

**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS  
69A Hagood Avenue  
Charleston, South Carolina 29403-5107**

REGULATORY DIVISION

Refer to: P/N SAC-2018-01456

November 7, 2018

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.), a prospectus has been submitted to the Department of the Army and the South Carolina Interagency Review Team by

**JMT, INC.  
ATTENTION: ROSS NELSON  
952 HOUSTON NORTHCUTT BLVD., SUITE 100  
MT. PLEASANT, SC 29464**

for a proposal to establish and operate a wetland mitigation bank that is adjacent to the

**NORTH EDISTO RIVER AND LEADENWAH CREEK**

at a location on the western end of Wadmalaw Island, approximately 22 miles west-southwest of Charleston, Charleston County, South Carolina (Latitude: 32.62775 °N, Longitude: -80.24263 °W), Wadmalaw Island and Rockville, SC Quad sheets .

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

**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 project consists of establishing a saltwater mitigation bank in the Edisto watershed (8-digit Hydrologic Unit Code 03050206) located in the Level III Southeastern Plains Ecoregion. The proposed 251-acre mitigation site includes approximately 169.3 acres of tidal wetlands.

The proposal is to preserve 122.82 acres of tidal marsh along the North Edisto River and Leadenwah Creek. In addition, 39.90 acres of tidal wetlands will be restored or enhanced by increasing tidal flow through breaching or removal of berms to allow full range of tidal flows. Approximately 6.56 acres of tidal marsh will be created in areas that were converted to agricultural land. An upland buffer will be placed around all wetland resources. Once the mitigation work is complete, the bank sponsor proposes to monitor the mitigation site to ensure that the restoration areas are performing as expected and meeting the necessary performance

standards. The bank sponsor, using a conservation easement, will protect the mitigation bank site.

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

According to the Prospectus, the proposed mitigation bank will provide in-kind compensatory mitigation for authorized impacts to aquatic resources. The work required to complete the proposed activities on the mitigation site may be authorized under Nationwide Permit #27 after reviews by the Corps, the South Carolina Department of Health and Environmental Control, and the Interagency Review Team.

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 prospectus must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930) 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 24.19 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. Overall, the proposed project is expected to restore 46.5 acres of estuarine substrates. 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 District Engineer has consulted the most recently available information and has made no determination of effect on any Federally endangered, threatened, or proposed species. 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 Federally listed or proposed to be listed endangered or threatened species and/or designated or proposed critical habitat may be present in the area which would be affected by the activity.

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

In accordance with Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(f)(1)), and has initially determined that 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.

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. 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.

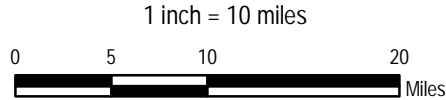
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify,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

The Prospectus for the proposed mitigation bank is available for review by appointment between the hours of 9:00 am and 4:00 pm Monday through Friday at the address listed above. If there are any questions concerning the proposed mitigation bank or the information included in this public notice please contact David B. Wilson by e-mail at [david.b.wilson@usace.army.mil](mailto:david.b.wilson@usace.army.mil) or by telephone at 843-329-8044.



Figure 1 - Vicinity Map  
 Point Farm Salt Marsh Mitigation Bank  
 Mitigation Prospectus  
 Charleston County, South Carolina  
 Source: ESRI  
 Date: June 2018





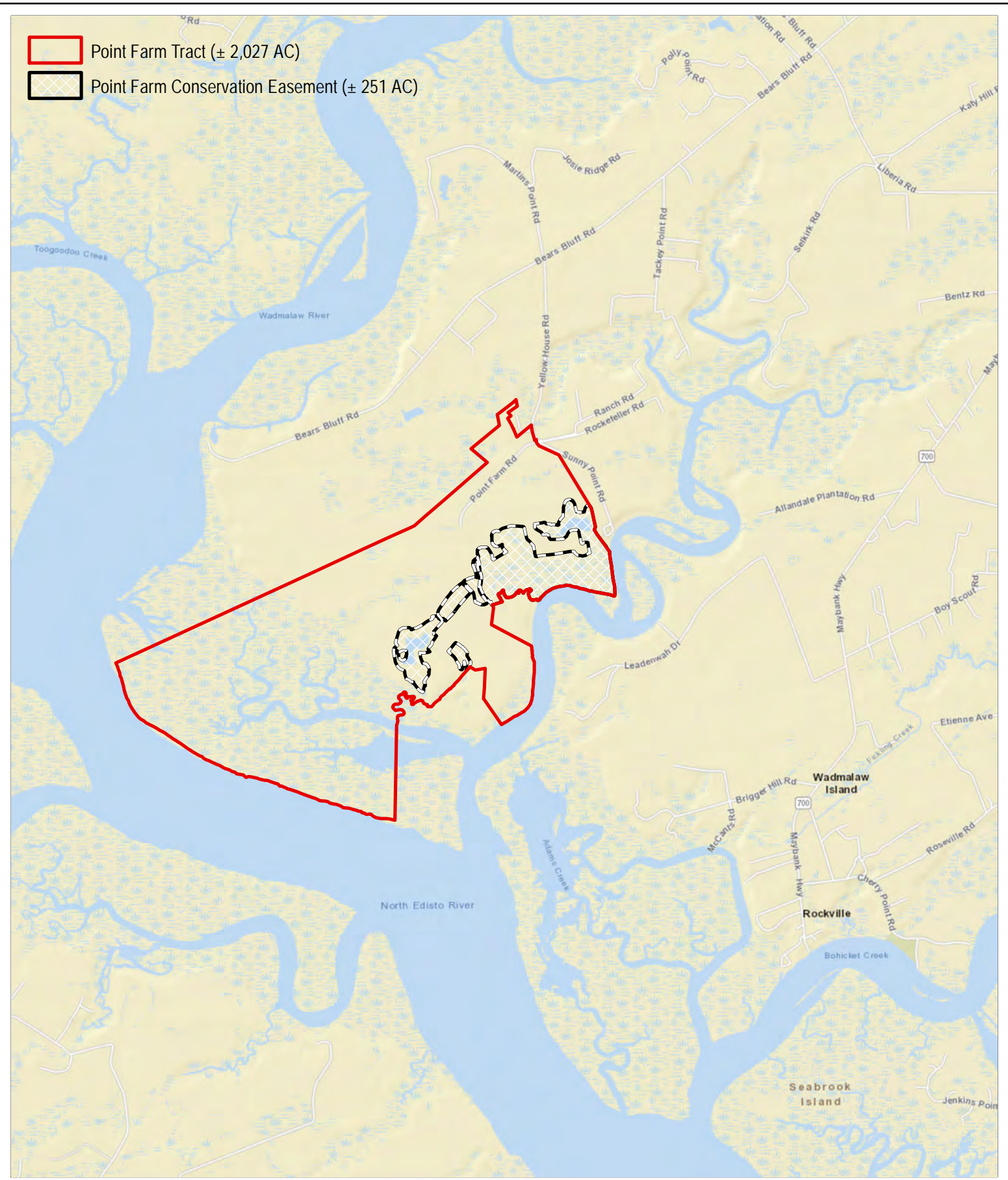
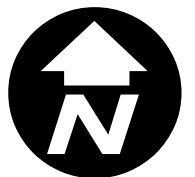
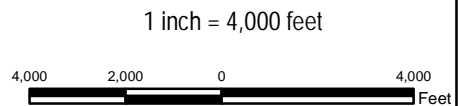




