

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**  
**69 A HAGOOD AVENUE**  
**CHARLESTON SOUTH CAROLINA 29403**  
**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 2020-01431 Peekson South

November 5, 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

**Ms. Sidney Dudley**  
**Pulte Home Company, LLC - Coastal Carolinas Division**  
**4401 Leeds Avenue, Suite 400**  
**North Charleston, South Carolina 29405**

for a permit to construct a single family residential community in

**wetlands adjacent to the Stono River**

at a location east of Main Road, near the intersection of Main Road and Chisolm Road on Johns Island, Charleston County, South Carolina (Latitude: 32.731348 °, Longitude: -80.096294 °).

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 the construction of a single-family residential subdivision, known as the Peekson South project. In detail, the applicant proposes to discharge fill material into

2.51 acres of waters of the United States, including wetlands, for the construction of roadways and infrastructure within the development.

According to the applicant, wetland impacts were avoided by limiting lot and infrastructure development to upland areas. Unavoidable wetland impacts were necessary for an internal roadway connecting developable land within the project site to the community entrance at Main road for minor clearing and grading necessary. Impacts associated with the road crossing were minimized by locating the corridor at the narrowest point of the wetland system and utilizing an upland island within the system for the crossing. Stormwater drainage impacts are limited to two locations where the physical structures are located in the adjacent uplands and only minor clearing and grading is necessary within the wetland limits to create adequate slopes to prevent flooding of treated stormwater discharge.

The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by preserving 105.22 acres of jurisdictional wetlands and 0.48 acre of non-jurisdictional wetlands. The applicant has also proposed to buffer portions of these wetland areas by preserving 5.35 acres of upland buffers. The applicant also proposes to purchase 20.68 credits from a Corps of Engineers approved mitigation bank with a primary or secondary service area encompassing the project site. A minimum of 10.34 credits will be restoration/ enhancement credits.

The applicant's stated project purpose is to construct a clustered single-family residential development within Johns Island, South Carolina to support the increase in housing demand.

**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 2.51 acres of 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 any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. 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 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.

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 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.

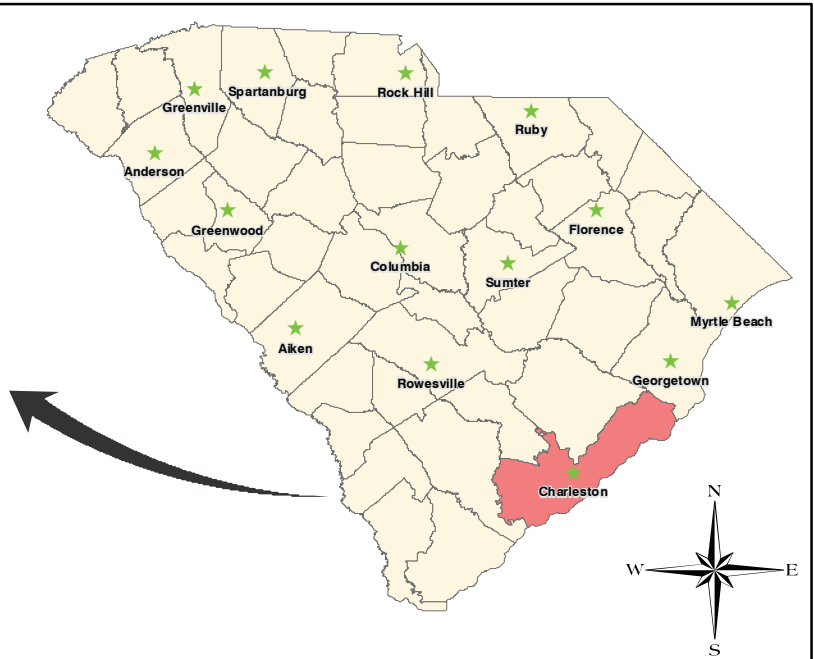
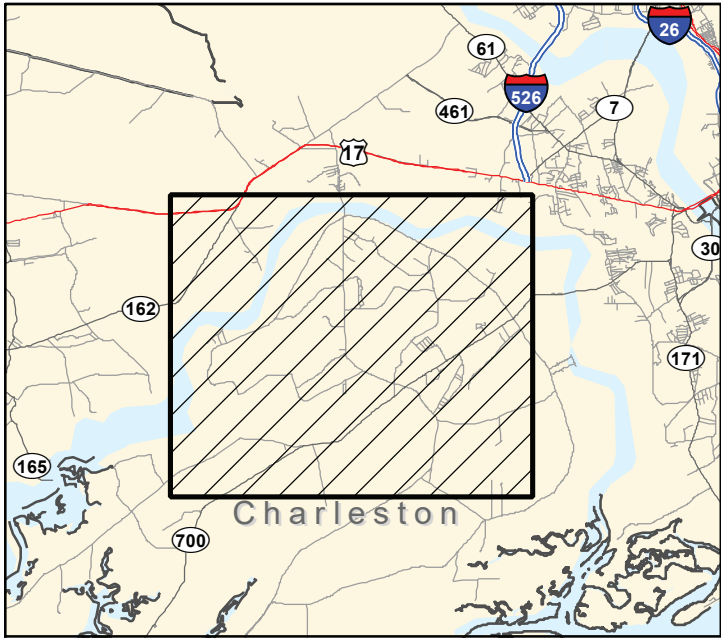
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate. 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**

