

PUBLIC NOTICE

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

REGULATORY DIVISION

Refer to: P/N SAC-2017-00350

September 10, 2018

Pursuant to Section 10 of the Rivers and Harbors Act (33 U.S.C. 403) and Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), the proposed Canadys Mitigation Bank Prospectus has been submitted to the Department of the Army (Corps) and the South Carolina Interagency Review Team (IRT) by

**SABINE & WATERS, INC
ATTENTION: MR. KEN SMOAK
P.O. BOX 1072
SUMMERVILLE, SC 29483**

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

EDISTO RIVER

at a location approximately 0.5 miles North of Canadys, SC. The property is located west of SC Hwy 15 S between powerline Road and the Edisto River, in Dorchester County, South Carolina (Latitude: N 33.083651°, Longitude: W -80.632077°), Canadys and Saint George SW U.S. Geological Service Quadrangle 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 freshwater wetland mitigation bank in the Edisto watershed (8-digit Hydrologic Unit Code 03050206) located in the Level III Southeastern Plains Ecoregion. The proposed 430-acre mitigation site includes approximately 338 acres of freshwater wetlands.

The proposal is to preserve 162 acres of bottomland hardwood floodplain wetlands along 10,500 linear feet of the Edisto River. In addition, 268 acres of freshwater wetlands will be enhanced by removal of roads and bedded pines and re-planting native bottomland hardwood species. 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>.

Also, according to the Prospectus, the proposed mitigation bank will provide in-kind compensatory mitigation for authorized impacts to aquatic resources located within the Upper Coastal Plain ecoregion as shown on the attached Service Area Map. 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 (Section 401 of the Clean Water Act). 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 will 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 mitigation bank actions would not have a substantial 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 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)(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.

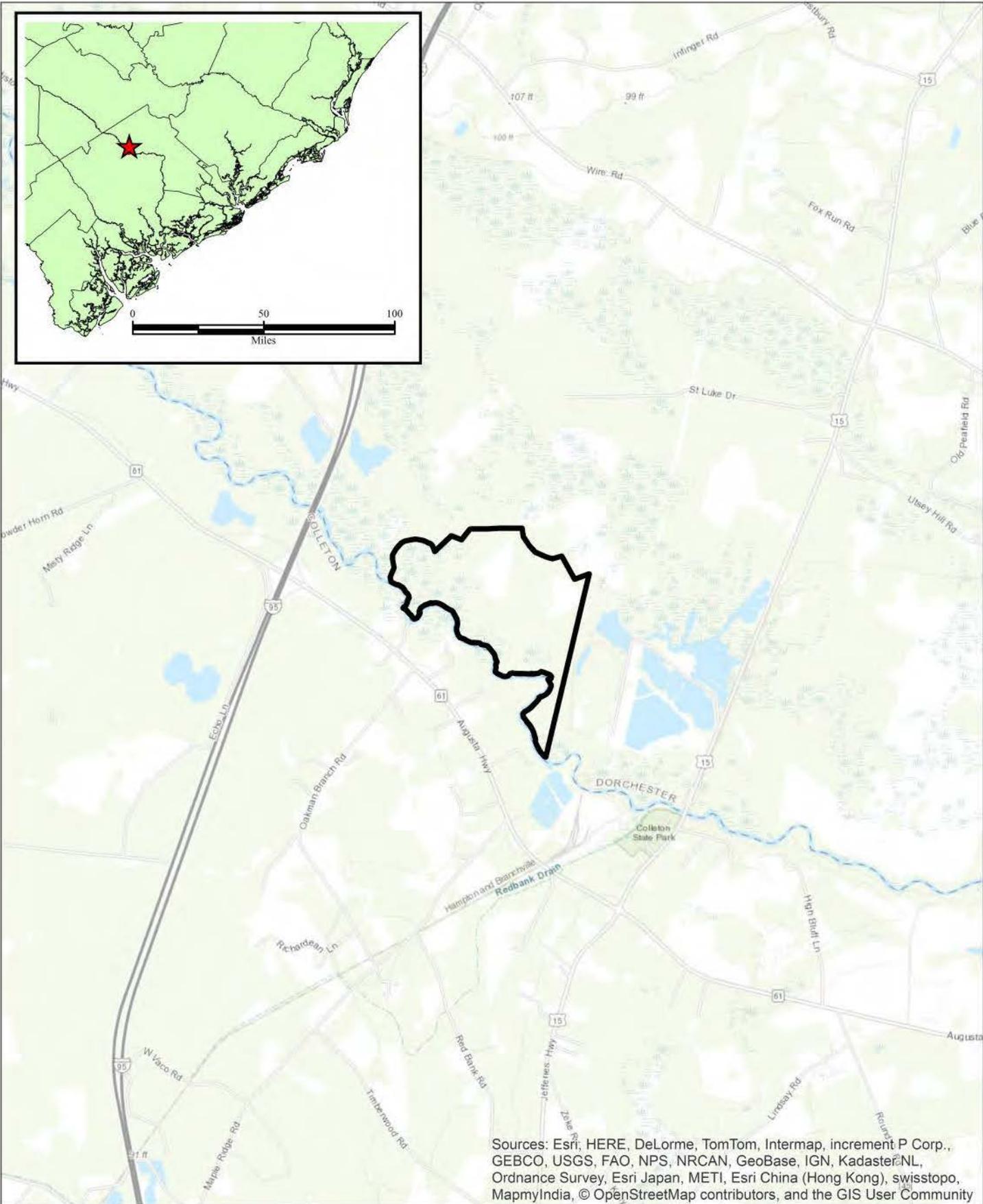
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to approve or deny the proposed mitigation bank will be based on an evaluation of the probable impact including cumulative impacts of the activity. All factors that 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 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 approve or deny the proposed mitigation bank. 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:**

**US Army Corps of Engineers
Attention: 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 or by telephone at 843-329-8044.



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

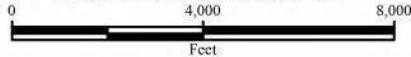
EXTERNAL SOURCES: ESRI ONLINE TOPO BASEMAP

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 P.O. Box 1072 Summerville, SC 29484
 843.871.5385 (phone) 843.871.2050 (fax)
 http://www.sabine.net

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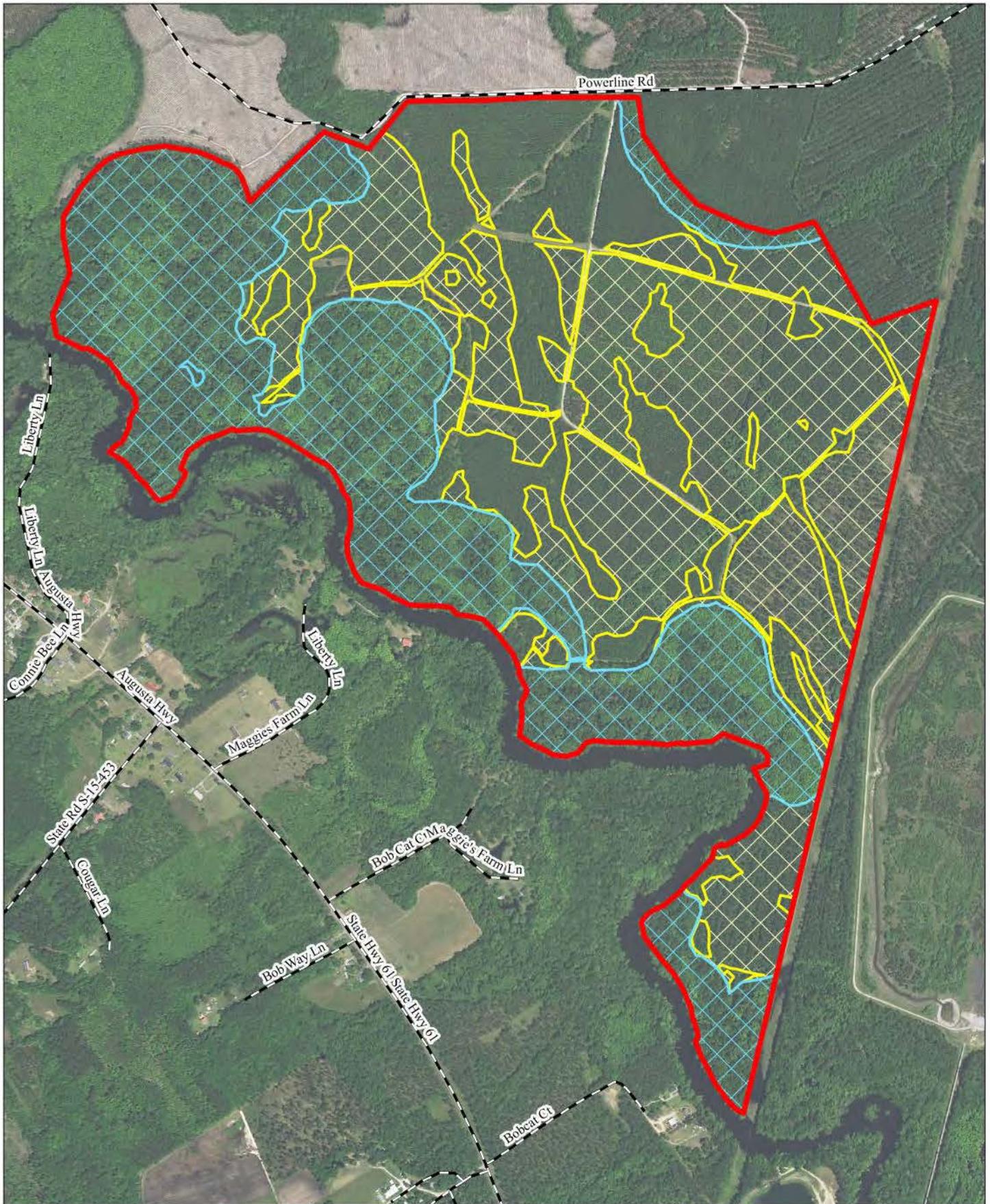
REVISED: 4/4/2018

