

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**  
**69 A 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-2018-00976

November 4, 2020

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

**Mr. Richard Loudin**  
**Ashton Woods Homes**  
**2265 Clements Ferry Road, Suite 303**  
**Charleston, South Carolina 29492**

for a permit to construct a road crossing in

an unnamed tributary to the Ashley River and freshwater wetland

at 4527 Ashley River Road in Summerville, Dorchester County, South Carolina (Latitude: 32.92351°, Longitude: -80.17838°), Stallsville, SC 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 **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 a road crossing. In detail the applicant proposes to discharge fill material into 151 linear feet (0.07 acre) of one tributary and 1.12 acres of one freshwater wetland to facilitate the construction of road crossing including two 8' x 10' box culverts. The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by purchasing 9.7 wetland mitigation credits from a Corps approved mitigation bank.

Additionally, the applicant proposes to preserve the remaining 22.2 acres of on-site wetlands and 16.8 acres of upland buffer. The project purpose is to provide access to the second phase of a 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 not impact 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 applicant has provided a protected species survey for the property associated with the activity described above. Based upon this report, the District Engineer has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or 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)), 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.

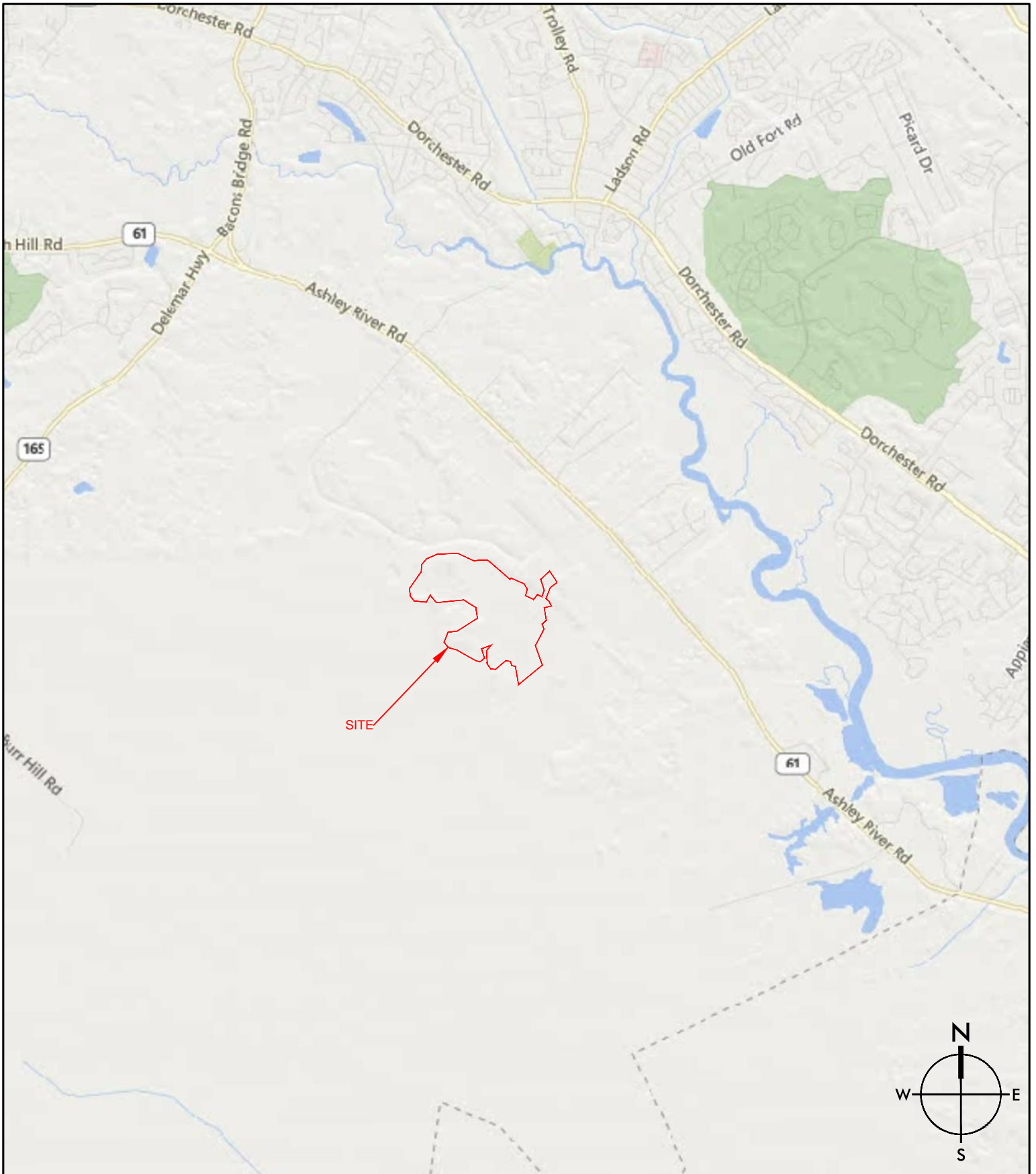
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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 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.

