

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
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION
Refer to: P/N # 2006-3676-2IX

JANUARY 26, 2007

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

THE LISI COMPANY
C/O TIDEWATER ENVIRONEMNTAL SERVICES. INC
P.O. BOX 865
JOHNS ISLAND SOUTH CAROLINA 29457-0865

for a permit to place fill material in freshwater wetlands adjacent to

THE STONO RIVER

at a location south and southwest of the intersection of Murrywood Road and River Road on Johns Island, Charleston County, South Carolina (Latitude 32.74494, Longitude 80.05215).

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 both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, FEBRUARY 26, 2007

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of placing fill material in 0.891 acres of jurisdictional freshwater wetlands for parking, building pads for a multi-family residential subdivision and commercial development and 0.28 acres of jurisdictional freshwater wetlands will be filled for the construction of access and internal road crossings. In addition, 1.11 acres of non-jurisdictional wetlands will be filled for internal development. The purpose for the proposed work according to the applicant is to facilitate the construction of a planned unit development that includes a commercial center and residential subdivision.

The applicant proposed to mitigate for the impacts by protecting 5.058 acres of wetlands with a 5.12 acre undisturbed buffer and purchasing 10.5 preservation credits and 5.3 restoration credits from an approved mitigation bank.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

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 the Coastal Zone Management Program (15 CFR 930). 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 1.171 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our 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). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined 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 7(c) of the Endangered Species Act of 1973 (as amended).

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.

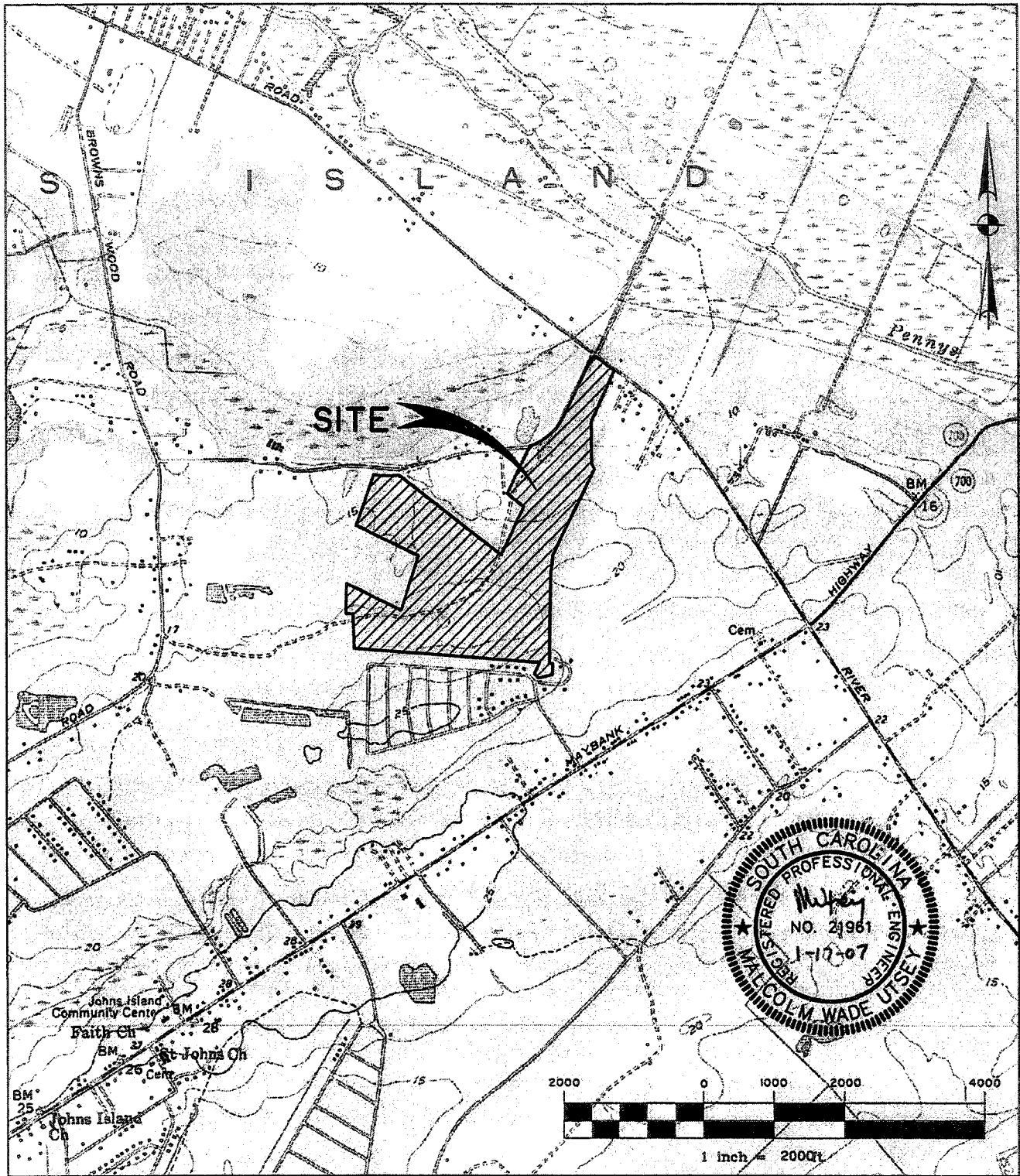
In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources 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 to provide any information it may have with regard to historic and cultural resources.

