

**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: P/N SAC-1993-10105  
(fka 93-2X-239)

2 November 2018

Pursuant to 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

**Mr. Matthew Raines**  
**Del Webb Communities, Inc.**  
**127 Sun City Lane**  
**Bluffton, South Carolina 29909**

for a permit to construct single family homes and associated infrastructure within  
0.8 acre of freshwater wetlands

at a location off Argent Boulevard, Jasper County, South Carolina (Latitude: 32.322435 °N, Longitude: -80.943851°W), Jasper, SC 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 constructing single family homes and associated infrastructure within 0.8 acre of freshwater wetlands. The proposed work is an expansion of the existing Del Webb's Sun City – Hilton Head residential development. In detail, the applicant proposes to fill 0.22 acre of wetlands for a road (impact J-4), to excavate 0.007 acre of wetland for

a stormwater lagoon (impact J-3), to fill 0.16 acre of wetland for a road and lots (J-2), and to fill 0.35 acre of wetland for a road and lots. The applicant has proposed to mitigate for the proposed loss of 0.8 acre of freshwater wetlands by purchasing 9.165 wetland mitigation credits from an approved mitigation bank. The project purpose is to expand an existing residential development.

**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 0.8 acre of freshwater 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 the Piping plover (*Charadrius melodus*), Red Knot (*Calidris canutus rufa*), Atlantic sturgeon (*Acipenser oxyrinchus oxyrinchus*), shortnose sturgeon (*Acipenser brevirostrum*), American chaffseed (*Schwalbea americana*), Canby's dropwort (*Oxypolis canbyi*), and pondberry (*Lindera melissifolia*); the project is not likely to adversely affect the Frosted flatwoods salamander (*Ambystoma cingulatum*), American Wood Stork (*Mycteria americana*), Red-cockaded woodpecker (*Picoides borealis*), and Northern long-eared bat (*Myotis septentrionalis*); and the project will not result in the destruction or adverse modification of designated or proposed critical habitat. 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.

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(1)(1)), and has initially determined that no historic properties are present; therefore, there will be no effect on historic properties. To ensure that other historic properties that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office and any other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