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  
69 A Hagood Avenue  
Charleston, South Carolina 29403-5107**

If there are any questions concerning this public notice, please contact Jeremy M. Kinney, Project Manager, at (843) 329-8033, toll free at 1-866-329-8187, or by email at [Jeremy.M.Kinney@usace.army.mil](mailto:Jeremy.M.Kinney@usace.army.mil).



Activity:  
RESIDENTIAL DEVELOPMENT

Project:  
WATSON HILL RESIDENTIAL TRACT II

Location:  
CITY OF NORTH CHARLESTON, SC



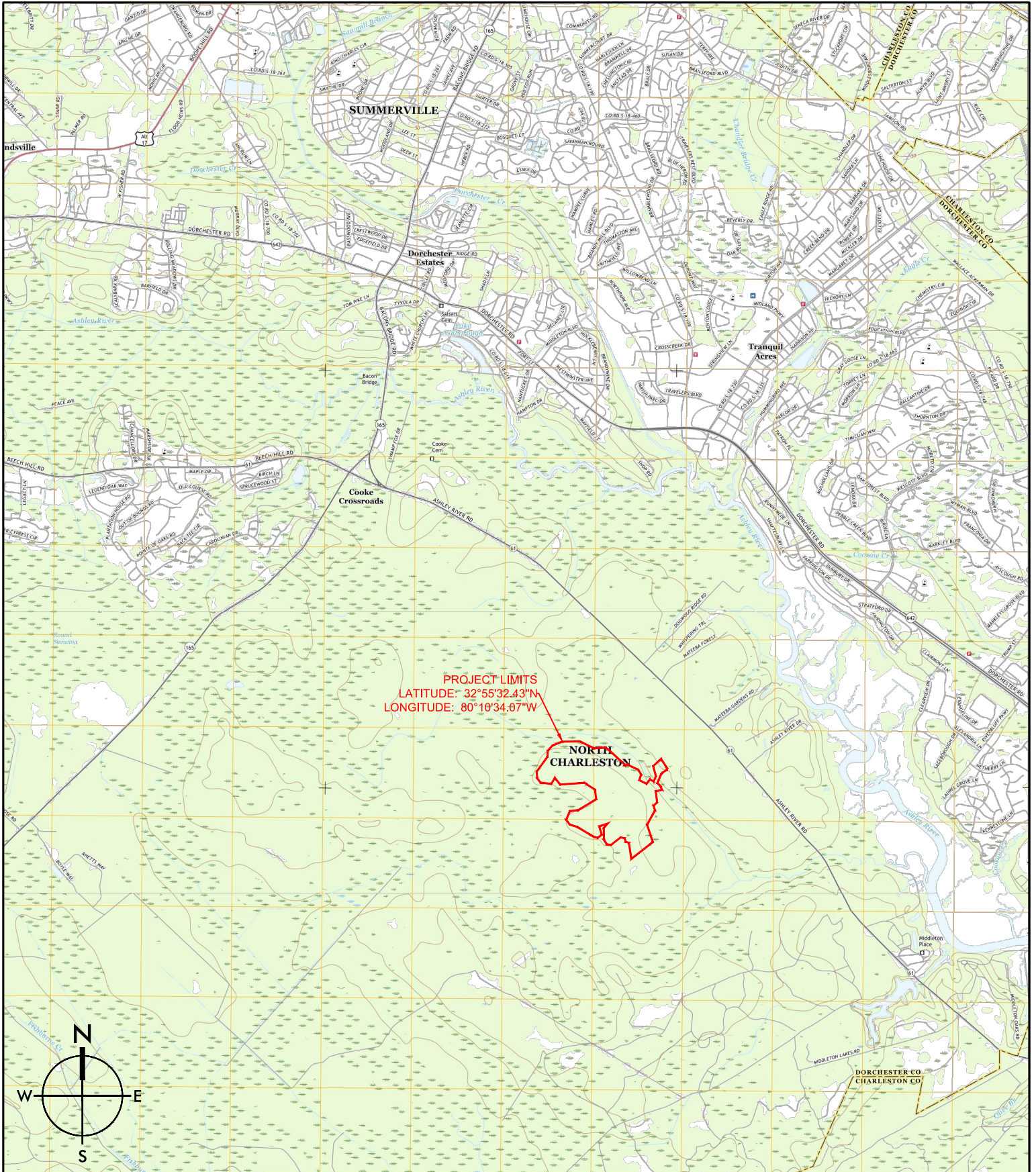
Applicant:  
ASHTON WOODS HOMES  
3820 MANSELL ROAD, SUITE 400  
ALPHARETTA, GA 30022  
PHONE: (843) 654-6295