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 of Engineers cannot undertake to adjudicate rival claims.

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 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.

If there are any questions concerning this public notice, please contact Elizabeth Jackson at 843-329-8044 or toll free at 1-866-329-8187.



QUADRANGLE MAP

SOURCE: LEAGAREVILLE, JOHNS ISLAND QUADRANGLE MAPS
DATE: ~~1-07-06~~ 1-19-07 SHEET 1 OF 6

PROPOSED ACTIVITY:
WETLAND FILL

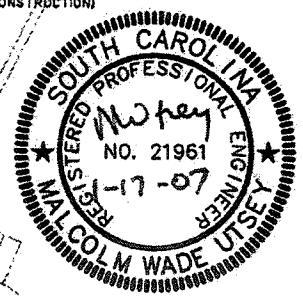
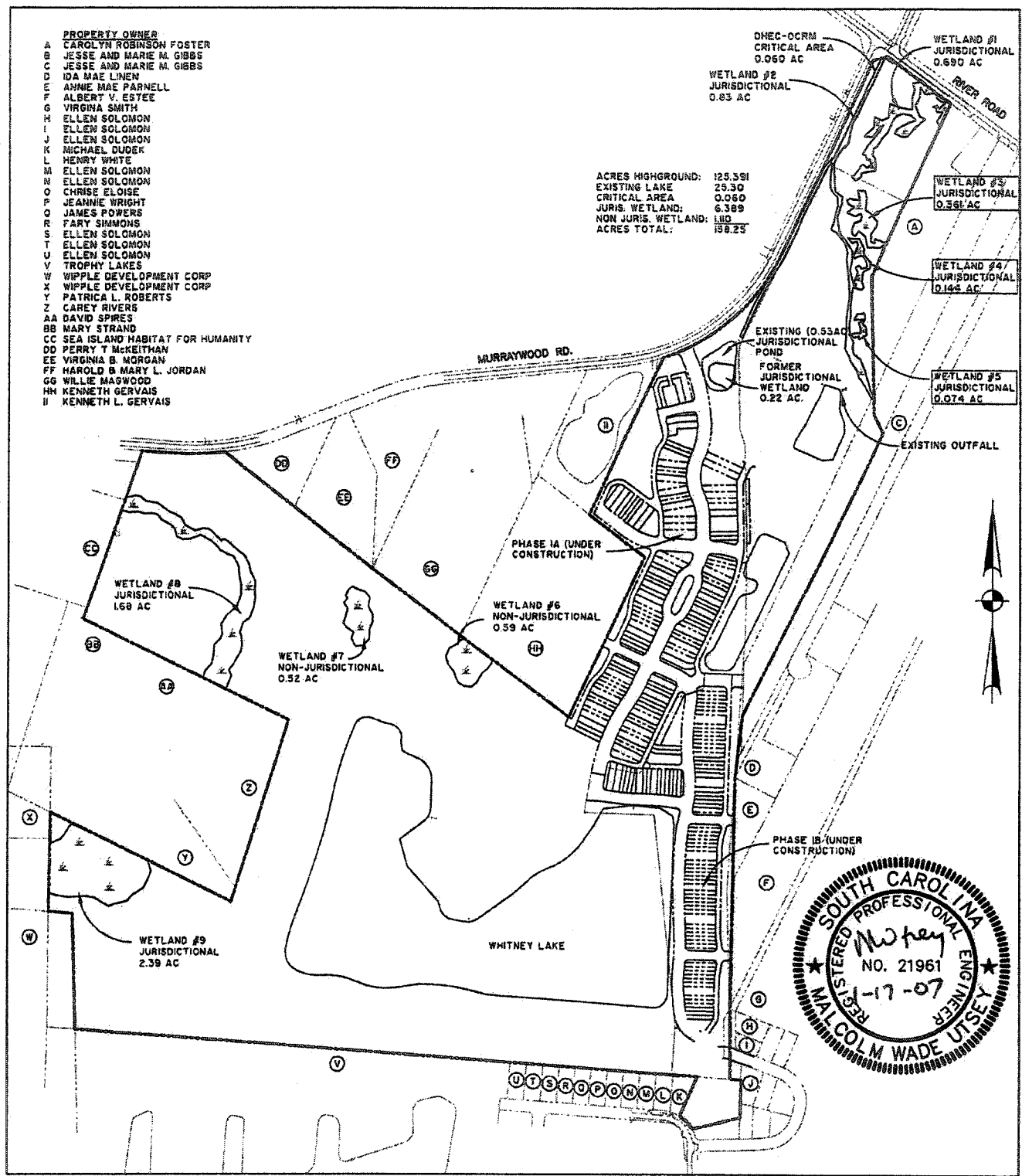
COUNTY: CHARLESTON
APPLICANT:
THE LISI COMPANY