**FIGURE 1- LOCATION MAP
 PROPOSED CANADY'S MITIGATION BANK
 DORCHESTER COUNTY, SC**



LEGEND
 PROJECT AREA: +/- 430 AC

LONG: -80.632077 W
 LAT: 33.083651 N



EXTERNAL SOURCES: NAIP 2015 TRUE COLOR AERIAL, U.S. CENSUS ROADS

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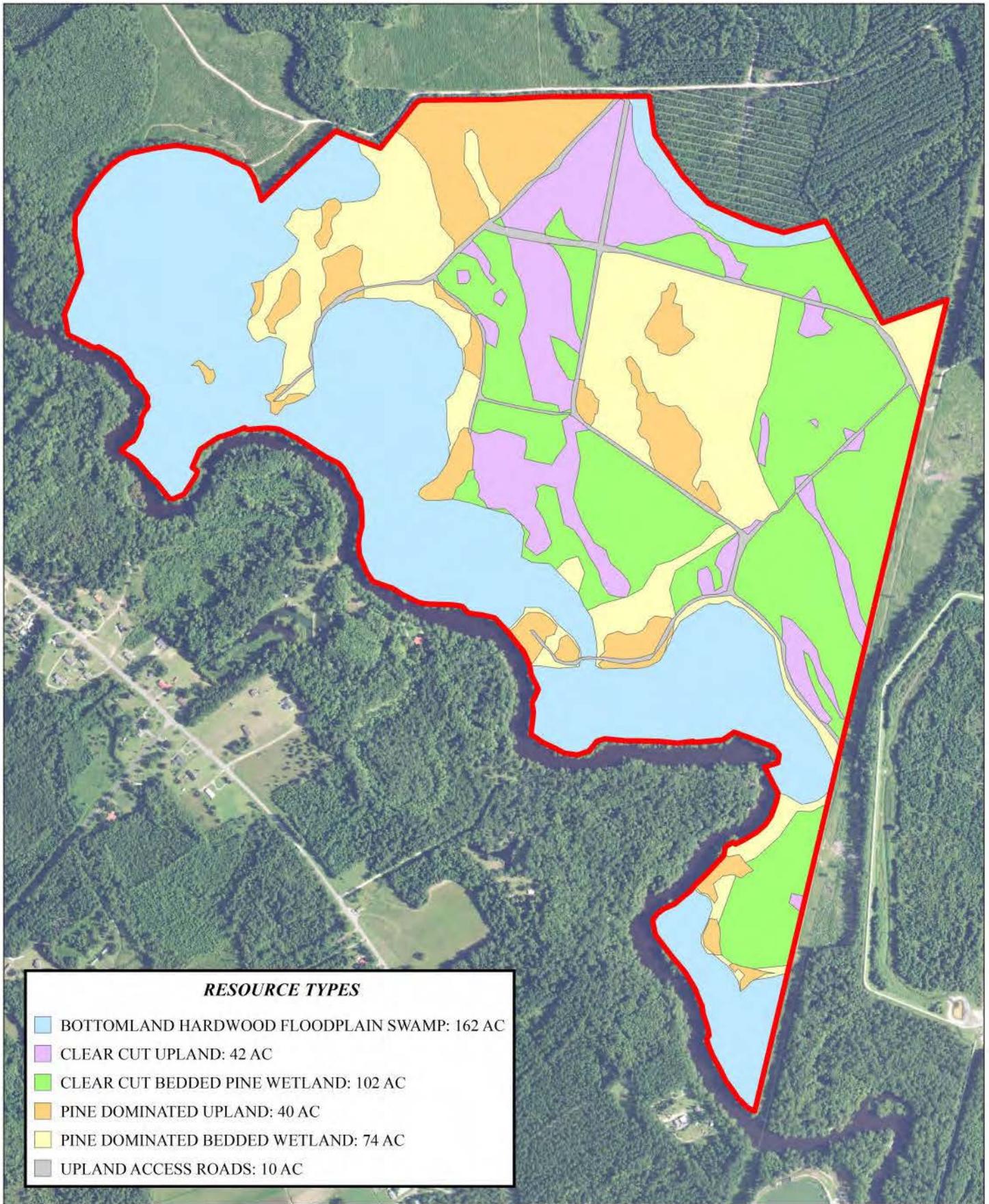
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FIGURE 2
PRESERVED AND ENHANCED WETLANDS MAP
CANADY'S PROPOSED MITIGATION BANK
DORCHESTER COUNTY, SC



LEGEND

- PROJECT AREA: +/- 430 AC
 - WETLAND ENHANCEMENT: +/- 176 AC
 - PRESERVED WETLANDS: +/- 162 AC
 - ROADS
- LONG: -80.632077 W
 LAT: 33.083651 N



RESOURCE TYPES

- BOTTOMLAND HARDWOOD FLOODPLAIN SWAMP: 162 AC
- CLEAR CUT UPLAND: 42 AC
- CLEAR CUT BEDDED PINE WETLAND: 102 AC
- PINE DOMINATED UPLAND: 40 AC
- PINE DOMINATED BEDDED WETLAND: 74 AC
- UPLAND ACCESS ROADS: 10 AC

EXTERNAL SOURCES: NAIP 2017 TRUE COLOR AERIAL, U.S. CENSUS ROADS

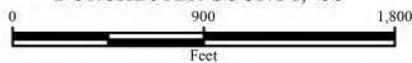
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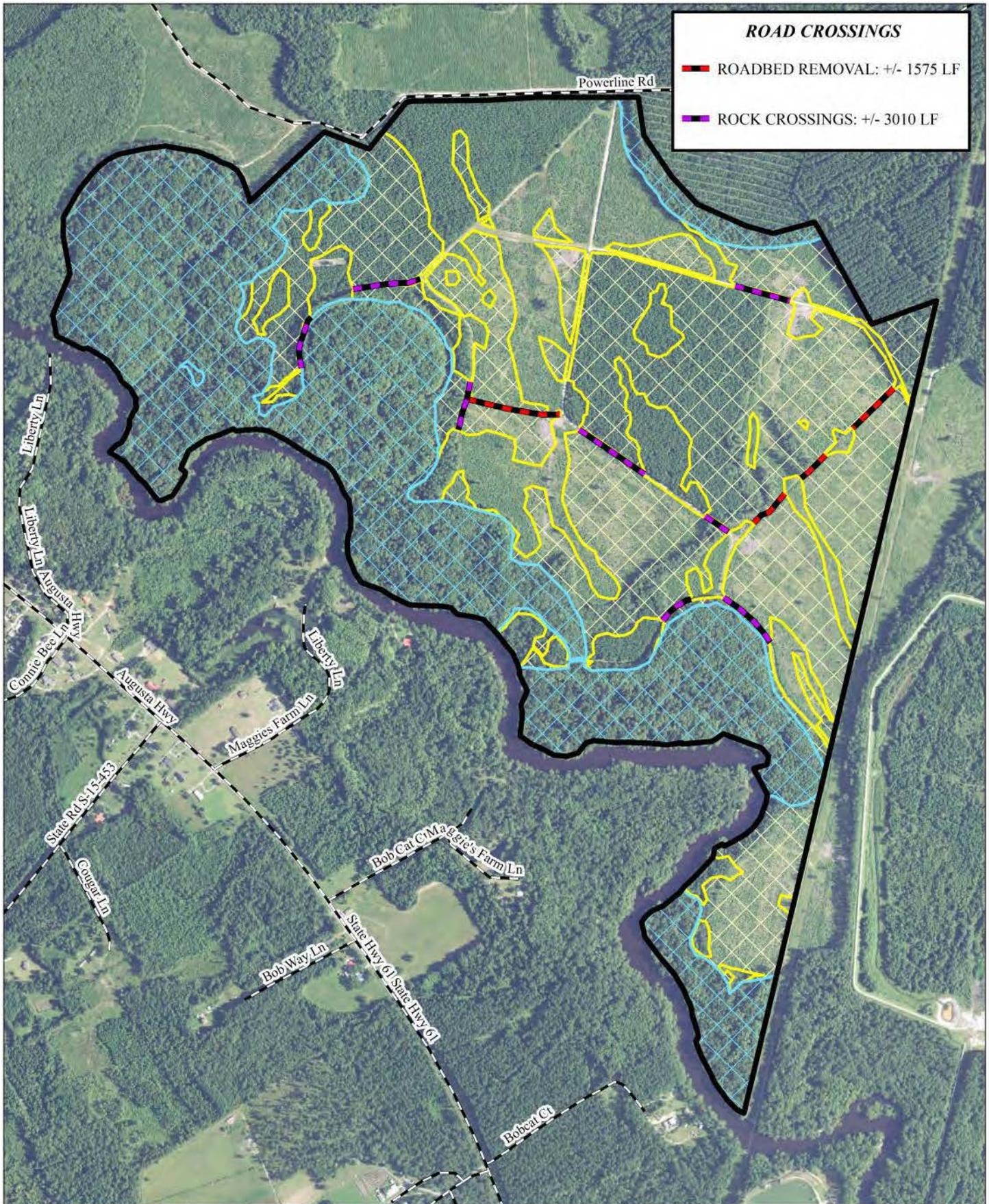
**FIGURE 3 - RESOURCE TYPES MAP
 PROPOSED CANADYS MITIGATION BANK
 DORCHESTER COUNTY, SC**



LEGEND

- PROJECT AREA: +/- 430 AC

LONG: -80.632077 W
 LAT: 33.083651 N



ROAD CROSSINGS

— ROADBED REMOVAL: +/- 1575 LF

— ROCK CROSSINGS: +/- 3010 LF

EXTERNAL SOURCES: NAIP 2017 TRUE COLOR AERIAL, U.S. CENSUS ROADS

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FIGURE 4
PERMEABLE ROCK ROAD CROSSINGS MAP
PROPOSED CANADYS MITIGATION BANK
DORCHESTER COUNTY, SC