NOT TO SCALE

**SITE  
LOCATION**

Date: 7/15/2020  
Revised: NA  
Sheet 1 of 7





Activity:  
RESIDENTIAL DEVELOPMENT

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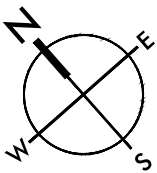
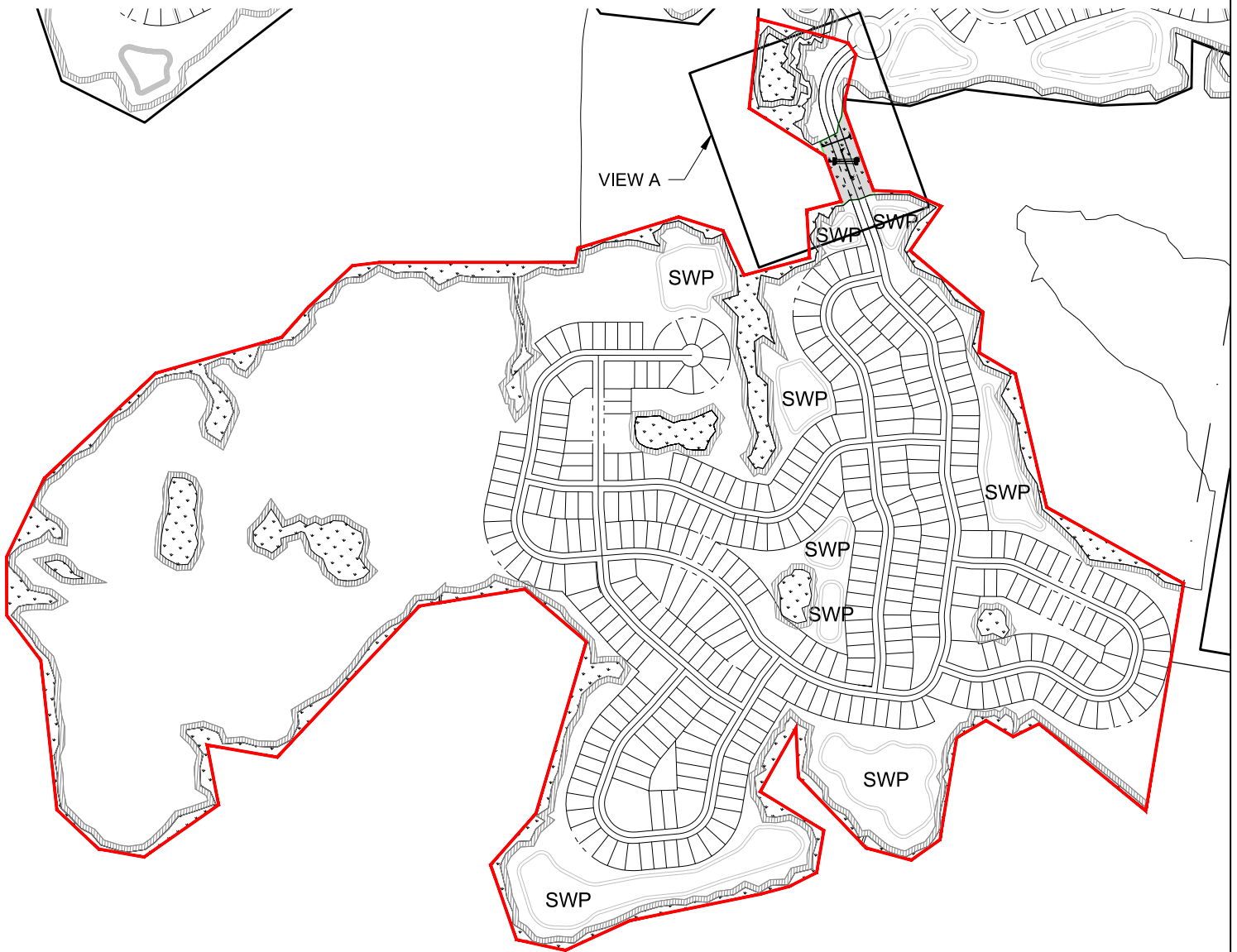
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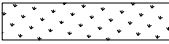