2006-3676-21X

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- PROPERTY OWNER
- A CAROLYN ROBINSON FOSTER
 - B JESSE AND MARIE M. GIBBS
 - C JESSE AND MARIE M. GIBBS
 - D IDA MAE LINEN
 - E ANNIE MAE PARNELL
 - F ALBERT V. ESTEE
 - G VIRGINIA SMITH
 - H ELLEN SOLOMON
 - I ELLEN SOLOMON
 - J ELLEN SOLOMON
 - K MICHAEL DUDEK
 - L HENRY WHITE
 - M ELLEN SOLOMON
 - N ELLEN SOLOMON
 - O CHRIS ELOISE
 - P JEANNIE WRIGHT
 - Q JAMES POWERS
 - R FARY SIMMONS
 - S ELLEN SOLOMON
 - T ELLEN SOLOMON
 - U ELLEN SOLOMON
 - V TROPHY LAKES
 - W WIPPLE DEVELOPMENT CORP
 - X WIPPLE DEVELOPMENT CORP
 - Y PATRICA L. ROBERTS
 - Z CAREY RIVERS
 - AA DAVID SPRES
 - BB MARY STRAND
 - CC SEA ISLAND HABITAT FOR HUMANITY
 - DD PERRY T McKEITHAN
 - EE VIRGINIA B. MORGAN
 - FF HAROLD B MARY L. JORDAN
 - GG WILIE MAGWOOD
 - HH KENNETH GERVAIS
 - II KENNETH L. GERVAIS

ACRES HIGHGROUND: 125.391
 EXISTING LAKE 29.30
 CRITICAL AREA 0.060
 JURIS. WETLAND: 6.389
 NON JURIS. WETLAND: 1.00
 ACRES TOTAL: 158.25



