

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 Environmental Quality Control
Water Quality Certification and Wetlands Programs Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION

Refer to: P/N #2008-00089-2IR

February 29, 2008

Pursuant to 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

JOHN MORGAN
GREENWOOD DEVELOPMENT COMPANY
THE PONDS
C/O NEWKIRK ENVIRONMENTAL, INC.
POST OFFICE BOX 746
MT. PLEASANT, SOUTH CAROLINA 29465

for a permit to construct a master planned, mixed use, commercial and residential development in

FRESHWATER WETLANDS ADJACENT TO THE GREAT CYPRESS SWAMP

at a location off of Highway 17-A, north of the junction of Highway 17-A and Highway 61, outside of Summerville, in Dorchester County, South Carolina. Latitude: 32.97472; Longitude: 80.27194

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, MARCH 31, 2008

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

The proposed work consists of development of a 1,886 acre tract which includes approximately 962 acres of wetlands. The development will include residential, commercial, retail, education, and green space areas. Of the 962 acres of on-site wetlands, 2.18 acres will be impacted to construct roads and provide utilities. In addition, the applicant proposes to construct raised wooden boardwalks over the wetlands, construct a wooden bridge spanning Shultz Lake, and a wooden canoe dock, fixed pier head and floating dock to provide access to Shultz Lake. The applicant proposes to preserve 959.89 acres of on-site undisturbed freshwater wetlands, establish 81.66 acres of upland buffers, and purchase the remaining restoration/enhancement credits from a mitigation bank. The applicant has requested that this be a 30-year permit. The project purpose is to provide an economically viable, long term, master-planned community.

NOTE: Phase I of this development was constructed without impact to jurisdictional wetlands and was permitted under OCRM's land disturbance/stormwater permit #18-06-09-01C.

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 of the South Carolina Coastal Zone Management Act (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. Persons wishing to comment or object to State certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

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 2.18 acres of freshwater habitat located upstream 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.

Pursuant to Section 7(c) 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 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. It is noted that a draft cultural resource survey dated July 2006 has been completed by the applicant and submitted to the South Carolina Department of Archives and History.

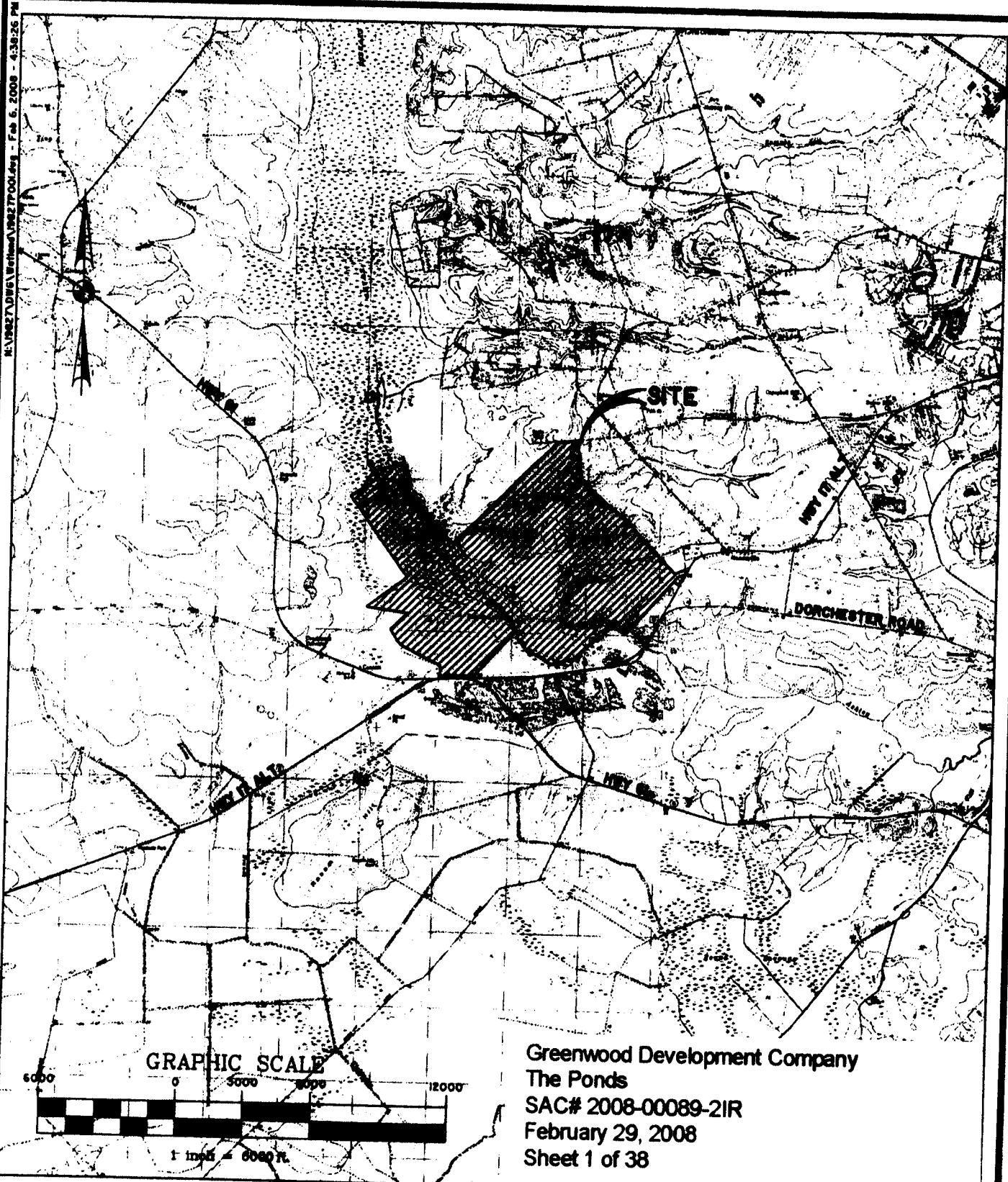
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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 Robin Coller-Socha at 843-329-8044 or toll free at 1-866-329-8187.

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Greenwood Development Company
 The Ponds
 SAC# 2008-00089-21R
 February 29, 2008
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QUADRANGLE MAP

DATE: 10-23-07

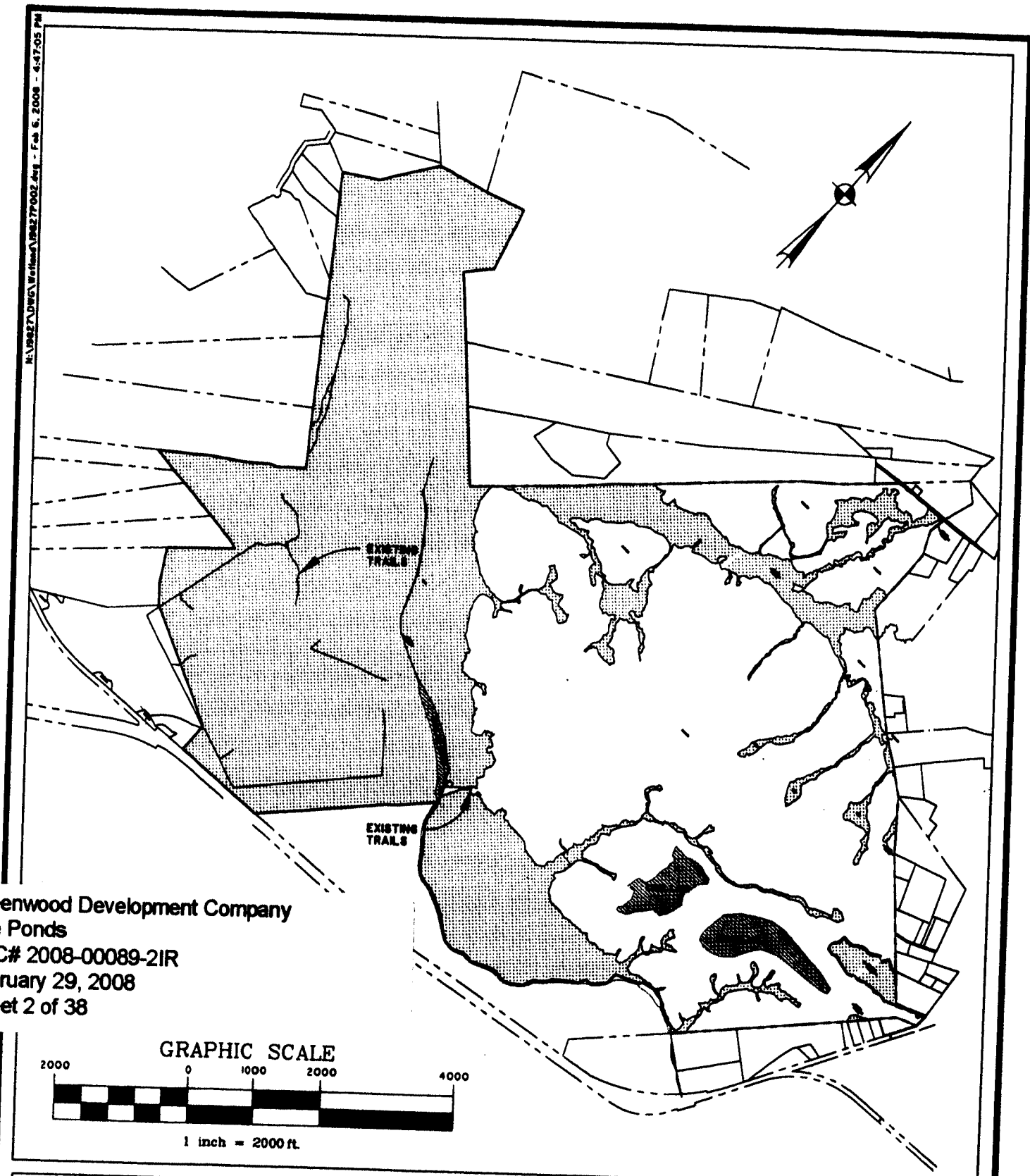
LATITUDE: 32-58-29
 LONGITUDE: 80-16-19
 SOURCE: RIDGEVILLE QUADRANGLE MAP
 SUMMERVILLE QUADRANGLE MAP
 CLUBHOUSE CROSSROADS QUADRANGLE MAP
 STALLSVILLE QUADRANGLE MAP

SHEET 1 OF 38

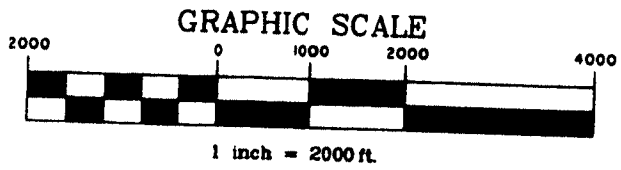
PROPOSED ACTIVITY:
 WETLAND FILL FOR
 RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
 APPLICANT:
 GREENWOOD DEVELOPMENT CO.

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EXISTING CONDITIONS

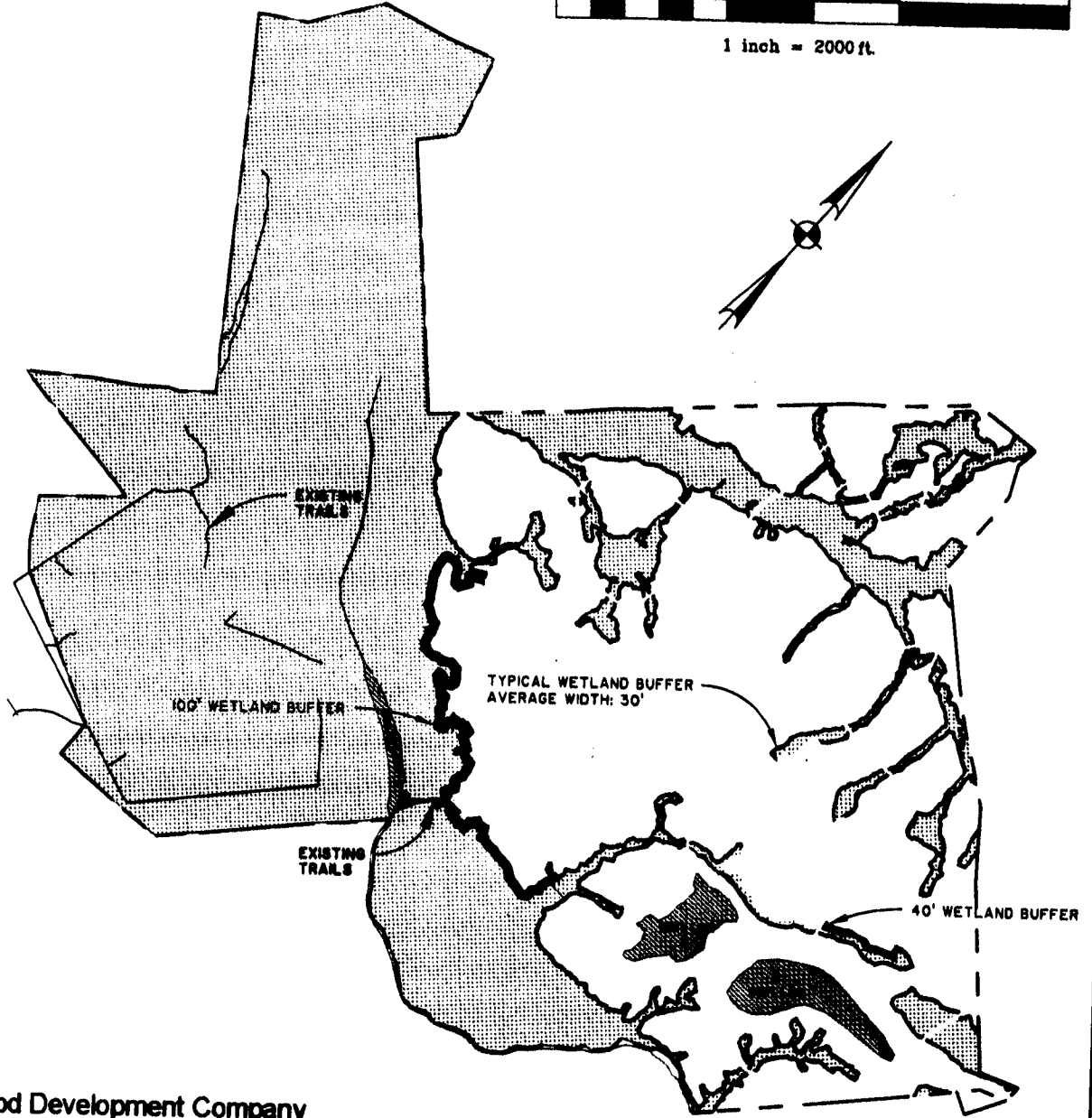
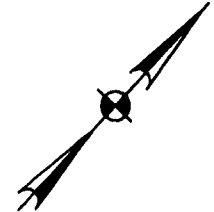
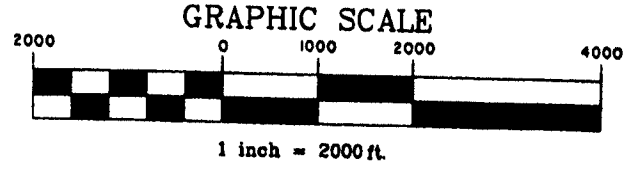
**PROPOSED ACTIVITY:
 WETLAND FILL FOR
 RESIDENTIAL DEVELOPMENT**

**COUNTY: DORCHESTER
 APPLICANT:
 GREENWOOD DEVELOPMENT CO.**

DATE: 10-23-07

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COMPENSATORY MITIGATION PLAN

**PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT**

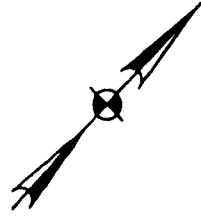
DATE: 10-23-07

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**COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.**

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FRESHWATER WETLAND LINE

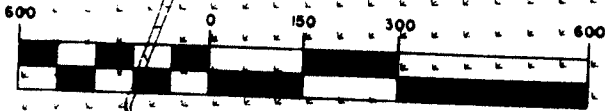
UPLAND BUFFER LINE: 30' AVERAGE WIDTH

WETLAND

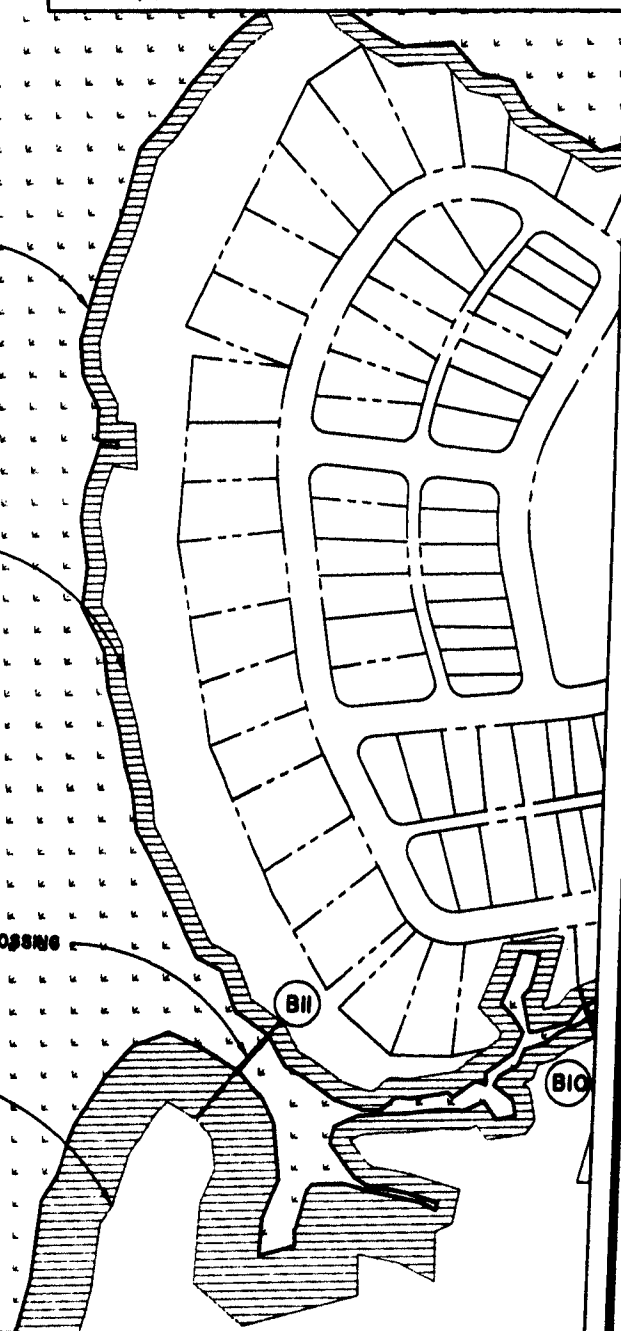
PROPOSED BOARDWALK CROSSING

UPLAND BUFFER LINE: 100' WIDTH

GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



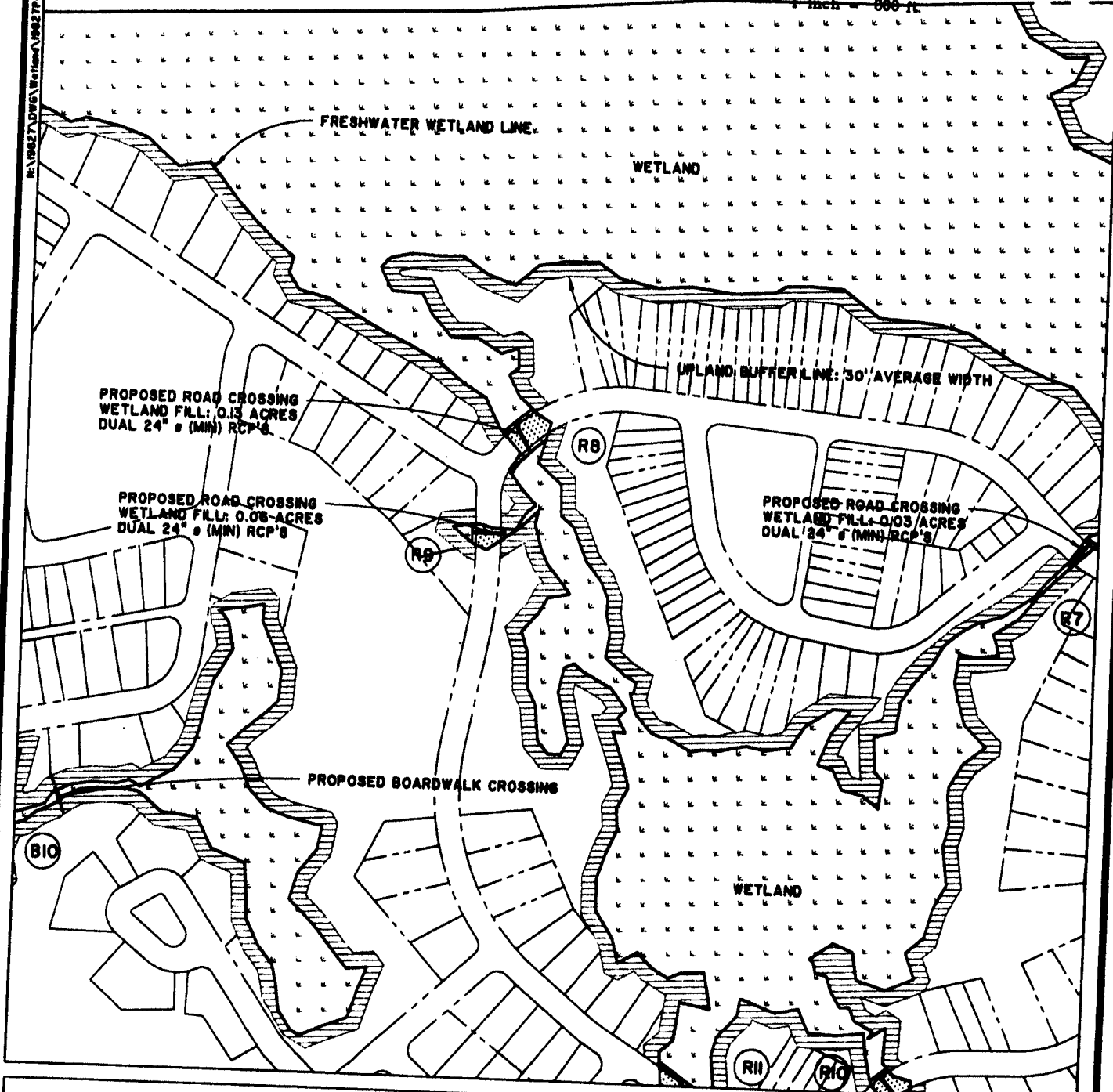
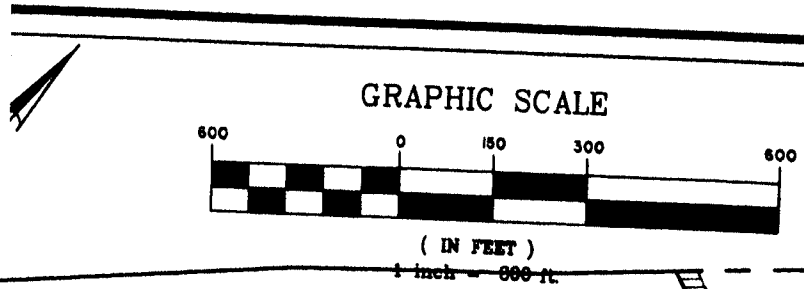
WETLAND CROSSING

PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT

DATE: 10-23-07

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COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.



WETLAND CROSSING

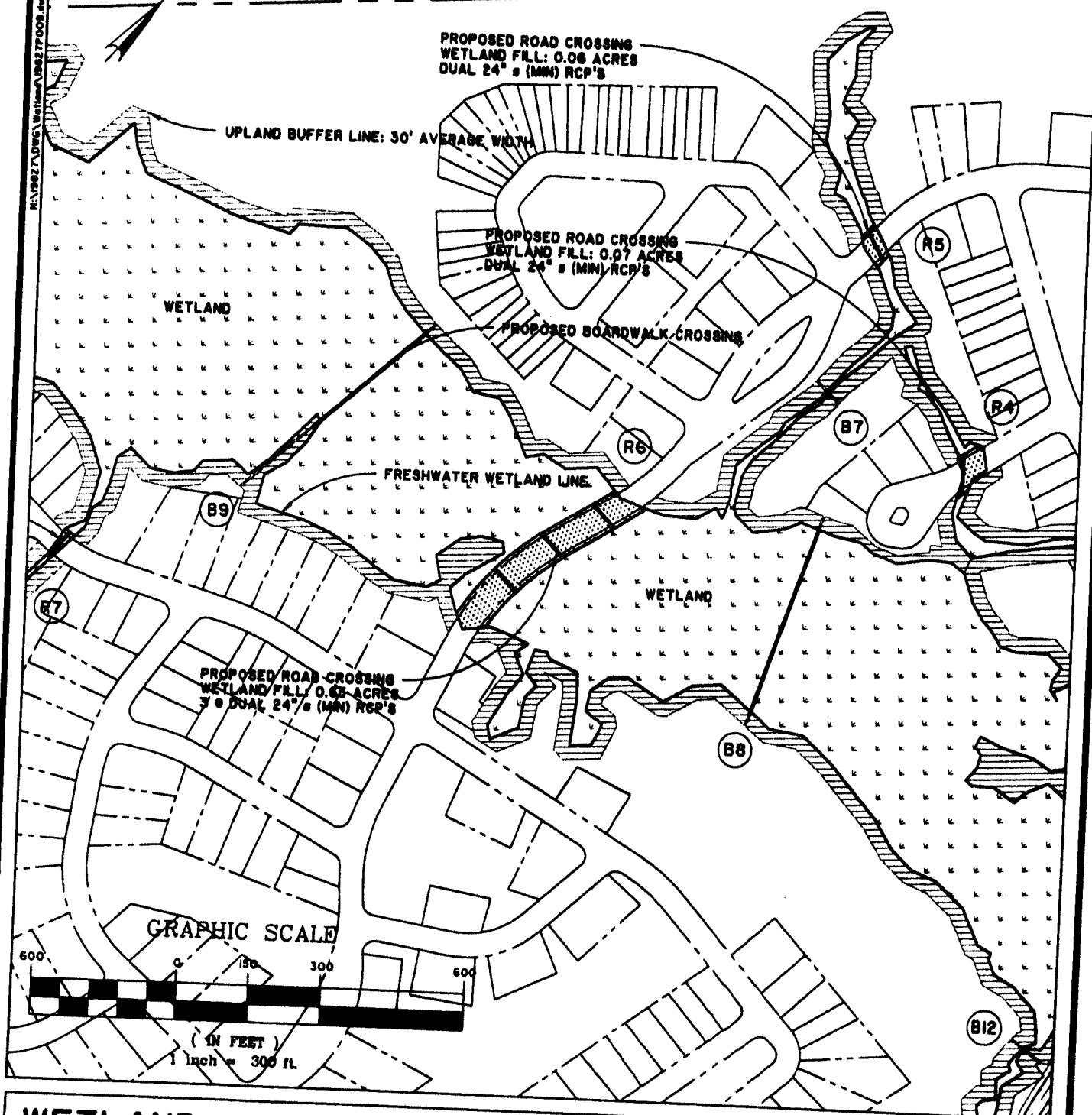
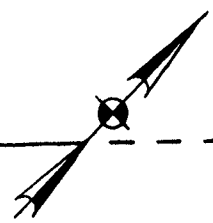
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PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.

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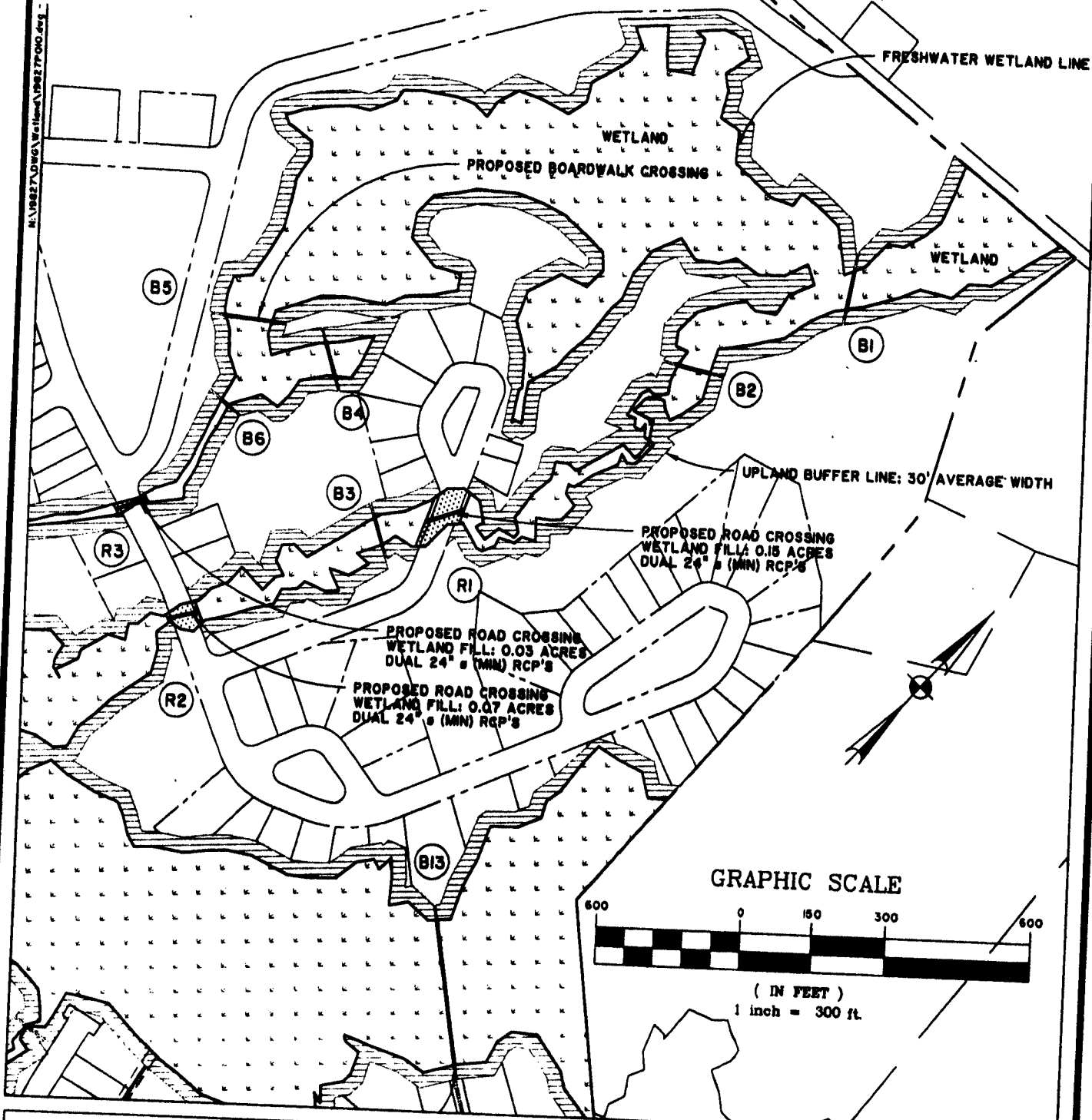
WETLAND CROSSING

**PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT**

DATE: 10-23-07

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**COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.**



WETLAND CROSSINGS

DATE: 10-23-07

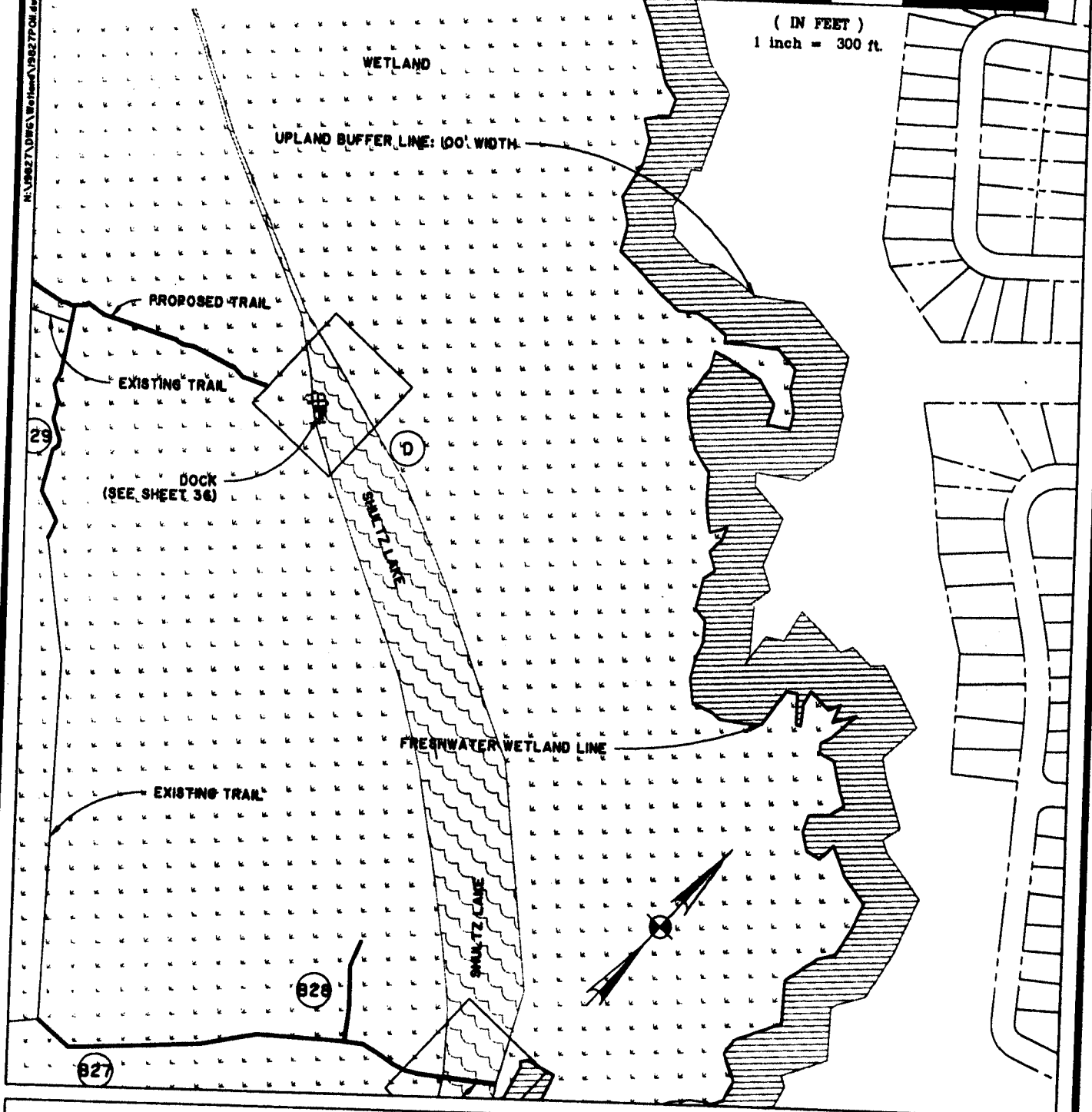
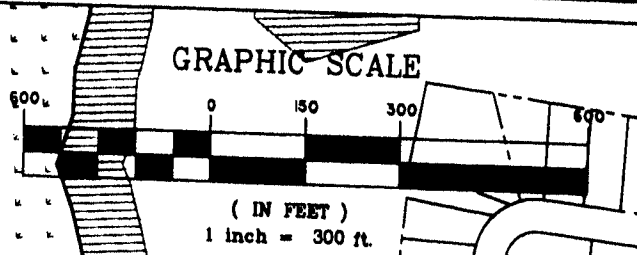
SHEET 10 OF 38

**PROPOSED ACTIVITY:
 WETLAND FILL FOR
 RESIDENTIAL DEVELOPMENT**

**COUNTY: DORCHESTER
 APPLICANT:
 GREENWOOD DEVELOPMENT CO.**

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WETLAND CROSSING

PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT

DATE: 10-23-07

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COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.

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PROPOSED ROAD CROSSING
WETLAND FILL: 0.12 ACRES
DUAL 24" (MN) RCP'S

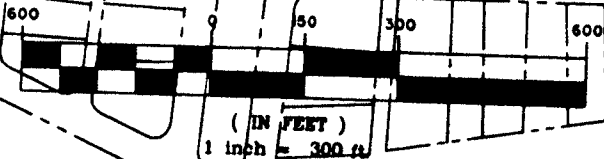
PROPOSED ROAD CROSSING
WETLAND FILL: 0.08 ACRES
DUAL 24" (MN) RCP'S

WETLAND

FRESHWATER WETLAND LINE

UPLAND BUFFER LINE: 30' AVERAGE WIDTH

GRAPHIC SCALE



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PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.

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GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft

PROPOSED ROAD CROSSING
WETLAND FILL: 0.09 ACRES
SINGLE 36" # (MN) RCP

FRESHWATER WETLAND LINE

UPLAND BUFFER LINE: 30' AVERAGE WIDTH

HATCHING DELINEATES BRASE
REF: OCRM PERMIT # 18-08-09-OIC

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WETLAND CROSSING

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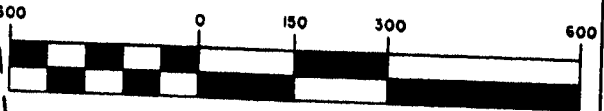
PROPOSED ACTIVITY:
 WETLAND FILL FOR
 RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
 APPLICANT:
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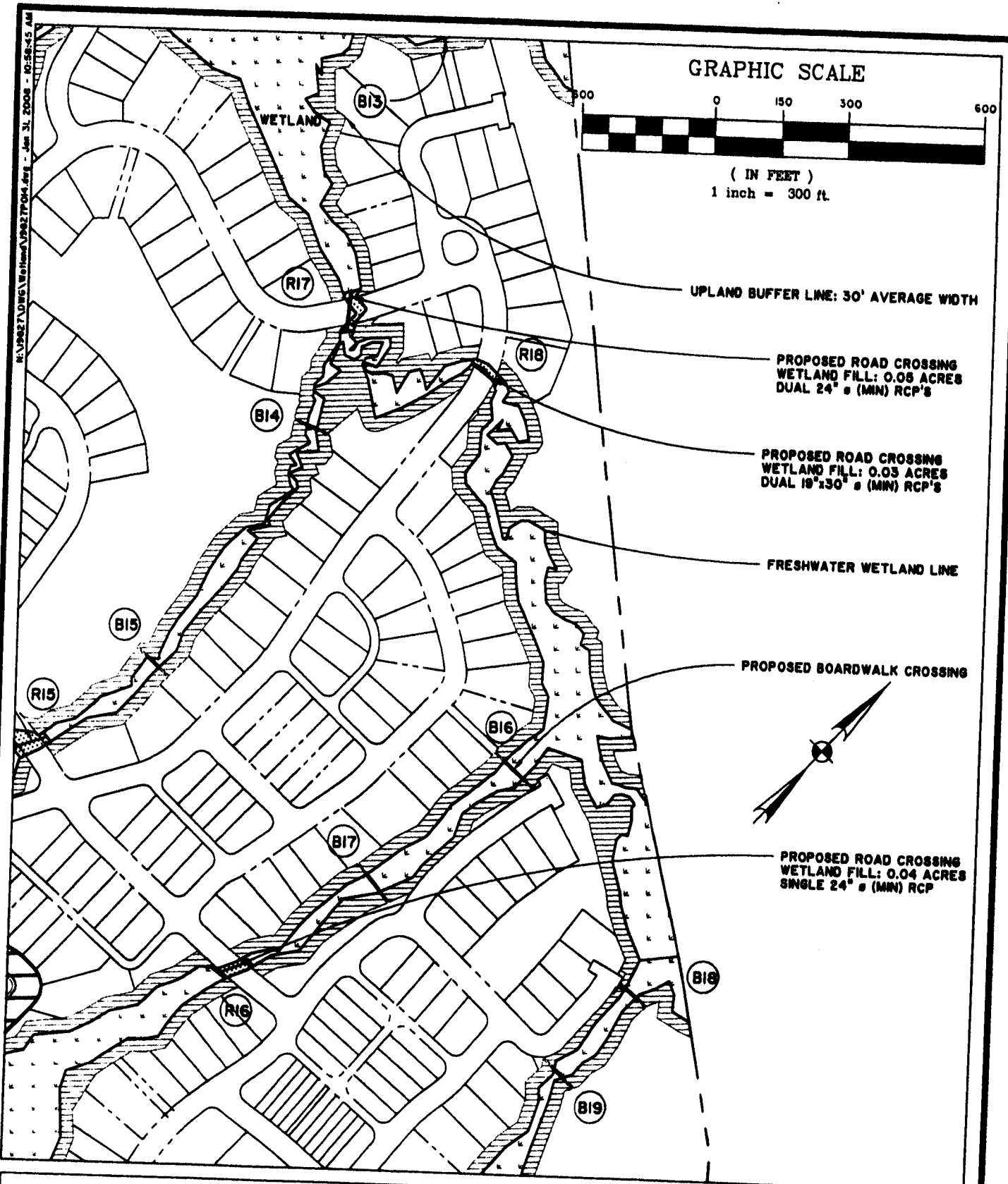
SHEET 13 OF 38

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GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



UPLAND BUFFER LINE: 30' AVERAGE WIDTH

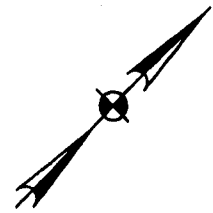
PROPOSED ROAD CROSSING
WETLAND FILL: 0.05 ACRES
DUAL 24" ø (MIN) RCP'S

PROPOSED ROAD CROSSING
WETLAND FILL: 0.03 ACRES
DUAL 18"x30" ø (MIN) RCP'S

FRESHWATER WETLAND LINE

PROPOSED BOARDWALK CROSSING

PROPOSED ROAD CROSSING
WETLAND FILL: 0.04 ACRES
SINGLE 24" ø (MIN) RCP



WETLAND CROSSING

PROPOSED ACTIVITY:
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RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.

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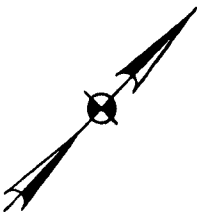
PROPOSED PEDESTRIAN
BRIDGE CROSSING
(SEE SHEET 33)

100' WETLAND BUFFER

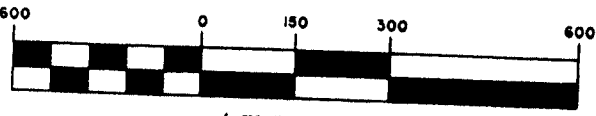
UPLAND BUFFER LINE: 100' WIDTH

FRESHWATER WETLAND LINE

WETLAND



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

WETLAND CROSSING

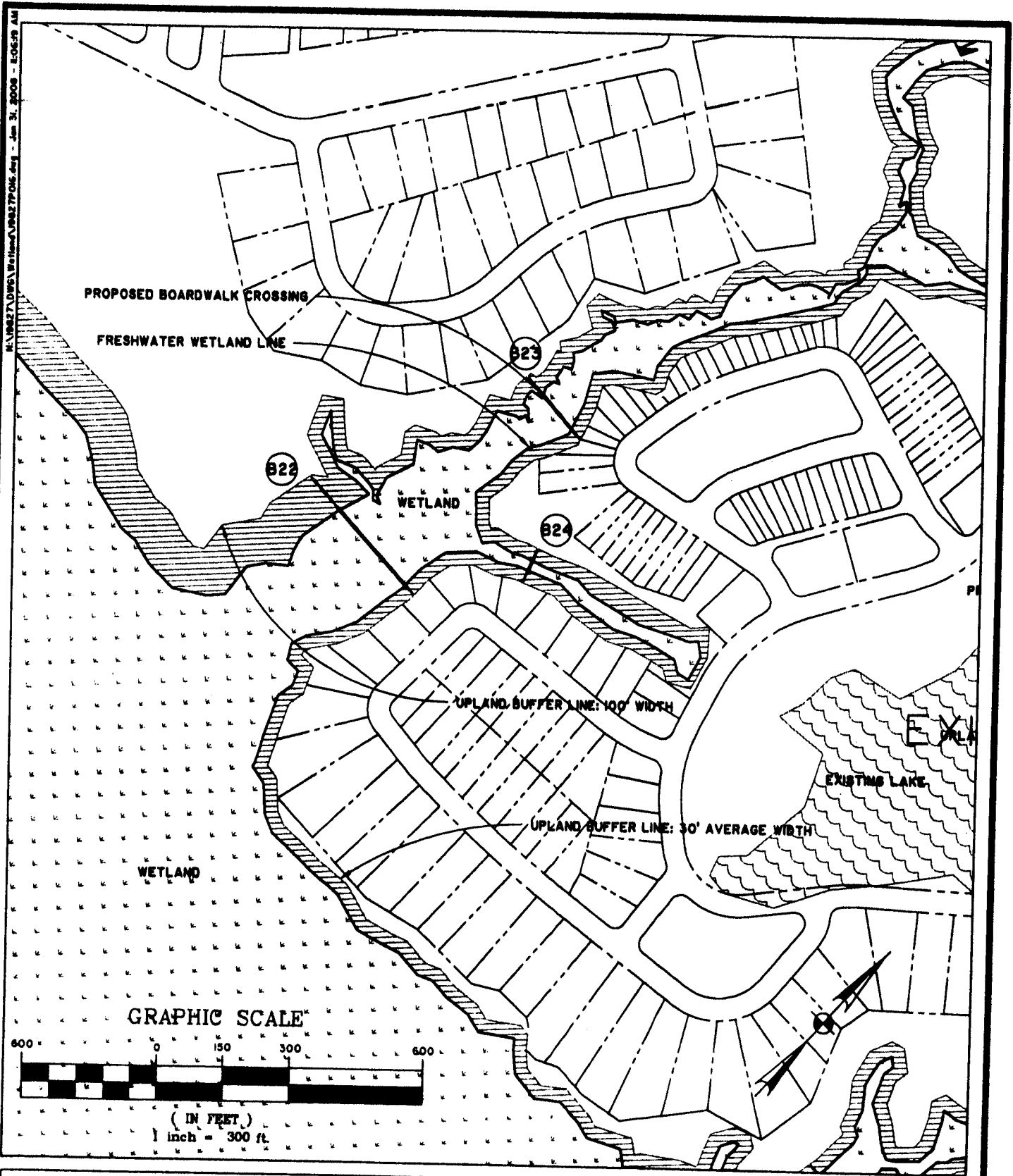
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PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.