0 900 1,800
 Feet

LEGEND

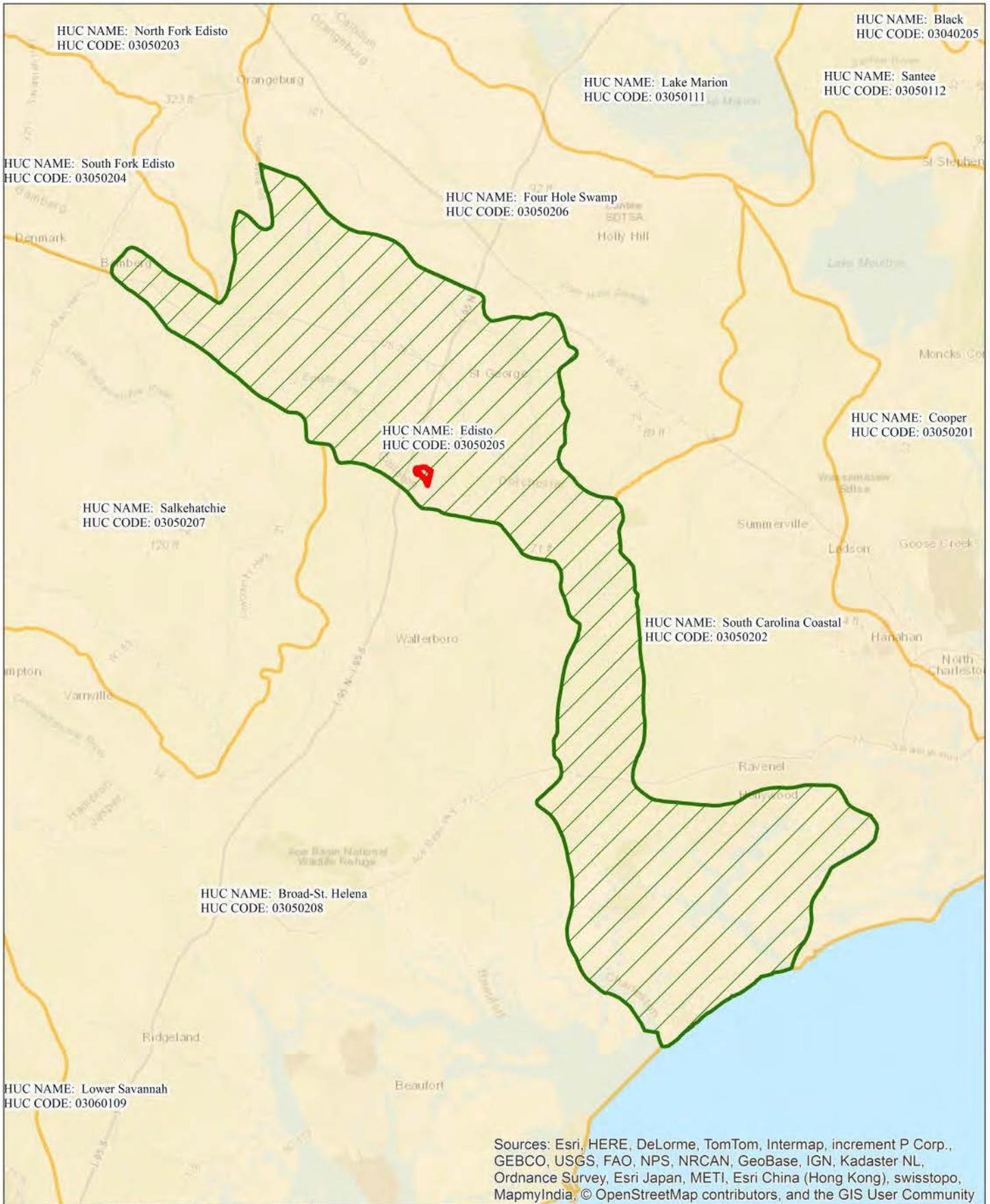
■ PROJECT AREA: +/- 430 AC

■ WETLAND ENHANCEMENT: +/- 176 AC

■ PRESERVED WETLANDS: +/- 162 AC

⇒ ROADS

LONG: -80.632077 W
 LAT: 33.083651 N



EXTERNAL SOURCES: 8 DIGIT HUC WATERSHEDS, ESRI ONLINE TOPO BASEMAP

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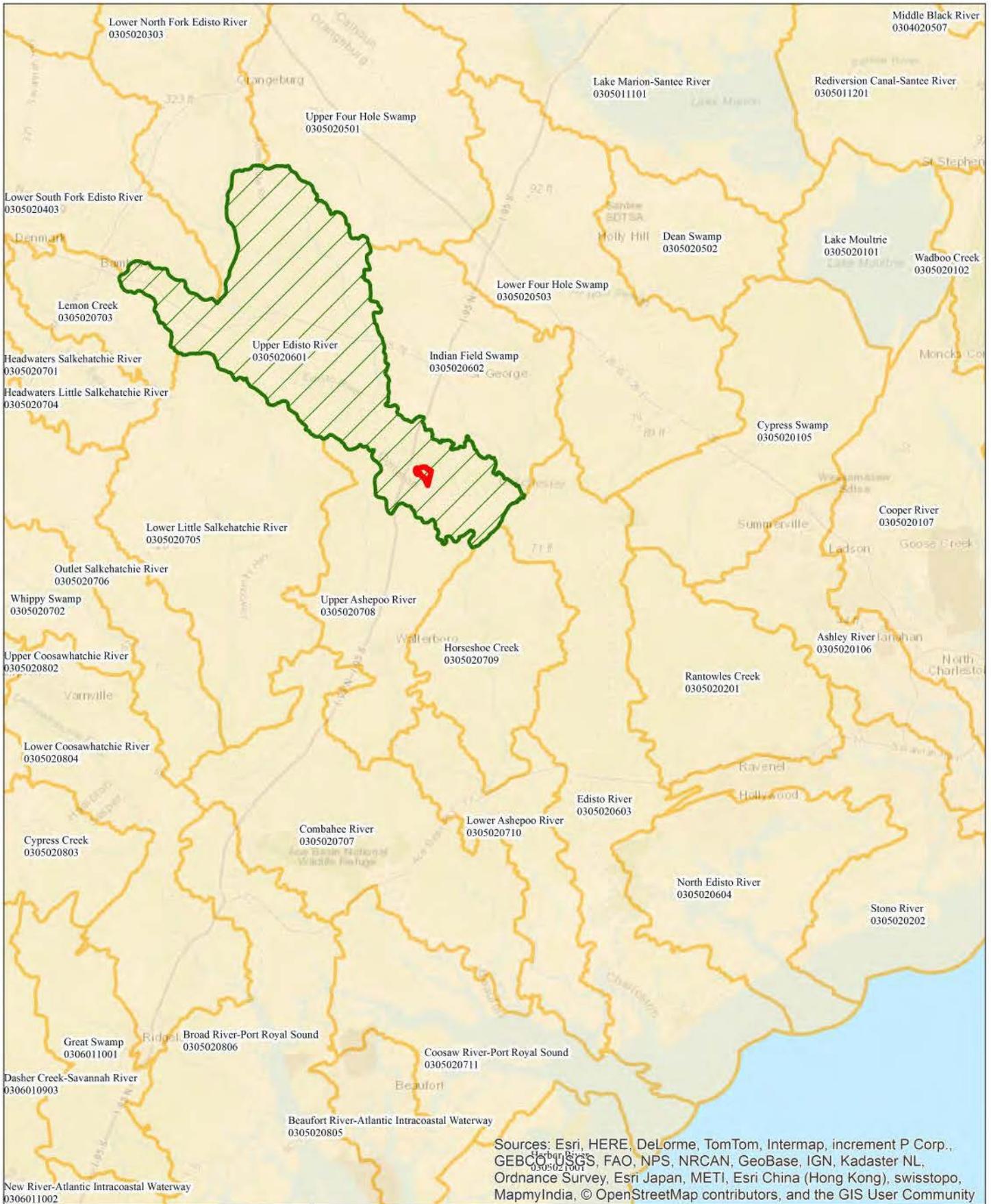
FIGURE 5
EDISTO RIVER WATERSHED 8 DIGIT HUC
PROPOSED CANADYS MITIGATION BANK
DORCHESTER COUNTY, SC