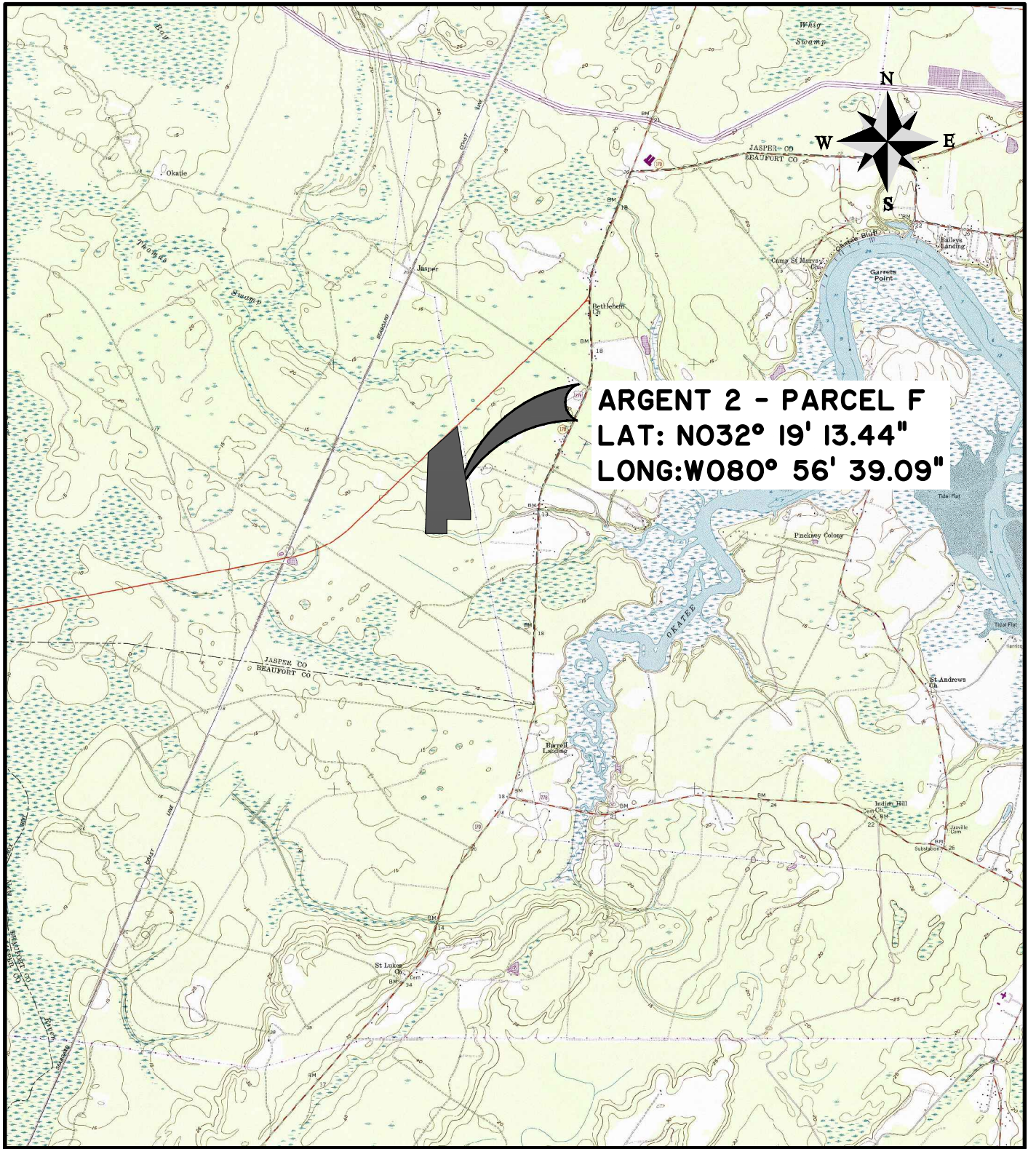
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest 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. 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, South Carolina 29403-5107**

If there are any questions concerning this public notice, please contact Leslie Estill, Project Manager, at (843) 329-8039 or toll free at 1-866-329-8187.



# ARGENT 2 - PARCEL F

PROPOSED ACTIVITY:  
LOCATION MAP

CLIENT:  
PULTE HOME COMPANY, LLC

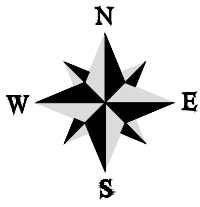
LOCATION: HARDEEVILLE, SOUTH CAROLINA  
DATE: DECEMBER 4, 2017  
JOB NUMBER: J - 26677.0000

SHEET: W1  
SCALE: 1" = 5000'