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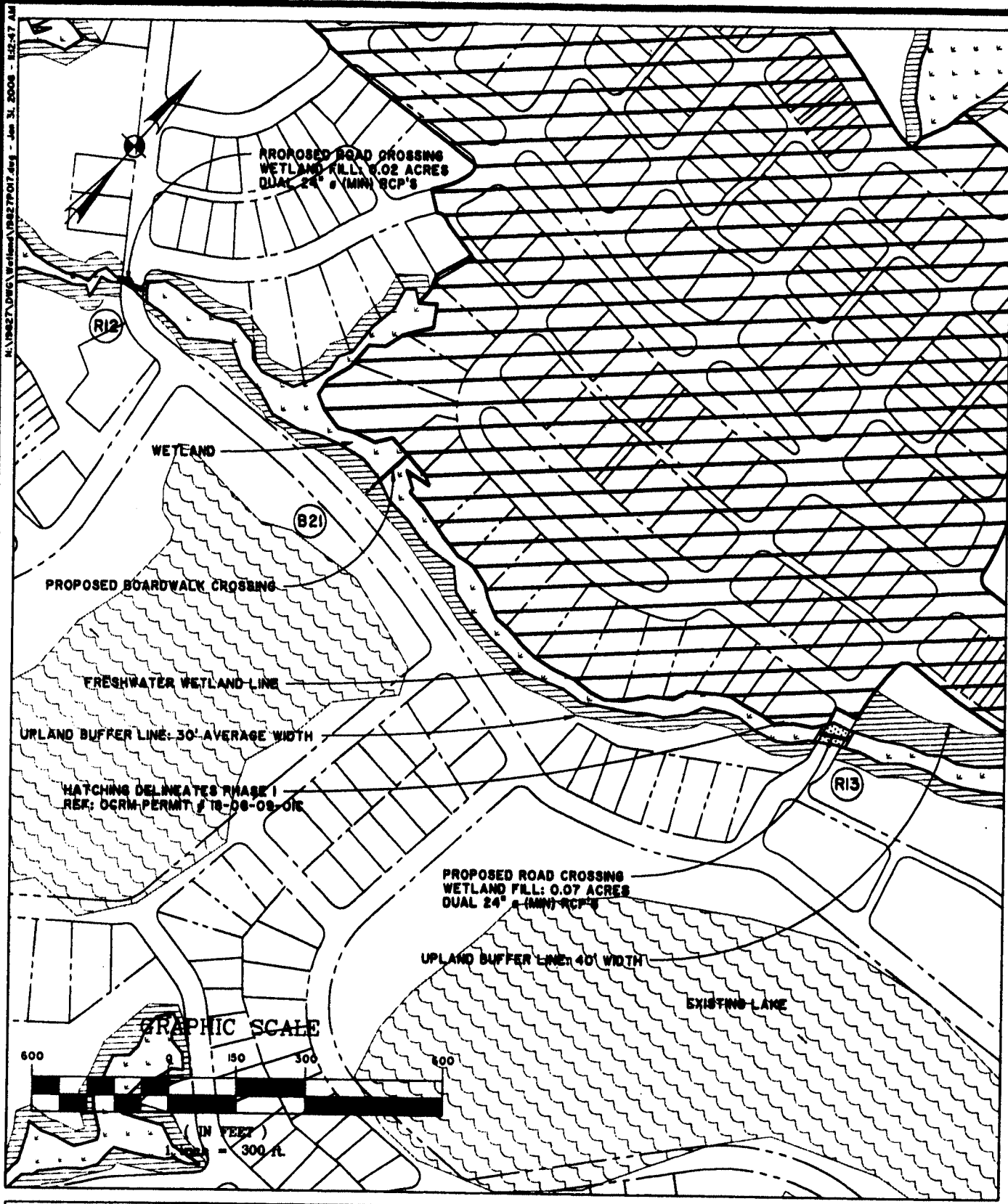
WETLAND CROSSING

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PROPOSED ACTIVITY:
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COUNTY: DORCHESTER
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WETLAND CROSSING

PROPOSED ACTIVITY:
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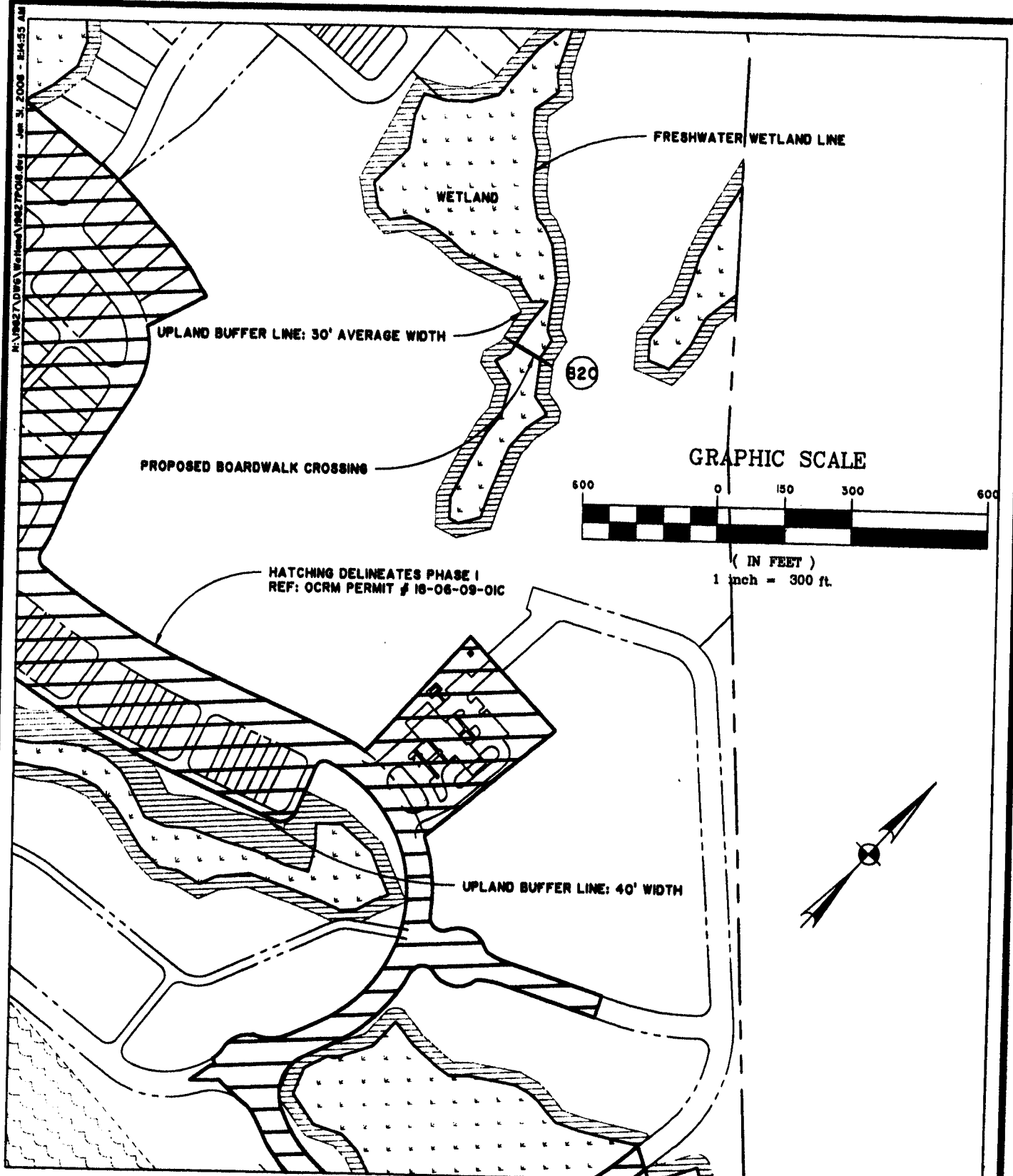
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COUNTY: DORCHESTER
APPLICANT:
 GREENWOOD DEVELOPMENT CO.

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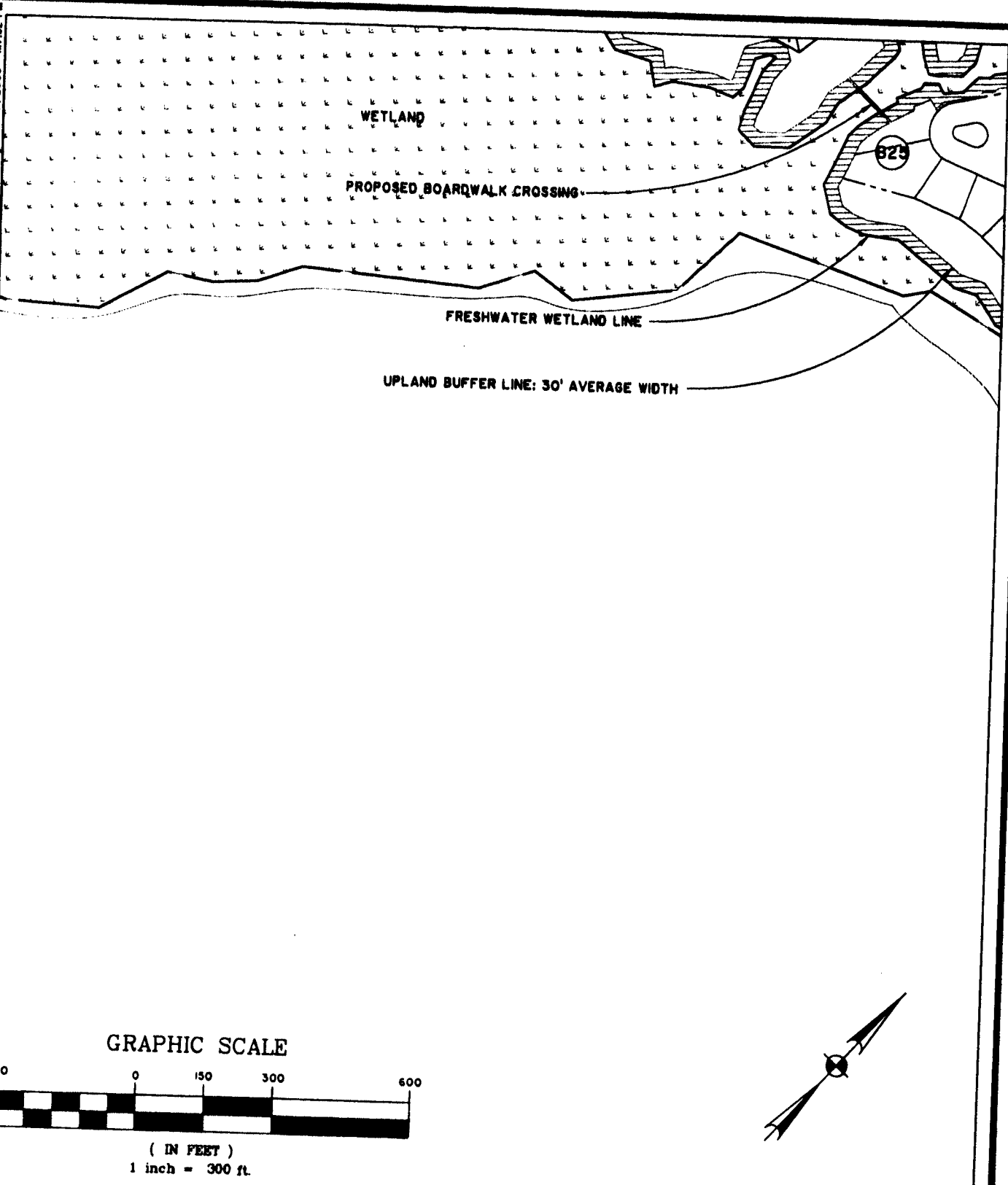
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PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.

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WETLAND CROSSING

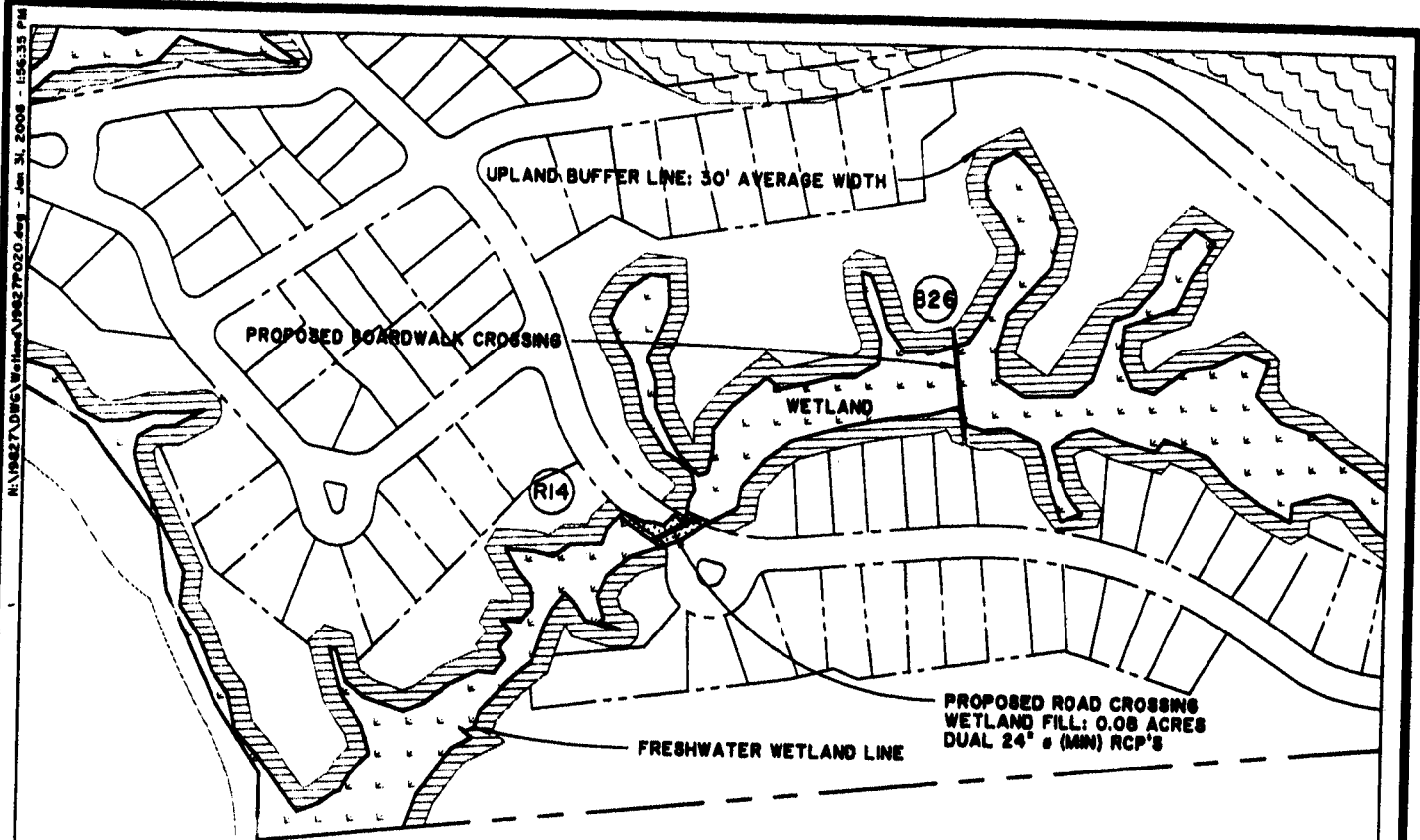
Greenwood Development Company
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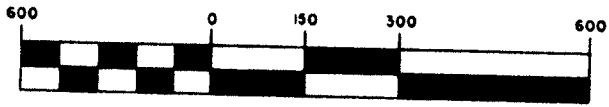
PROPOSED ACTIVITY:
 WETLAND FILL FOR
 RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
APPLICANT:
 GREENWOOD DEVELOPMENT CO.