0 50,000 100,000
 Feet

LEGEND

-  PROJECT AREA: +/- 430 AC
-  EDISTO RIVER WATERSHED
-  WATERSHEDS

LONG: -80.632077 W
 LAT: 33.083651 N



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

EXTERNAL SOURCES: 10 DIGIT HUC WATERSHEDS, ESRI ONLINE: TOPO BASEMAP

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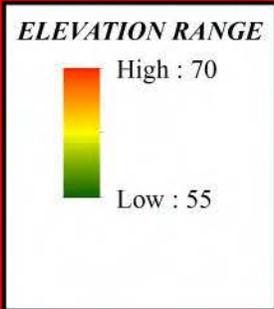
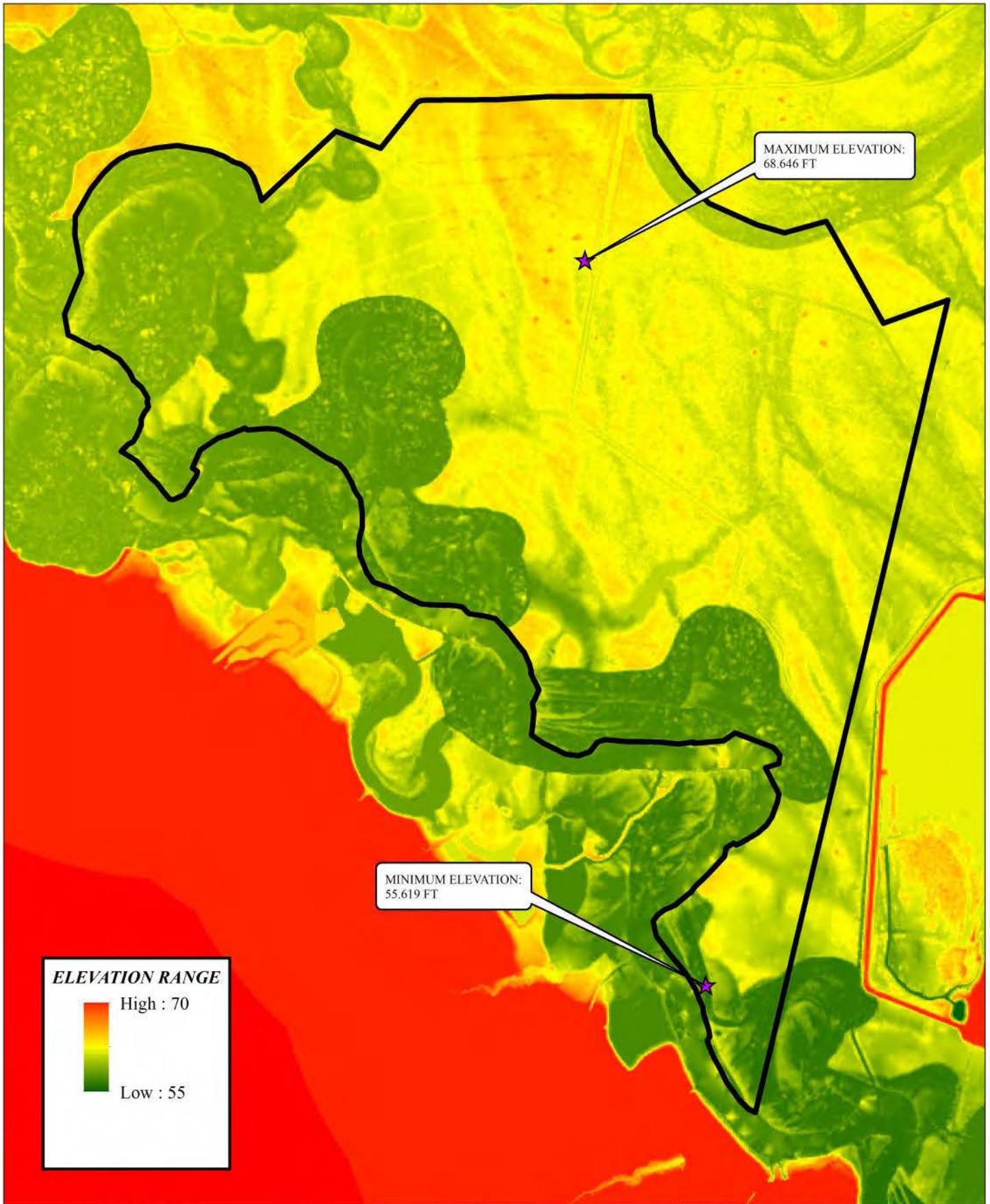
FIGURE 6
UPPER EDISTO RIVER WATERSHED 10 DIGIT HUC
PROPOSED CANADYS MITIGATION BANK
DORCHESTER COUNTY, SC

0 50,000 100,000
 Feet

LEGEND

- PROJECT AREA: +/- 430 AC
- UPPER EDISTO RIVER WATERSHED
- WATERSHEDS

LONG: -80.632077 W
 LAT: 33.083651 N



EXTERNAL SOURCES: NOAA 2009 LIDAR IMAGERY

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file:///C:/Users/dan/OneDrive/Documents/Projects/2017/02/28/20170228%20-%20Mitigation%20Bank%20Mapping%20-%20LIDAR.mxd	843.871.5385 (phone) 843.871.2050 (fax)
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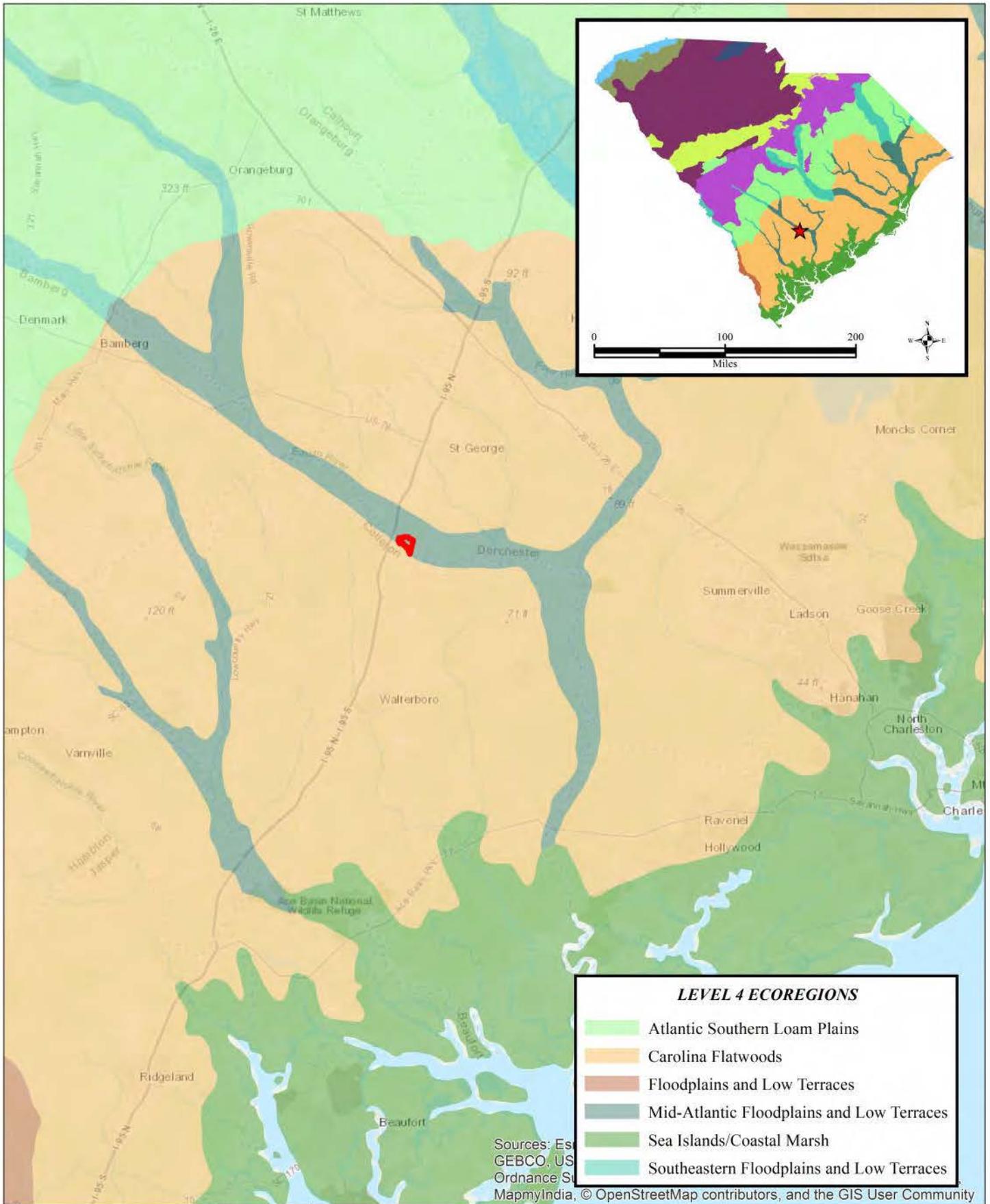
FIGURE 10 - LIDAR MAP
PROPOSED CANADYS MITIGATION BANK
DORCHESTER COUNTY, SC