If there are any questions concerning this public notice, please contact Elizabeth Williams at (843) 329-8044, toll free at 1-866-329-8187, or by email at [eizabeth.g.williams@usace.army.mil](mailto:eizabeth.g.williams@usace.army.mil).





PROJECT NAME: PEEKSON SOUTH

APPLICANT: PULTE HOME COMPANY, LLC

PROJECT LOCATION MAP

DWG. No. SC-I9PGI3I96-I

DRAWN BY: D.B., W.C.

REVISIONS:

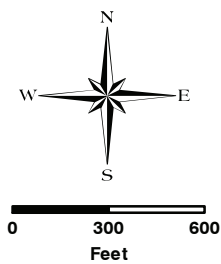
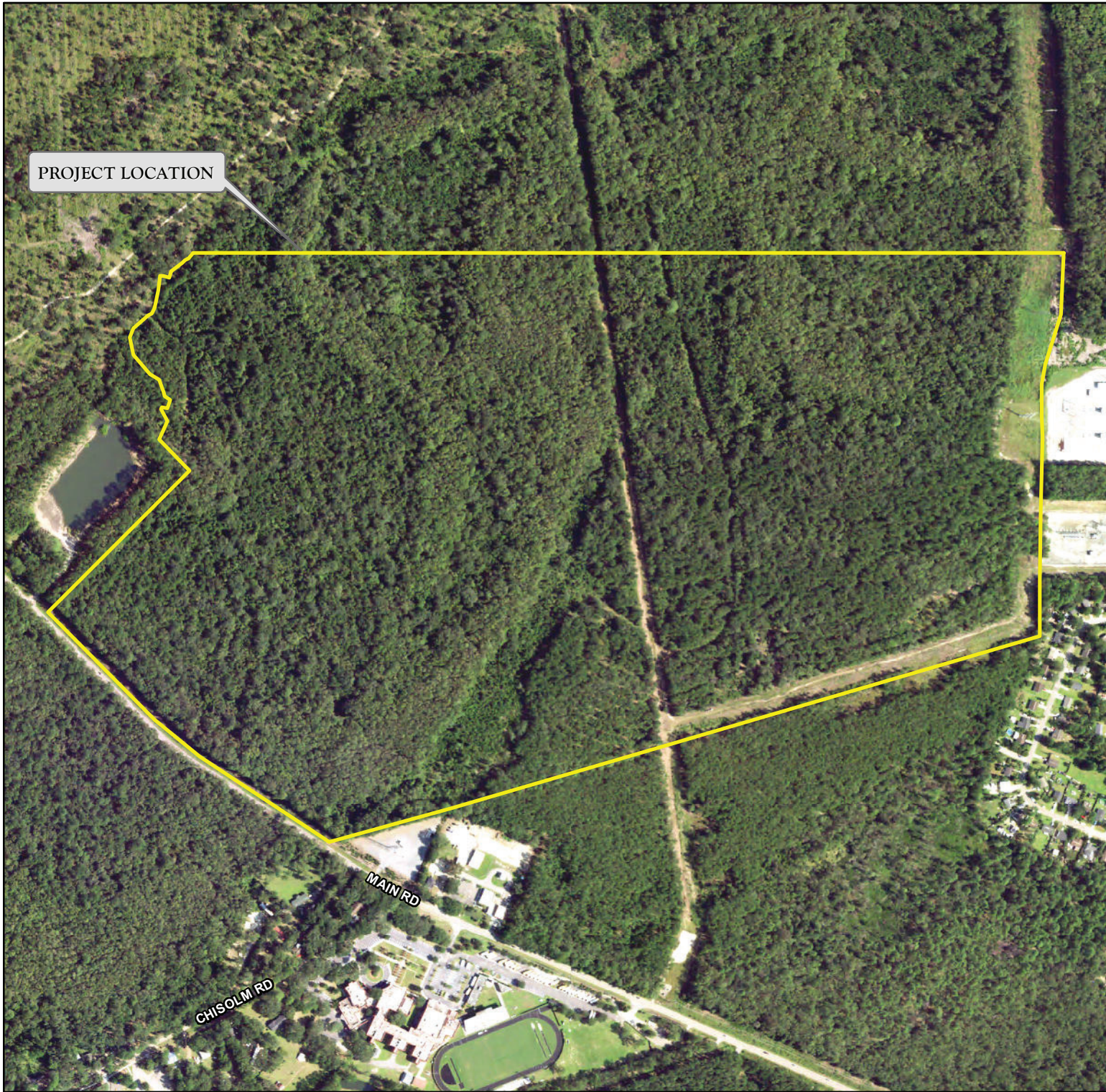
SHEET: 1 OF 6