**THOMAS & HUTTON**  
Engineering | Surveying | Planning | GIS | Consulting

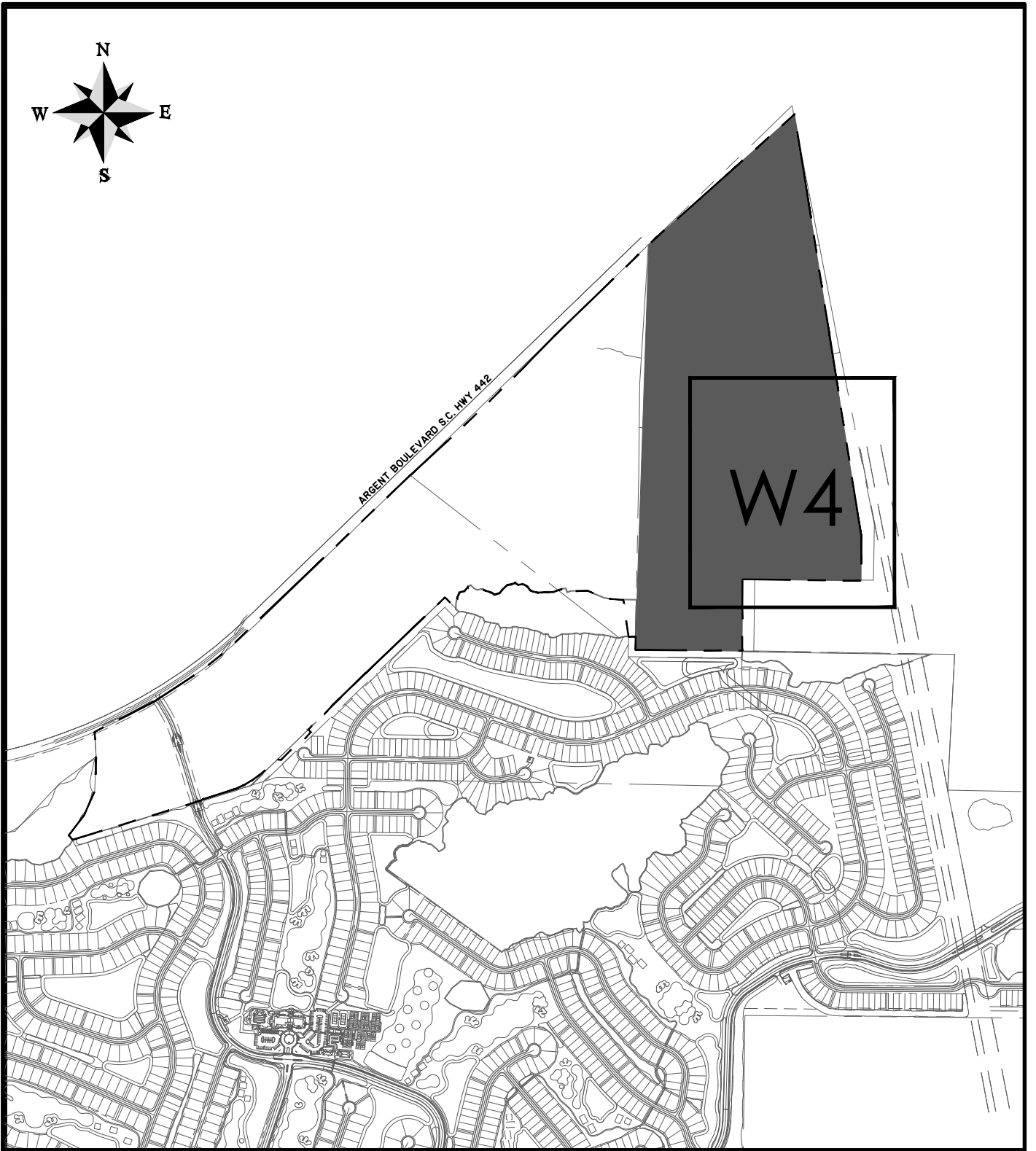
50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300

[www.thomasandhutton.com](http://www.thomasandhutton.com)



ARGENT BOULEVARD S.C. HWY 442

W4



# ARGENT 2 - PARCEL F

PROPOSED ACTIVITY:  
SHEET INDEX/PROJECT MAP

CLIENT:  
PULTE HOME COMPANY, LLC

LOCATION: HARDEEVILLE, SOUTH CAROLINA  
DATE: DECEMBER 4, 2017  
JOB NUMBER: J - 26677.0000

SHEET: W2  
SCALE: 1" = 1000'



50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300

[www.thomasandhutton.com](http://www.thomasandhutton.com)

PROJECT NO. 26677.0000

DATE: OCTOBER 11, 2018

## LEGEND

### PROJECT SITE

	PROJECT SITE	89.4± ACRES
	UPLAND	71.2± ACRES
	WETLAND BUFFER	0.00 ACRES
	TOTAL JURISDICTIONAL FRESHWATER WETLANDS	18.3± ACRES