NOT TO SCALE

USGS MAP

Date: 7/15/2020  
 Revised: NA  
 Sheet 2 of 7





LEGEND	
	WETLAND TO REMAIN
	WETLAND BUFFER
	PROJECT LIMITS
SWP	STORM WATER POND

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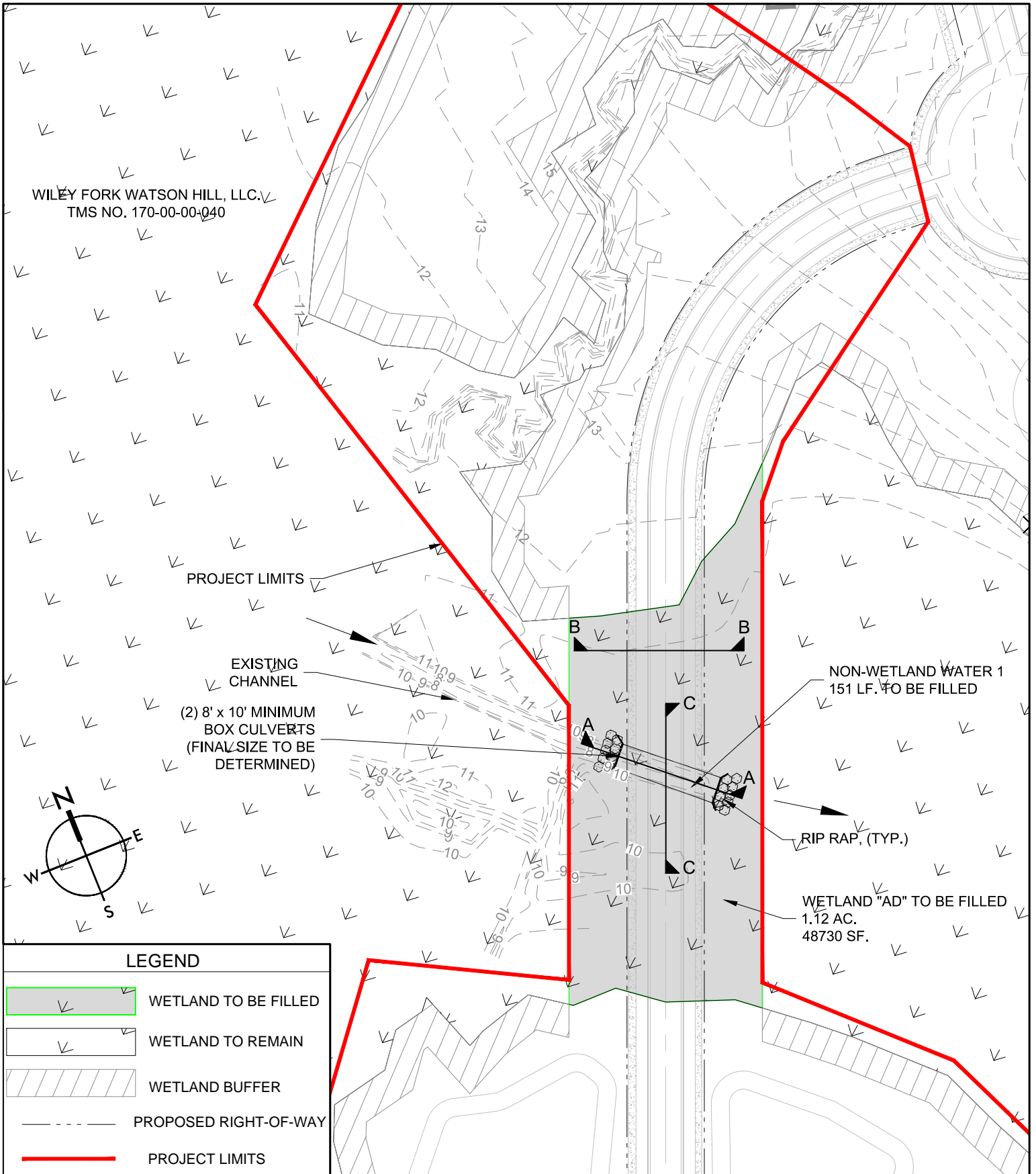
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1" : 700'