0 900 1,800
Feet

LEGEND

PROJECT AREA: +/- 430 AC

LONG: -80.632077 W
 LAT: 33.083651 N



EXTERNAL SOURCES: SCDEC HUC ECOREGIONS, ESRI ONLINE: TOPO BASEMAP
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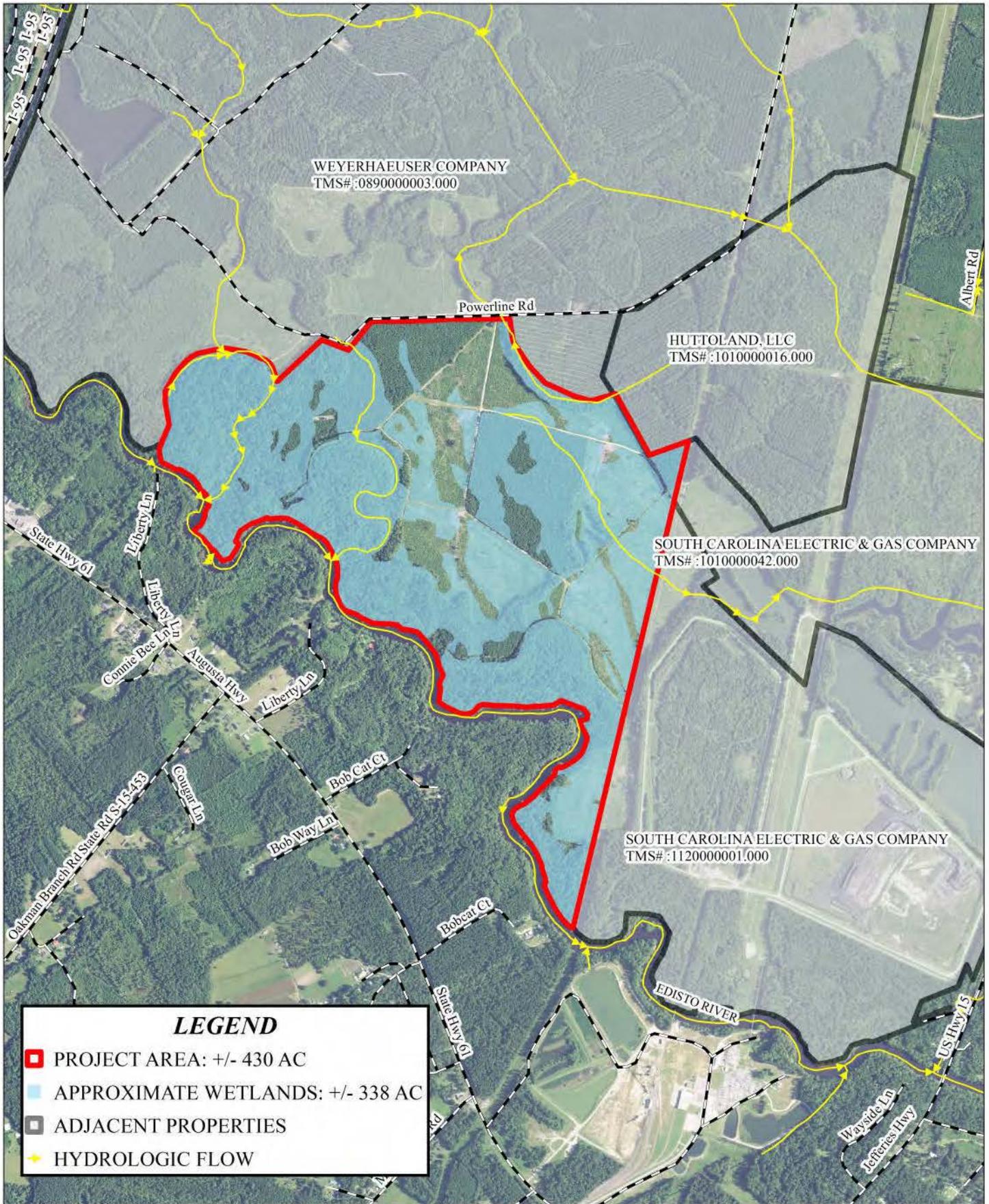
**FIGURE 12 - LEVEL 4 ECOREGIONS MAP
 PROPOSED CANADY'S MITIGATION BANK
 DORCHESTER COUNTY, SC**

0 10 20
 Miles

LEGEND

PROJECT AREA: +/- 430 AC

LONG: -80.632077 W
 LAT: 33.083651 N



LEGEND

- PROJECT AREA: +/- 430 AC
- APPROXIMATE WETLANDS: +/- 338 AC
- ADJACENT PROPERTIES
- HYDROLOGIC FLOW

EXTERNAL SOURCES: NAIP 2017 TRUE COLOR AERIAL, DORCHESTER COUNTY NHD24K HYDROLOGIC FLOW LINES

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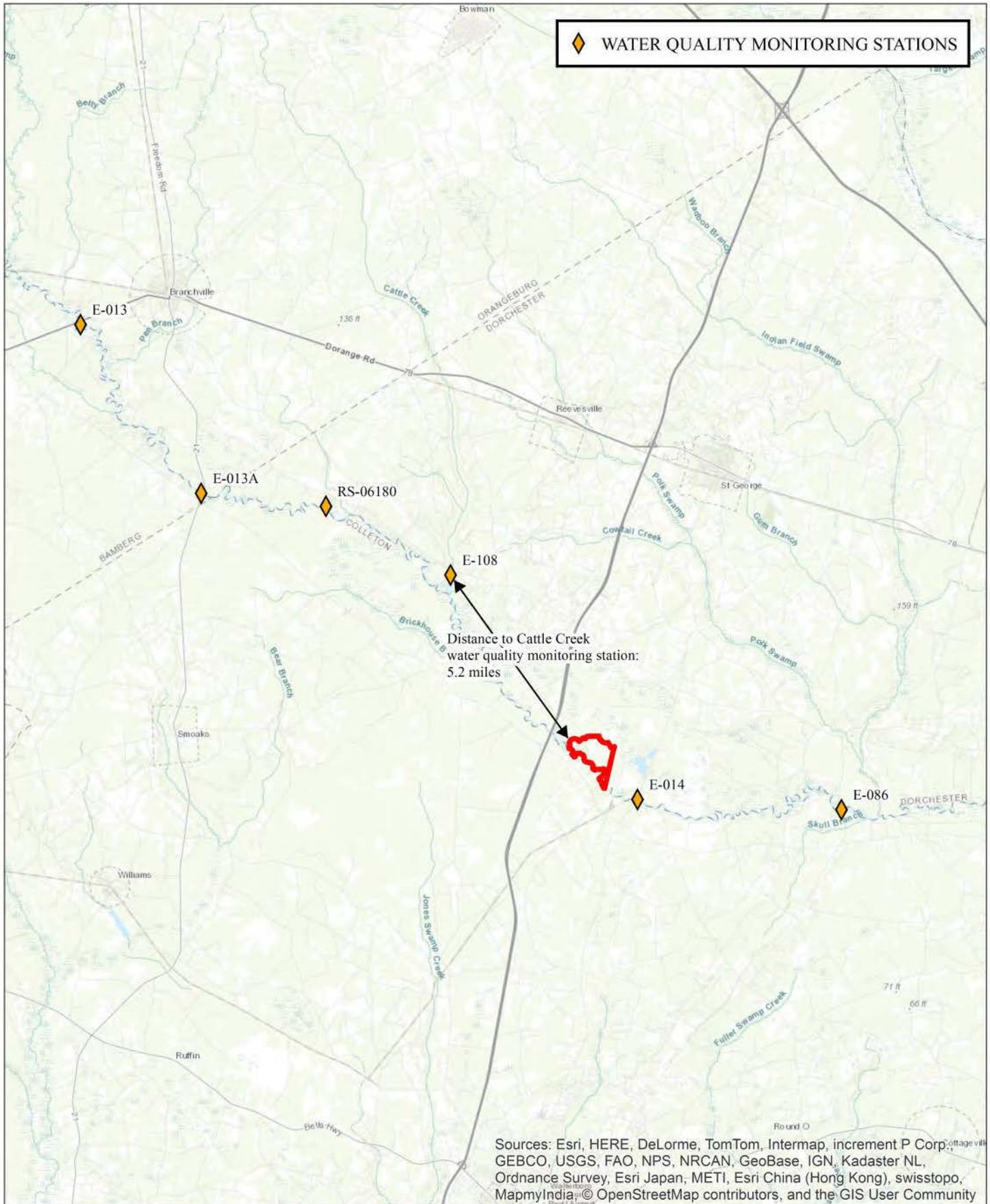
**FIGURE 13 - ADJACENT PROPERTIES
 AND HYDROLOGIC FLOW
 PROPOSED CANADYS MITIGATION BANK
 DORCHESTER COUNTY, SC**

0 1,500 3,000
 Feet



NOTES

LONG: -80.632077 W
 LAT: 33.083651 N



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

EXTERNAL SOURCES: SCDHEC WATER QUALITY MONITORING STATIONS, ESRI ONLINE TOPO BASEMAP
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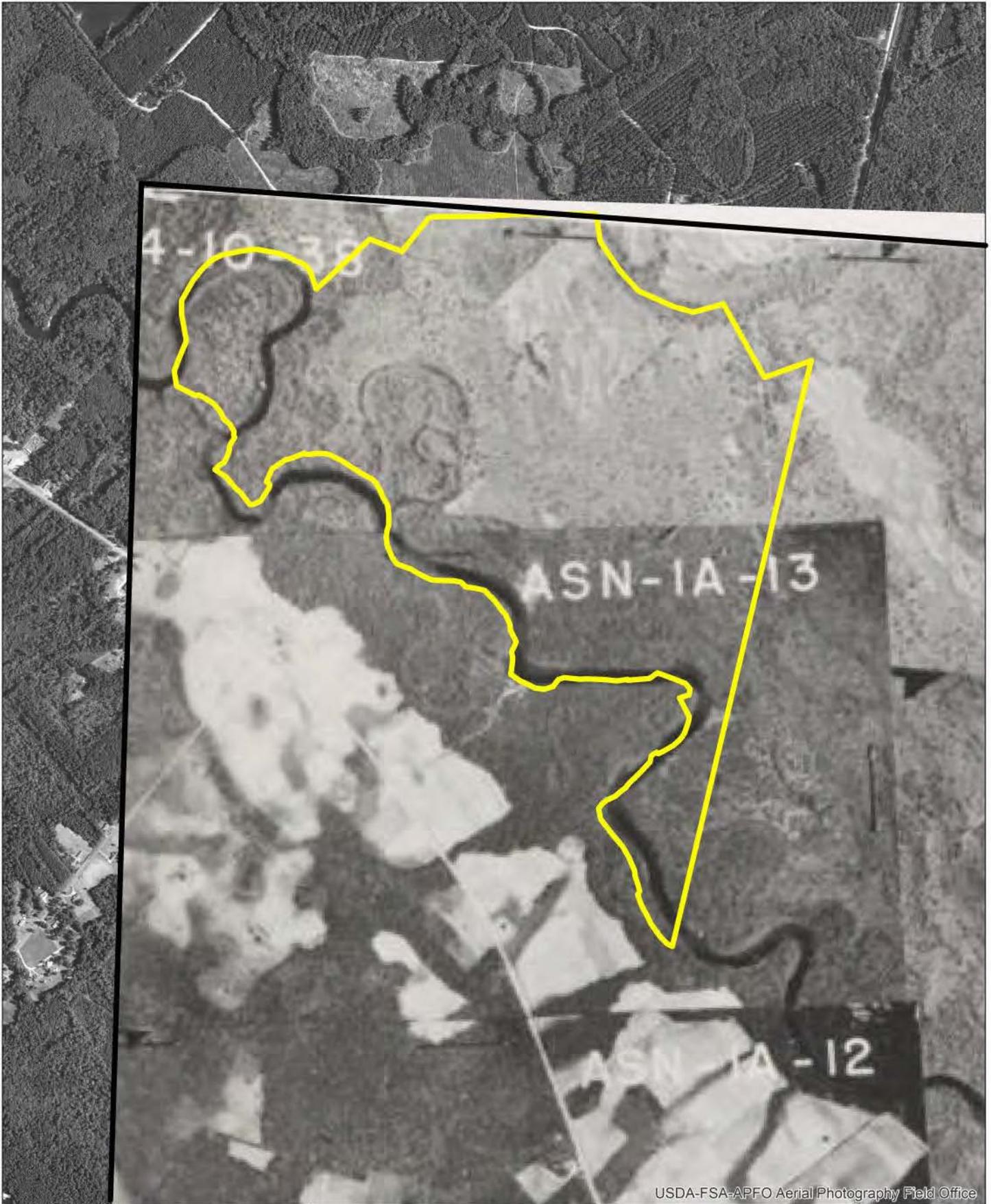
**FIGURE 16 - SCDHEC WATER QUALITY MONITORING STATIONS MAP
 PROPOSED CANADYS MITIGATION BANK
 DORCHESTER COUNTY, SC**

