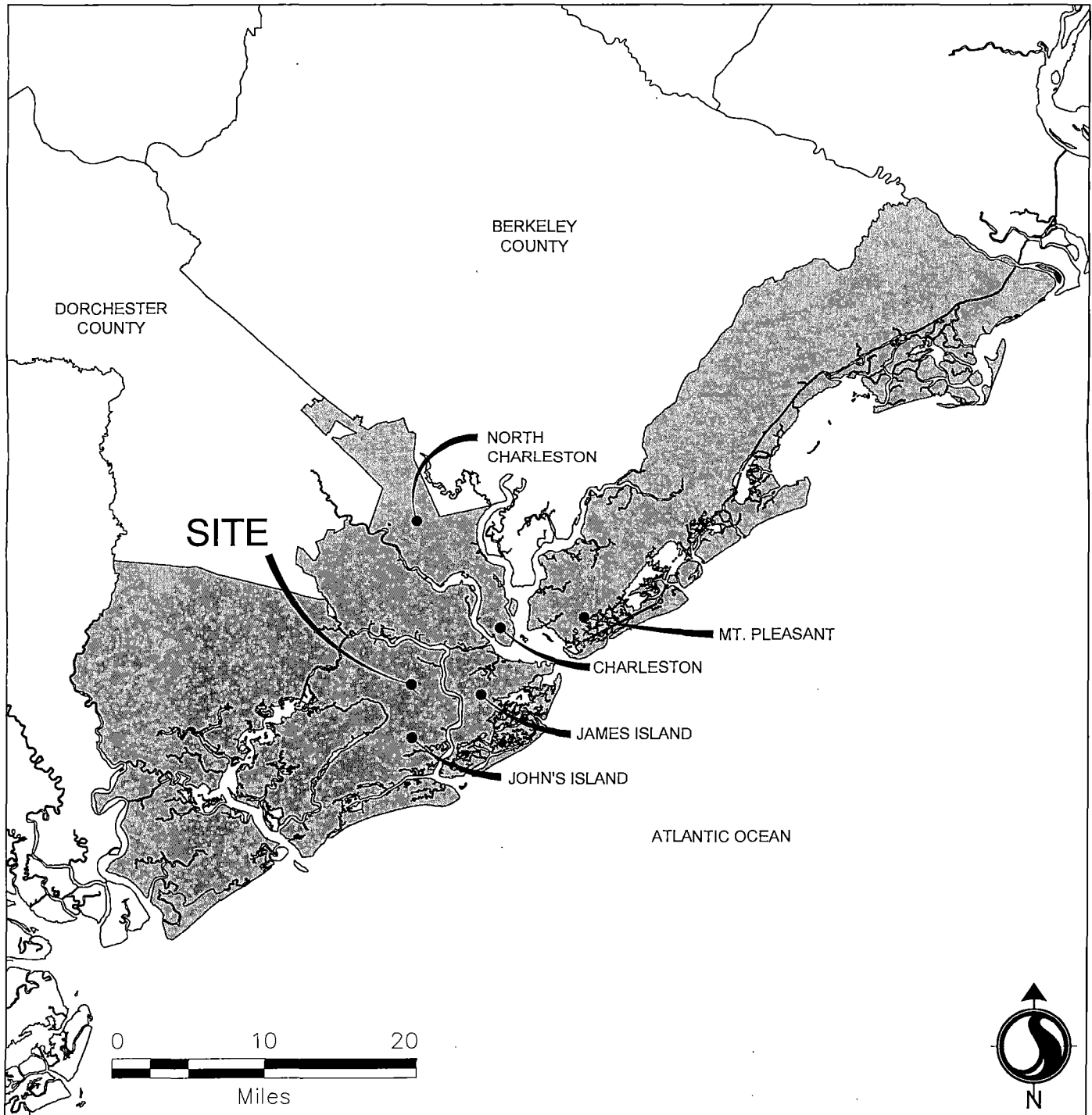
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 2016/10/03 8:24 AM By: Slagle, Mike



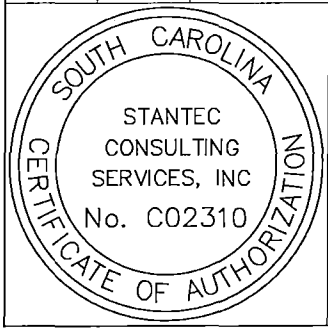
Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 1.0 STATE SITE LOCATION MAP	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
			Application #:	Sheet 1 of 25

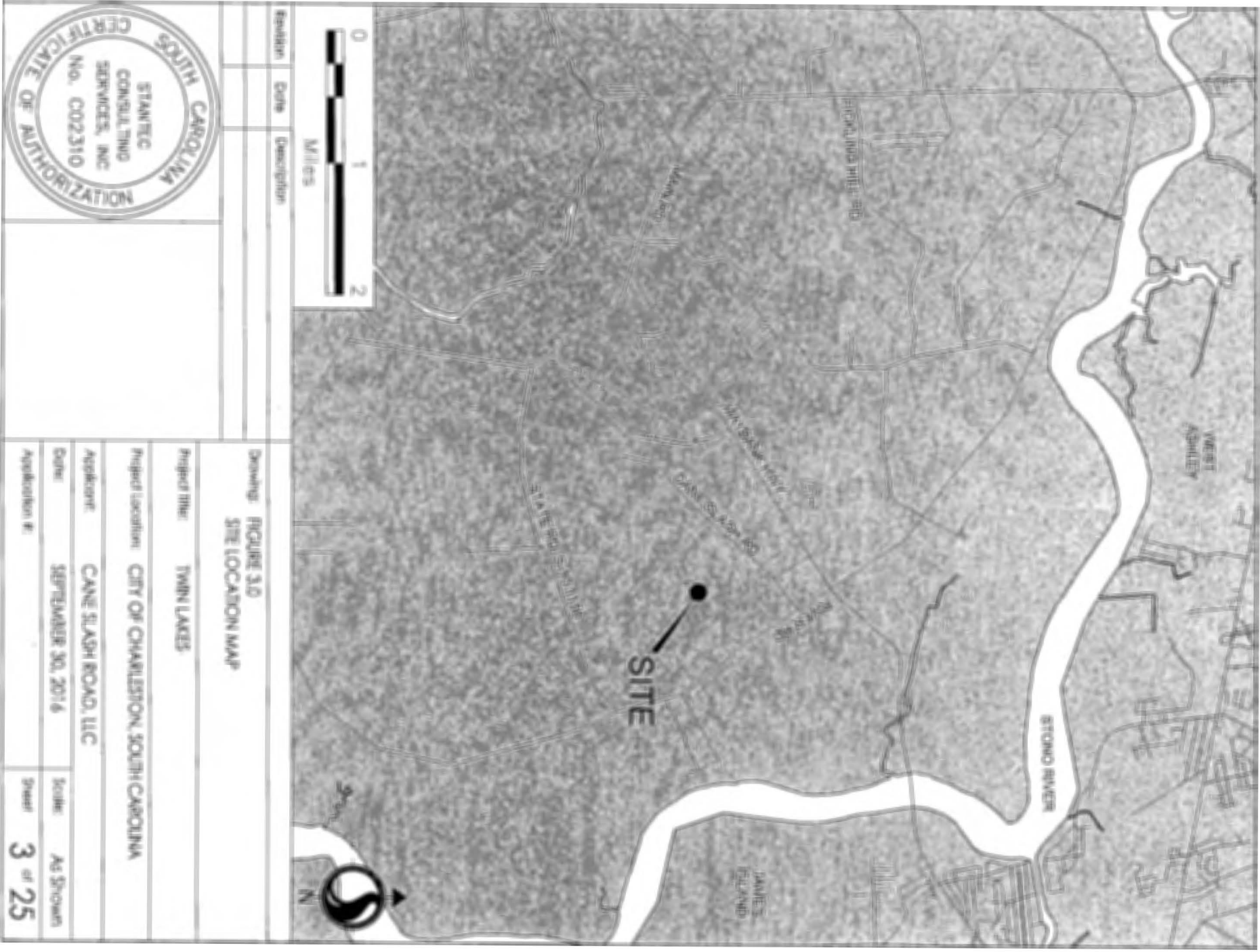


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 2016/10/03 8:25 AM By: Slagle, Mike



Revision	Date	Description		
			Drawing: FIGURE 2.0 CHARLESTON COUNTY SITE LOCATION MAP	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
			Application #:	Sheet 2 of 25