EXISTING CONDITIONS



DATE: ~~1-05-06~~ 1-19-07

SHEET 2 OF 6

PROPOSED ACTIVITY:
 WETLAND FILL

COUNTY: CHARLESTON
 APPLICANT:
 THE LISI COMPANY

2006-3676-21X

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PROPERTY OWNER

A	CAROLYN ROBINSON FOSTER
B	JESSE AND MARIE M. GIBBS
C	JESSE AND MARIE M. GIBBS
D	IDA MAE LINEN
E	ANNE MAE FARNELL
F	ALBERT V. ESTEE
G	VIRGINIA SMITH
H	ELLEN SOLOMON
I	ELLEN SOLOMON
J	ELLEN SOLOMON
K	MICHAEL DUBEK
L	HENRY WHITE
M	ELLEN SOLOMON
N	ELLEN SOLOMON
O	CHRIS ELOISE
P	JEANNIE WRIGHT
Q	JAMES POWERS
R	FARY SIMMONS
S	ELLEN SOLOMON
T	ELLEN SOLOMON
U	ELLEN SOLOMON
V	TROPHY LAKES
W	WIPPLE DEVELOPMENT CORP
X	WIPPLE DEVELOPMENT CORP
Y	PATRICIA L. ROBERTS
Z	CARY RYAN
AA	DAVID SPIRES
BB	MARY STRAND
CC	SEA ISLAND HABITAT FOR HUMANITY
DD	PERRY T McKEITHAN
EE	VIRGINIA B. MORGAN
FF	HAROLD B. MARY L. JORDAN
GG	WILLIE MAGWOOD
HH	KENNETH GERVAIS
II	KENNETH L. GERVAIS

WETLAND IMPACT SUMMARY

JURISDICTIONAL WETLANDS

WETLAND #	EXISTING AREA	PROPOSED FILL	AREA REMAINING
#1	0.690 AC.	0.530 AC.	0.160 AC.
#2	0.830 AC.	0.060 AC.	0.770 AC.
#3	0.361 AC.	0.361 AC.	0 AC.
#4	0.144 AC.	0.08 AC.	0.064 AC.
#5	0.074 AC.	0 AC.	0.074 AC.
#6	1.680 AC.	0.140 AC.	1.540 AC.
#8	2.390 AC.	0 AC.	2.390 AC.
FORMER	0.22 AC.	0 AC.	0.22 AC. (EXST. POND)
OCRM	0.050 AC.	0 AC.	0.050 AC.
	6.449 AC.	1.171 AC.	5.278 AC.

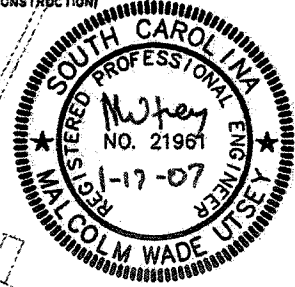
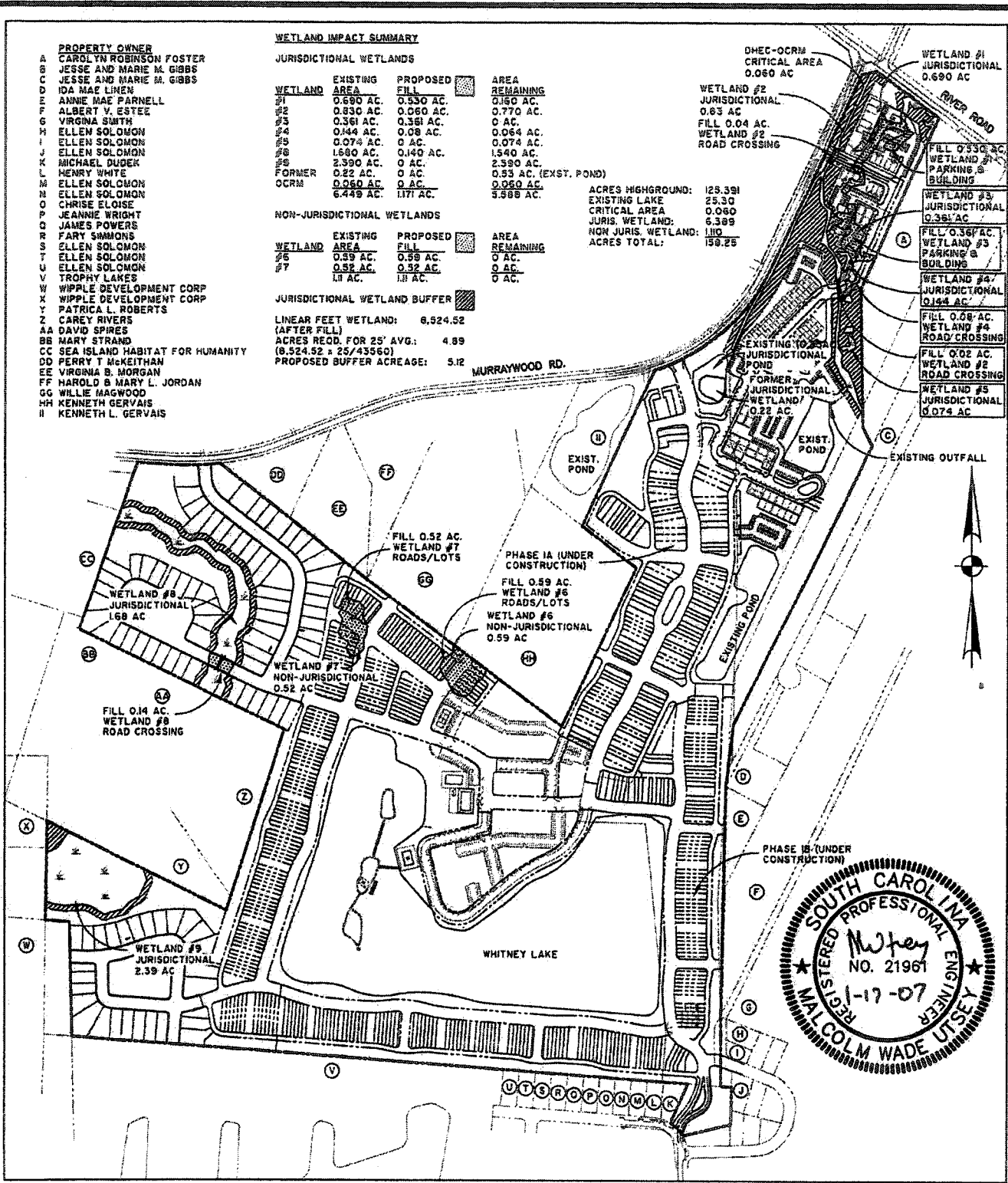
NON-JURISDICTIONAL WETLANDS