Figure 2 - Location Map  
 Point Farm Salt Marsh Mitigation Bank  
 Mitigation Prospectus  
 Charleston County, South Carolina  
 Source: ESRI  
 Date: June 2018



952 Houston Northcutt Blvd., Suite 100  
 Mount Pleasant, SC 29464  
 Ph: (843) 556-2624 Fx: (843) 556-4329  
 www.JMT.com



-  Point Farm Tract ( $\pm 2,027$  AC)
-  Point Farm Conservation Easement ( $\pm 251$  AC)



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Figure 3 - Mitigation Bank Boundary

Point Farm Salt Marsh Mitigation Bank  
 Mitigation Prospectus

Charleston County, South Carolina  
 Source: ESRI, Charleston County GIS

Date: June 2018

1 inch equals 2,000 feet







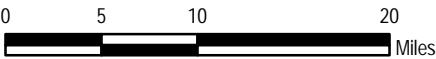
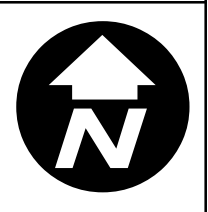
Point Farm Salt Marsh CE (± 251 AC)  
 8-Digit HUC

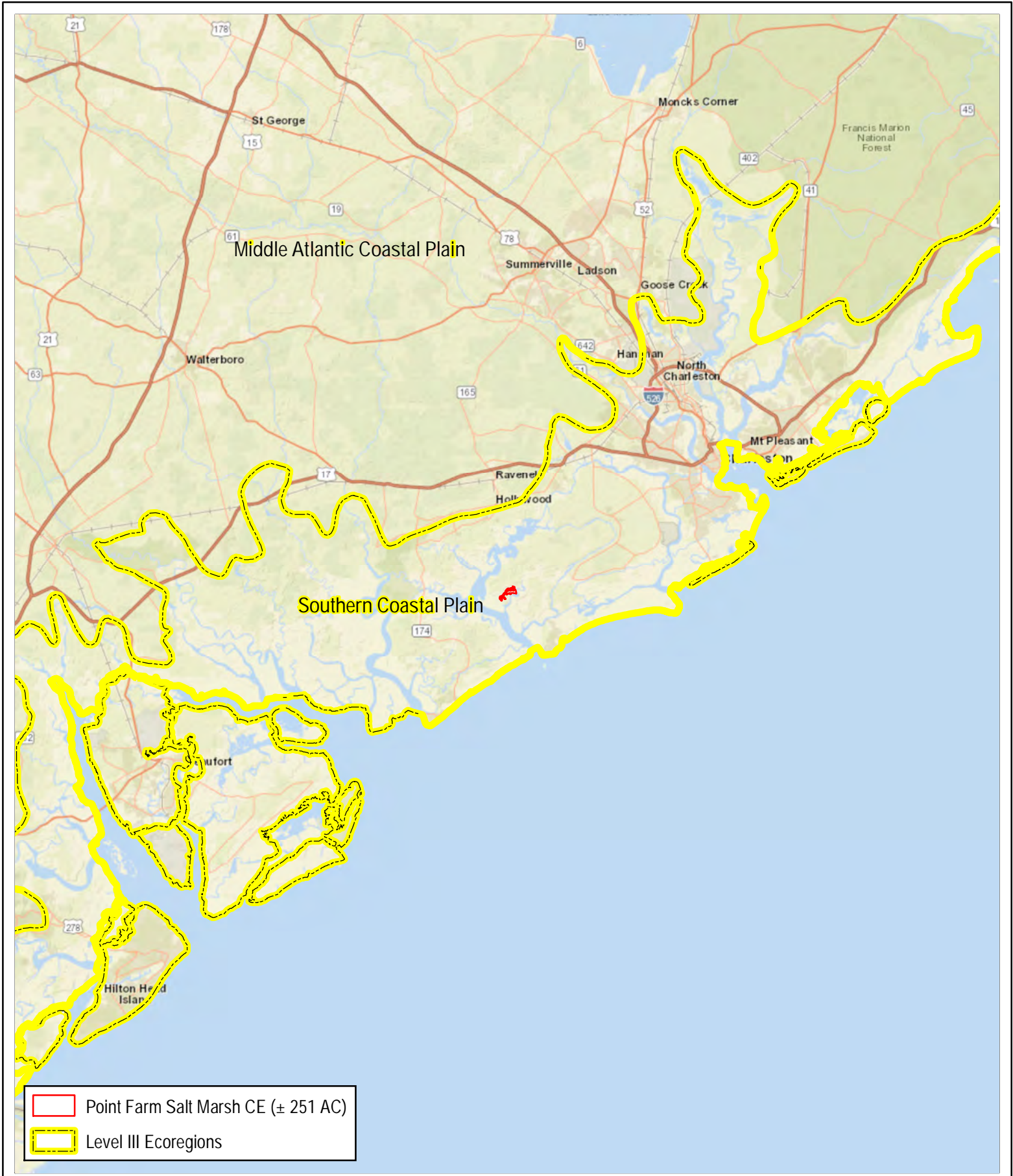


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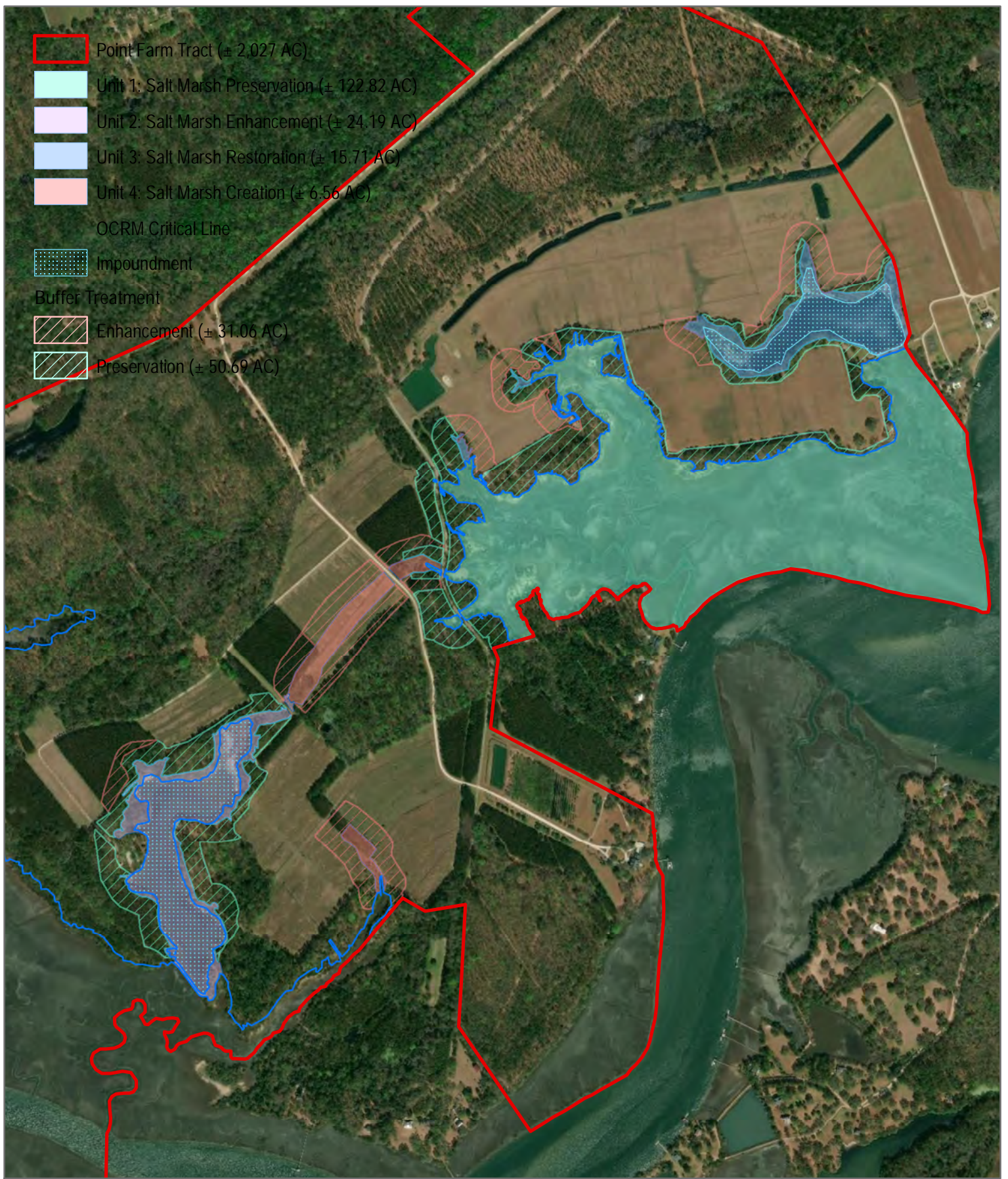
Figure 4 - 8-Digit Hydrologic Unit Code Map  
 Point Farm Salt Marsh Mitigation Bank  
 Mitigation Prospectus  
 Charleston County, South Carolina  
 Source: ESRI, USGS  
 Date: June 2018

1 inch = 10 miles

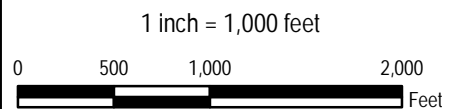






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Figure 6 - Mitigation Unit Map  
 Point Farm Salt Marsh Mitigation Bank  
 Mitigation Prospectus  
 Charleston County, South Carolina  
 Source: ESRI, EPA  
 Date: June 2018