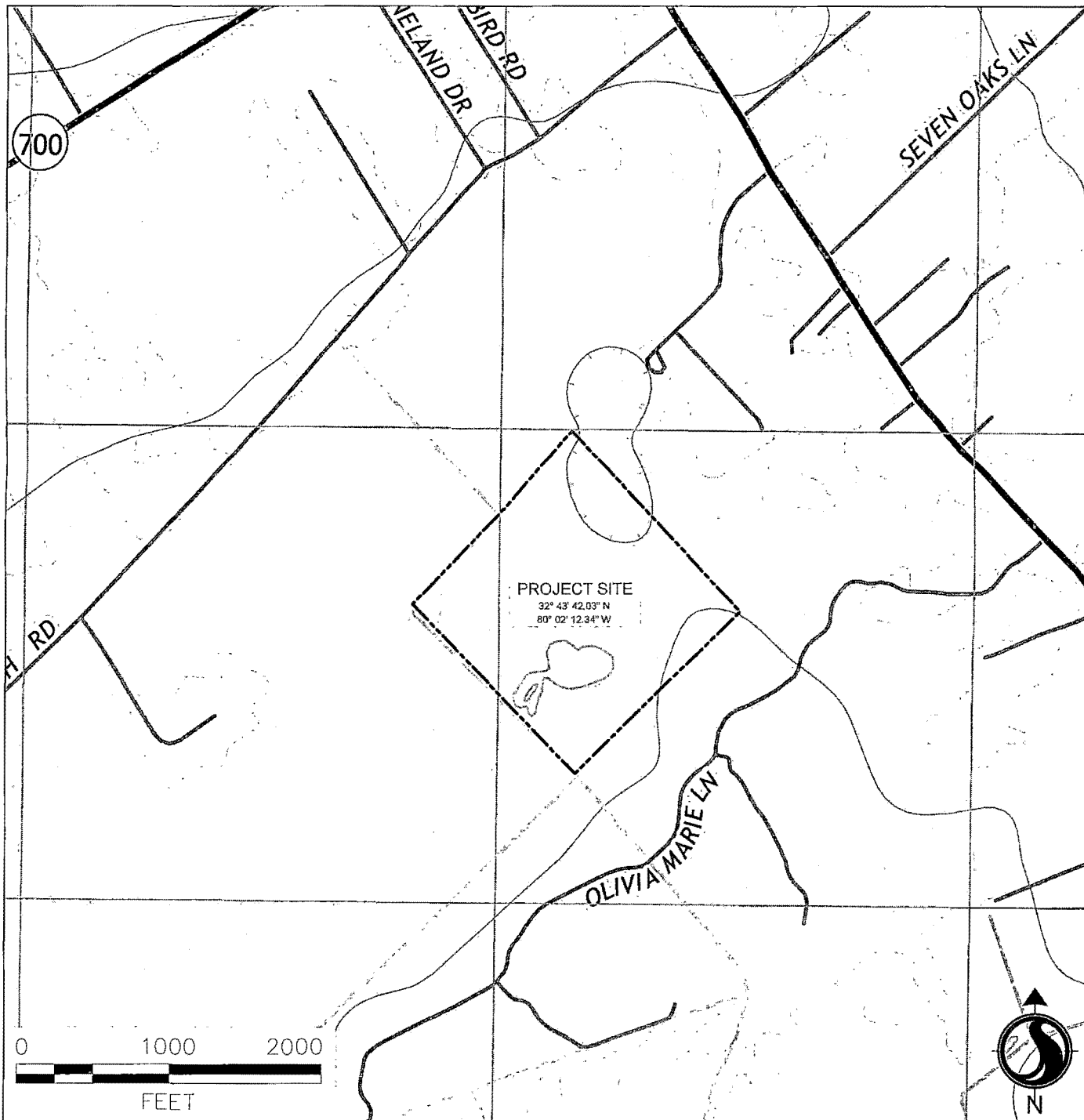


Revision	Date	Description



Drawing: <b>FIGURE 3.0</b> <b>SITE LOCATION MAP</b>	
Project Title:	TWIN LAKES
Project Location:	CITY OF CHARLESTON, SOUTH CAROLINA
Applicant:	CANE SLASH ROAD, LLC
Date:	SEPTEMBER 30, 2016
Application #:	
Scale:	As Shown
Sheet:	<b>3 of 25</b>

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 2016/10/03 8:25 AM By: Slagle, Mike



PROJECT SITE  
 32° 43' 42.03" N  
 80° 02' 12.34" W



Revision	Date	Description

REF. USGS QUAD MAP "LAGAREVILLE"

Drawing: FIGURE 4.0  
 USGS QUAD MAP

Project Title: TWIN LAKES

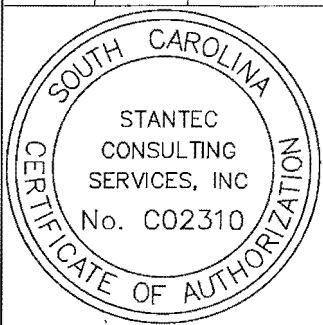
Project Location: CITY OF CHARLESTON, SOUTH CAROLINA

Applicant: CANE SLASH ROAD, LLC

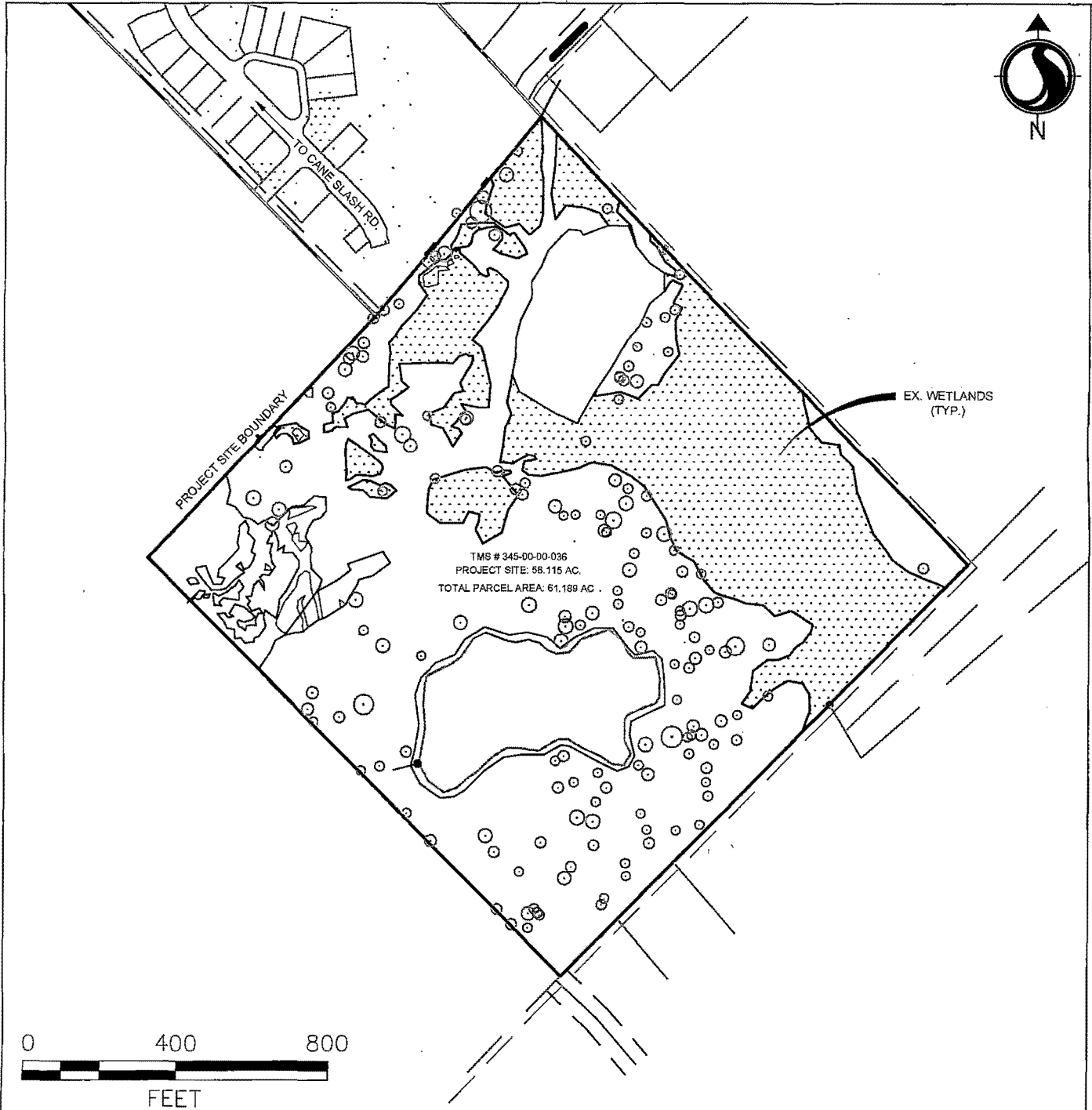
Date: SEPTEMBER 30, 2016

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 2016/10/03 8:25 AM By: Slagle, Mike