# KEY SHEET

Date: 7/15/2020

Revised: NA  
Sheet 3 of 7



Activity:  
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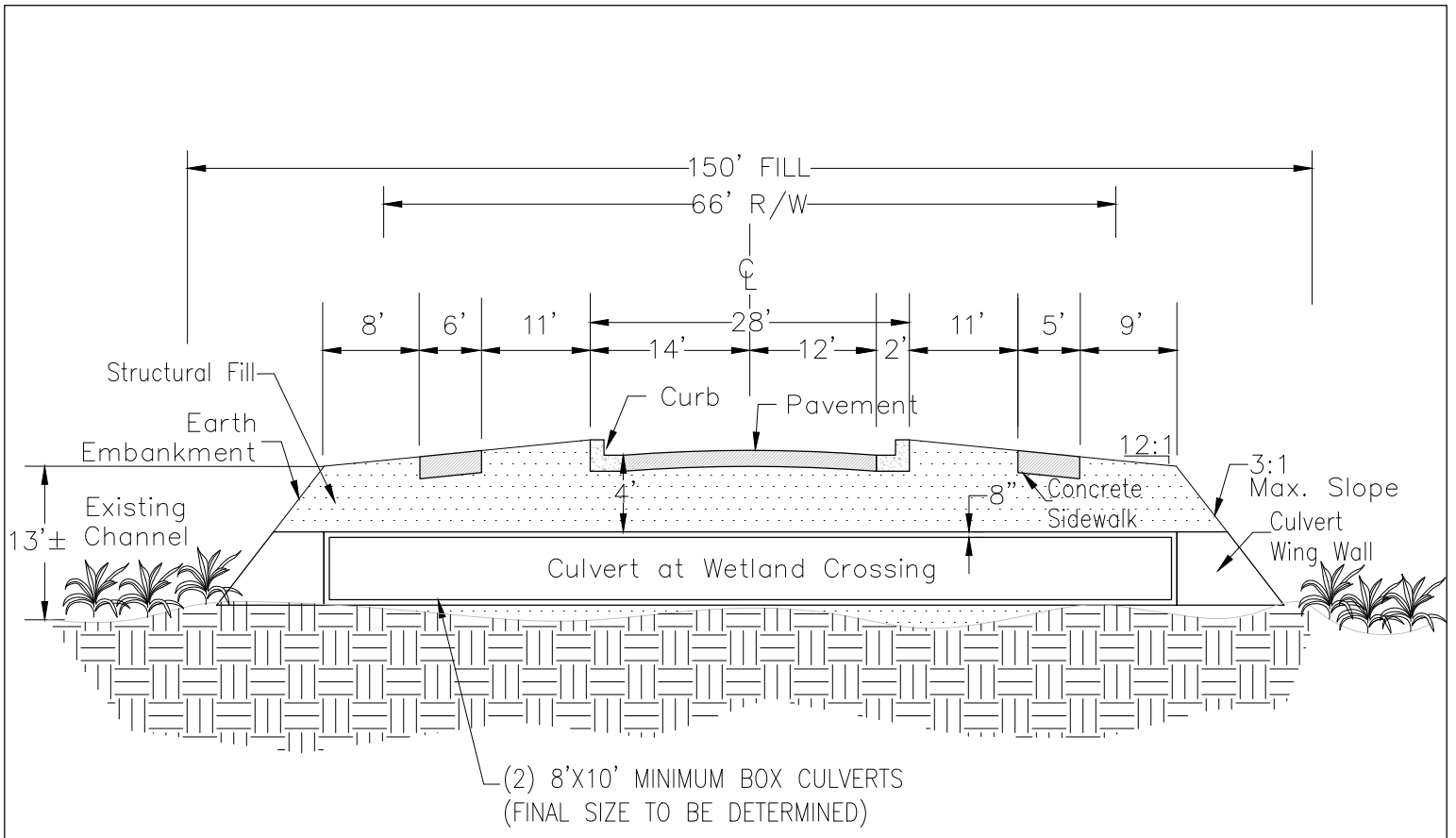