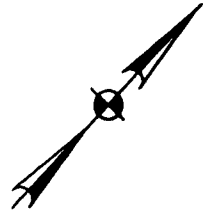
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GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

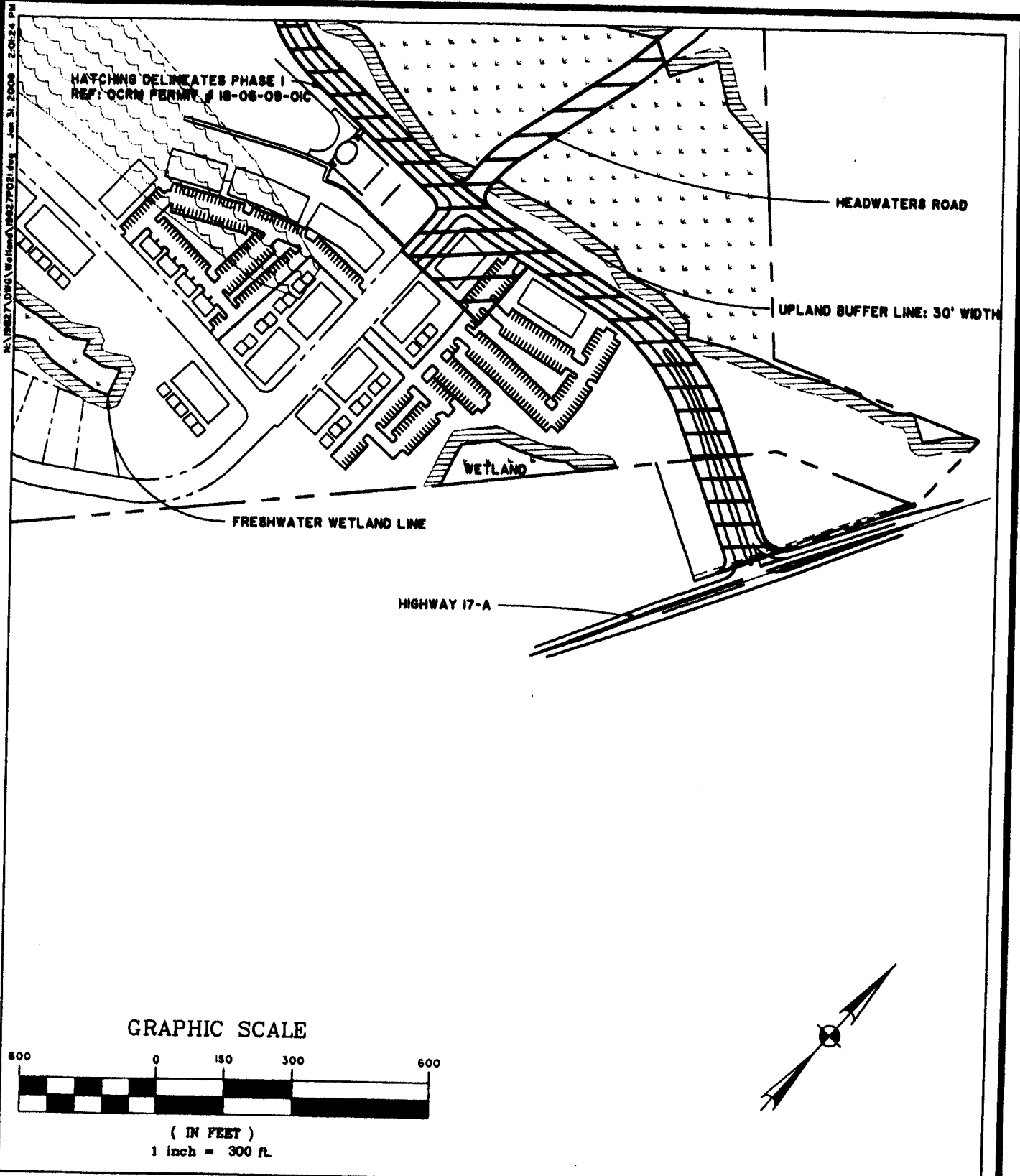


WETLAND CROSSING

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 The Ponds
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PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.



WETLAND CROSSING

Greenwood Development Company
 The Ponds
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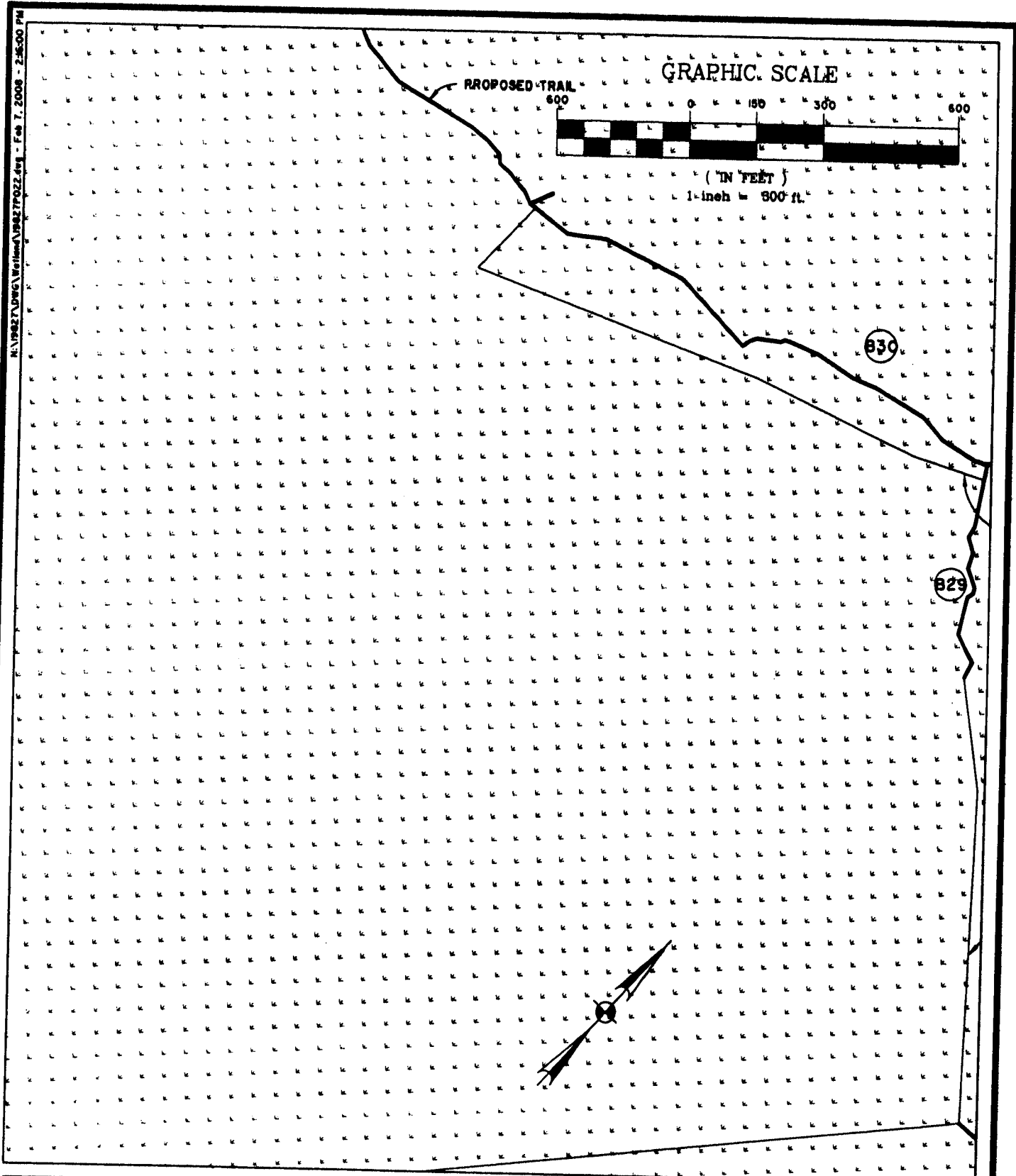
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PROPOSED ACTIVITY:
 WETLAND FILL FOR
 RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
 APPLICANT:
 GREENWOOD DEVELOPMENT CO.

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WETLAND CROSSING

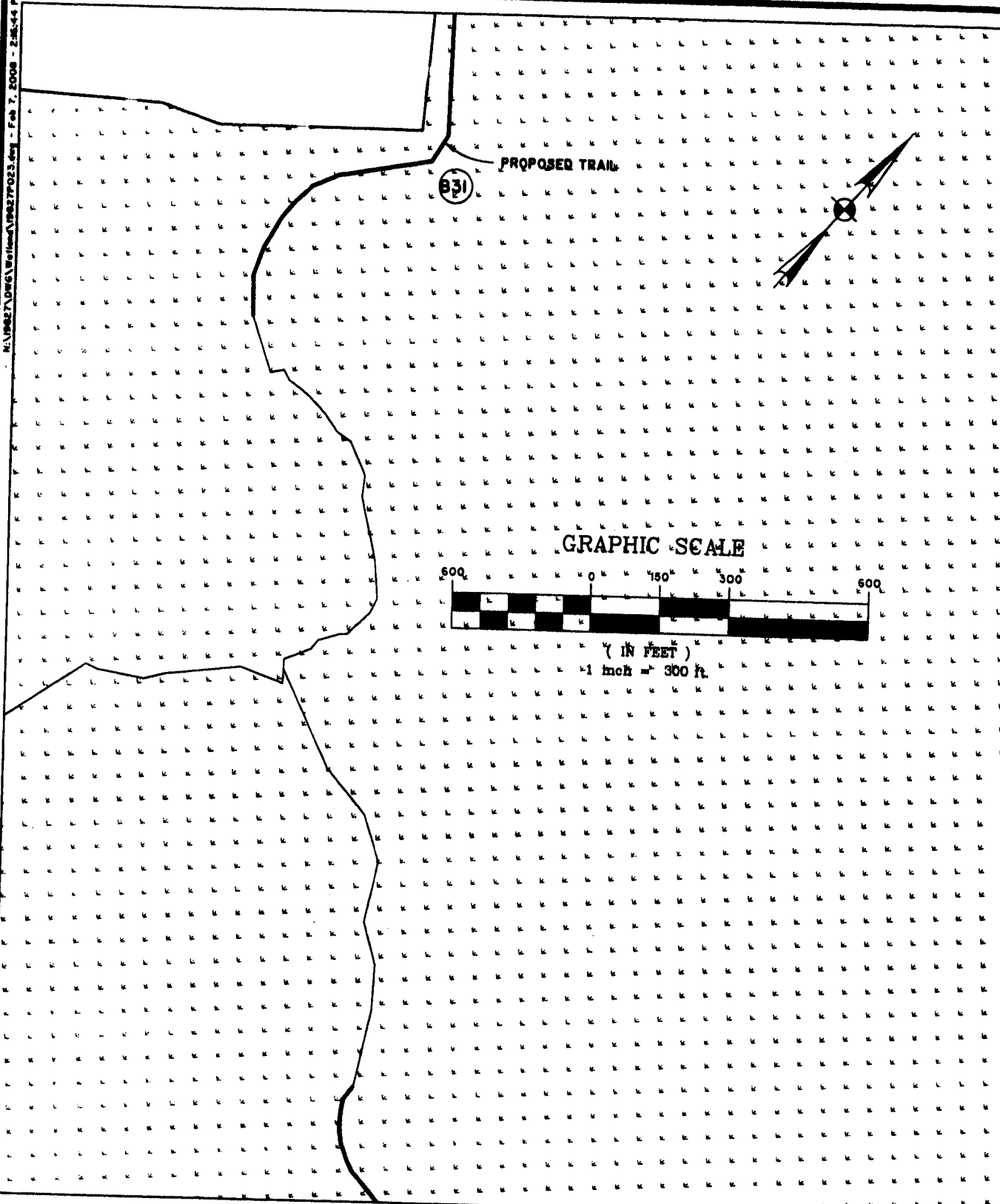
Greenwood Development Company
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**PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT**

**COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.**

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WETLAND CROSSING

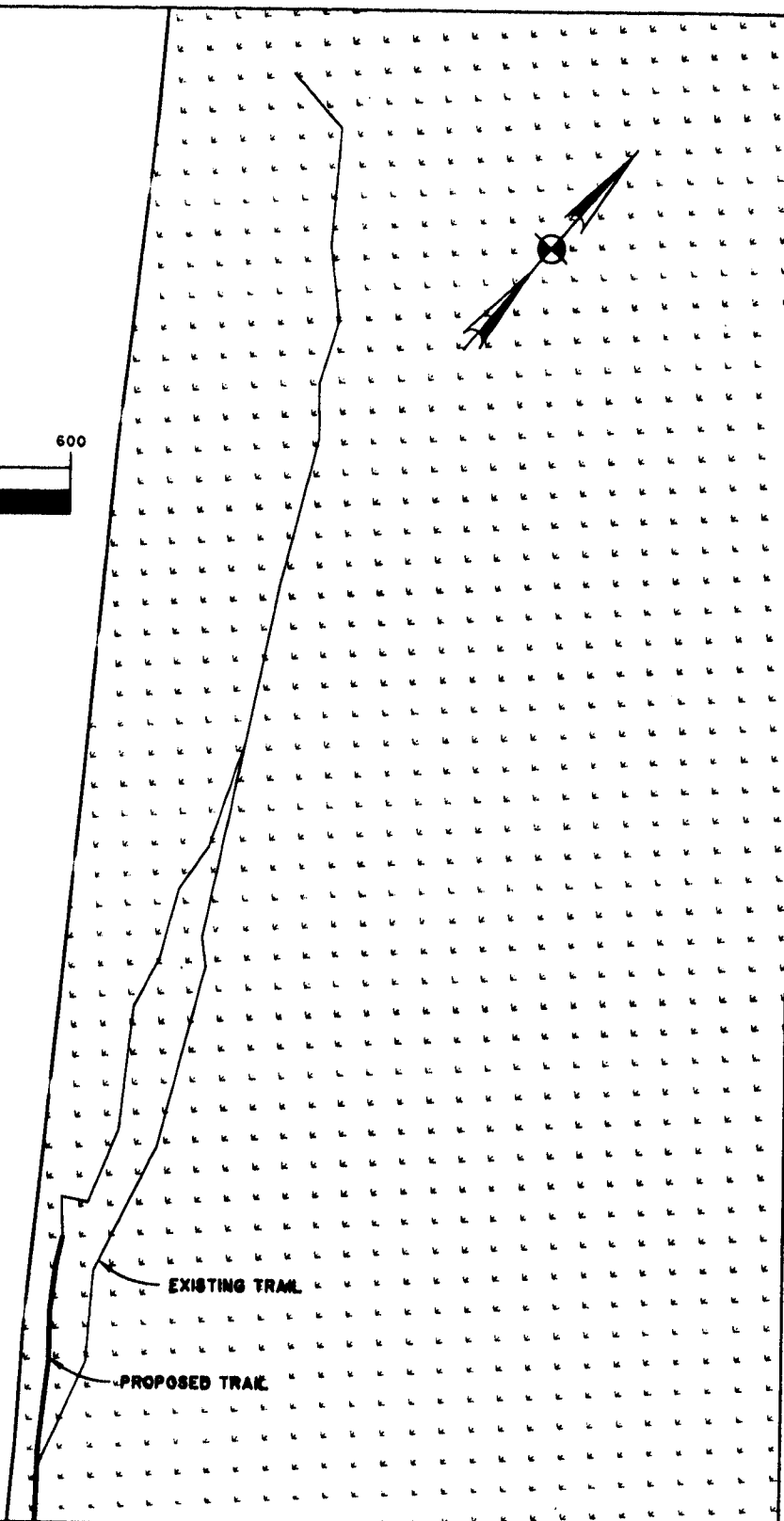
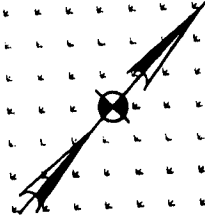
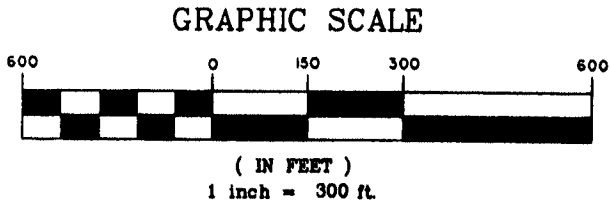
Greenwood Development Company
 The Ponds
 SAC# 2008-00089-2IR
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PROPOSED ACTIVITY:
 WETLAND FILL FOR
 RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
APPLICANT:
 GREENWOOD DEVELOPMENT CO.