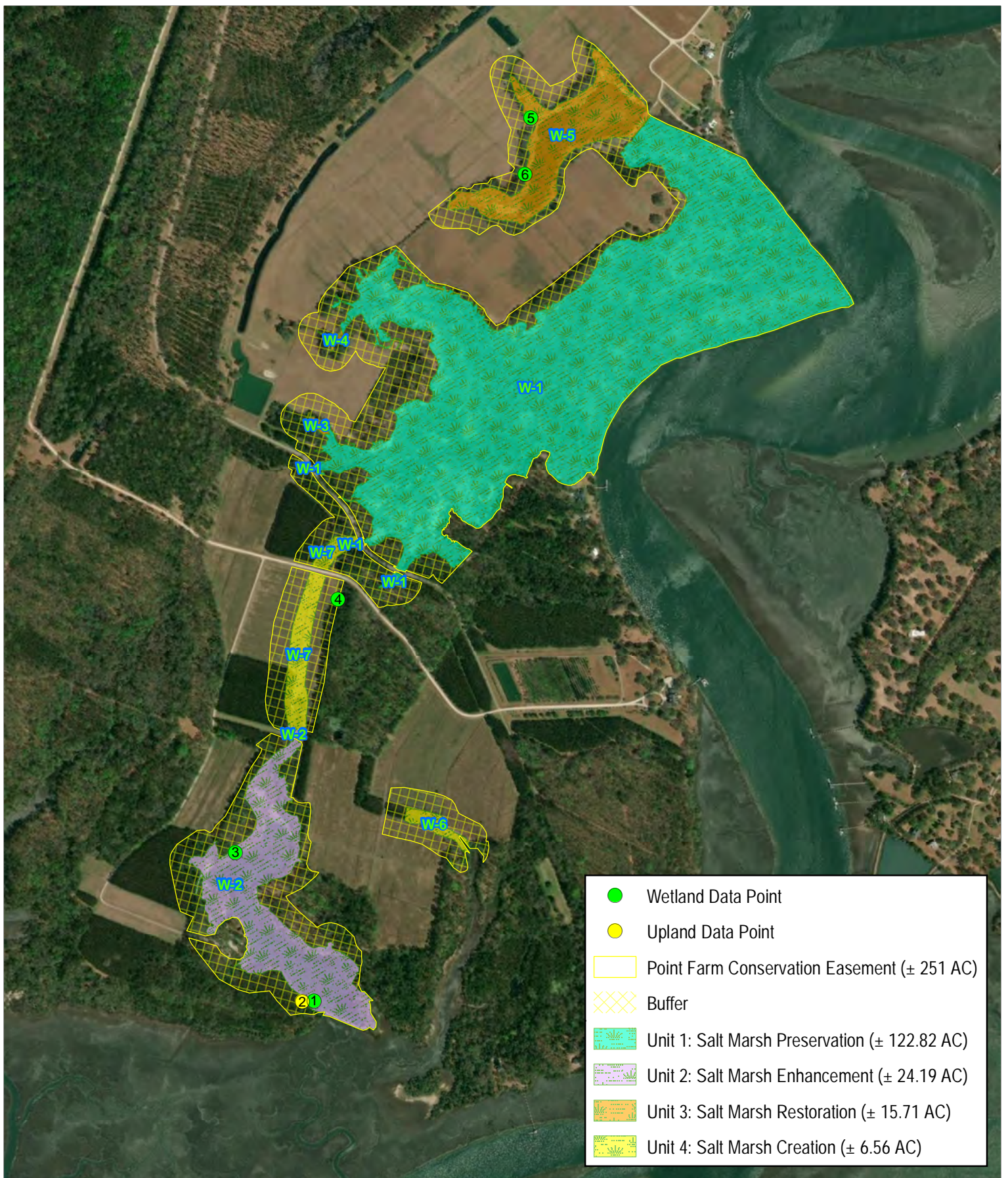
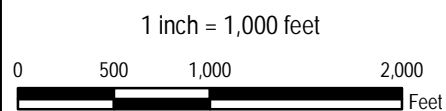
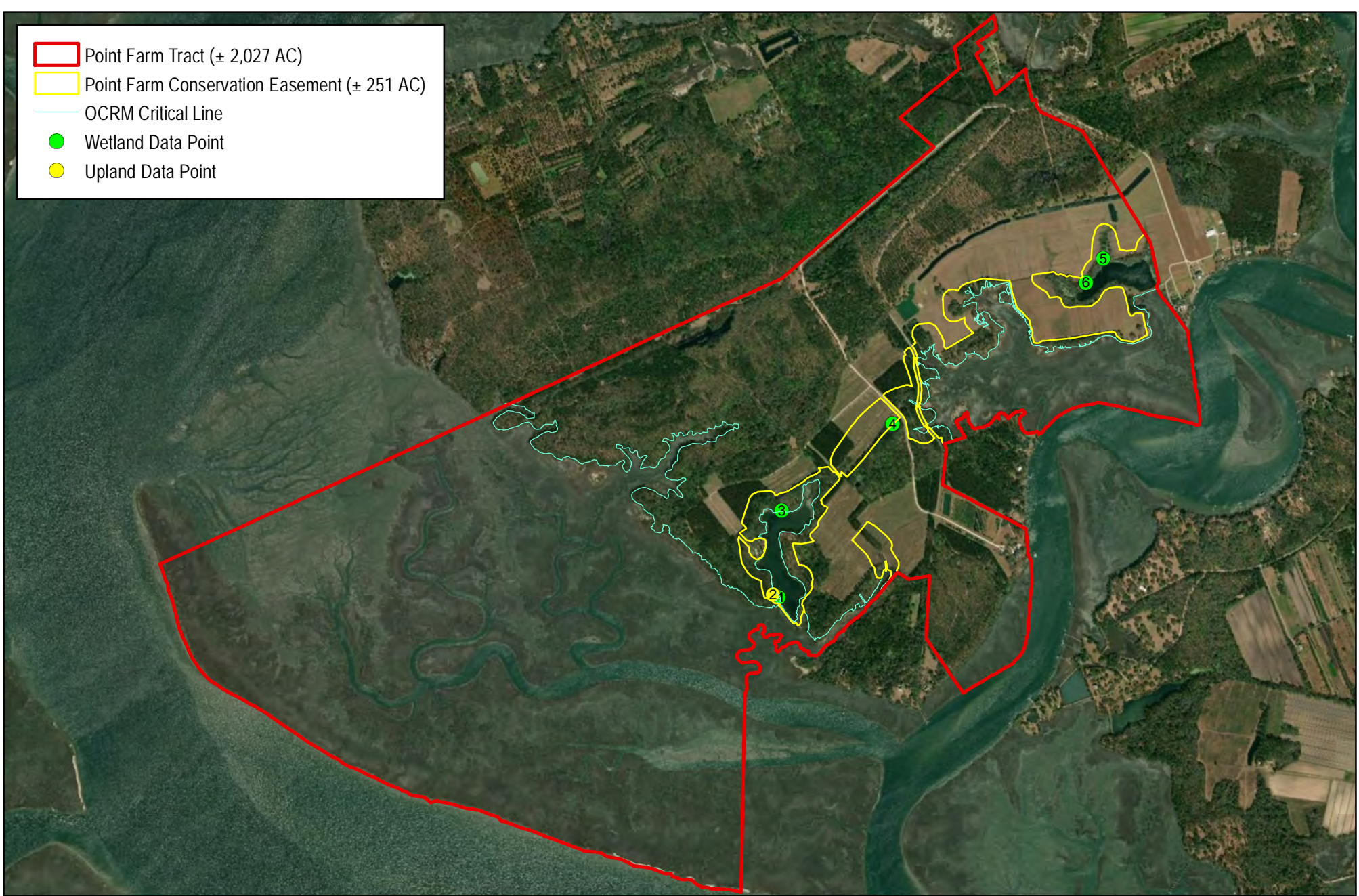


Figure 7 - Itemized Resource Chart Map  
 Point Farm Salt Marsh Mitigation Bank  
 Mitigation Prospectus  
 Charleston County, South Carolina  
 Source: ESRI, EPA  
 Date: June 2018







- Point Farm Tract (± 2,027 AC)
- Point Farm Conservation Easement (± 251 AC)
- OCRM Critical Line
- Wetland Data Point
- Upland Data Point