### WETLAND IMPACT SUMMARY

	JURISDICTIONAL WETLAND FILL	0.51 ACRES
	ROAD CROSSING FILL	0.22 ACRES
	JURISDICTIONAL WETLAND EXCAVATION	0.07 ACRES
	TOTAL WETLAND IMPACT	0.80 ACRES
	TOTAL PROPOSED FILL	2,581 CY

## ARGENT 2 - PARCEL F

PROPOSED ACTIVITY:

WETLAND IMPACT SUMMARY

CLIENT:

PULTE HOME COMPANY, LLC

LOCATION: HARDEEVILLE, SOUTH CAROLINA

DATE: OCTOBER 11, 2018

JOB NUMBER: J - 26677.0000

SHEET: W3

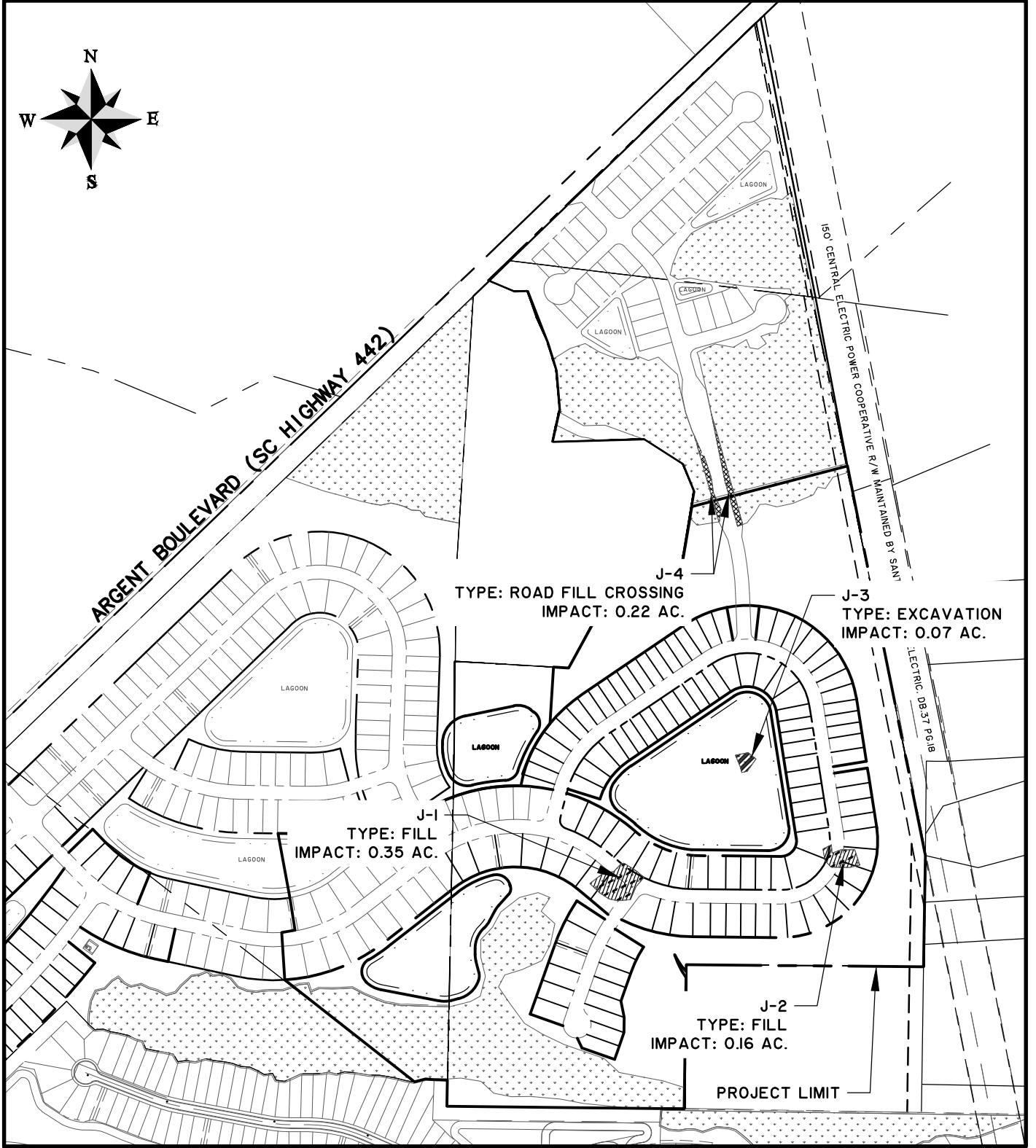
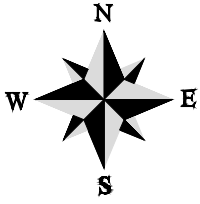
SCALE: N.T.S.