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WETLAND CROSSING

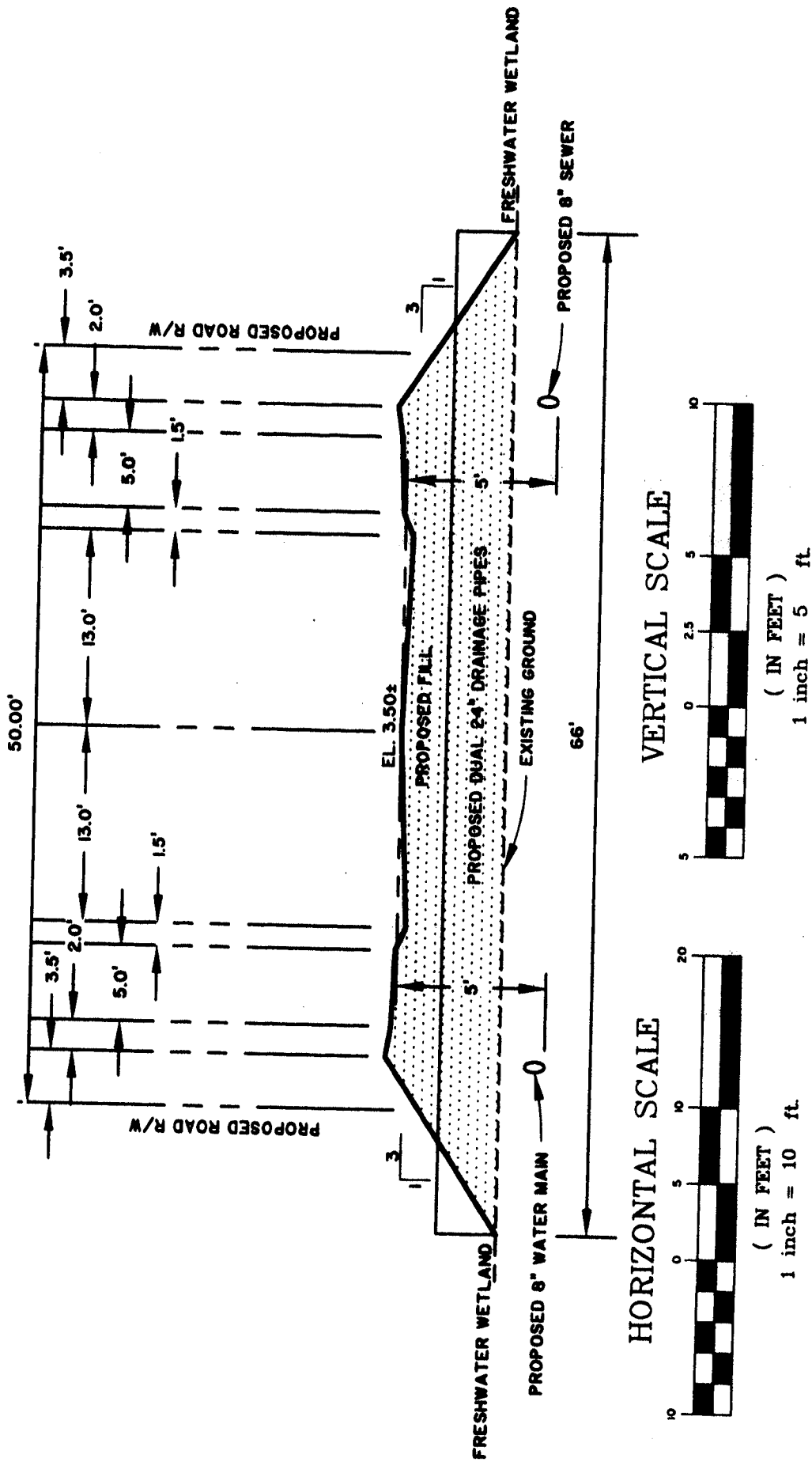
Greenwood Development Company
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**PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT**

**COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.**

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ROAD SECTION A

FOR CROSSINGS RI-RI4

Greenwood Development Company
The Ponds

SAC# 2008-00089-2IR

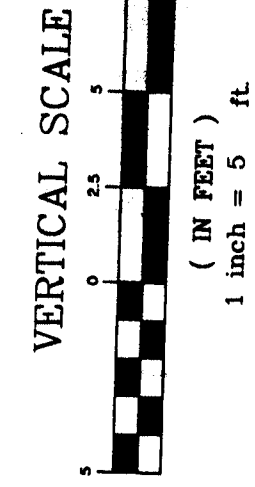
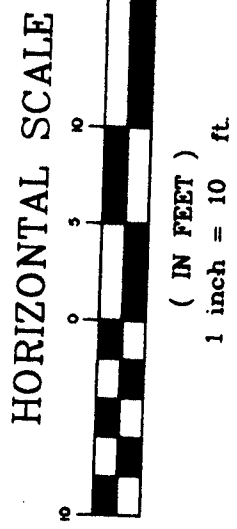
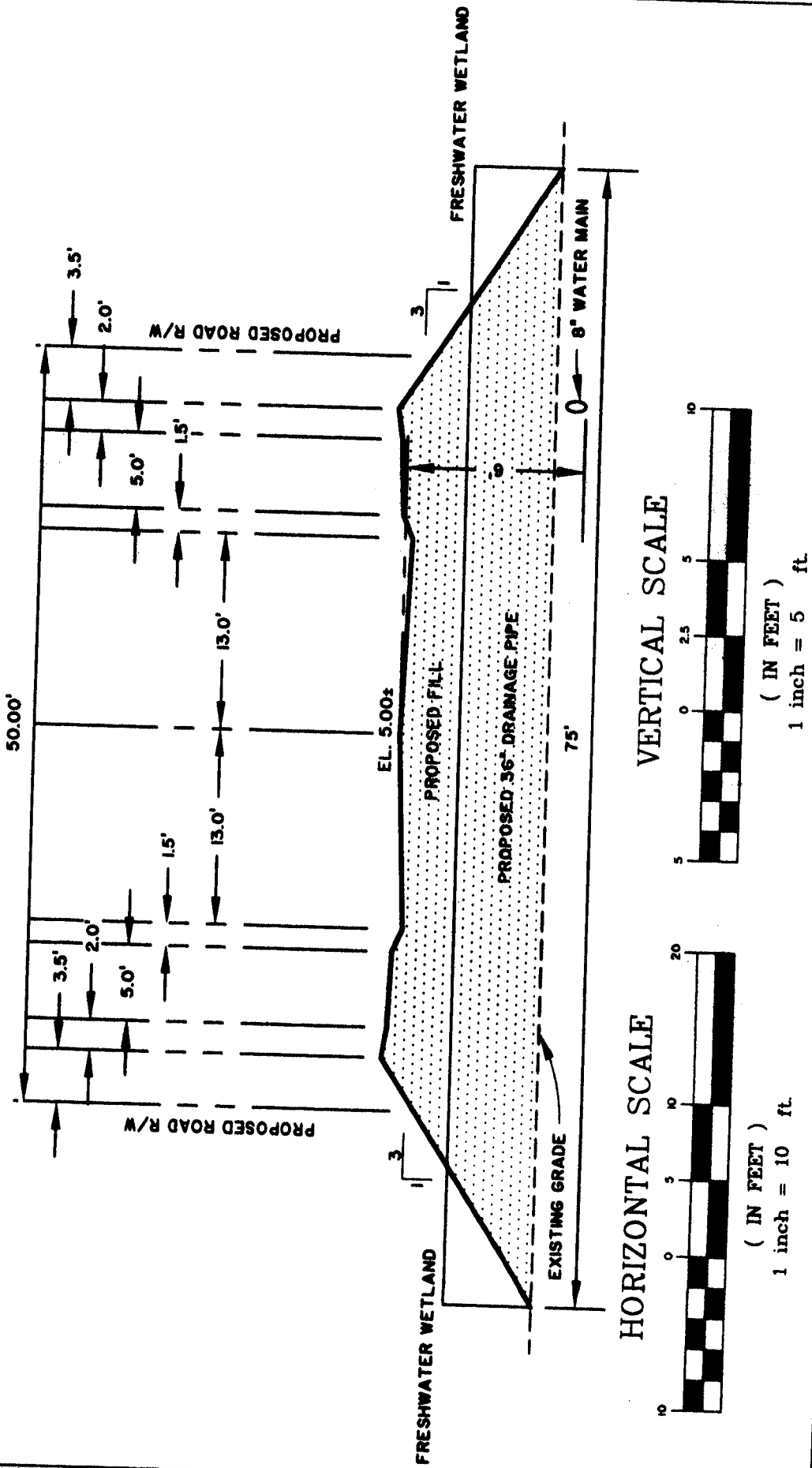
February 29, 2008

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PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.

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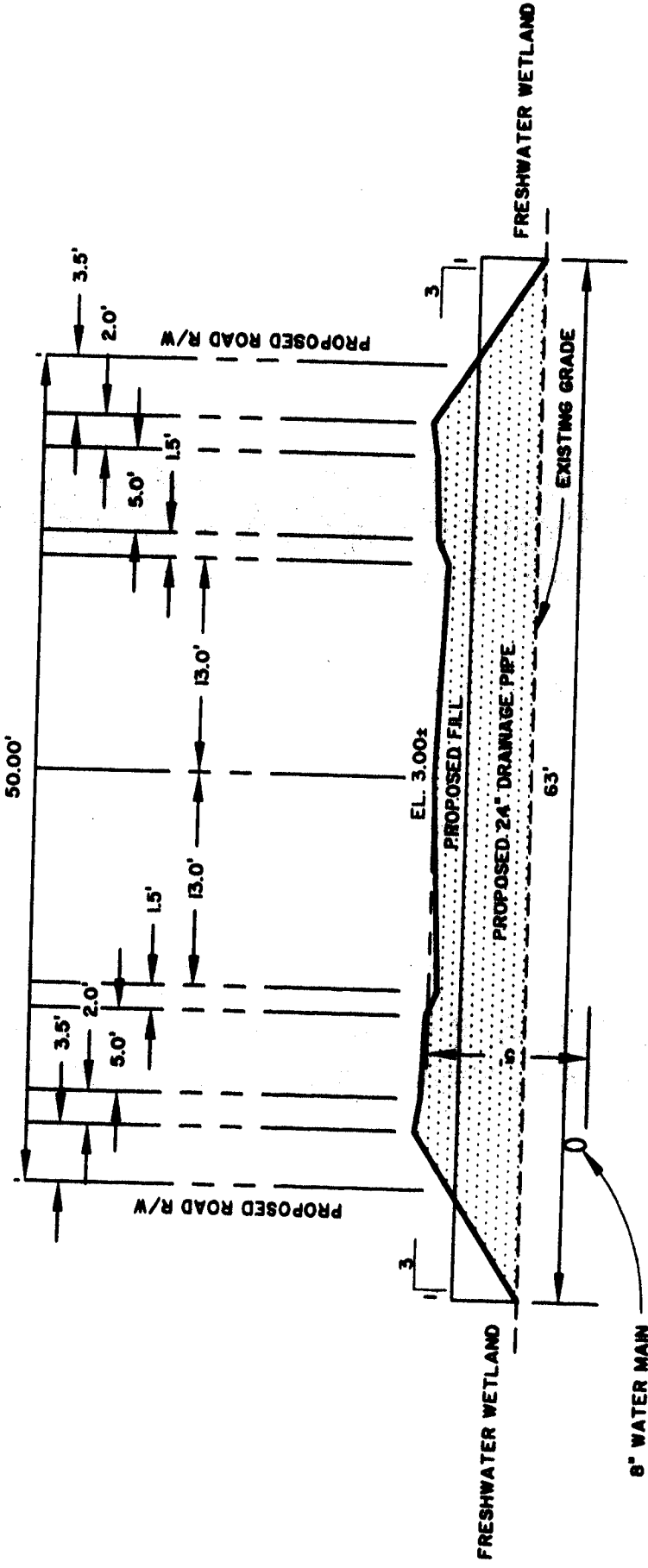
ROAD SECTION B
FOR CROSSINGS RIS

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PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.