0 17,500 35,000
 Feet

LEGEND

 PROJECT AREA: +/- 430 AC

LONG: -80.632077 W
 LAT: 33.083651 N



USDA-FSA-APFO Aerial Photography Field Office

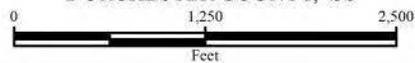
EXTERNAL SOURCES: SC HISTORIC 1938 AERIAL

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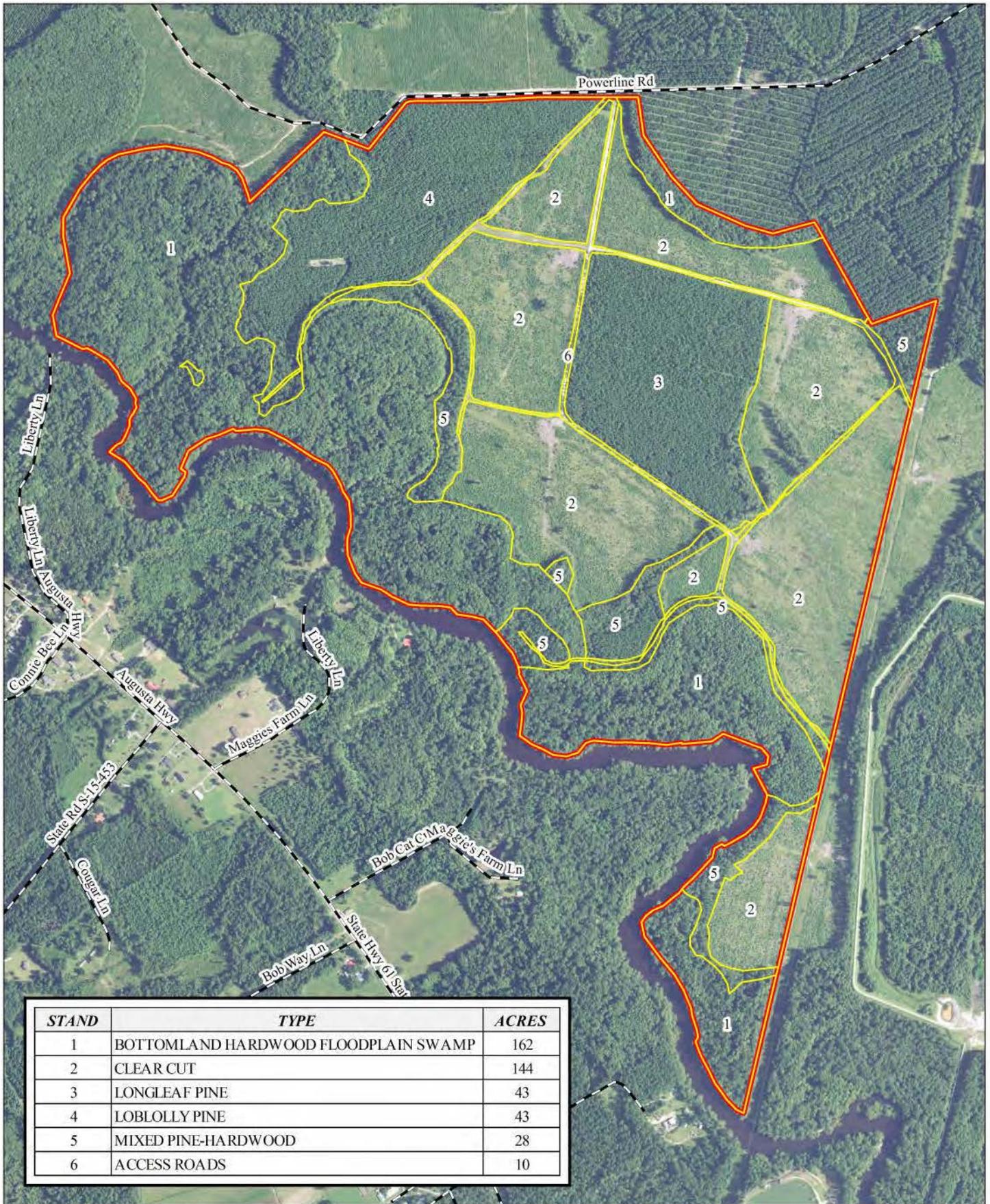
FIGURE 19 - 1938 AERIAL MAP
 PROPOSED CANADYS MITIGATION BANK
 DORCHESTER COUNTY, SC



LEGEND

PROJECT AREA: +/- 430 AC

LONG: -80.632077 W
 LAT: 33.083651 N



STAND	TYPE	ACRES
1	BOTTOMLAND HARDWOOD FLOODPLAIN SWAMP	162
2	CLEAR CUT	144
3	LONGLEAF PINE	43
4	LOBLOLLY PINE	43
5	MIXED PINE-HARDWOOD	28
6	ACCESS ROADS	10

EXTERNAL SOURCES: NAIP 2017 TRUE COLOR AERIAL,
U.S. CENSUS ROADS

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FIGURE 20 - STANDS MAP
PROPOSED CANADYS MITIGATION BANK
DORCHESTER COUNTY, SC

0 900 1,800
Feet

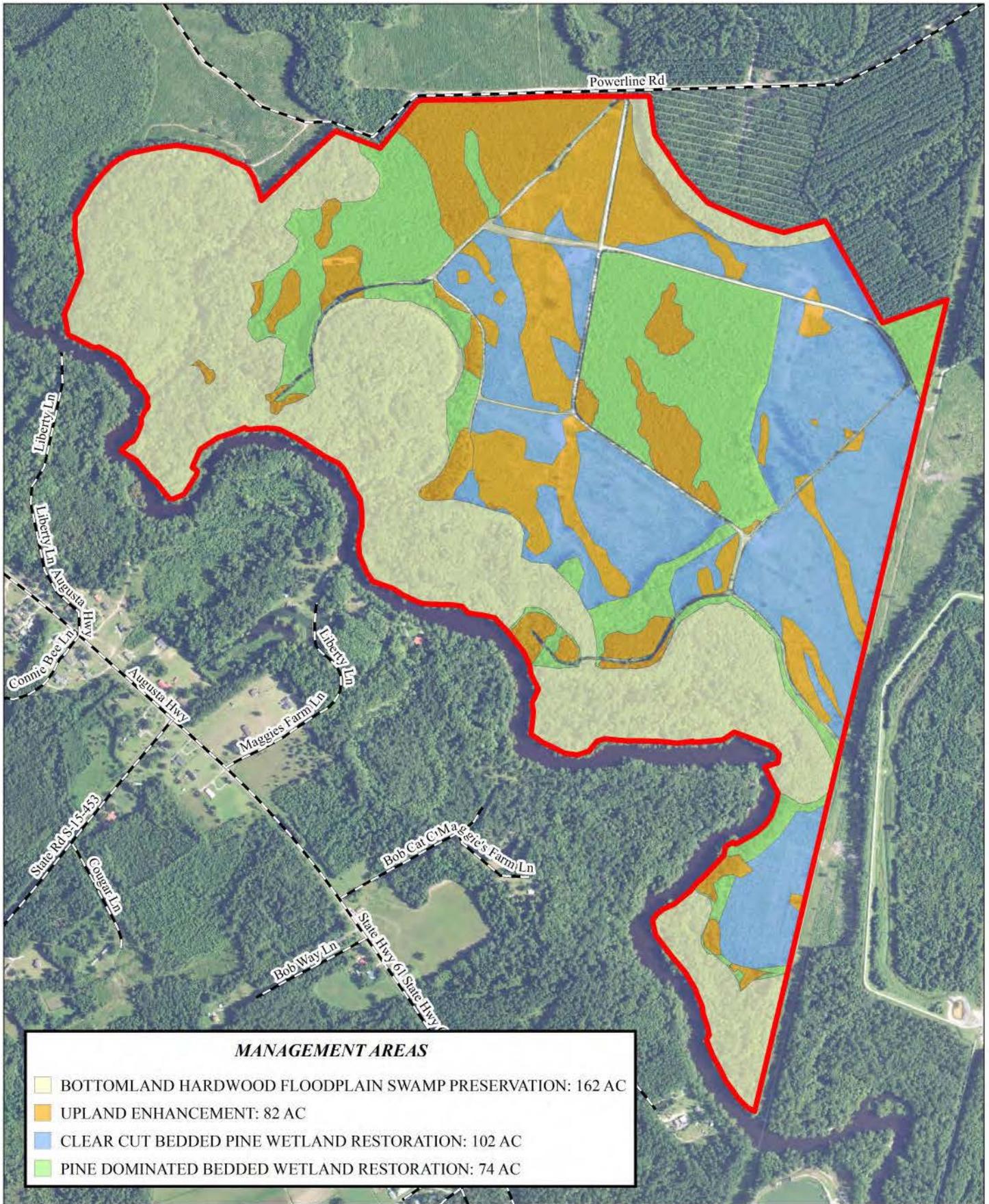
LEGEND

PROJECT AREA: +/- 430 AC

STANDS

ROADS

LONG: -80.632077 W
LAT: 33.083651 N



MANAGEMENT AREAS

- BOTTOMLAND HARDWOOD FLOODPLAIN SWAMP PRESERVATION: 162 AC
- UPLAND ENHANCEMENT: 82 AC
- CLEAR CUT BEDDED PINE WETLAND RESTORATION: 102 AC
- PINE DOMINATED BEDDED WETLAND RESTORATION: 74 AC