DATE: 10/12/20

SCALE: N.T.S



J:\SOUTH CAROLINA\2019\SC-19PG13196\100\_PEEKSON\_Tract\_South\2020\COE\_PERMIT\_DRAWINGS\Figures\SHEET\_2\_AERIAL\_WITH\_BOUNDARY\_101220.MXD



NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED FROM THE USDA AERIAL PHOTOGRAPHY FIELD OFFICE AND WERE FLOWN IN 2019.

PROPERTY BOUNDARY ESTIMATED PER SEAMON WHITESIDE DRAWING NO. 8257 X - SITE.DWG DATED JANUARY 28, 2020.

PROJECT NAME: PEEKSON SOUTH

APPLICANT: PULTE HOME COMPANY, LLC

AERIAL WITH BOUNDARY

DWG. No. SC-19PG13196-2

DRAWN BY: D.B., W.C.

REVISIONS:

SHEET: 2 OF 6

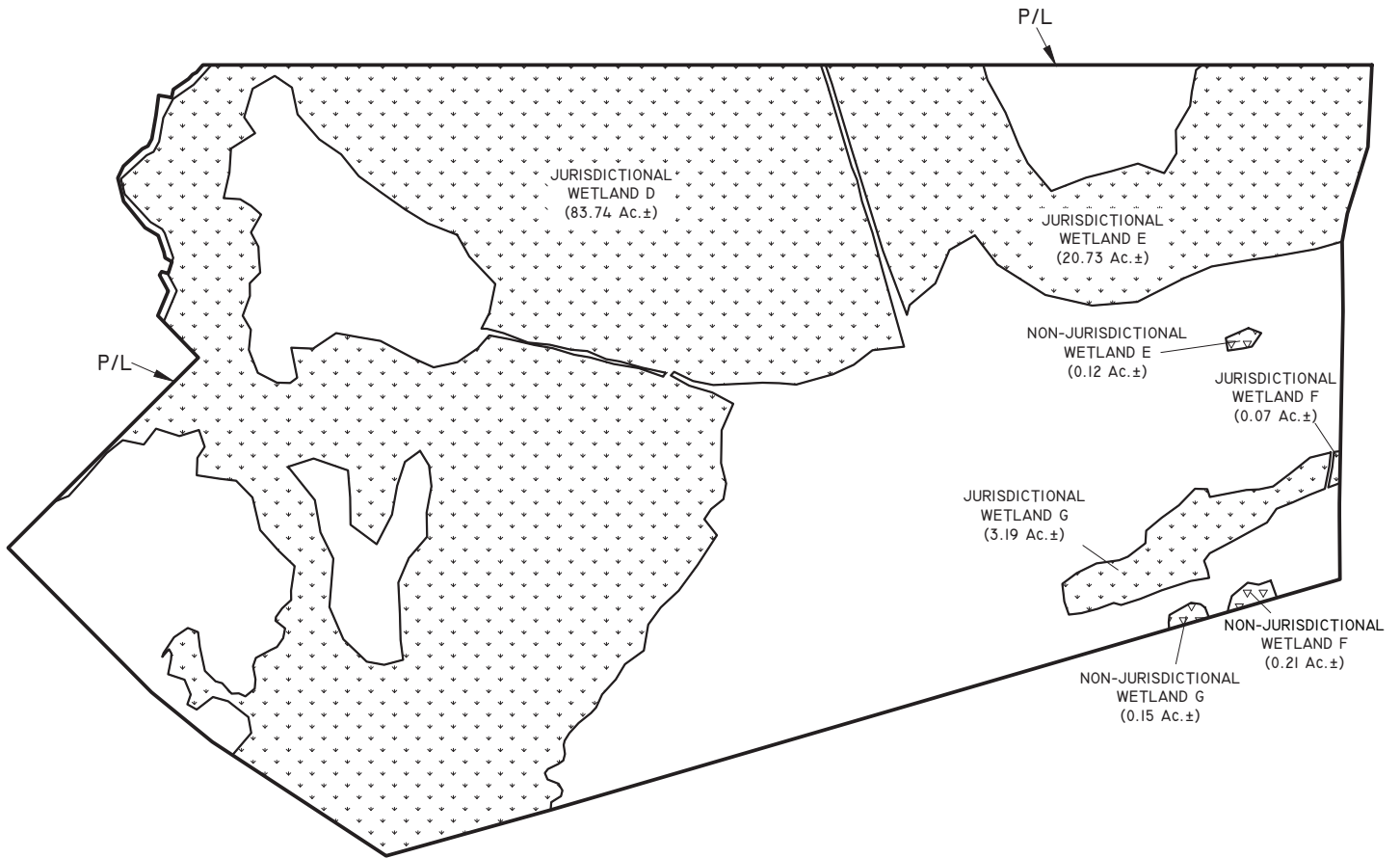
DATE: 10/12/20

SCALE: 1"=600'





SCALE: 1" = 600'



JURISDICTIONAL WETLAND	ACREAGE
D	83.74 Ac.±
E	20.73 Ac.±
F	0.07 Ac.±
G	3.19 Ac.±
<b>TOTAL</b>	<b>107.73 Ac.±</b>

NON-JURISDICTIONAL WETLAND	ACREAGE
E	0.12 Ac.±
F	0.21 Ac.±
G	0.15 Ac.±
<b>TOTAL</b>	<b>0.48 Ac.±</b>

LEGEND:

	COE JURISDICTIONAL WETLANDS (107.73 Ac.±)
	COE NON-JURISDICTIONAL WETLANDS (0.48 Ac.±)
	SURVEYED WETLAND LINE

NOTES:

PROPERTY BOUNDARY AND WETLAND LINES ESTIMATED  
FROM SEAMON- WHITESIDE DRAWING No. 8257 X -  
EXISTING.DWG DATED SEPTEMBER 10, 2020.

WETLANDS LABELED PER COE APPROVED JURISDICTIONAL  
DETERMINATION SAC-2018-01779.

PROJECT NAME: PEEKSON SOUTH

APPLICANT: PULTE HOME COMPANY, LLC

COE WETLAND MAP

DWG. No. SC-I9PGI3I96-3

SHEET: 3 OF 6

DRAWN BY: D.B., W.C.