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HORIZONTAL SCALE
(IN FEET)



VERTICAL SCALE
(IN FEET)



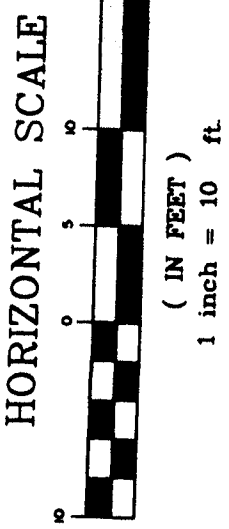
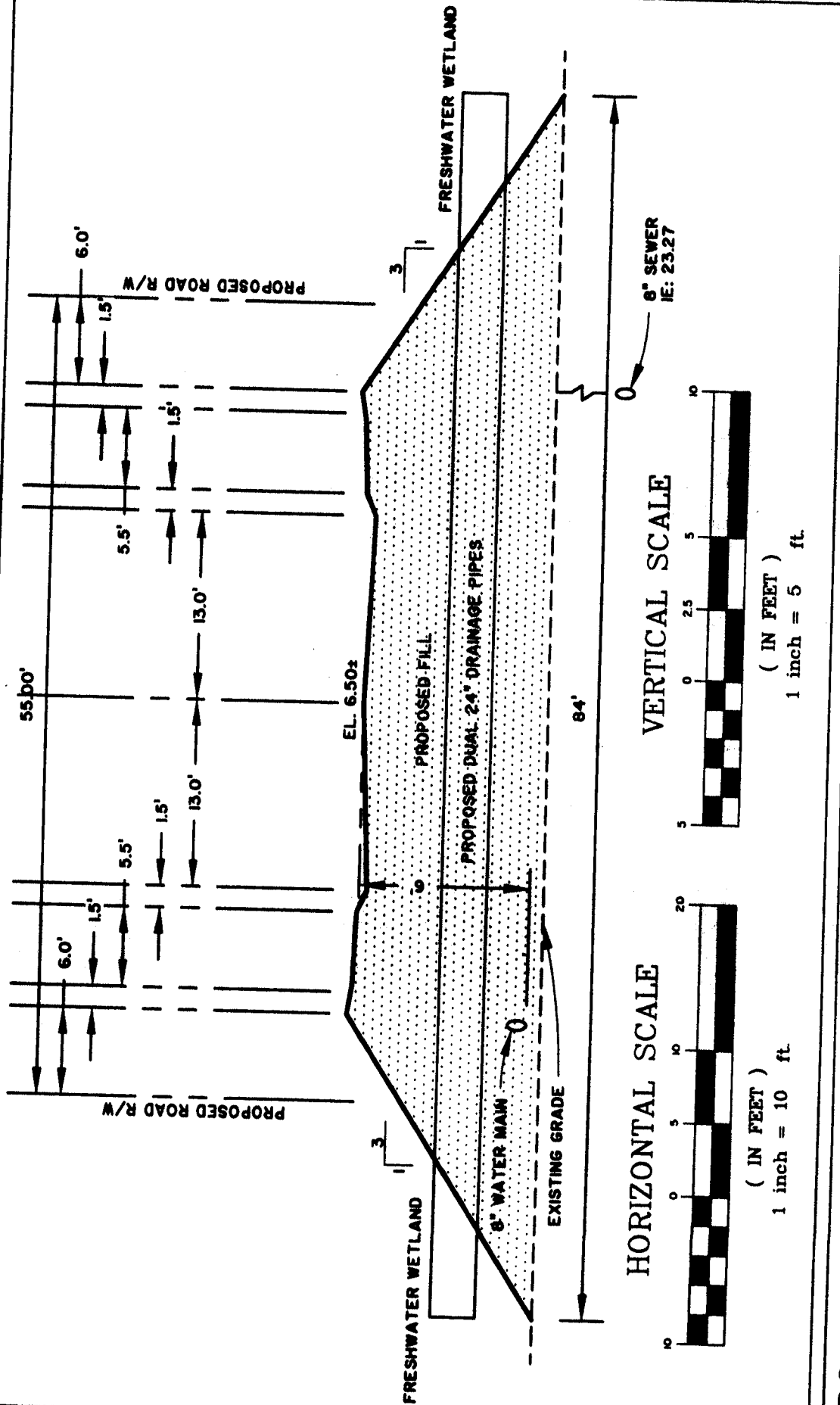
ROAD SECTION C FOR CROSSINGS RIG

Greenwood Development Company
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PROPOSED ACTIVITY:
 WETLAND FILL FOR
 RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
 APPLICANT:
 GREENWOOD DEVELOPMENT CO.

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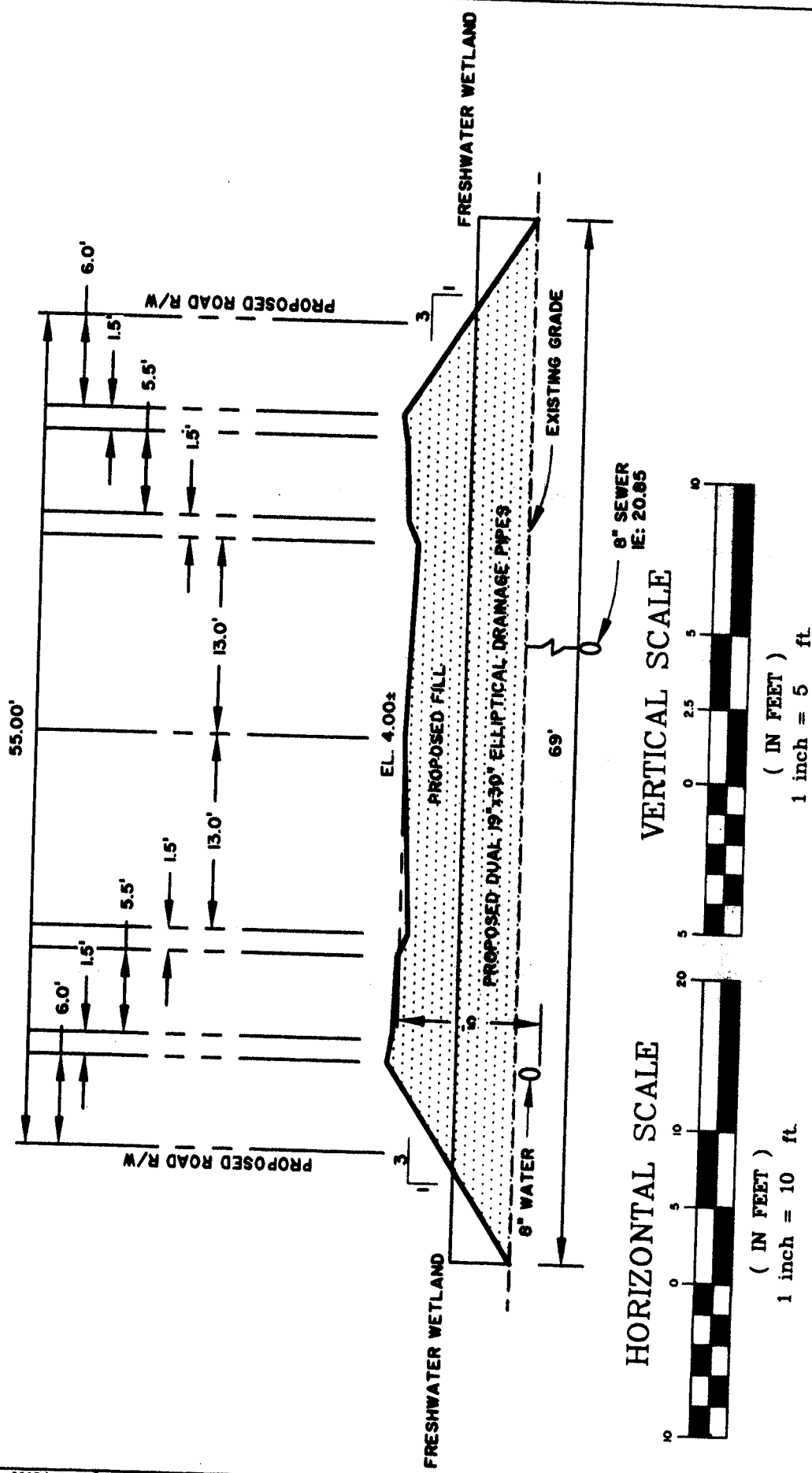
ROAD SECTION D
FOR CROSSINGS R17

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PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.

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ROAD SECTION E FOR CROSSINGS R16

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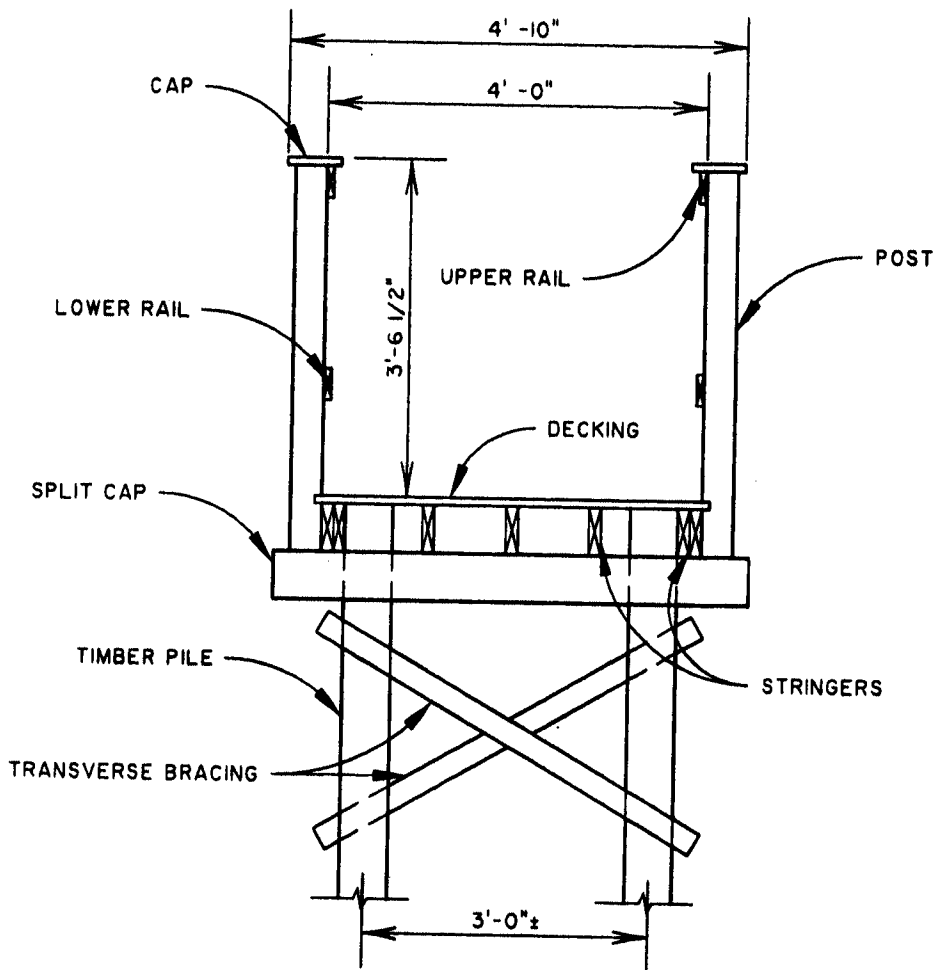
PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.

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NOTES:

1. MATERIAL FOR PILINGS TO BE TREATED TIMBER
2. TRANSVERSE BRACING SHALL BE UTILIZED WHEN BOTTOM OF SPLIT CAP EXCEEDS 5 FEET ABOVE EXIST. GRADE.
3. LONGITUDINAL BRACING WILL BE UTILIZED ONLY AT PILINGS
4. ANY BOARDWALK TALLER THAN 30 INCHES ABOVE GRADE SHALL BE REQUIRED TO HAVE HAND RAILS



PEDESTRIAN BOARDWALK DETAIL

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**PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT**

**COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.**

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CROSSING NUMBER CROSSING LENGTH (FT) REFERENCE PAGE NUMBER

B1	79	10
B2	69	10
B3	57	10
B4	71	10
B5	95	10
B6	20	10
B7	6	9
B8	403	9
B9	283	9
B10	20	7, 8
B11	74	7
B12	1	9, 10
B13	298	10, 14
B14	24	14
B15	31	14
B16	57	14
B17	48	14
B18	32	14
B19	27	14
B20	64	18
B21	82	17
B22	223	16
B23	98	16
B24	24	16
B25	67	19
B26	109	20
B27	876	11
B28	210	11
B29	505	22
B30	2350	22
B31	55	22
B32	1265	23

TOTAL LENGTH: 7623

BOARDWALK CROSSING SUMMARY

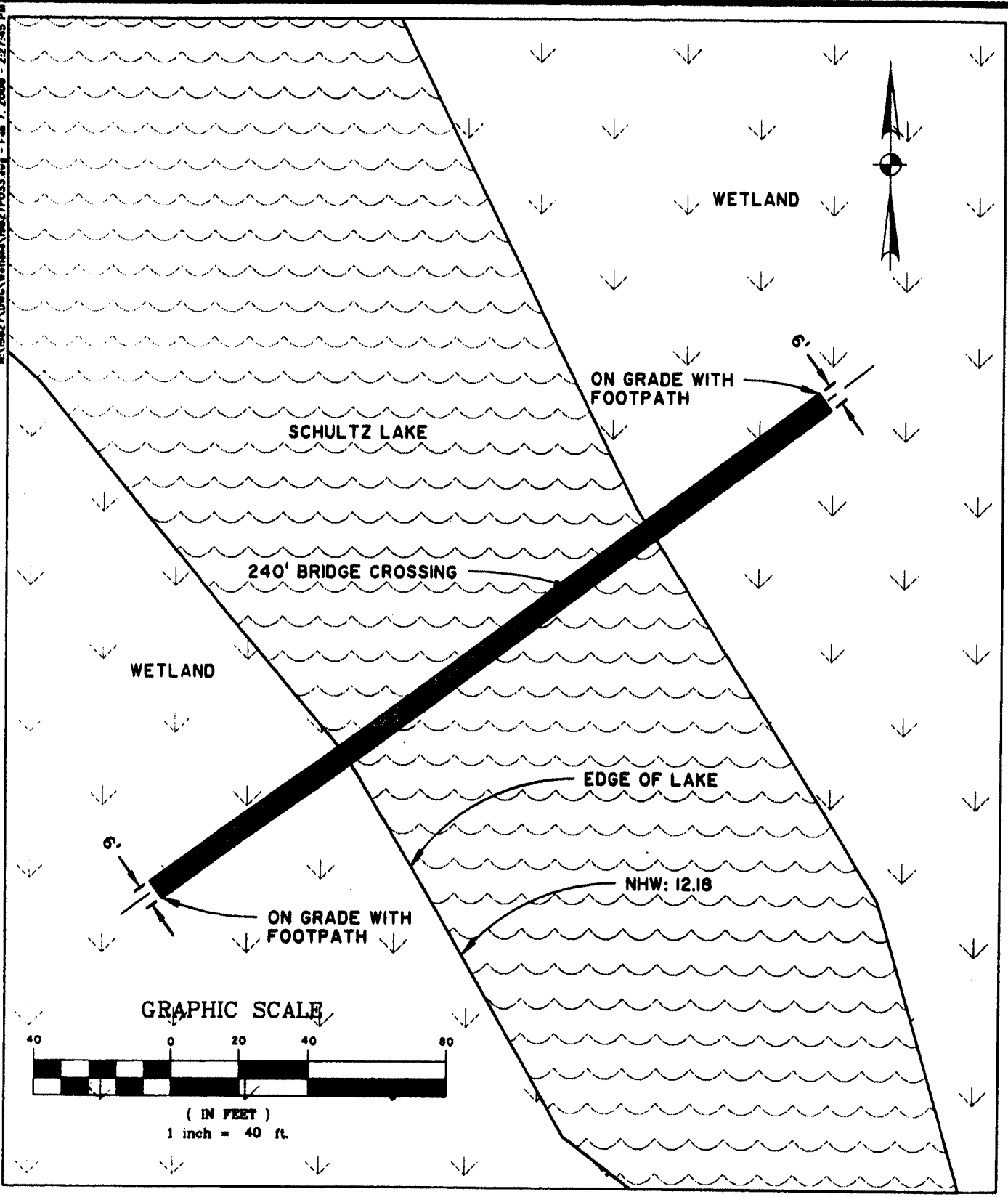
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**PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT**

**COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.**

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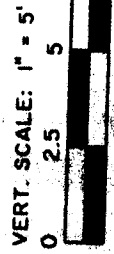
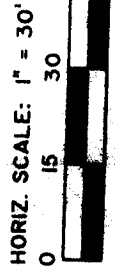
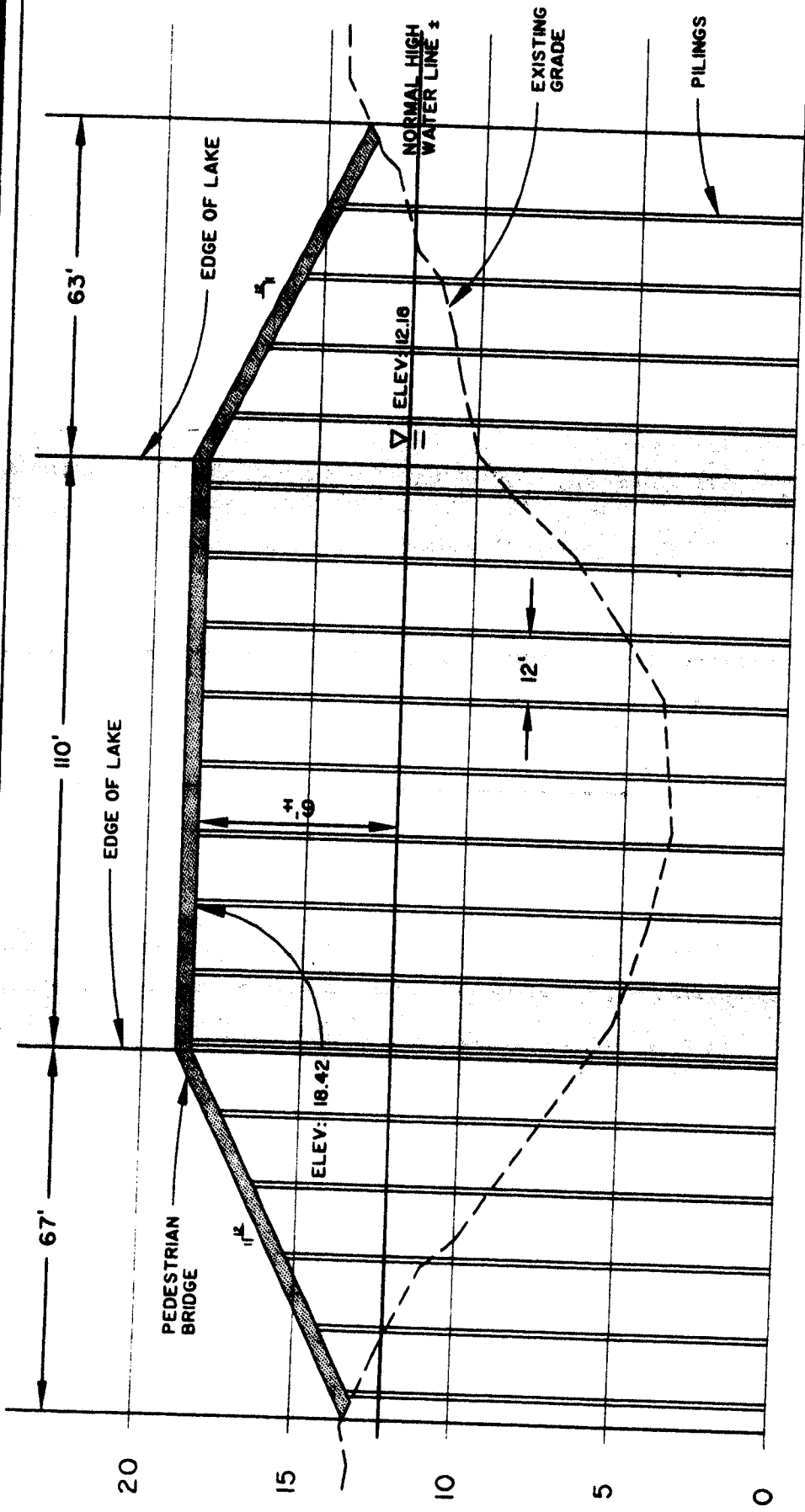
PEDESTRIAN BRIDGE CROSSING

PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.

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PEDESTRIAN BRIDGE PROFILE

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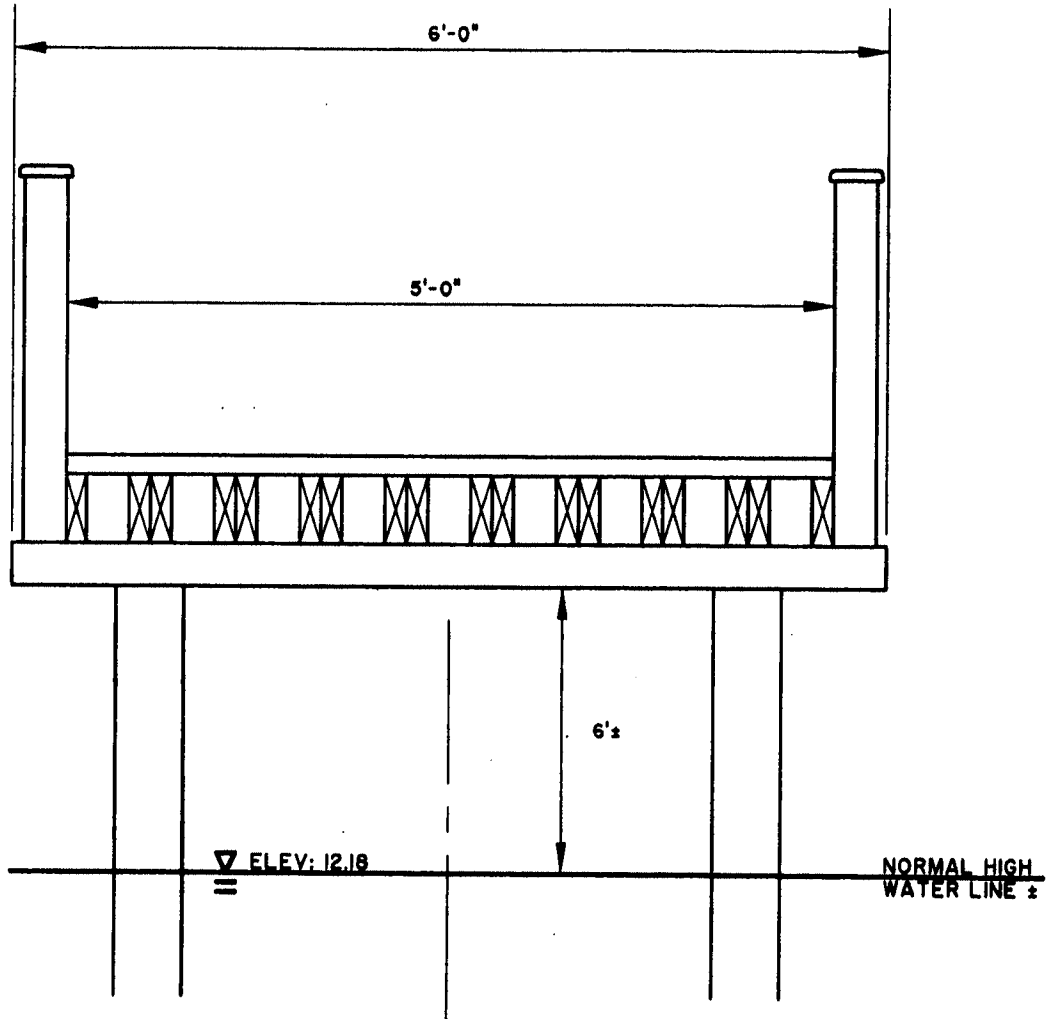
PROPOSED ACTIVITY:
 WETLAND FILL FOR
 RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
APPLICANT:
 GREENWOOD DEVELOPMENT CO.

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- NOTES:
1. NO VEHICULAR USE
 2. WIDTH CHOSEN FROM MINIMUM ADA REQUIREMENT FOR DOUBLE WHEELCHAIR CROSSING
 3. NOT TO SCALE



PEDESTRIAN BRIDGE DETAIL

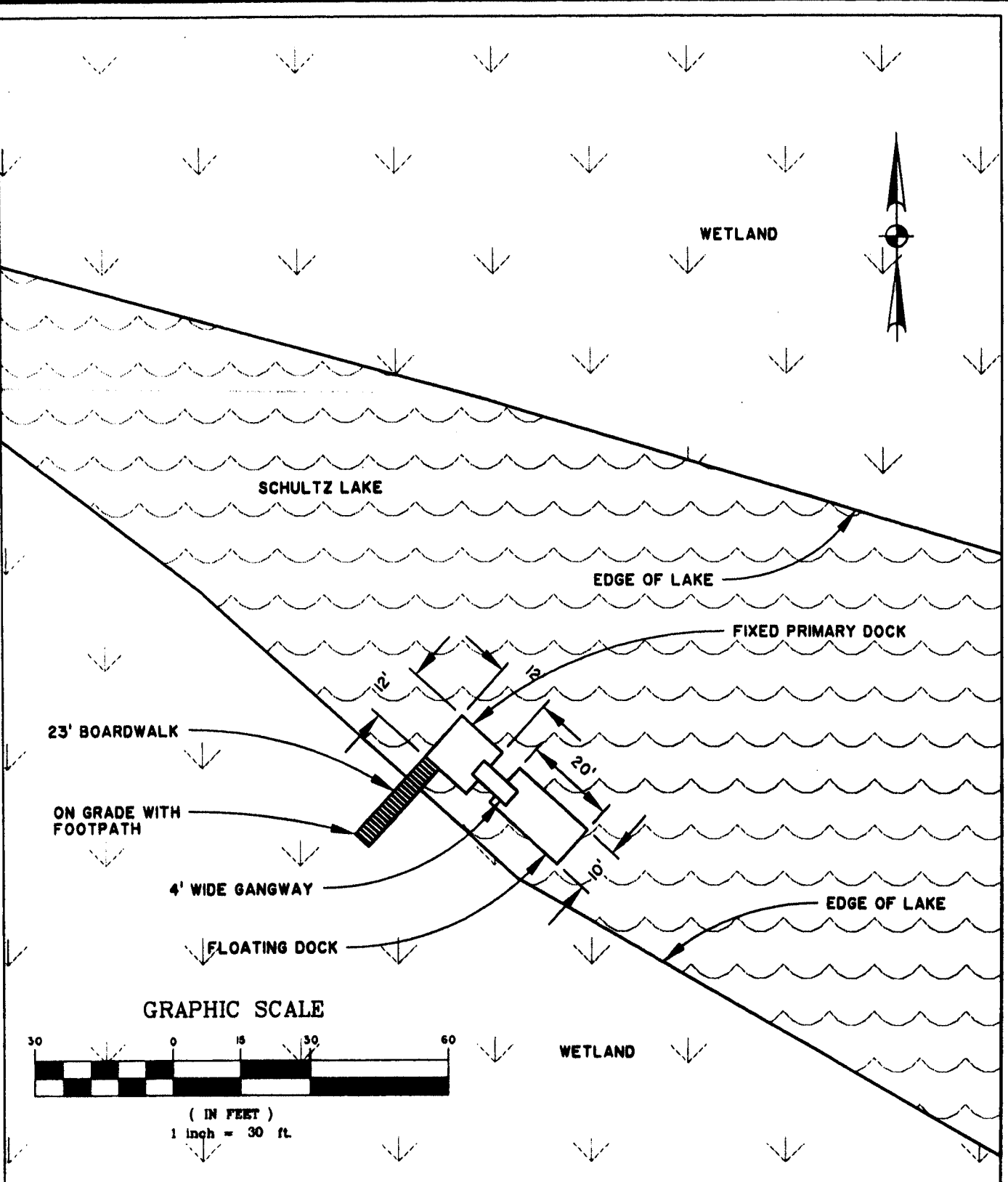
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PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.

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CANOE DOCK

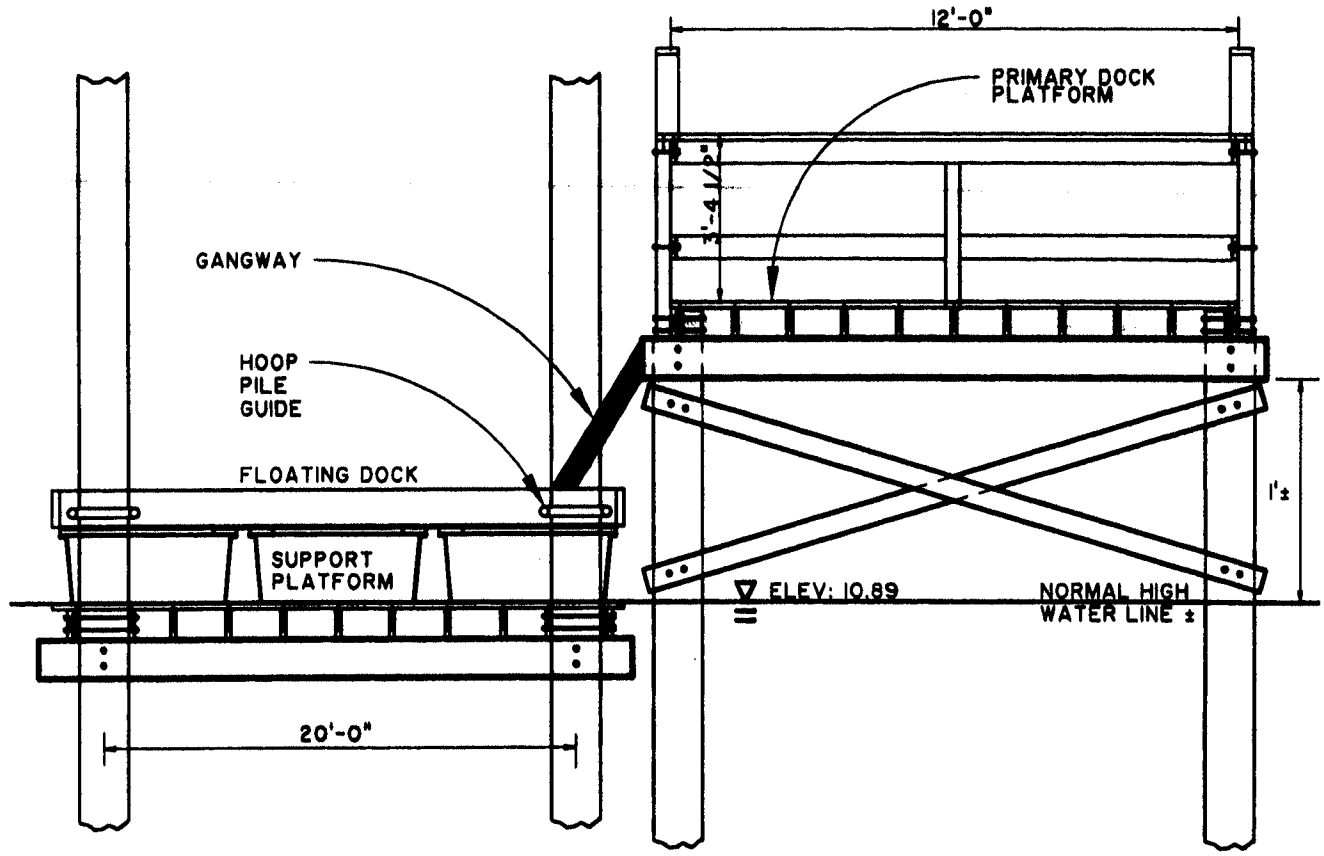
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**PROPOSED ACTIVITY:
 WETLAND FILL FOR
 RESIDENTIAL DEVELOPMENT**

**COUNTY: DORCHESTER
 APPLICANT:
 GREENWOOD DEVELOPMENT CO.**

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NOT TO SCALE

CANOE DOCK DETAIL

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PROPOSED ACTIVITY:
WETLAND FILL FOR
RESIDENTIAL DEVELOPMENT

COUNTY: DORCHESTER
APPLICANT:
GREENWOOD DEVELOPMENT CO.