EXTERNAL SOURCES: NAIP 2017 TRUE COLOR AERIAL...
U.S. CENSUS ROADS

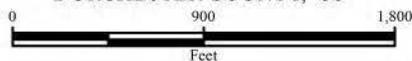
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**FIGURE 21 - MANAGEMENT AREAS MAP
PROPOSED CANADYS MITIGATION BANK
DORCHESTER COUNTY, SC**

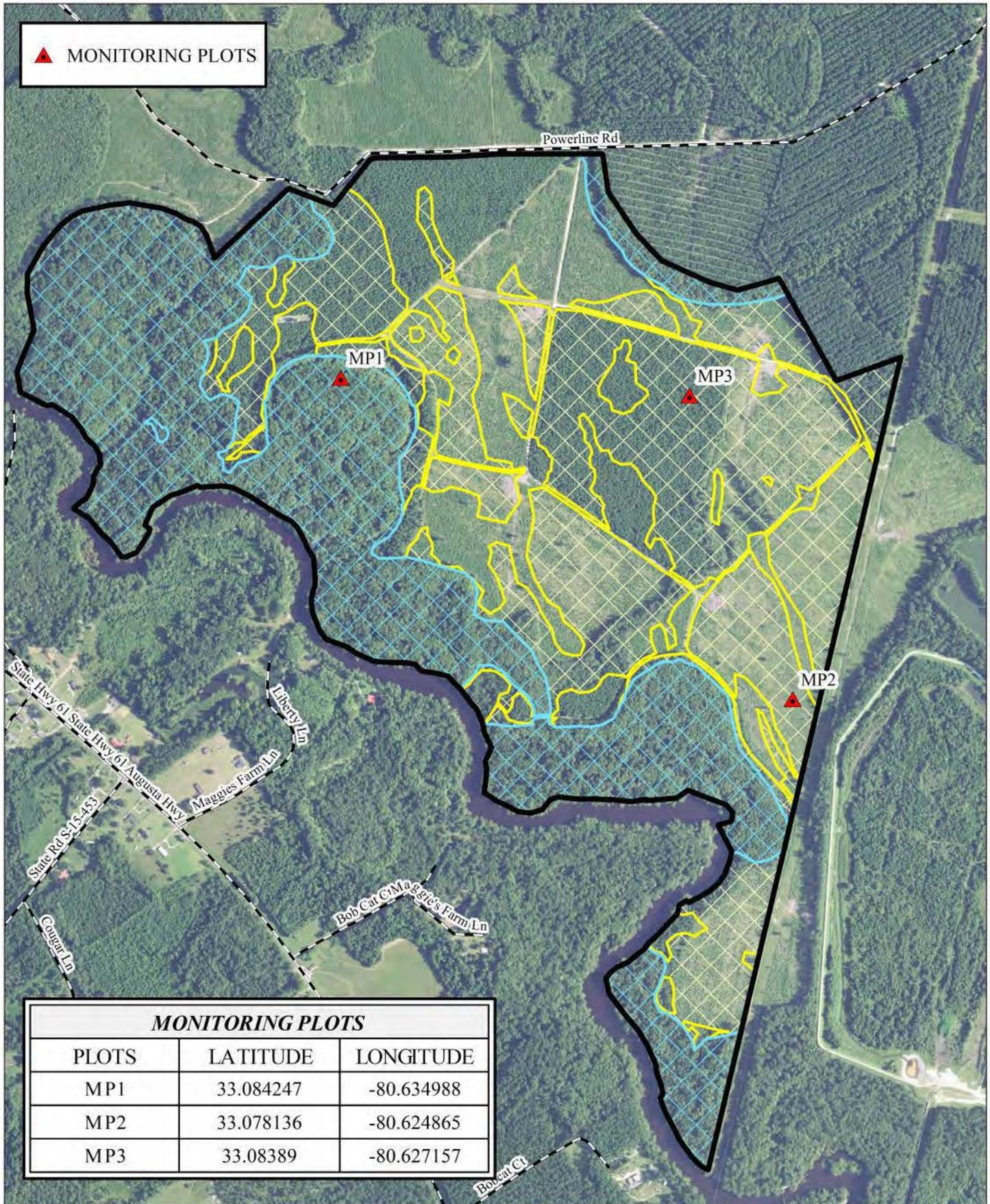


LEGEND

PROJECT AREA: +/- 430 AC

ROADS

LONG: -80.632077 W
LAT: 33.083651 N



▲ MONITORING PLOTS

MONITORING PLOTS		
PLOTS	LATITUDE	LONGITUDE
MP1	33.084247	-80.634988
MP2	33.078136	-80.624865
MP3	33.08389	-80.627157

EXTERNAL SOURCES: NAIP 2017 TRUE COLOR AERIAL, U.S. CENSUS ROADS

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REVISED: 4/4/2018

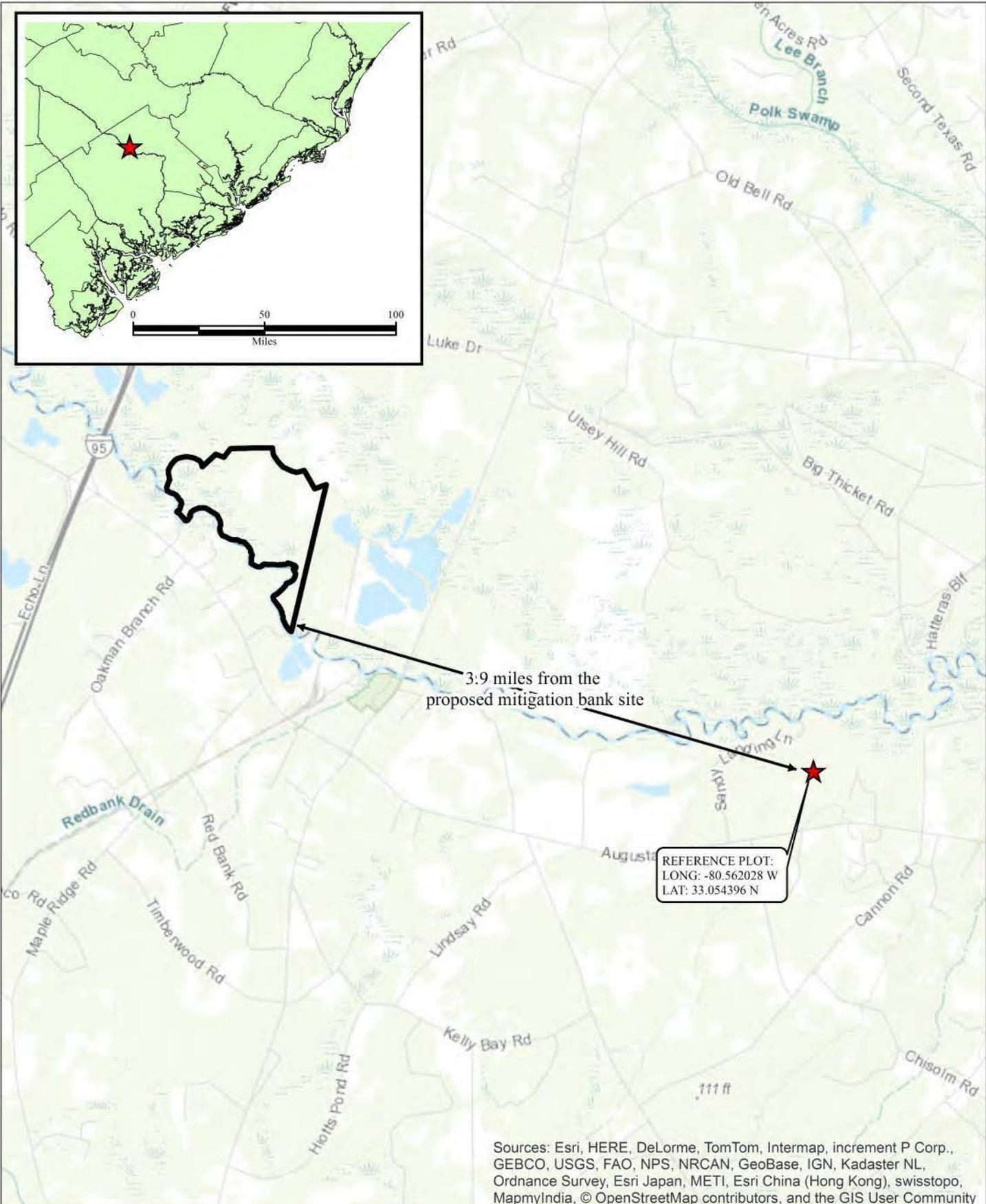
FIGURE 22
MONITORING PLOTS LOCATION MAP
PROPOSED CANADYS MITIGATION BANK
DORCHESTER COUNTY, SC