DATE: 10/12/20

REVISIONS: 11/02/20

SCALE: 1"=600'





**SAC 2020-01431 SHEET 3 of 7**



SCALE: 1" = 700'



LEGEND:

-  COE JURISDICTIONAL WETLANDS PRESERVE
-  COE NON-JURISDICTIONAL WETLANDS PRESERVE
-  UPLAND BUFFER
-  SURVEYED WETLAND LINE

NOTES:

PROPERTY BOUNDARY AND WETLAND LINES ESTIMATED FROM SEAMON- WHITESIDE DRAWING NO. 8257 X - XEXISTING.DWG DATED SEPTEMBER 10, 2020.

SITE PLAN PER SEAMON-WHITESIDE DRAWING NO. 8257 X - SITE 2020-10-30.DWG DATED OCTOBER 30, 2020.

PROJECT NAME: PEEKSON SOUTH

PROJECT ACCESS PLAN

DWG. No. SC-I9PGI3I96

SHEET:

APPLICANT: PULTE HOME COMPANY, LLC

DRAWN BY: W.C.

DATE: 11/02/20

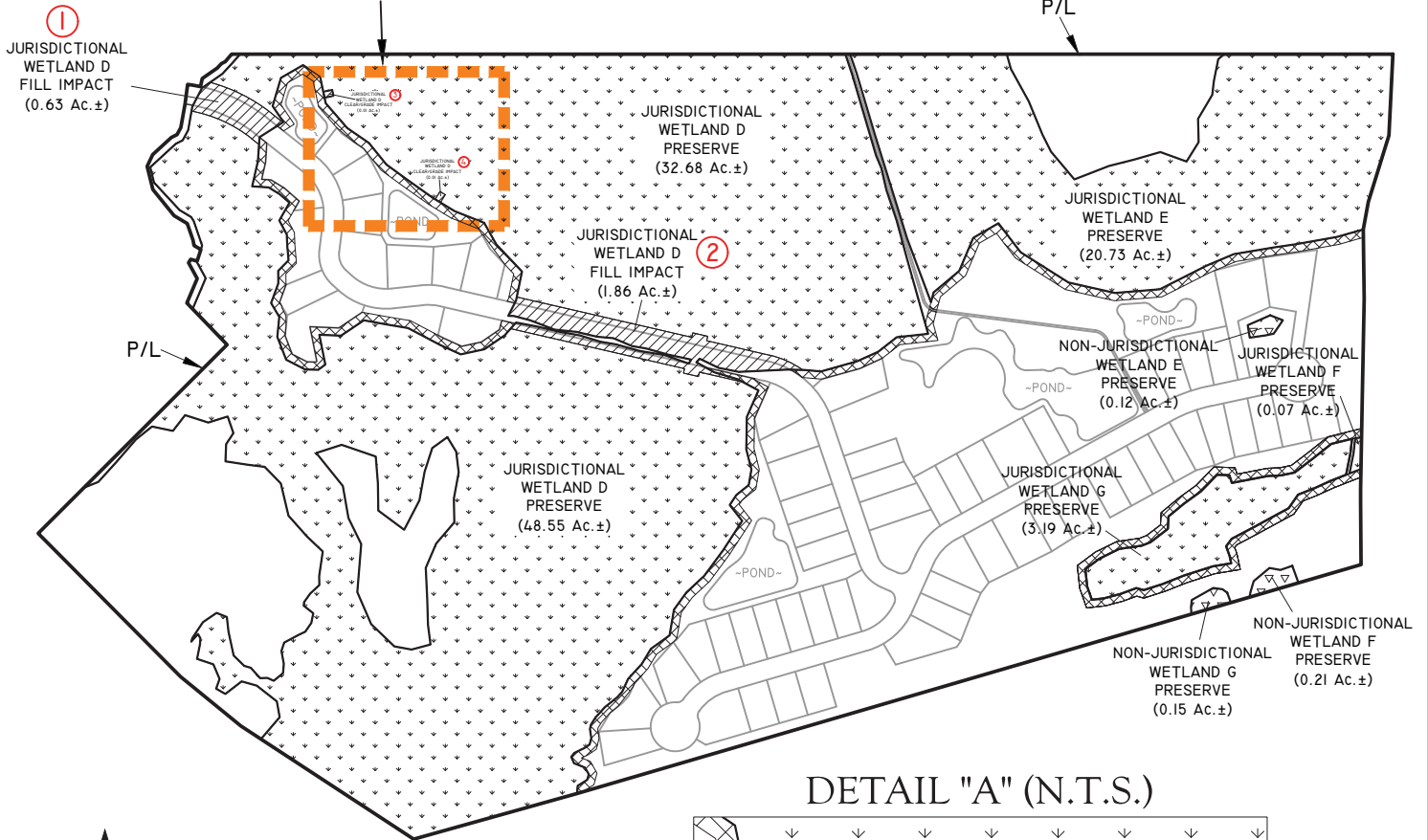
REVISIONS:

SCALE: 1"=700'

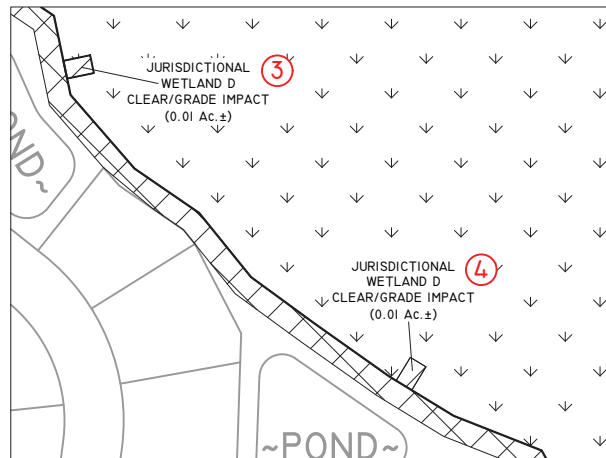
**SAC 2020-01431 SHEET 4 of 7**



## DETAIL "A"



## DETAIL "A" (N.T.S.)



SCALE: 1" = 600'

### LEGEND:

- COE JURISDICTIONAL WETLANDS PRESERVE (105.22 Ac.±)
- COE JURISDICTIONAL WETLANDS IMPACT (2.51 Ac.±)
- COE NON-JURISDICTIONAL WETLANDS PRESERVE (0.48 Ac.±)
- UPLAND BUFFER (5.35 Ac.±)
- SURVEYED WETLAND LINE

### NOTES:

PROPERTY BOUNDARY AND WETLAND LINES  
ESTIMATED FROM SEAMON- WHITESIDE  
DRAWING No. 8257 X - X-EXISTING.DWG DATED  
SEPTEMBER 10, 2020.

SITE PLAN PER SEAMON-WHITESIDE DRAWING  
NO. 8257 X - SITE 2020-10-30.DWG DATED  
OCTOBER 30, 2020.

WETLANDS LABELED PER COE APPROVED  
JURISDICTIONAL DETERMINATION SAC-2018-01779.

### JURISDICTIONAL

WETLAND	PRESERVE	IMPACT	TOTAL
D	81.23 Ac.±	2.51 Ac.±	83.74 Ac.±
E	20.73 Ac.±	-	20.73 Ac.±
F	0.07 Ac.±	-	0.07 Ac.±
G	3.19 Ac.±	-	3.19 Ac.±
<b>TOTAL</b>	<b>105.22 Ac.±</b>	<b>2.51 Ac.±</b>	<b>107.73 Ac.±</b>

### NON-JURISDICTIONAL

WETLAND	PRESERVE	TOTAL
E	0.12 Ac.±	0.12 Ac.±
F	0.21 Ac.±	0.21 Ac.±
G	0.15 Ac.±	0.15 Ac.±
<b>TOTAL</b>	<b>0.48 Ac.±</b>	<b>0.48 Ac.±</b>

PROJECT NAME: PEEKSON SOUTH

APPLICANT: PULTE HOME COMPANY, LLC

### WETLAND IMPACT MAP

DWG. No. SC-I9PGI3I96-4

DRAWN BY: D.B., W.C.