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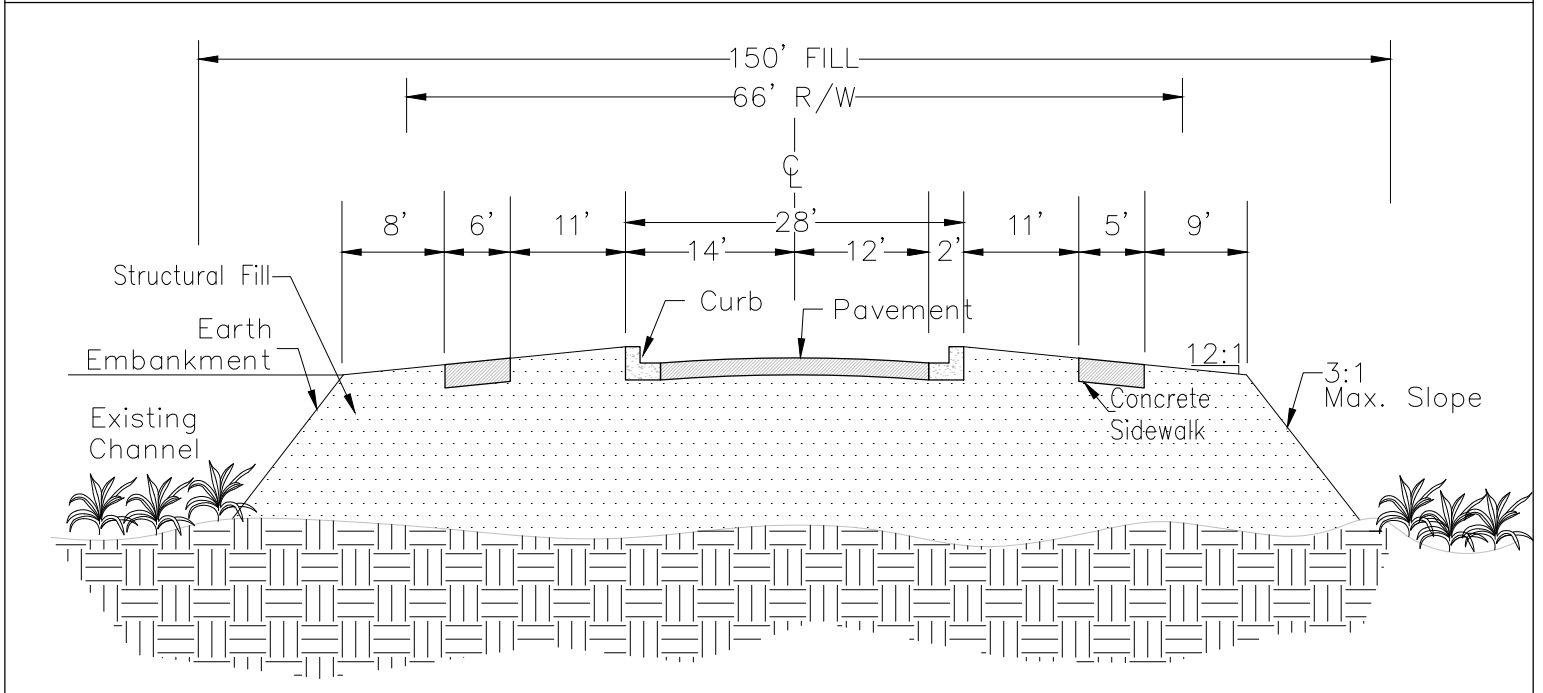
SCALE: 1" : 100'