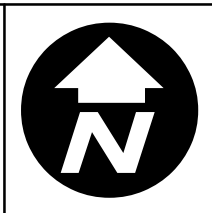


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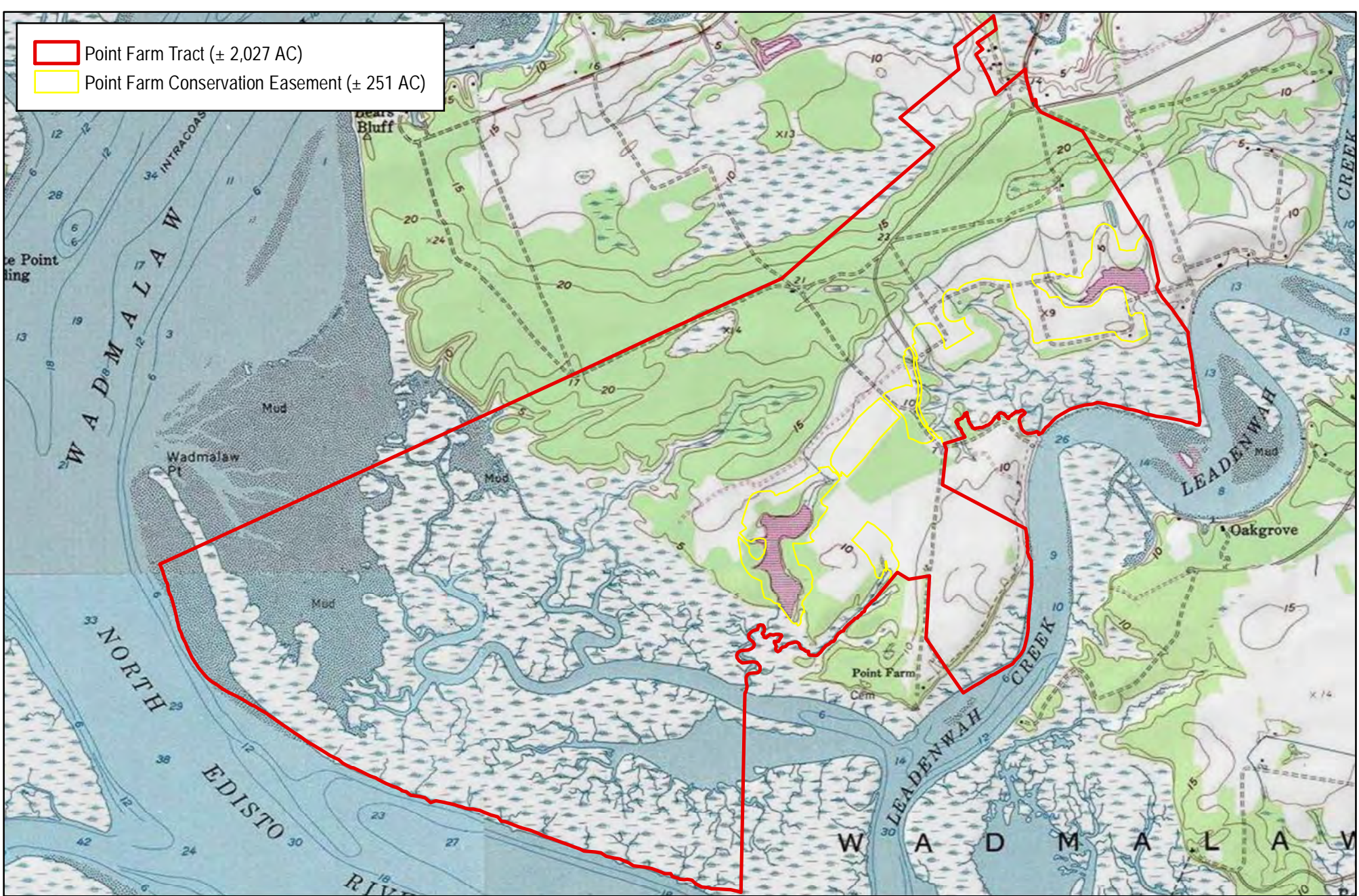
Figure 9: OCRM Critical Line Delineation Map  
 Point Farm Salt Marsh Mitigation Bank  
 Mitigation Prospectus  
 Charleston County, South Carolina  
 Source: ESRI  
 Date: June 2018

1 inch = 2,000 feet

0 1,000 2,000 4,000 Feet

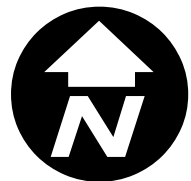




Point Farm Tract (± 2,027 AC)  
 Point Farm Conservation Easement (± 251 AC)

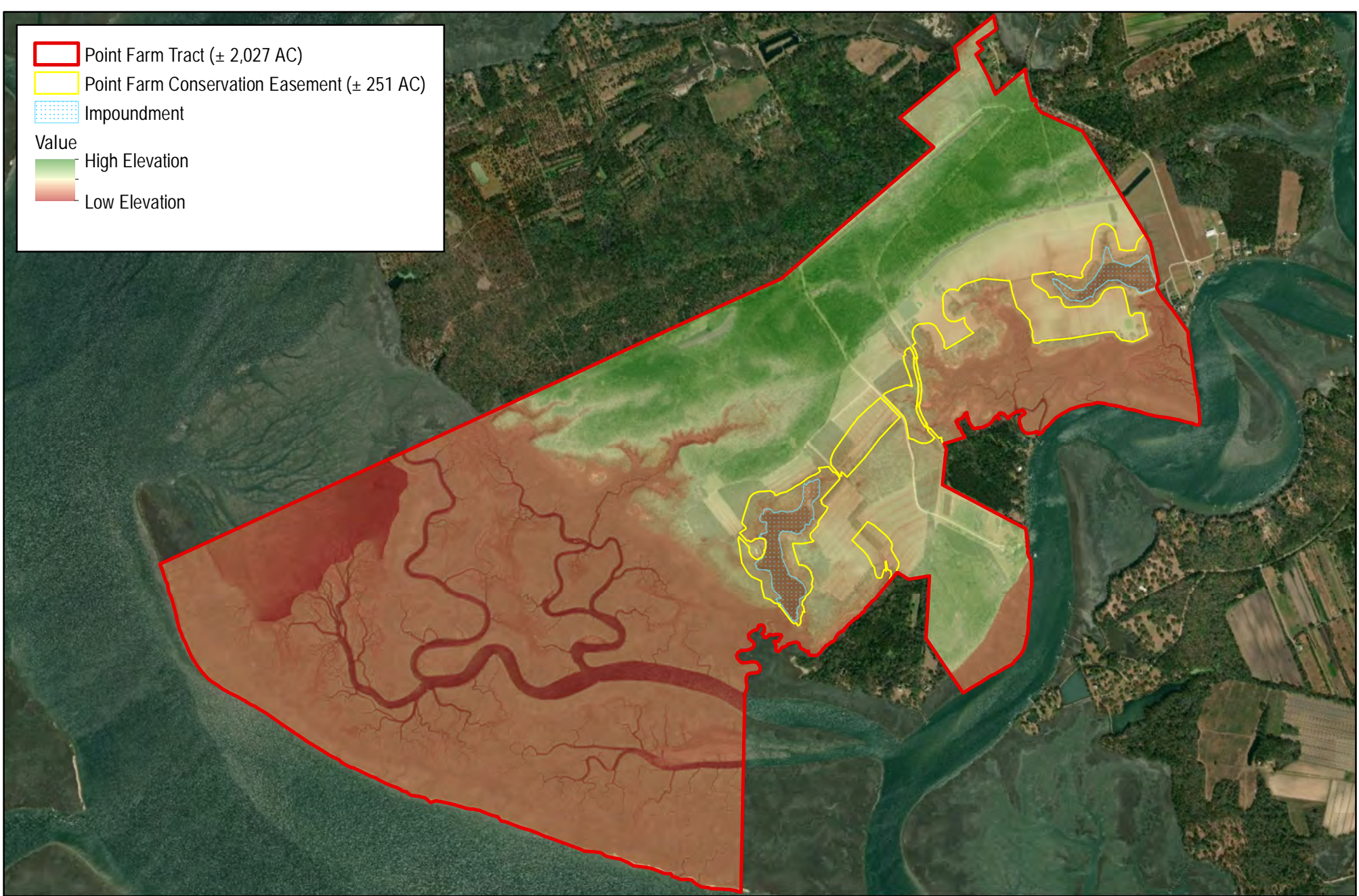
Figure 10: USGS Topographic Map  
 Point Farm Salt Marsh Mitigation Bank  
 Mitigation Prospectus  
 Charleston County, South Carolina  
 Source: ESRI  
 Date: June 2018