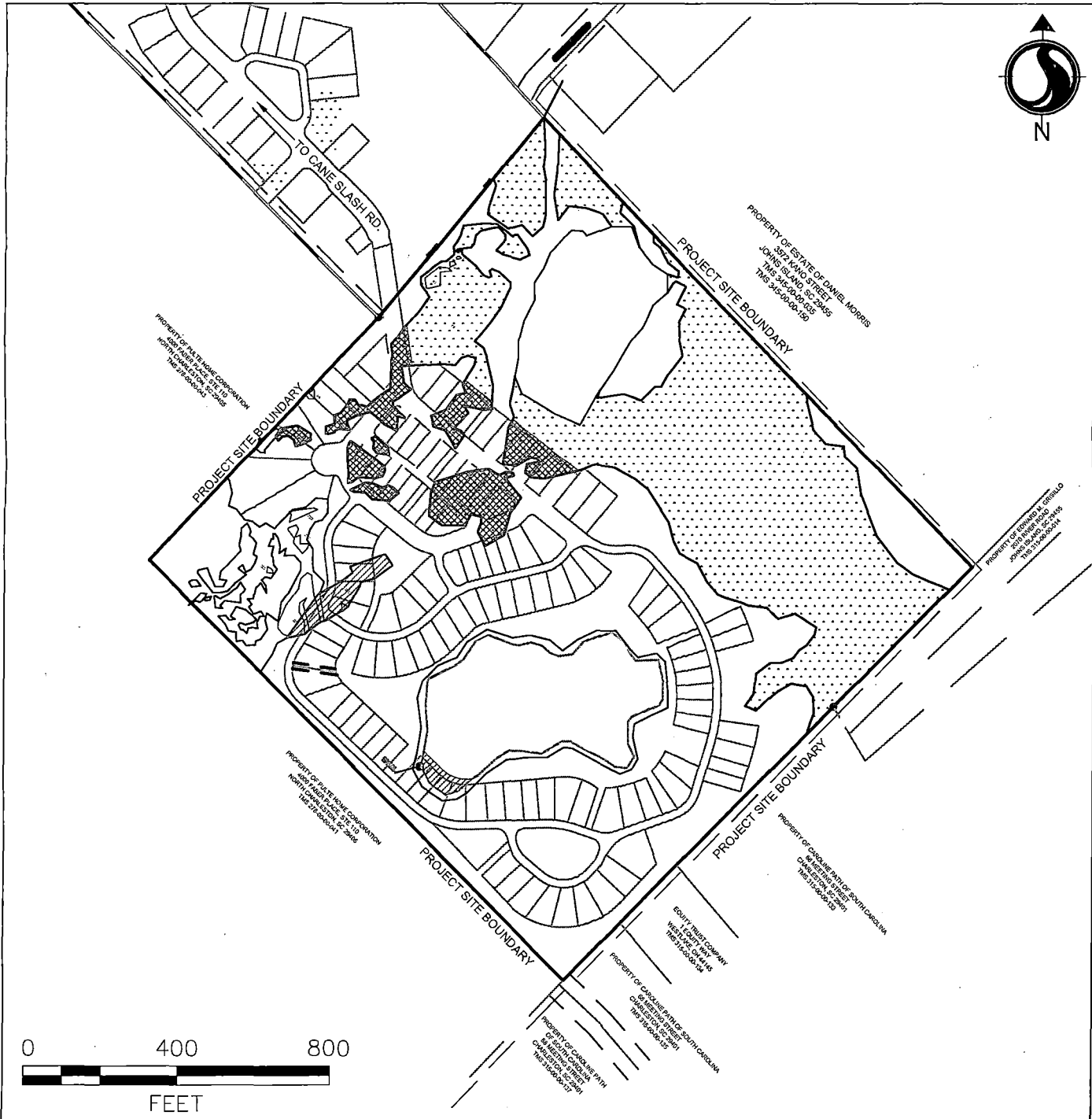


Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 5.0 EXISTING CONDITIONS	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
			Application #:	Sheet 5 of 25



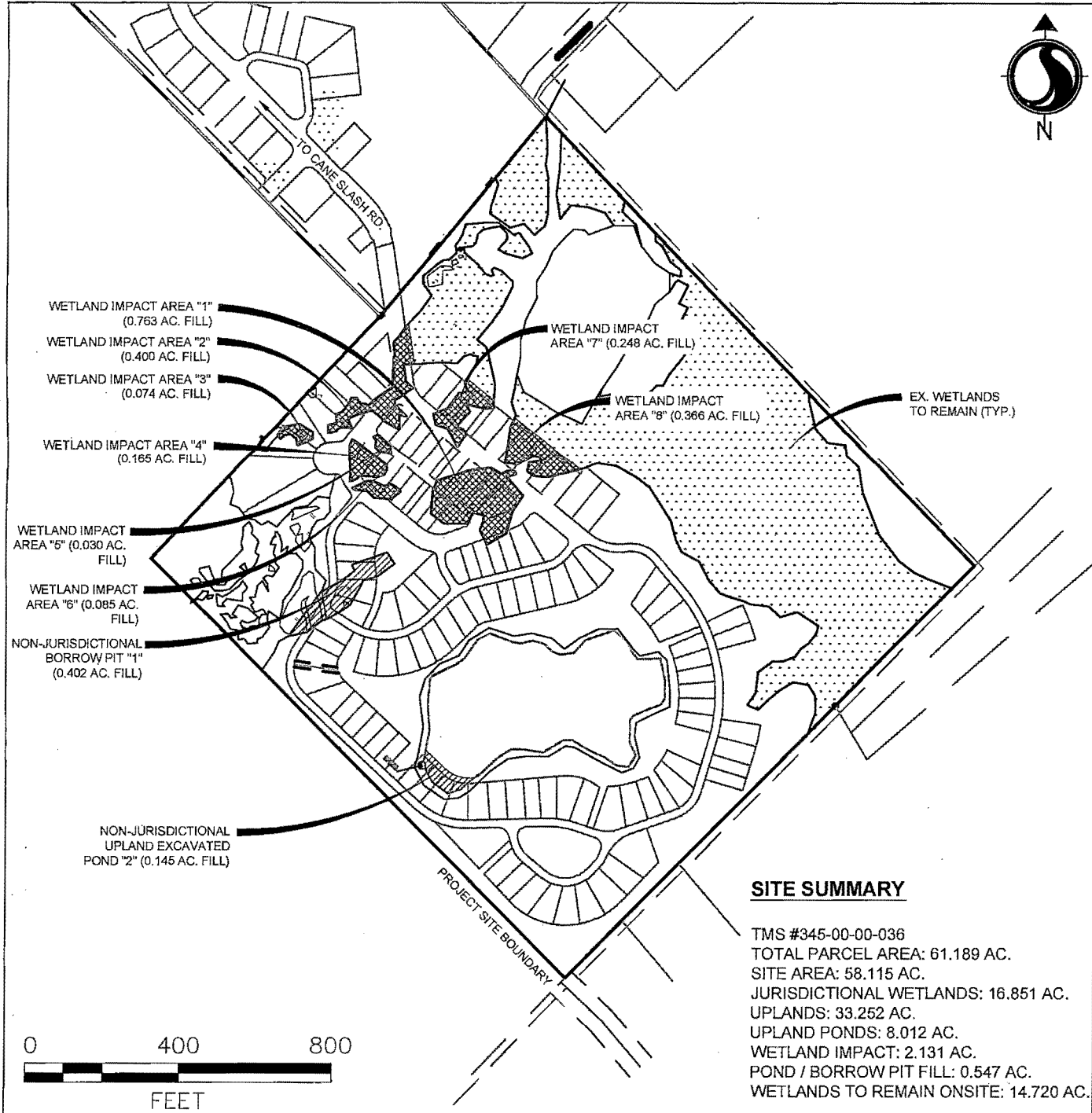


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 2016/10/03 8:25 AM By: Slagle, Mike



Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 6.0 SITE MAP AND ADJACENT PROPERTIES	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
			Application #:	Sheet 6 of 25





- WETLAND IMPACT AREA "1"  
(0.763 AC. FILL)
- WETLAND IMPACT AREA "2"  
(0.400 AC. FILL)
- WETLAND IMPACT AREA "3"  
(0.074 AC. FILL)
- WETLAND IMPACT AREA "4"  
(0.165 AC. FILL)
- WETLAND IMPACT AREA "5" (0.030 AC. FILL)
- WETLAND IMPACT AREA "6" (0.085 AC. FILL)
- NON-JURISDICTIONAL BORROW PIT "1"  
(0.402 AC. FILL)
- NON-JURISDICTIONAL UPLAND EXCAVATED POND "2" (0.145 AC. FILL)

- WETLAND IMPACT AREA "7" (0.248 AC. FILL)
- WETLAND IMPACT AREA "8" (0.366 AC. FILL)

EX. WETLANDS TO REMAIN (TYP.)



**SITE SUMMARY**

TMS #345-00-00-036  
 TOTAL PARCEL AREA: 61.189 AC.  
 SITE AREA: 58.115 AC.  
 JURISDICTIONAL WETLANDS: 16.851 AC.  
 UPLANDS: 33.252 AC.  
 UPLAND PONDS: 8.012 AC.  
 WETLAND IMPACT: 2.131 AC.  
 POND / BORROW PIT FILL: 0.547 AC.  
 WETLANDS TO REMAIN ONSITE: 14.720 AC.