REVISIONS: 11/02/20

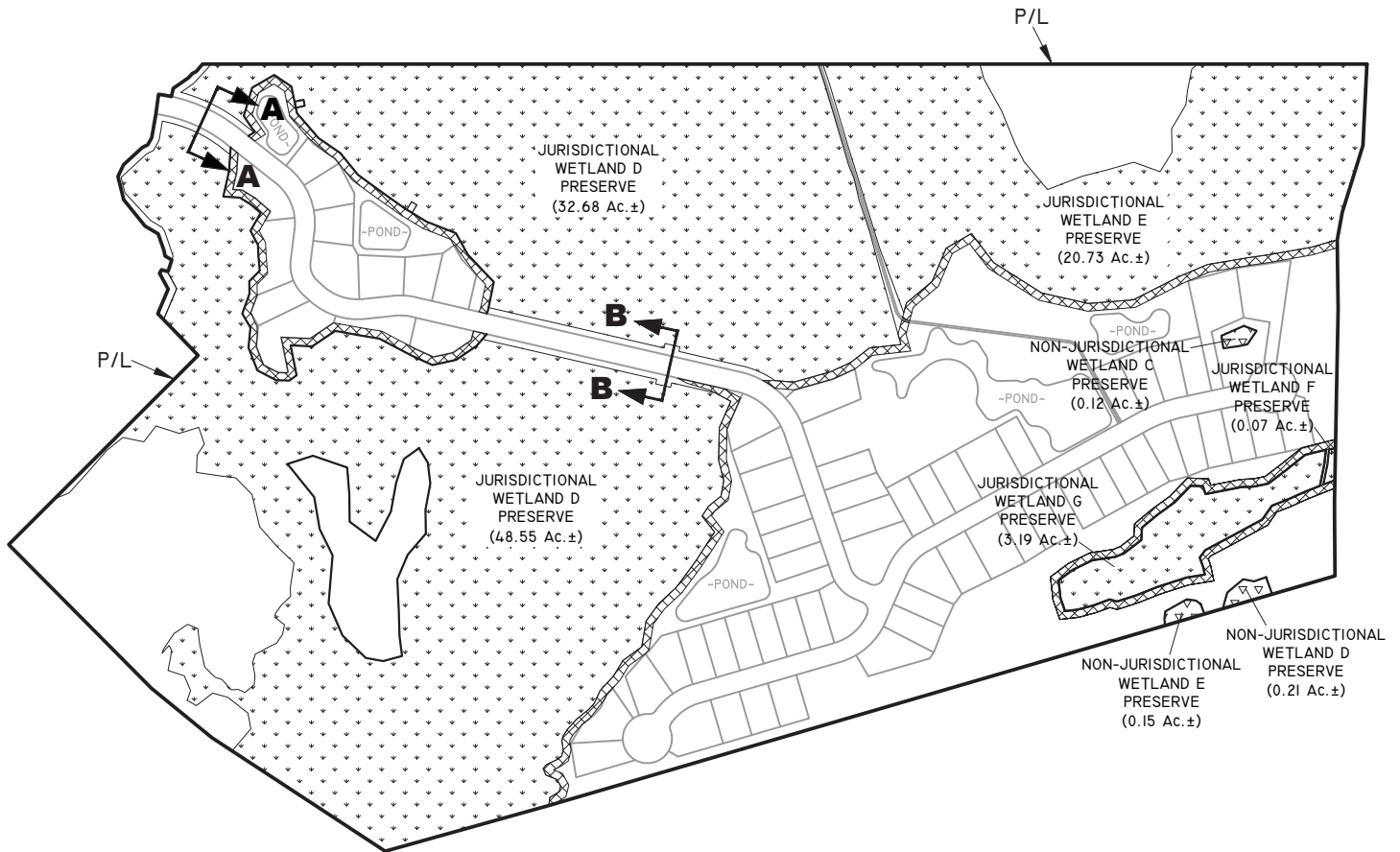
SHEET: 4 OF 6

DATE: 10/12/20





SCALE: 1"=600'



SCALE: 1" = 600'



LEGEND:

-  COE JURISDICTIONAL WETLANDS PRESERVE (105.22 Ac.±)
-  COE NON-JURISDICTIONAL WETLANDS PRESERVE (0.48 Ac.±)
-  UPLAND BUFFER (5.35 Ac.±)
-  SURVEYED WETLAND LINE

NOTES:

PROPERTY BOUNDARY AND WETLAND LINES ESTIMATED FROM SEAMON- WHITESIDE DRAWING NO. 8257 X - XEXISTING.DWG DATED SEPTEMBER 10, 2020.