WETLAND #	EXISTING AREA	PROPOSED FILL	AREA REMAINING
#6	0.59 AC.	0.59 AC.	0 AC.
#7	0.52 AC.	0.52 AC.	0 AC.
	1.11 AC.	1.11 AC.	0 AC.

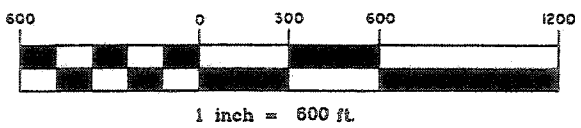
JURISDICTIONAL WETLAND BUFFER

LINEAR FEET WETLAND: 6,524.52
 (AFTER FILL)
 ACRES REQD. FOR 25' AVG.: 4.89
 (0.524.52 x 25/43560)
 PROPOSED BUFFER ACREAGE: 5.12

OCRM-OCRM CRITICAL AREA 0.060 AC
 WETLAND #2 JURISDICTIONAL 0.83 AC
 FILL 0.04 AC. WETLAND #2 ROAD CROSSING
 ACRES HIGHGROUND: 125.391
 EXISTING LAKE CRITICAL AREA 0.060
 JURIS. WETLAND: 6.389
 NON JURIS. WETLAND: 1.110
 ACRES TOTAL: 159.25



SITE PLAN



DATE: ~~1-03-06~~ 1-19-07

SHEET 3 OF 6

PROPOSED ACTIVITY:
 WETLAND FILL

COUNTY: CHARLESTON
APPLICANT:
 THE LISI COMPANY

2006-3676-21X

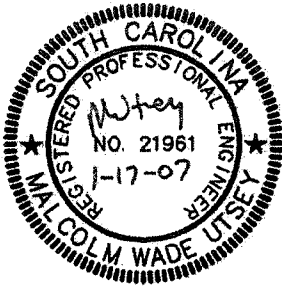
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DHEC-OCRM
CRITICAL AREA
0.060 AC

WETLAND #1
JURISDICTIONAL
0.690 AC

WETLAND #2
JURISDICTIONAL
0.83 AC
FILL 0.04 AC.
WETLAND #2
ROAD CROSSING

RIVER ROAD



FILL 0.530 AC.
WETLAND #1
PARKING &
BUILDING

WETLAND #3
JURISDICTIONAL
0.361 AC

FILL 0.361 AC.
WETLAND #3
PARKING &
BUILDING

WETLAND #4
JURISDICTIONAL
0.144 AC

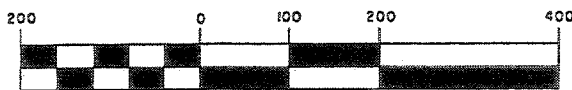
FILL 0.08 AC.
WETLAND #4
ROAD CROSSING

FILL 0.02 AC.
WETLAND #2
ROAD CROSSING

WETLAND #5
JURISDICTIONAL
0.074 AC

EXISTING 0.55 AC
JURISDICTIONAL
POND
FORMER
JURISDICTIONAL
WETLAND
0.22 AC.