**THOMAS & HUTTON**  
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300

[www.thomasandhutton.com](http://www.thomasandhutton.com)



# ARGENT 2 - PARCEL F

PROPOSED ACTIVITY:  
WETLAND IMPACT PLAN

CLIENT:  
PULTE HOME COMPANY, LLC

LOCATION: HARDEEVILLE, SOUTH CAROLINA  
DATE: OCTOBER 11, 2018  
JOB NUMBER: J - 26677.0000

SHEET: W4  
SCALE: 1" = 500'

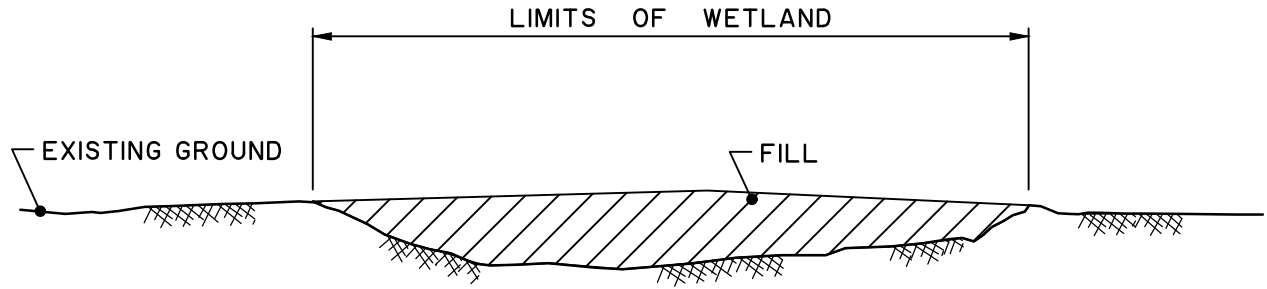
**THOMAS & HUTTON**  
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300

[www.thomasandhutton.com](http://www.thomasandhutton.com)

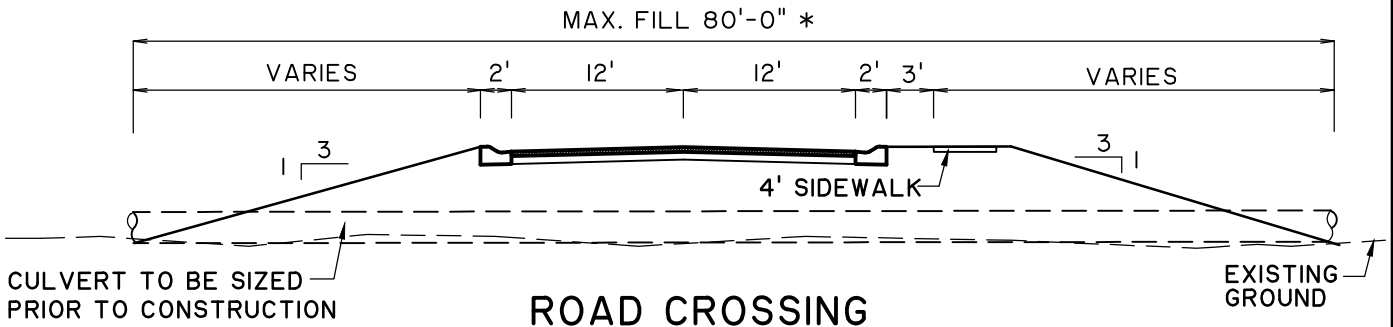


Z:\26677\26677.0000\Engineering\Drawings\Wetland Permi\26677.0000 - Wetland Permi Drawings.dwg - Oct 2, 2018 - 10:08:06 PM



**DEVELOPMENT  
WETLAND FILL SECTION**

NOT TO SCALE



**ROAD CROSSING  
TYPICAL SECTION WITHOUT MEDIAN**

NTS

\* 80'-0" MAX. FILL DOES NOT INCLUDE USE OF CONTINGENCY.