Revision	Date	Description

Survey Datum: NAVD88

Drawing: **FIGURE 7.0**  
**OVERALL SITE PLAN**

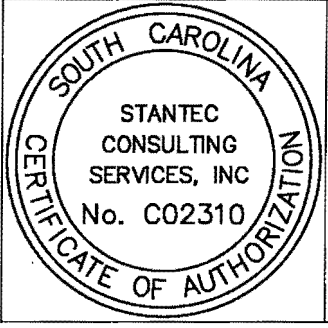
Project Title: **TWIN LAKES**

Project Location: **CITY OF CHARLESTON, SOUTH CAROLINA**

Applicant: **CANE SLASH ROAD, LLC**

Date: **SEPTEMBER 30, 2016**      Scale: **As Shown**

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 2016/10/03 8:25 AM By: Slagle, Mike


## Site Summary

TMS #345-00-00-036

Total Parcel Area	61.189 ac
Site Area	58.115 ac
Jurisdictional Wetlands	16.851 ac
Uplands	33.252 ac
Upland Ponds	8.012 ac
Wetland Impact	2.131 ac
Pond / Borrow Pit Fill	0.547 ac
Wetland Area to Remain Onsite	14.720 ac

## Wetland Impact Summary Sheet

Impact Area #	Acerage	Cubic Yards of Fill
1	.763 ac	3,515 cu. yds.
2	.400 ac	1,213 cu. yds.
3	.074 ac	239 cu. yds.
4	.165 ac	553 cu. yds.
5	.030 ac	101 cu. yds.
6	.085 ac	285 cu. yds.
7	.248 ac	935 cu. yds.
8	.366 ac	1,226 cu. yds.
Total	2.131 ac	8,067 cu. yds.

Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 8.0 SITE SUMMARY TABLE	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
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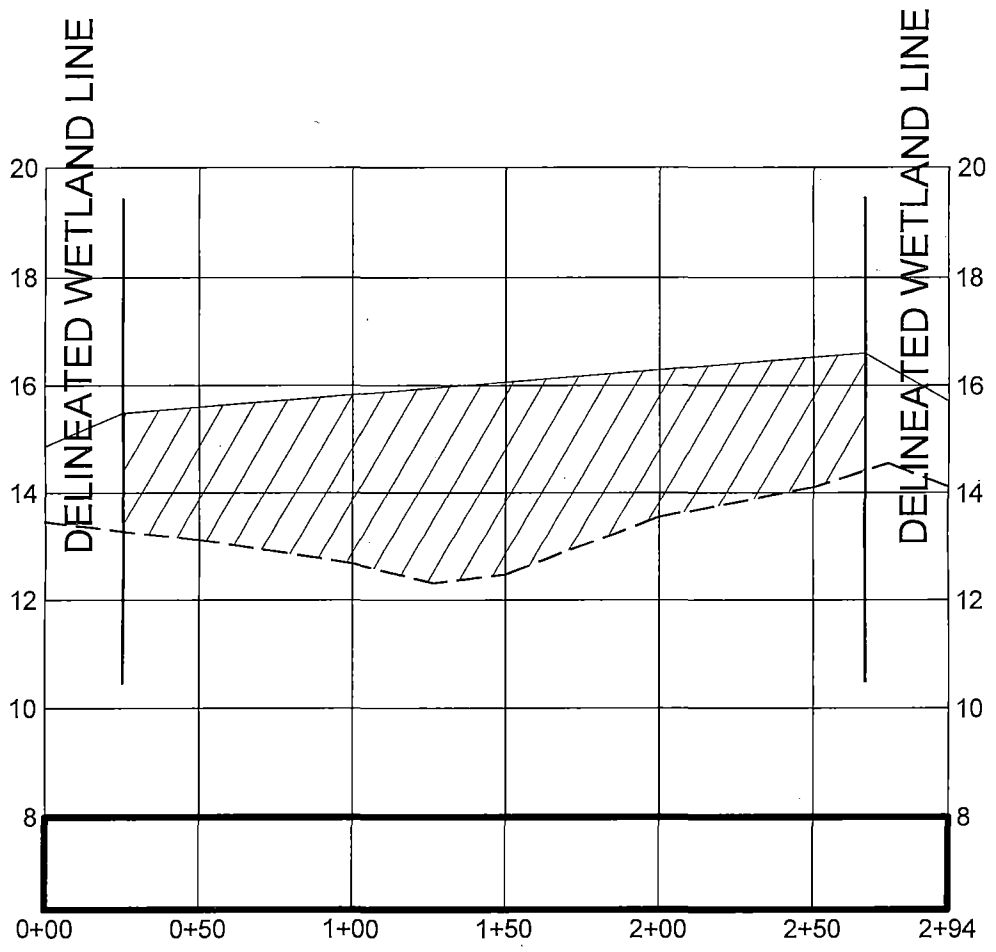
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Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 9.0 PROPOSED SITE PLAN - IMPACT AREA "1"	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
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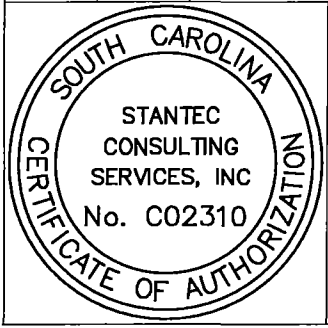
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 2016/10/03 8:25 AM By: Slagle, Mike



HORIZONTAL SCALE: 1" = 60'  
 VERTICAL SCALE: 1" = 3'

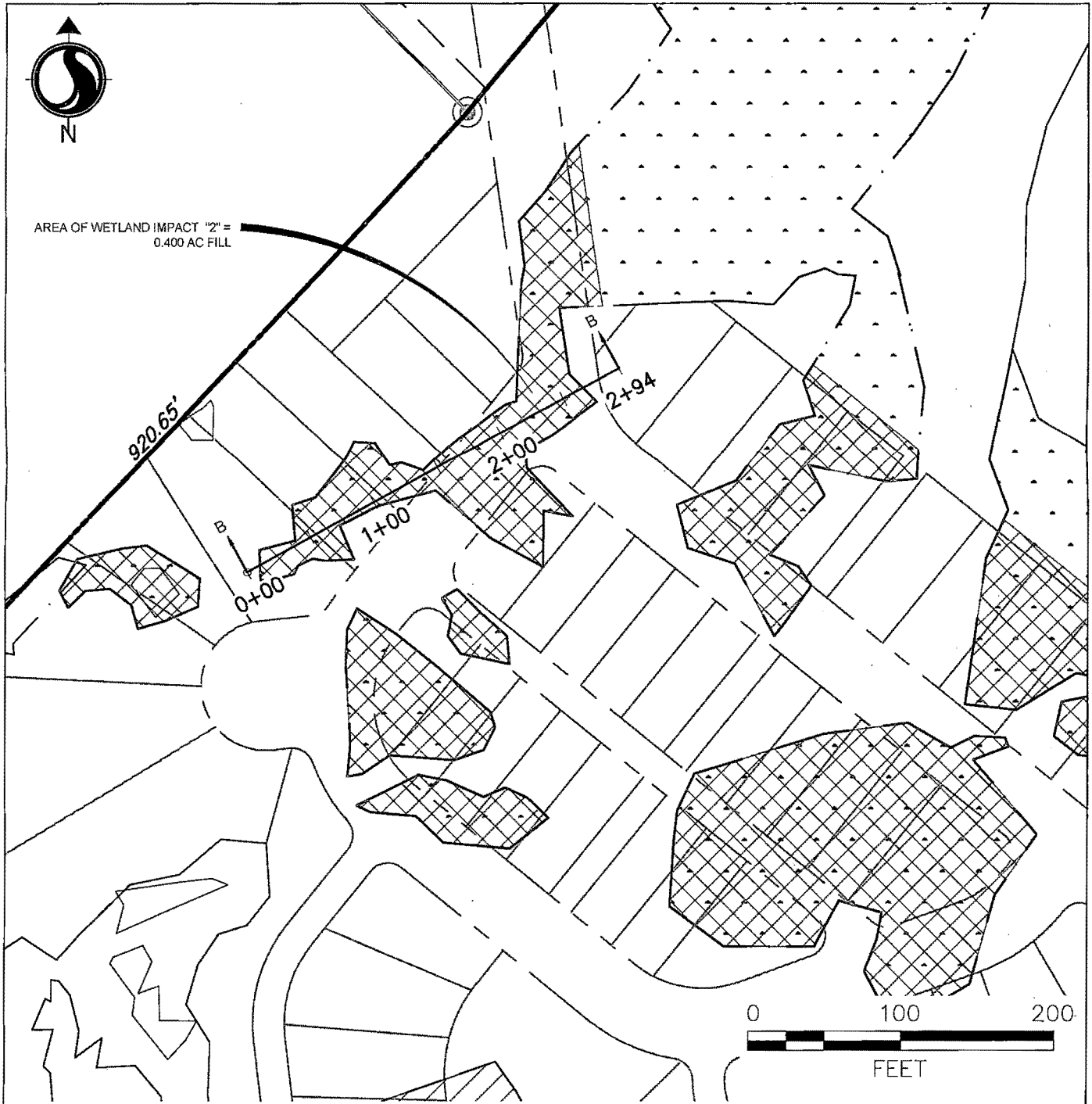
WETLAND AREA #1 FILL  
 SECTION A-A  
 TOTAL EST. VOLUME OF FILL: 3,515 CU.YDS.

Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 10.0 SECTION VIEW - IMPACT AREA "1"	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
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AREA OF WETLAND IMPACT "2" =  
0.400 AC FILL

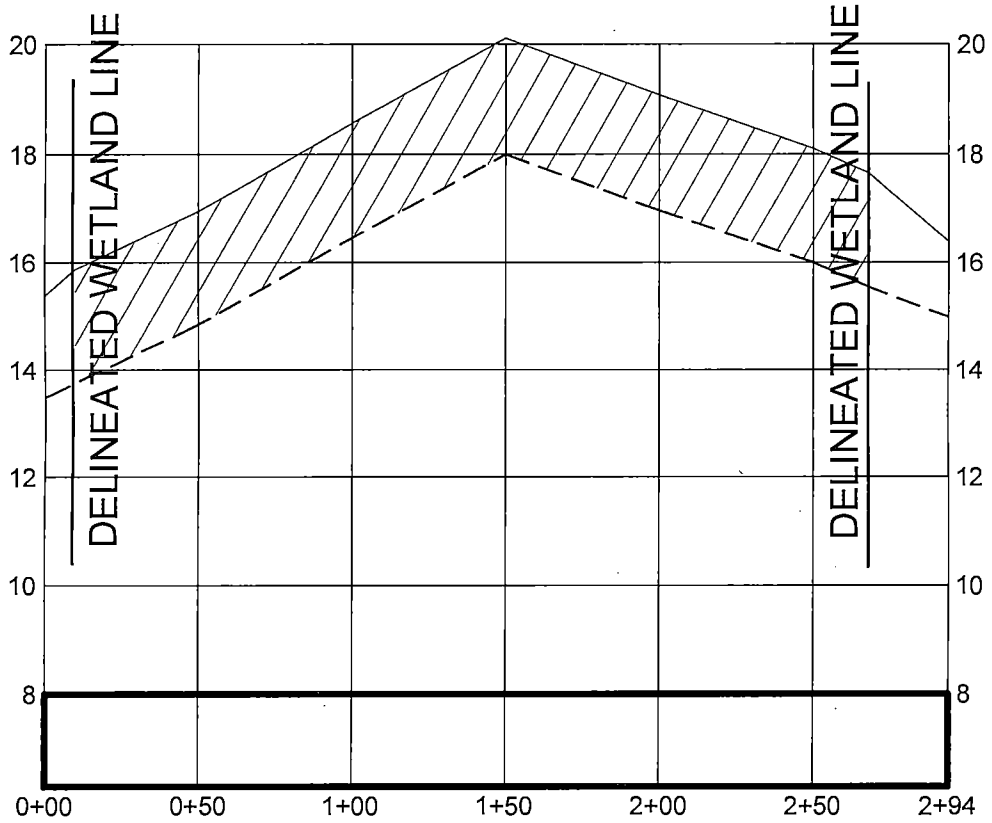


Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 11.0 PROPOSED SITE PLAN - IMPACT AREA "2"	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
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2016/10/03 8:25 AM By: Slagle, Mike

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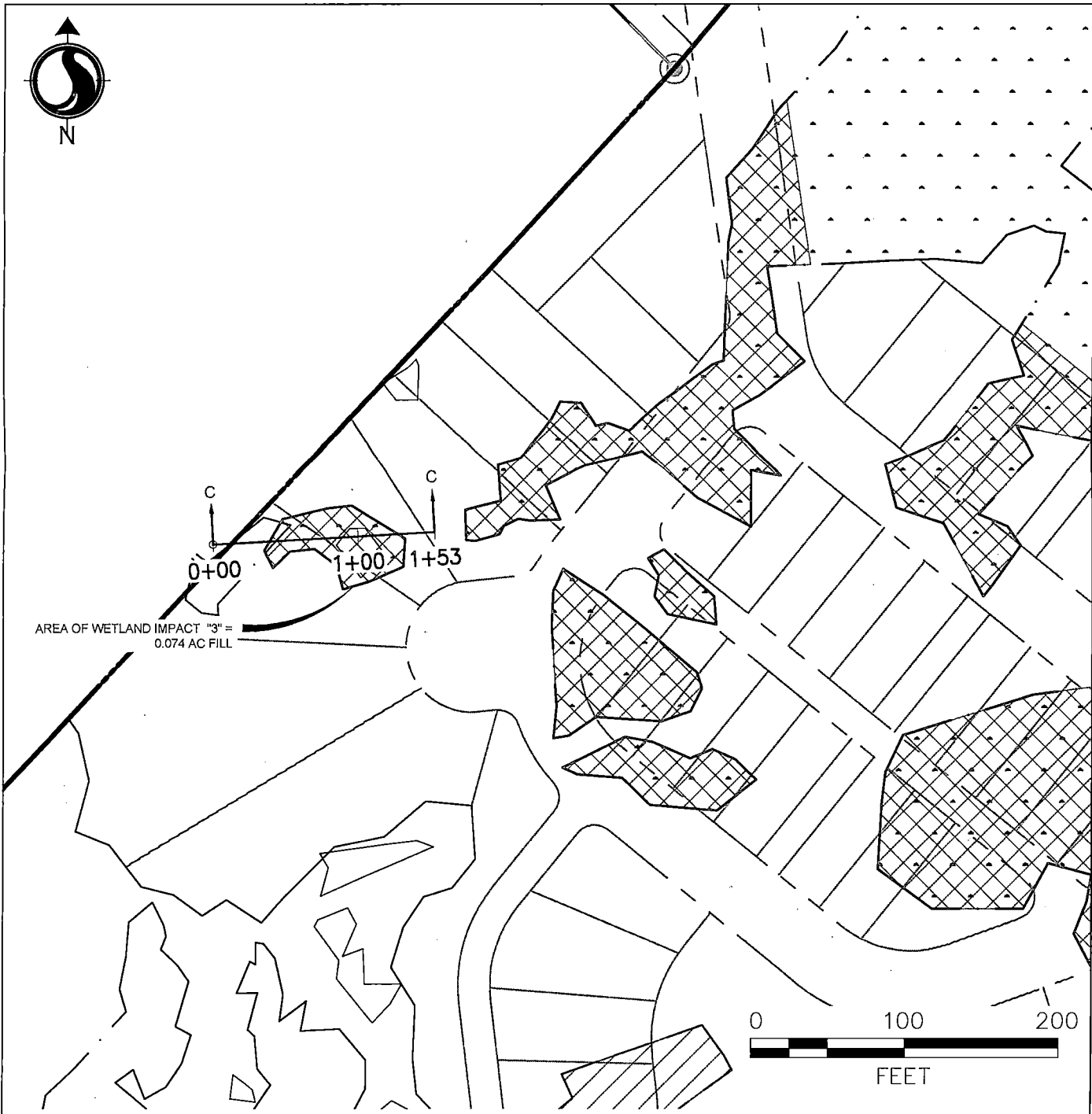


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 VERTICAL SCALE: 1" = 3'

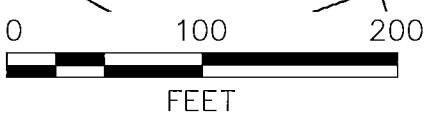
WETLAND AREA #2 FILL  
 SECTION B-B  
 TOTAL EST. VOLUME OF FILL: 1,213 CU.YDS.

Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 12.0 SECTION VIEW - IMPACT AREA "2"	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
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AREA OF WETLAND IMPACT "3" =  
0.074 AC FILL



Revision	Date	Description

Survey Datum: NAVD88

Drawing: **FIGURE 13.0**  
**PROPOSED SITE PLAN - IMPACT AREA "3"**

Project Title: **TWIN LAKES**

Project Location: **CITY OF CHARLESTON, SOUTH CAROLINA**

Applicant: **CANE SLASH ROAD, LLC**

Date: **SEPTEMBER 30, 2016**      Scale: **As Shown**

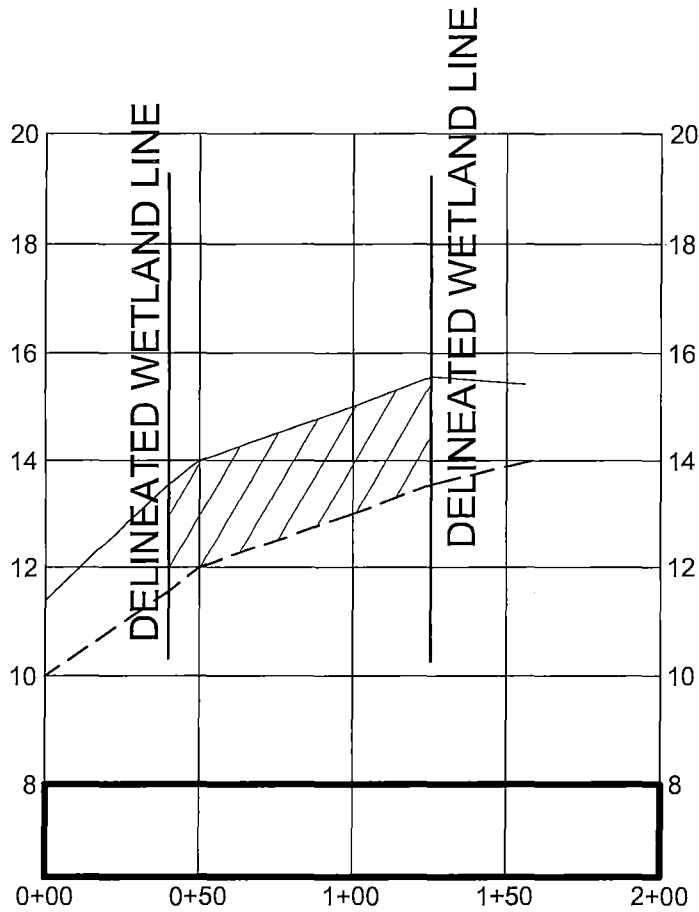
Application #:      Sheet **13** of **25**



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 2016/10/03 8:25 AM By: Slagle, Mike



HORIZONTAL SCALE: 1" = 60'  
 VERTICAL SCALE: 1" = 3'

WETLAND AREA #3 FILL  
 SECTION C-C  
 TOTAL EST. VOLUME OF FILL: 239 CU.YDS.