SITE PLAN



1 inch = 200 ft

DATE: ~~1-03-06~~ 1-19-07

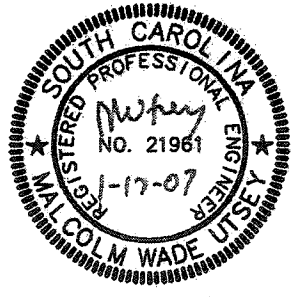
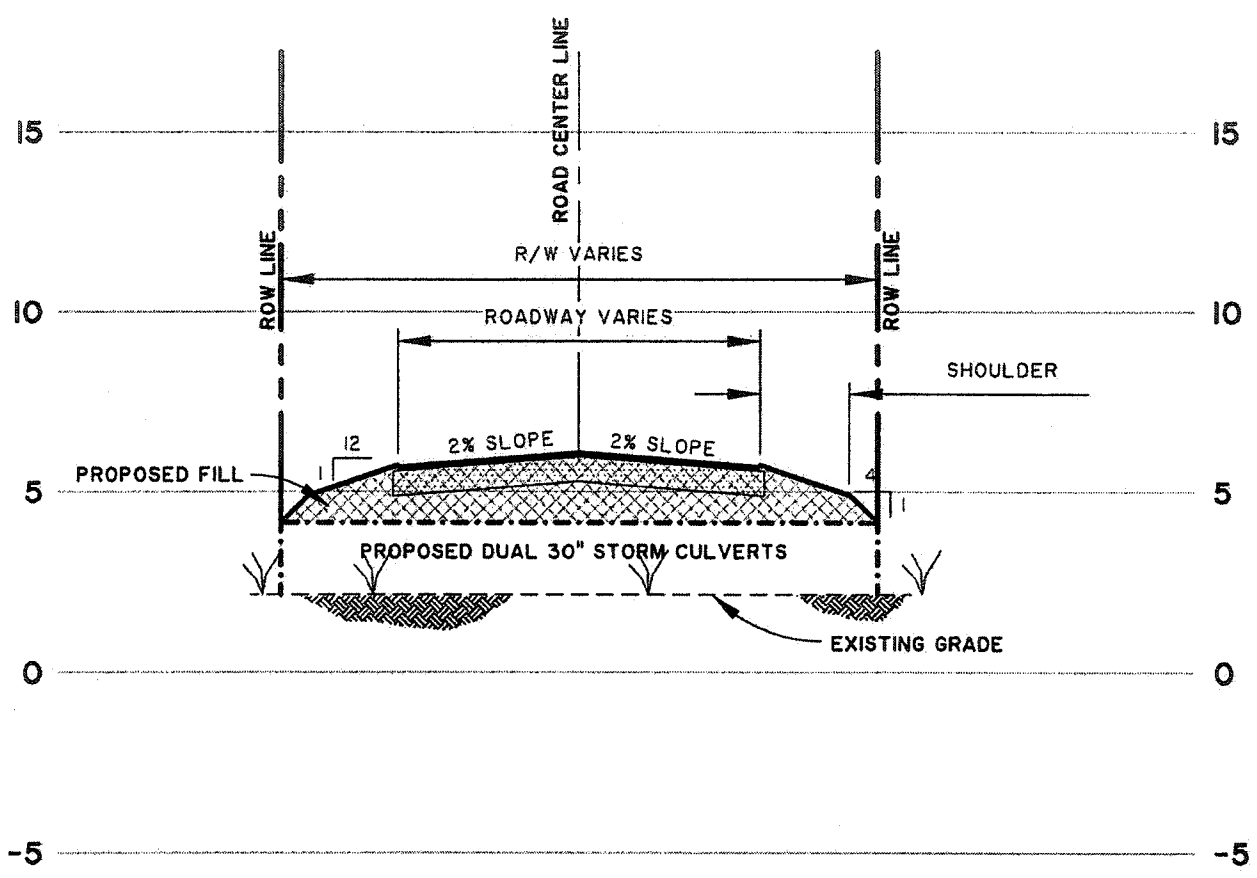
SHEET 4 OF 6

PROPOSED ACTIVITY:
WETLAND FILL

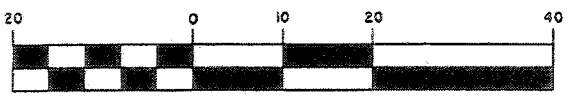
COUNTY: CHARLESTON
APPLICANT:
THE LISI COMPANY

2006-3676-21X

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TYPICAL ROAD CROSSING



1 inch = 20 ft.