1 inch = 2,000 feet  
 0 1,000 2,000 4,000  
 Feet



  
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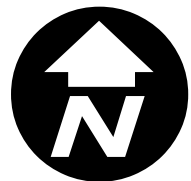
- Point Farm Tract ( $\pm 2,027$  AC)
  - Point Farm Conservation Easement ( $\pm 251$  AC)
  - Impoundment
- Value
- High Elevation
  - Low Elevation

Figure 11: LIDAR Digital Elevation Map  
 Point Farm Salt Marsh Mitigation Bank  
 Mitigation Prospectus  
 Charleston County, South Carolina  
 Source: ESRI, SCDNR  
 Date: April 2018

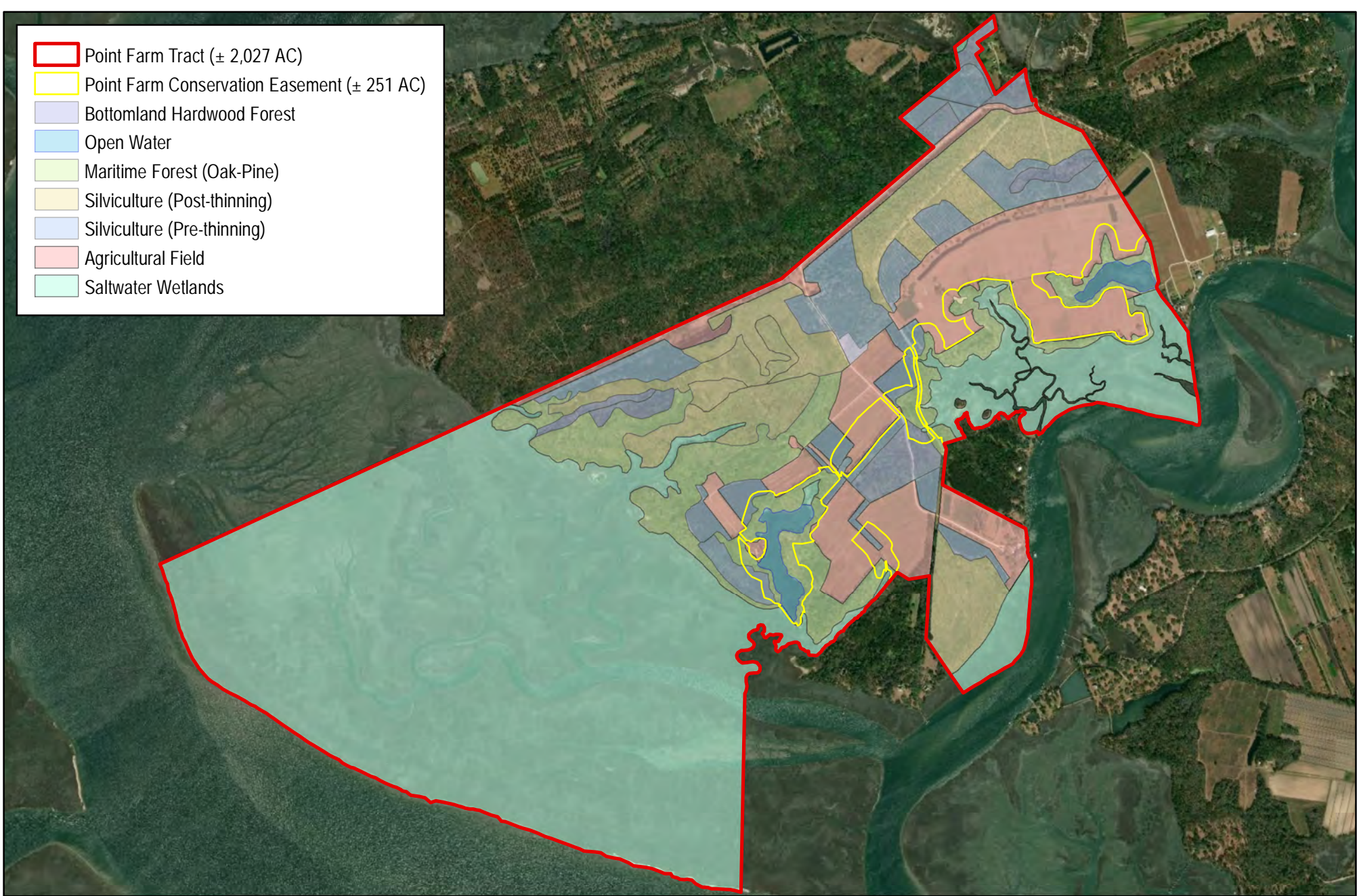
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1 inch = 2,000 feet

0 1,000 2,000 4,000 Feet

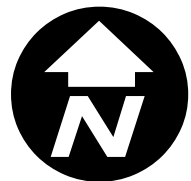
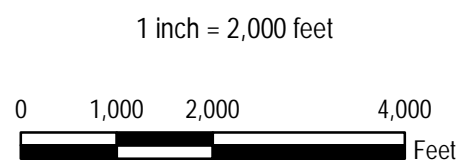






- Point Farm Tract (± 2,027 AC)
- Point Farm Conservation Easement (± 251 AC)
- Bottomland Hardwood Forest
- Open Water
- Maritime Forest (Oak-Pine)
- Silviculture (Post-thinning)
- Silviculture (Pre-thinning)
- Agricultural Field
- Saltwater Wetlands