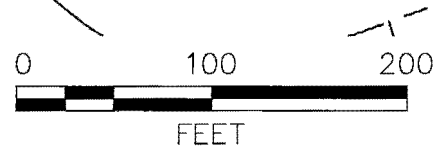
Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 14.0 SECTION VIEW - IMPACT AREA "3"	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
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AREA OF WETLAND IMPACT "4" =  
0.165 AC FILL

0+00 1+00 1+53



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2016/10/03 8:26 AM By: Slagle, Mike

Revision	Date	Description

Survey Datum: NAVD88

Drawing: FIGURE 15.0  
PROPOSED SITE PLAN - IMPACT AREA "4"

Project Title: TWIN LAKES

Project Location: CITY OF CHARLESTON, SOUTH CAROLINA

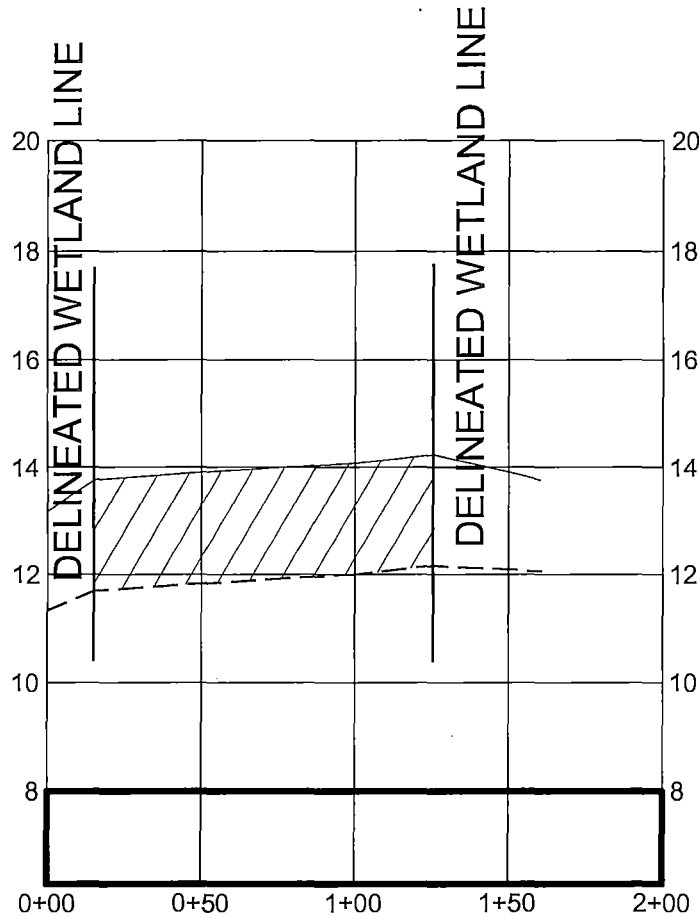
Applicant: CANE SLASH ROAD, LLC

Date: SEPTEMBER 30, 2016      Scale: As Shown

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 2016/10/03 8:26 AM By: Slagle, Mike

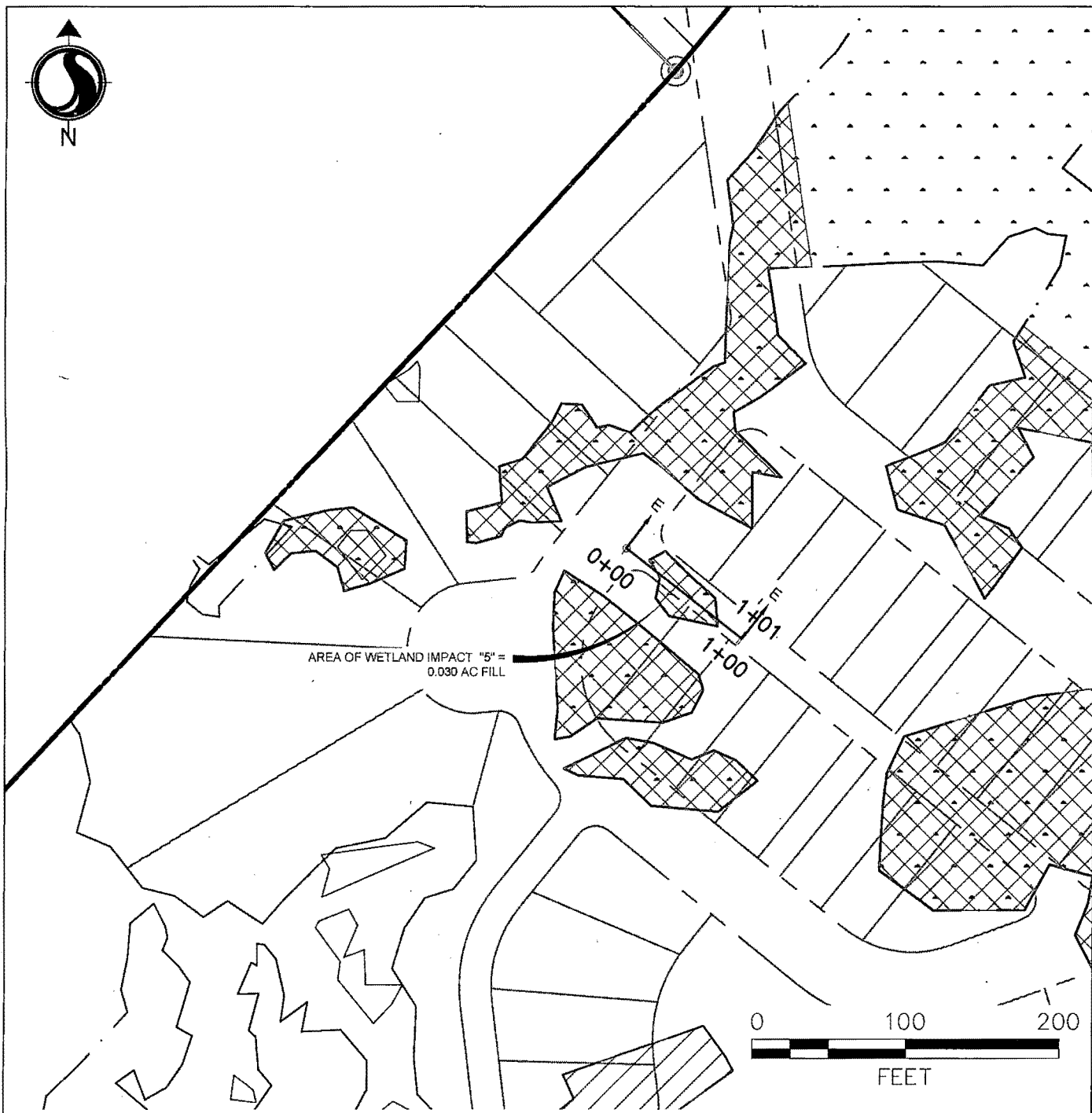


HORIZONTAL SCALE: 1" = 60'  
 VERTICAL SCALE: 1" = 3'

WETLAND AREA #4 FILL  
 SECTION D-D  
 TOTAL EST. VOLUME OF FILL: 553 CU.YDS.

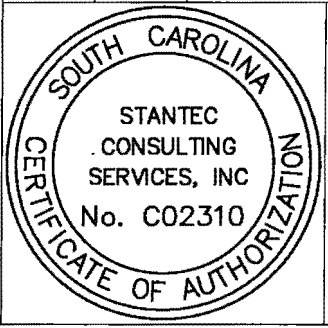
Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 16.0 SECTION VIEW - IMPACT AREA "4"	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
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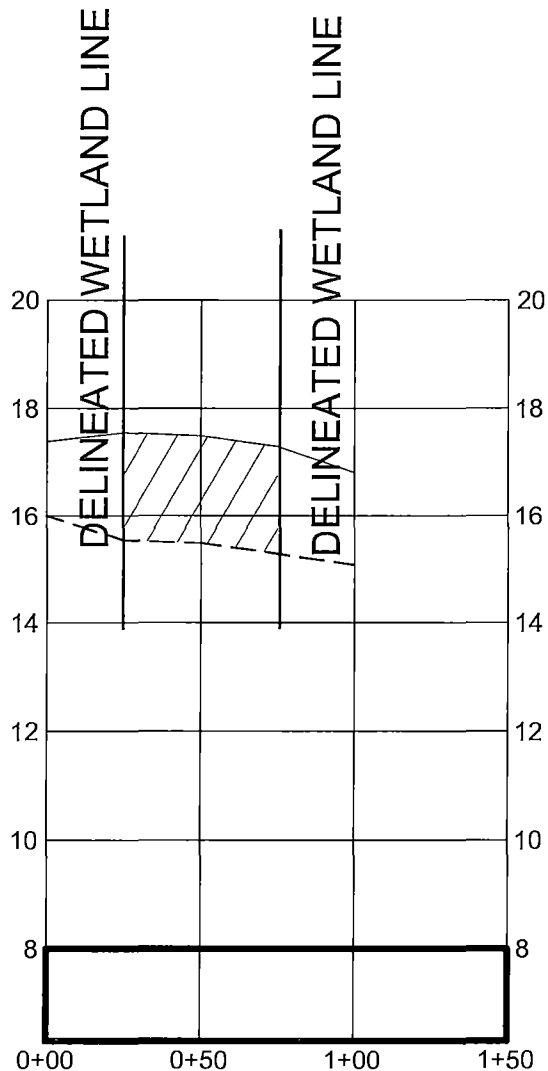