0 900 1,800
 Feet

LEGEND

- PROJECT AREA: +/- 430 AC
- WETLAND ENHANCEMENT: +/- 176 AC
- PRESERVED WETLANDS: +/- 162 AC
- ROADS

LONG: -80.632077 W
 LAT: 33.083651 N



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

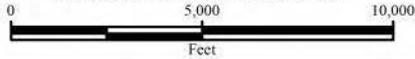
EXTERNAL SOURCES: ESRI ONLINE TOPO BASEMAP

Created By: Stephen Bennett
 Date Created: April 19, 2017
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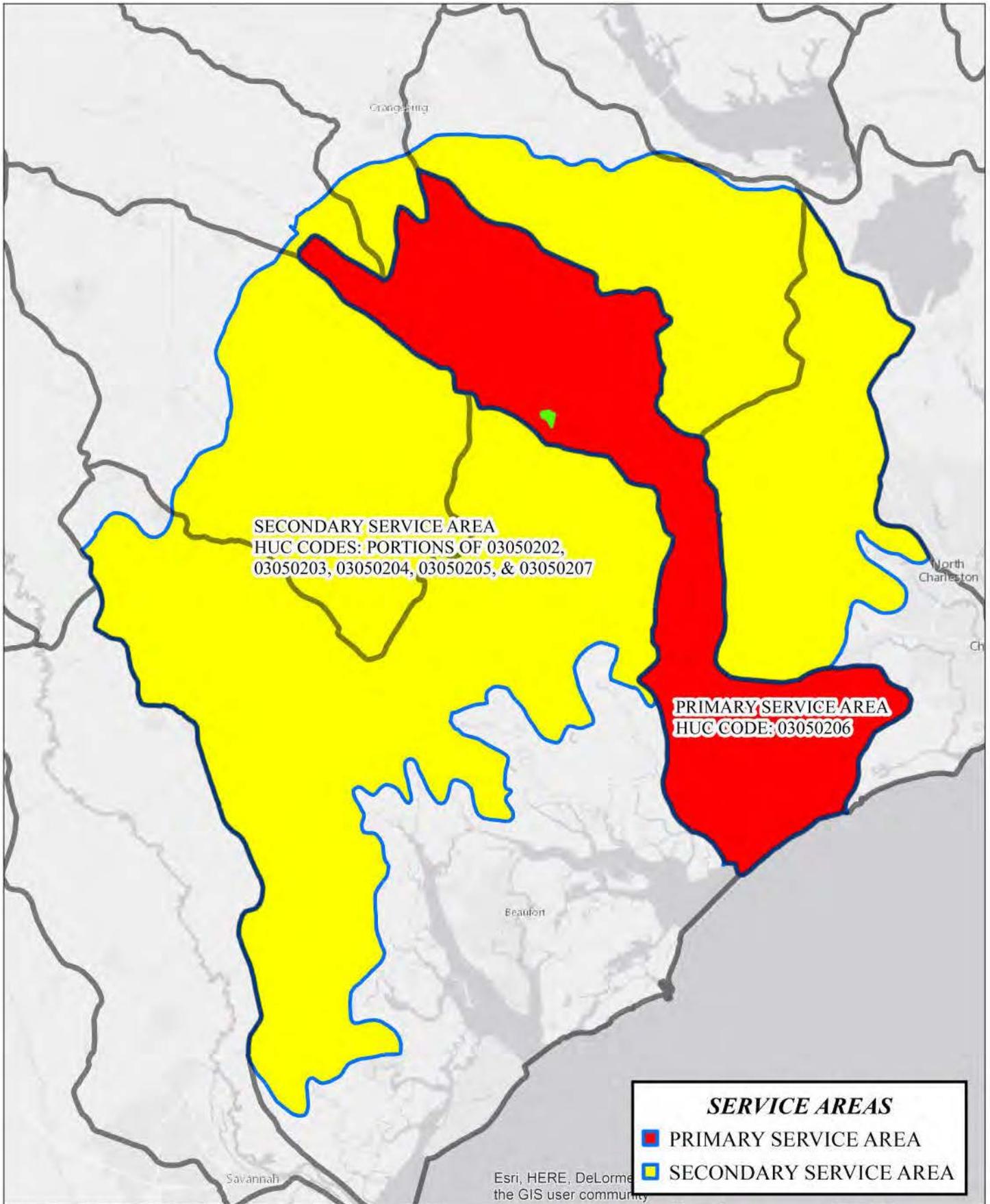
REVISED: 6/25/2018

FIGURE 23 - REFERENCE PLOT LOCATION MAP
 PROPOSED CANADYS MITIGATION BANK
 DORCHESTER COUNTY, SC



LEGEND

- ▣ PROJECT AREA: +/- 430 AC
- ★ REFERENCE PLOT



SECONDARY SERVICE AREA
 HUC CODES: PORTIONS OF 03050202,
 03050203, 03050204, 03050205, & 03050207

PRIMARY SERVICE AREA
 HUC CODE: 03050206

SERVICE AREAS

- PRIMARY SERVICE AREA
- SECONDARY SERVICE AREA

EXTERNAL SOURCES: SC HUC WATERSHEDS, ESRI GRAYSCALE BASEMAP

Created By: Stephen Bennett
 Date Created: February 28, 2017
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REVISIED: 6/25/2018

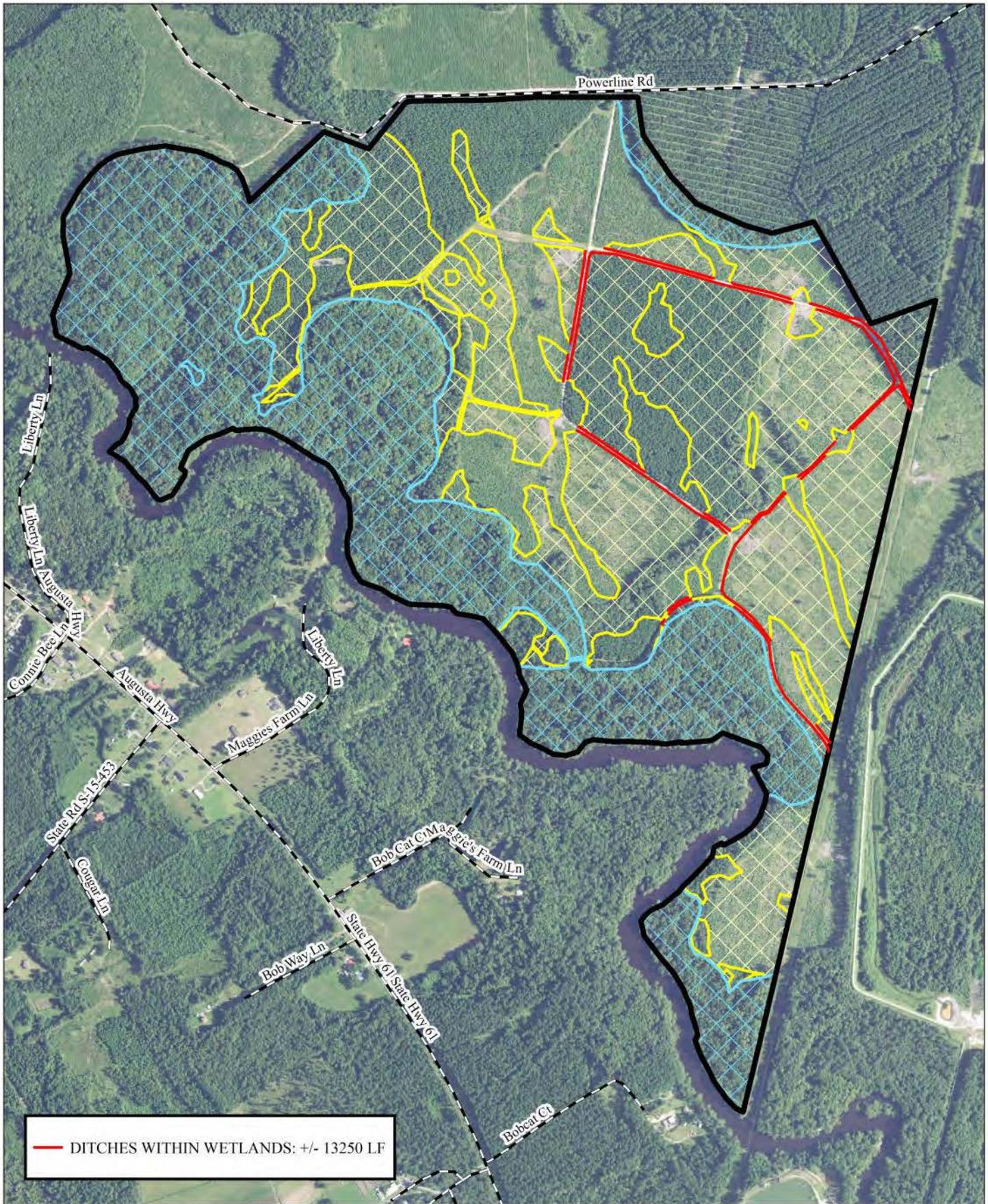
**FIGURE 24 - SERVICE AREAS MAP
 PROPOSED CANADYS MITIGATION BANK
 DORCHESTER COUNTY, SC**

0 62,500 125,000
 Feet

LEGEND

- PROJECT AREA: +/- 430 AC
- WATERSHEDS

LONG: -80.632077 W
 LAT: 33.083651 N



EXTERNAL SOURCES: NAIP 2017 TRUE COLOR AERIAL, U.S. CENSUS ROADS

Created By: Stephen Bennett
 Date Created: July 6, 2018
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REVISED: 7/11/2018

**FIGURE 25 SILVICULTURE
 DITCHES WITHIN WETLANDS MAP
 PROPOSED CANADYS MITIGATION BANK
 DORCHESTER COUNTY, SC**

0 900 1,800
 Feet

LEGEND

- PROJECT AREA: +/- 430 AC
- WETLAND ENHANCEMENT: +/- 176 AC
- PRESERVED WETLANDS: +/- 162 AC
- ROADS

LONG: -80.632077 W
 LAT: 33.083651 N