Figure 12: Land Use/Land Cover Map  
 Point Farm Salt Marsh Mitigation Bank  
 Mitigation Prospectus  
 Charleston County, South Carolina  
 Source: ESRI  
 Date: June 2018





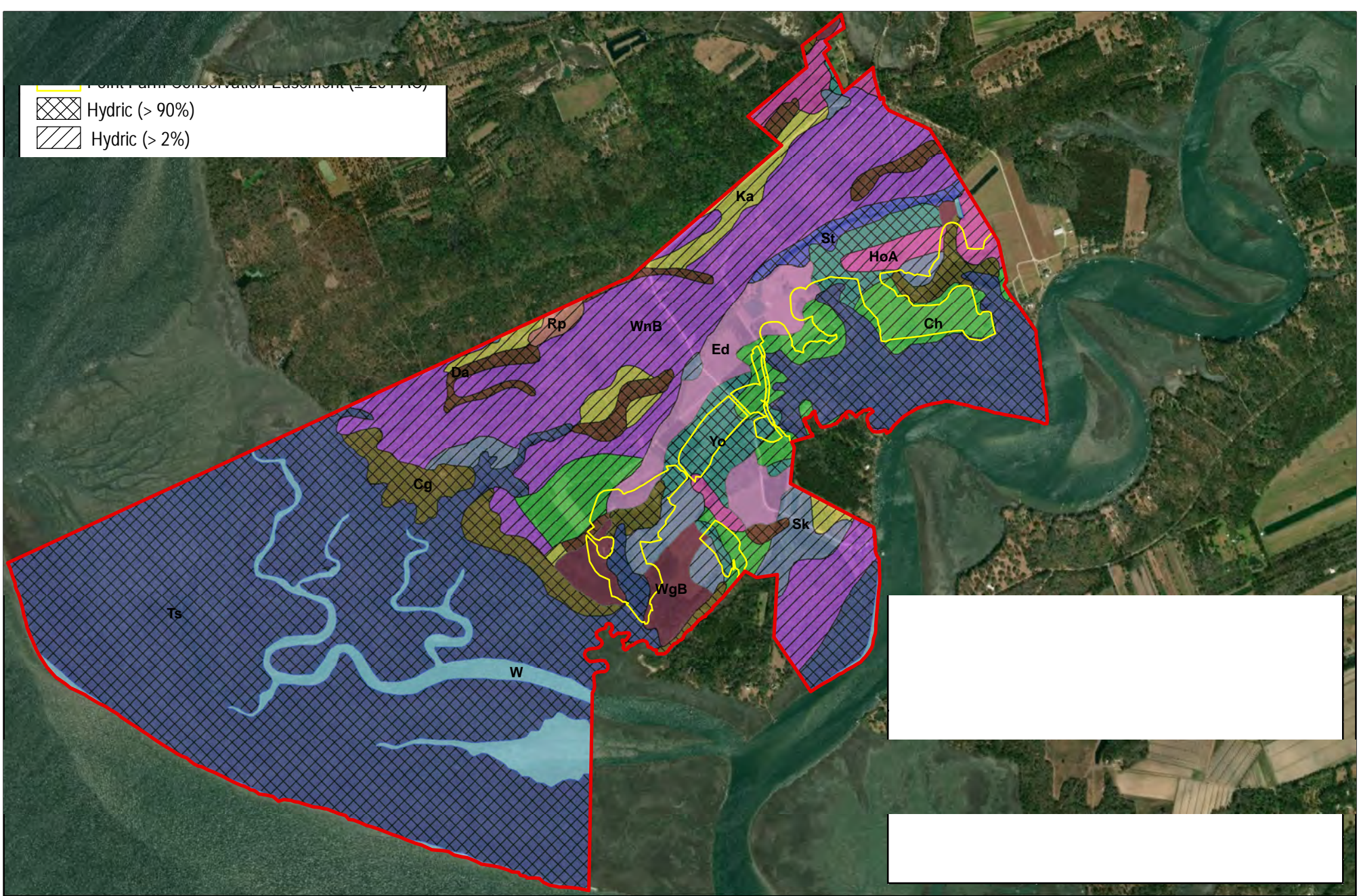
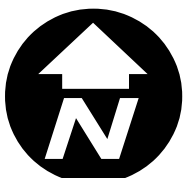
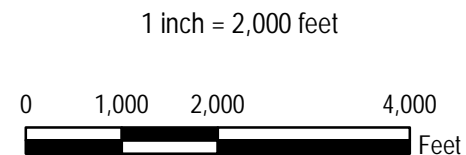