**ARGENT 2 - PARCEL F**

PROPOSED ACTIVITY:  
WETLAND IMPACT DETAIL

CLIENT:  
PULTE HOME COMPANY, LLC

LOCATION: HARDEEVILLE, SOUTH CAROLINA

DATE: OCTOBER 2, 2018

JOB NUMBER: J - 26677.0000

SHEET: W5

SCALE: N.T.S.



**THOMAS & HUTTON**  
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300

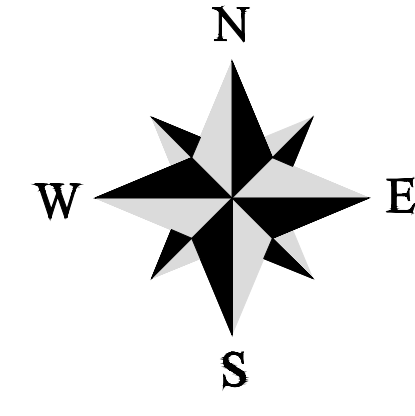
[www.thomasandhutton.com](http://www.thomasandhutton.com)

\\NAS001\0877\2018\Projects\Hilton Head\Overall Master Plan\Overall Master Plan.dwg - Jul 2, 2018 - 10:42:52 AM



JASPER COUNTY  
BEAUFORT COUNTY

**WETLAND IMPACT SUMMARY:**  
WETLAND IMPACTS HAVE BEEN COMPLETED IN ACCORDANCE WITH PERMIT NO. 93-2X-239. THERE ARE NO ADDITIONAL WETLAND IMPACTS PROPOSED WITHIN THE CURRENT LIMITS OF DEVELOPMENT. REMAINING WETLAND AREAS ARE PRESERVED WITH RESTRICTIVE COVENANTS RECORDED IN BEAUFORT AND JASPER COUNTIES.



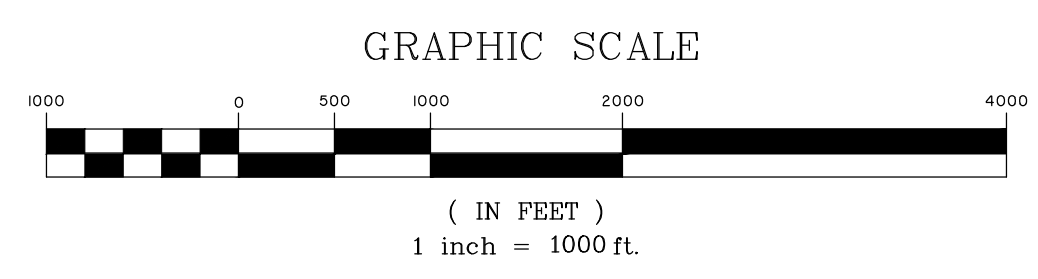
SUN CITY HILTON HEAD  
**OVERALL  
MASTER PLAN  
EXHIBIT**  
BEAUFORT AND JASPER COUNTY, SC

PREPARED FOR:  
DEL WEBB COMMUNITIES,  
INC.  
PREPARED BY:



50 Park of Commerce Way  
Savannah, GA 31405 • 912.234.5300

[www.thomasandhutton.com](http://www.thomasandhutton.com)



JOB NO: J-8877	DATE: JULY 9, 2018
DRAWN: DMB	SCALE: 1" = 1000'
REVIEWED: DMB	SHEET: EX1