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 2016/10/03 8:26 AM By: Slagle, Mike

Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 17.0 PROPOSED SITE PLAN - IMPACT AREA "5"	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
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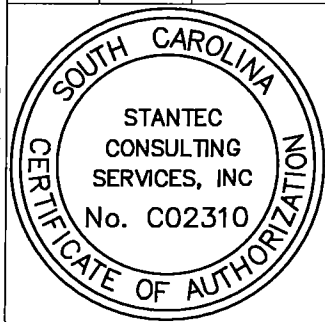
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 2016/10/03 8:26 AM By: Slagle, Mike

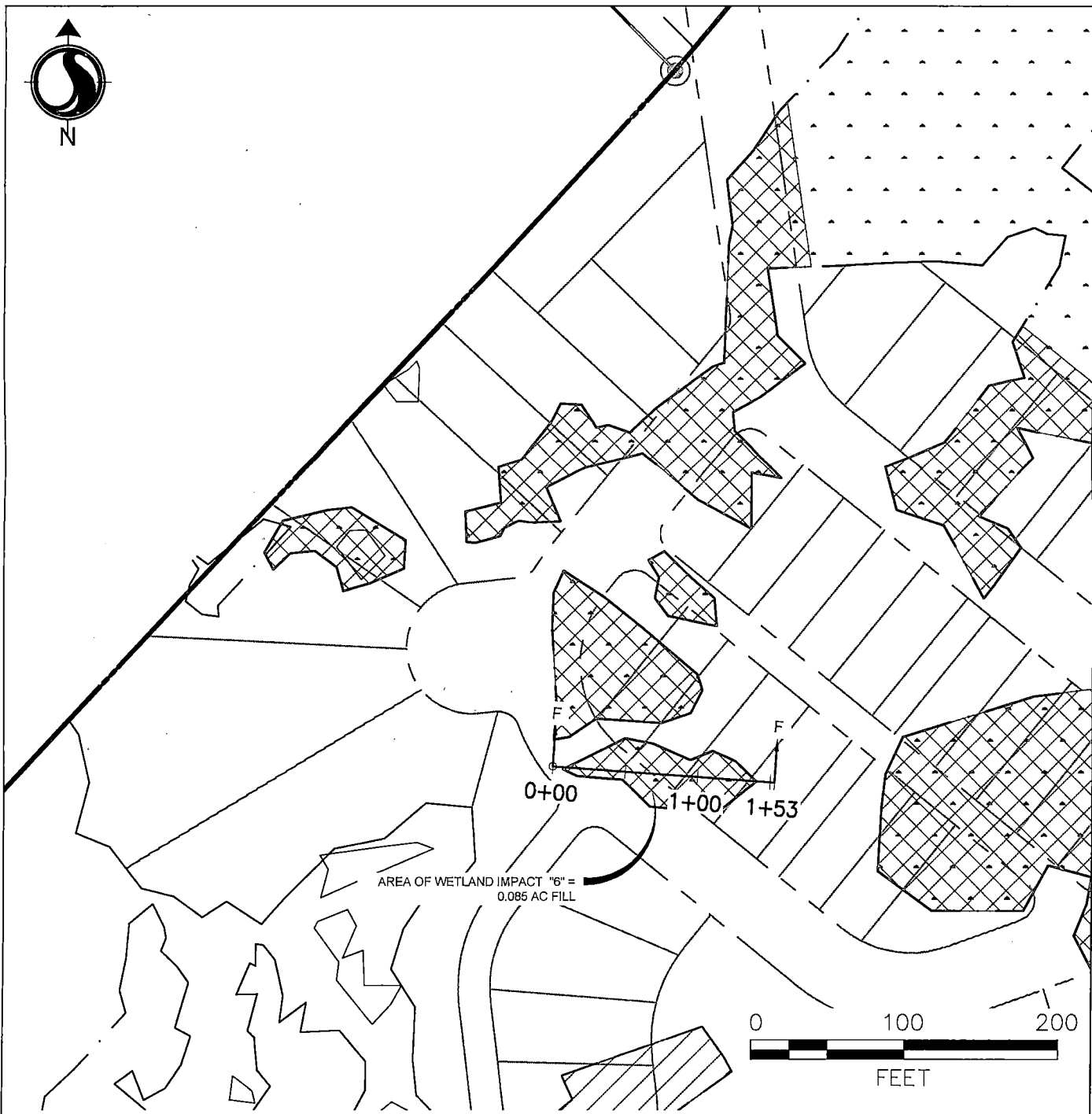


HORIZONTAL SCALE: 1" = 60'  
 VERTICAL SCALE: 1" = 3'

WETLAND AREA #5 FILL  
 SECTION E-E  
 TOTAL EST. VOLUME OF FILL: 101 CU.YDS.

Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 18.0 SECTION VIEW - IMPACT AREA "5"	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
			Application #:	Sheet 18 of 25



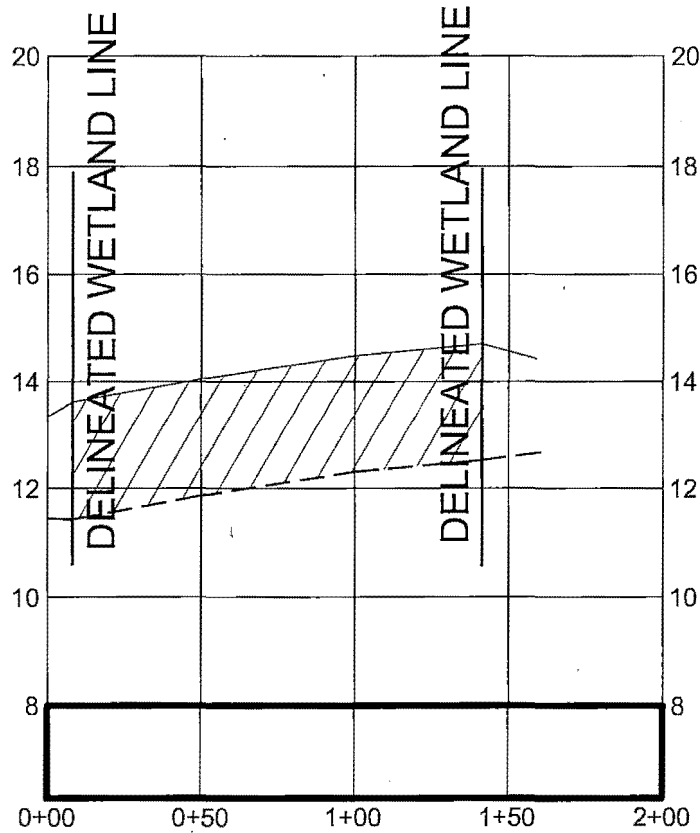


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 2016/10/03 8:26 AM By: Slagle, Mike

Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 19.0 PROPOSED SITE PLAN - IMPACT AREA "6"	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
			Application #:	Sheet 19 of 25



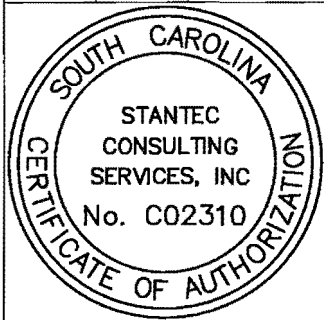
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 2016/10/03 8:26 AM By: Slagle, Mike



HORIZONTAL SCALE: 1" = 60'  
 VERTICAL SCALE: 1" = 3'

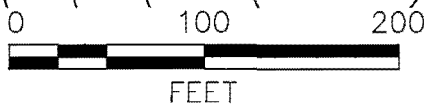
WETLAND AREA #6 FILL  
 SECTION F-F  
 TOTAL EST. VOLUME OF FILL: 285 CU.YDS.

Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 20.0 SECTION VIEW - IMPACT AREA "6"	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
			Application #:	Sheet 20 of 25





AREA OF WETLAND IMPACT "7" =  
0.248 AC FILL



Revision	Date	Description

Survey Datum: NAVD88

Drawing: FIGURE 21.0  
PROPOSED SITE PLAN - IMPACT AREA "7"

Project Title: TWIN LAKES

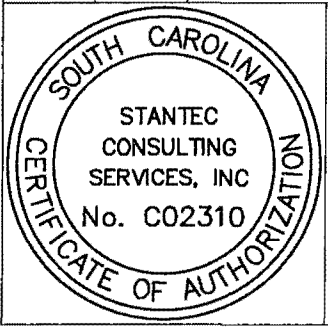
Project Location: CITY OF CHARLESTON, SOUTH CAROLINA

Applicant: CANE SLASH ROAD, LLC

Date: SEPTEMBER 30, 2016

Scale: As Shown

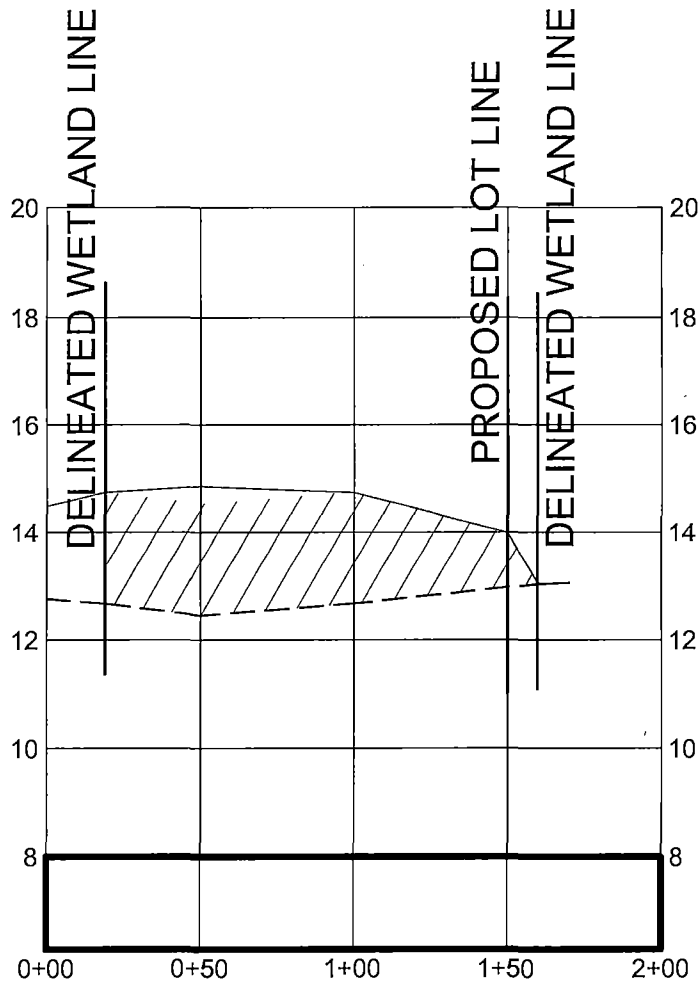
Application #: Sheet 21 of 25



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2016/10/03 8:26 AM By: Slagle, Mike



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 2016/10/03 8:26 AM By: Slagle, Mike



HORIZONTAL SCALE: 1" = 60'  
 VERTICAL SCALE: 1" = 3'

WETLAND AREA #7 FILL  
 SECTION G-G  
 TOTAL EST. VOLUME OF FILL: 935 CU.YDS.

Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 22.0 SECTION VIEW - IMPACT AREA "7"	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
			Application #:	Sheet 22 of 25



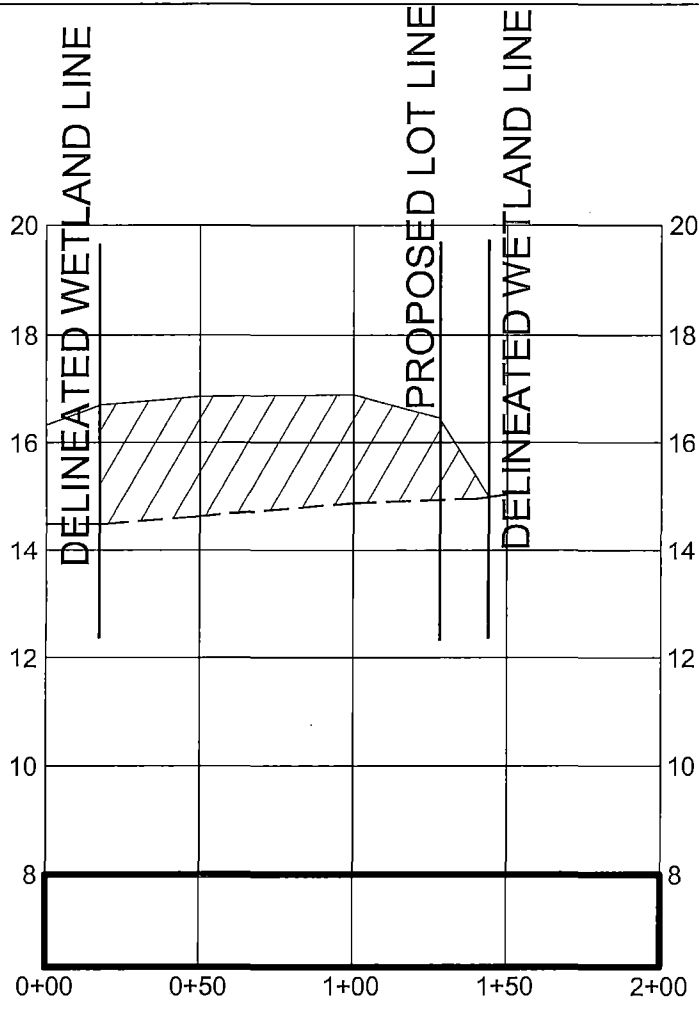
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 2016/10/03 8:26 AM By: Slagle, Mike



Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 23.0 PROPOSED SITE PLAN - IMPACT AREA "8"	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
			Application #:	Sheet 23 of 25



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 2016/10/03 8:26 AM By: Slagle, Mike

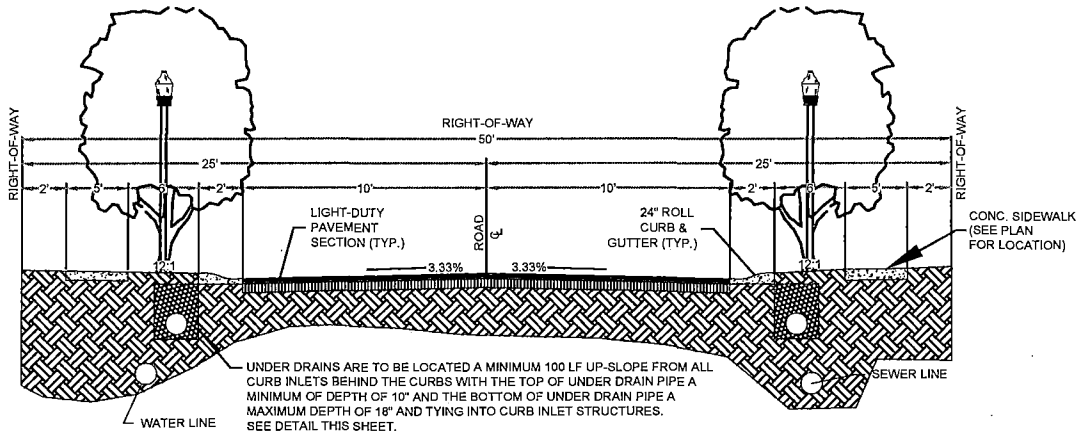


HORIZONTAL SCALE: 1" = 60'  
 VERTICAL SCALE: 1" = 3'

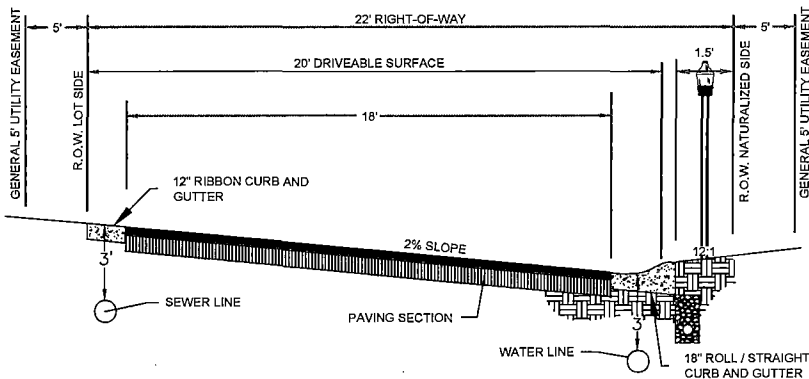
WETLAND AREA #8 FILL  
 SECTION H-H  
 TOTAL EST. VOLUME OF FILL: 1,226 CU.YDS.

Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 24.0 SECTION VIEW - IMPACT AREA "8"	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
			Application #:	Sheet 24 of 25





**TYPICAL 50' RW ROAD SECTION**  
PAVEMENT SECTION (TYP.)  
 N.T.S.



**TYPICAL 22' ALLEY "B" ROAD SECTION**  
PAVEMENT SECTION (TYP.)  
 N.T.S.

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 2016/10/03 8:26 AM By: Slagle, Mike

Revision	Date	Description	Survey Datum: NAVD88	
			Drawing: FIGURE 25.0 PAVEMENT DETAIL	
			Project Title: TWIN LAKES	
			Project Location: CITY OF CHARLESTON, SOUTH CAROLINA	
			Applicant: CANE SLASH ROAD, LLC	
			Date: SEPTEMBER 30, 2016	Scale: As Shown
			Application #:	Sheet 25 of 25