**VIEW A**

Date: 7/15/2020  
Revised: NA  
Sheet 4 of 7



**TYPICAL ROAD WETLAND FILL DETAIL AT CULVERT CROSSING - SECTION 'A-A'**  
(NOT TO SCALE)



**TYPICAL ROAD WETLAND FILL DETAIL - SECTION 'B-B'**  
(NOT TO SCALE)

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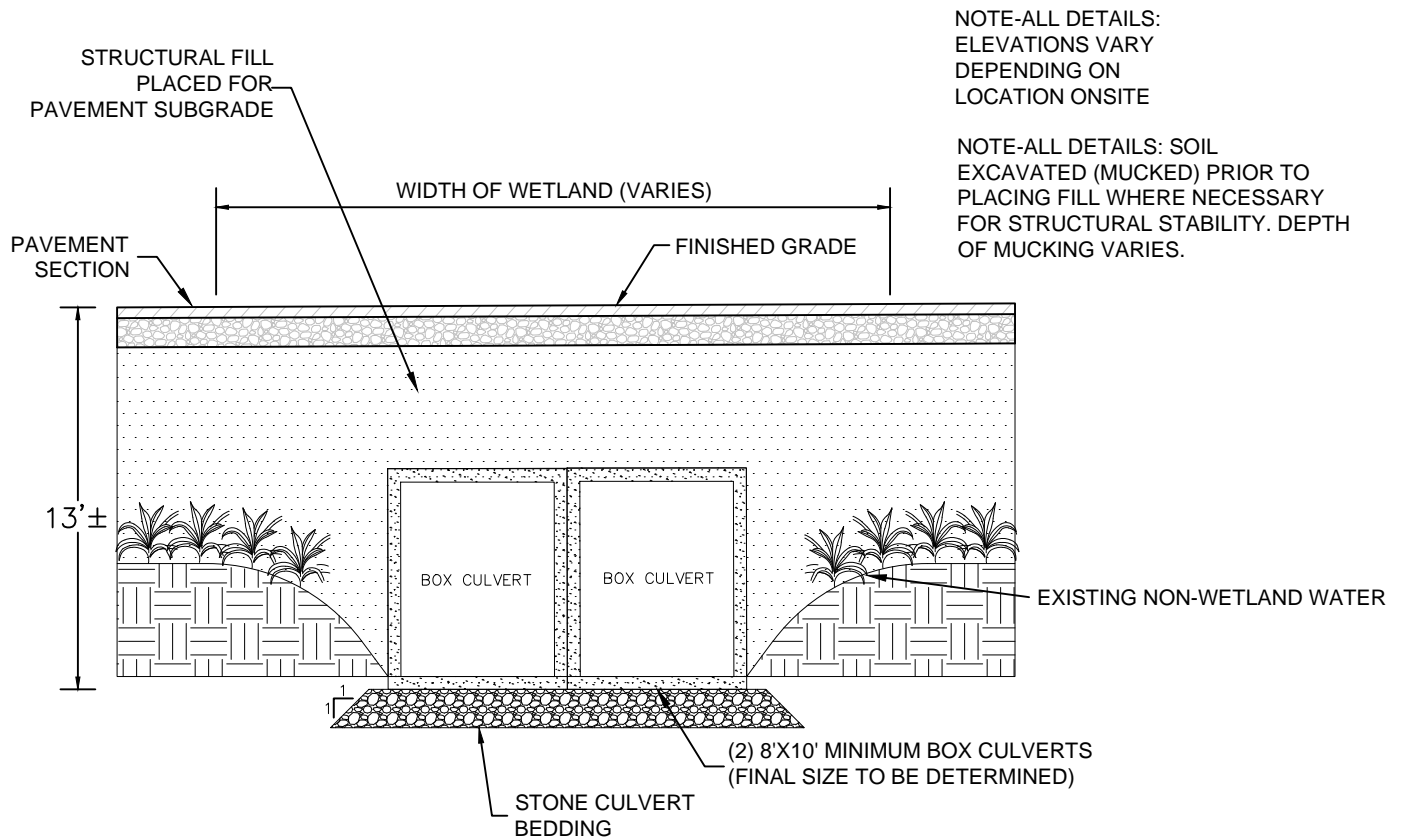


Applicant:  
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ALPHARETTA, GA 30022  
PHONE: (843) 654-6295

## DETAILS

Date: 7/15/2020  
Revised: NA  
Sheet 5 of 7





TYPICAL ROAD WETLAND FILL DETAIL AT CULVERT CROSSING - SECTION 'C-C'  
(NOT TO SCALE)

Activity:  
RESIDENTIAL DEVELOPMENT

Project:  
WATSON HILL RESIDENTIAL TRACT II

Location:  
CITY OF NORTH CHARLESTON, SC



Applicant:  
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## DETAILS

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Revised: NA  
Sheet 6 of 7

### SUMMARY OF JURISDICTIONAL WETLAND IMPACTS WITHIN PROJECT LIMITS

TOTAL SITE = 241.2 AC.

TOTAL ONSITE WETLANDS = 23.3 AC.

TOTAL ONSITE NON WETLAND WATERS = 3042 LF.

### IMPACTS

WETLAND "AD" FILL FOR ROAD CROSSING/INFRASTRUCTURE = 1.12 AC (47830 SF.)

NON-WETLAND WATER 1 FILL FOR ROAD CROSSING/INFRASTRUCTURE = 151 LF.

TOTAL FILL IMPACTS = 1.12 AC.

TOTAL WETLANDS TO REMAIN = 22.2 AC.

TOTAL BUFFER ACREAGE = 16.8 AC.

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## SUMMARY

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Revised: NA  
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