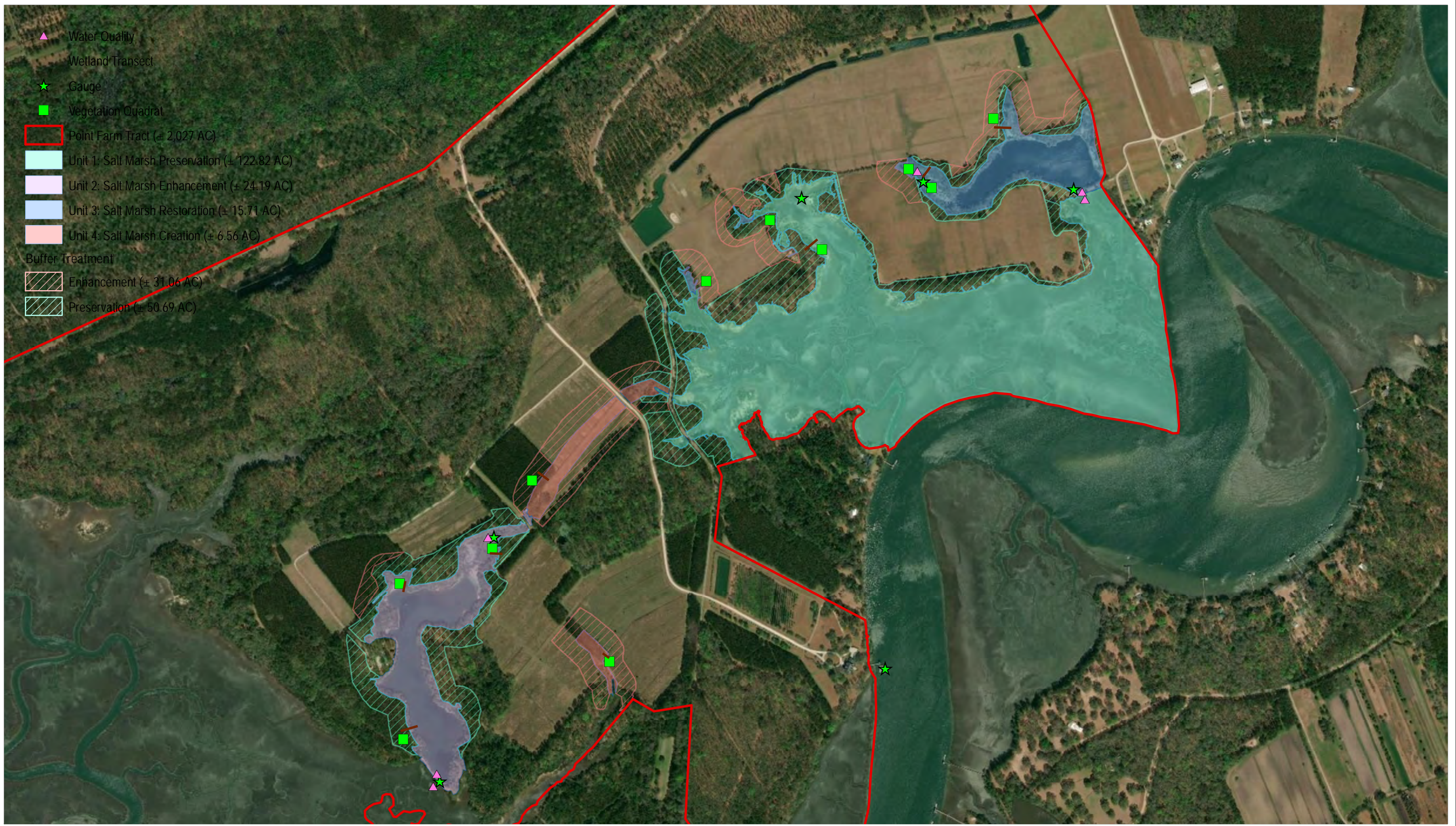
Figure 13: NRCS Hydric Soil Rating Map  
 Point Farm Salt Marsh Mitigation Bank  
 Mitigation Prospectus  
 Charleston County, South Carolina  
 Source: ESRI  
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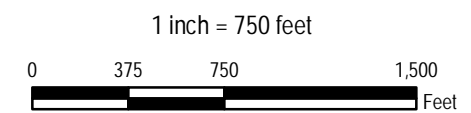




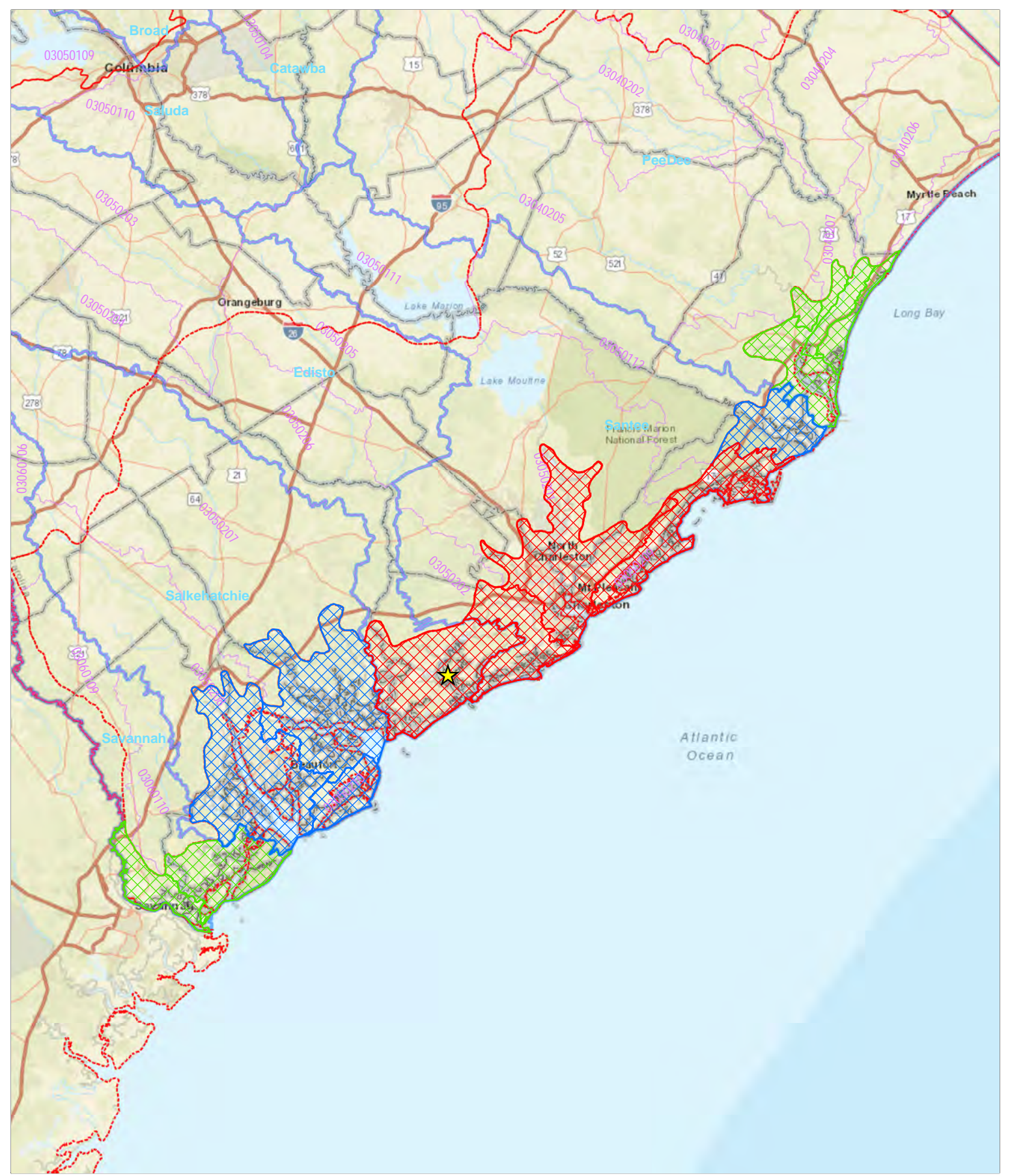
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Figure 16 - Baseline Monitoring Plan

Point Farm Salt Marsh Mitigation Bank  
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Figure 17 - Service Area Map  
 Point Farm Salt Marsh Mitigation Bank  
 Mitigation Prospectus  
 Charleston County, South Carolina  
 Source: ESRI, EPA, USGS, SCDHEC  
 Date: June 2018