SITE PLAN PER SEAMON-WHITESIDE DRAWING NO. 8257 X - SITE 2020-10-30.DWG DATED OCTOBER 30, 2020.

WETLANDS LABELED PER COE APPROVED JURISDICTIONAL DETERMINATION SAC-2018-01779.

PROJECT NAME: PEEKSON SOUTH

SITE PLAN WITH CROSS SECTION LOCATIONS

DWG. No. SC-I9PGI3I96-5

SHEET: 5 OF 6

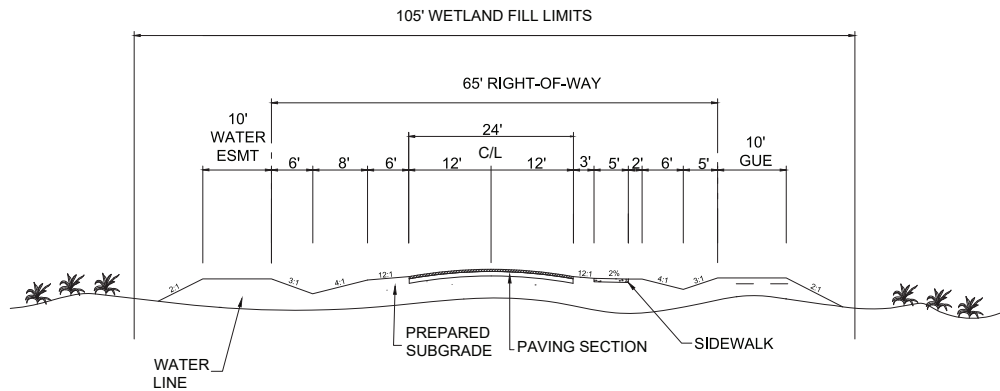
APPLICANT: PULTE HOME COMPANY, LLC

DRAWN BY: D.B., W.C.

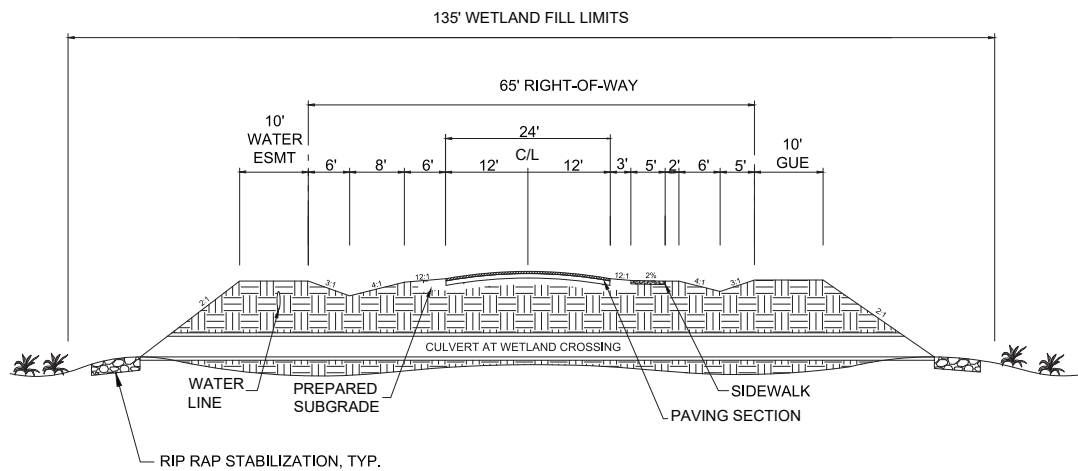
DATE: 10/12/20

REVISIONS: 11/02/20

SCALE: 1"=600'



CROSS SECTION A-A



CROSS SECTION B-B

PROJECT NAME: PEEKSON SOUTH

APPLICANT: PULTE HOME COMPANY, LLC

CROSS SECTIONS

DWG. No. SC-I9PGI3I96-7

DRAWN BY: D.B.

REVISIONS:

SHEET: 6 OF 6

DATE: 10/12/20

SCALE: N.T.S.

**SAC 2020-01431 SHEET 7 of 7**