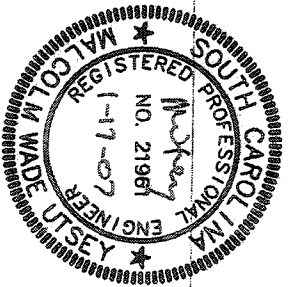
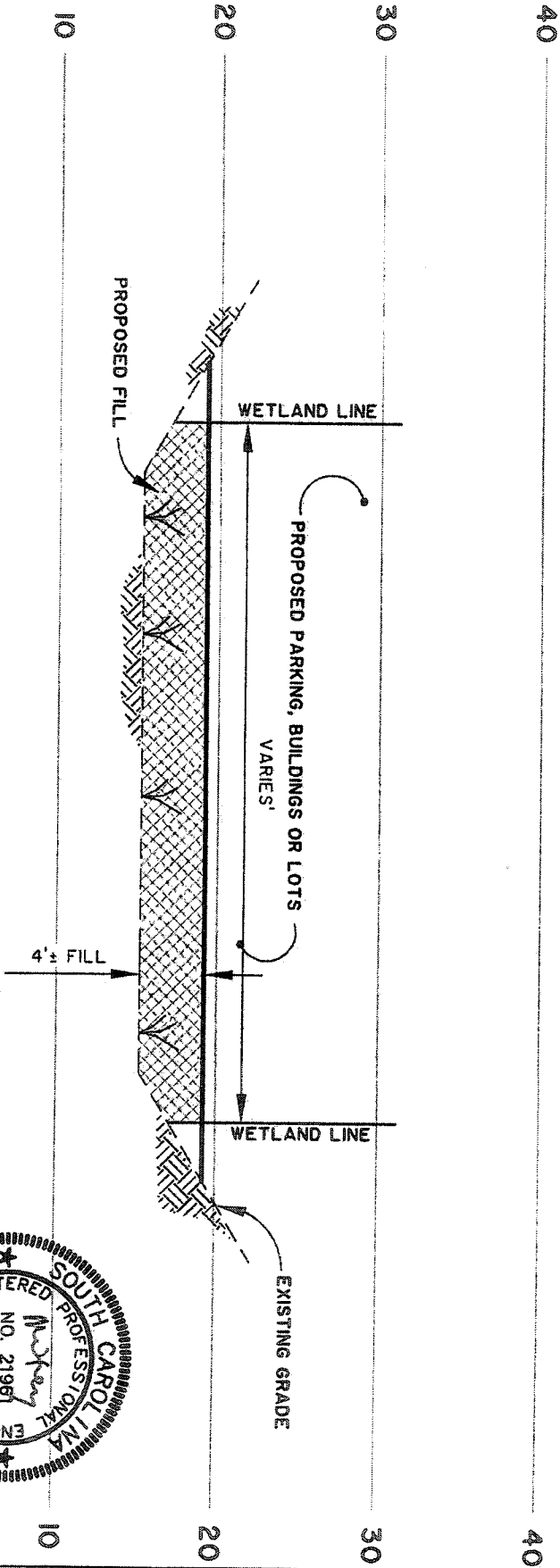
DATE: ~~1-03-06~~ 1-19-07

SHEET 5 OF 6

PROPOSED ACTIVITY:
WETLAND FILL

COUNTY: CHARLESTON
APPLICANT:
THE LISI COMPANY

2006-3676-21X



TYPICAL FILL AT PARKING OR LOTS



DATE: ~~11-05-06~~ 1-19-07

SHEET 6 OF 6

PROPOSED ACTIVITY:
WETLAND FILL

COUNTY: CHARLESTON
APPLICANT:
THE LISI COMPANY

2006-3676-21X