



US Army Corps  
of Engineers®

# PUBLIC NOTICE

Applicant:  
Richard Schwartz  
Clearview Homes, LLC

Published: October 15, 2025  
Expires: October 30, 2025

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**Charleston District**  
**Permit Application No. SAC-2024-00617**

TO WHOM IT MAY CONCERN: The Charleston District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army (DA) permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403).

The South Carolina Department of Environmental Services (SCDES) is also reviewing an application pursuant to Section 401 of the Clean Water Act (33 U.S.C. § 1341) and the South Carolina Coastal Zone Management Act (48-39-10 et. seq.). The purpose of this public notice is to solicit comments from the public regarding the work described below:

**APPLICANT:** Richard Schwartz  
Clearview Homes, LLC  
Loomis Ferry Road  
Hilton Head Island, South Carolina 29928

**AGENT:** Sydni Redmond  
Passarella & Associates, Inc.  
363 Wando Place Drive, Suite 200  
Mount Pleasant, South Carolina 29464

**WATERWAY AND LOCATION:** The project would affect navigable waters of the United States associated with Battery Creek. The project/review area is located on the South side of Old Salem Road, 0.15 miles Southeast of the intersection of Old Salem Road and Old Jericho Road in Beaufort, Beaufort County, South Carolina (Latitude 32.4247 ° and Longitude -80.7184 °)

**EXISTING CONDITIONS:** The 34.04 acres project site is currently an undeveloped forested tract that contains relic agricultural ditches which are subjected to the ebb and flow of the tidal waters of Battery Creek. Bordering the project site along the north and east side, consist of residential and commercial development. Bordering the project site along the south and west side, consist of tidal open waters and marsh habitat. The site contains 0.76-acre of tidal ditches, 0.31-acre of jurisdictional wetlands, 0.48-acre of non-jurisdictional wetlands, 0.30-acre of tidal tributaries, 0.05-acre of non-tidal jurisdictional tributaries, and 0.48-acre of non-jurisdictional features.

**APPLICANT'S STATED PROJECT PURPOSE:** Is to construct a mixed-style, single-family attached and detached residential development with associated infrastructure within, or capable of being incorporated into, the City of Beaufort, South Carolina.

**Basic:** to provide residential housing.

**Overall:** to create mixed-style, single-family attached and detached residential development within the developable limits of City of Beaufort.

**PROPOSED WORK:** The applicant requests authorization to discharge approximately 1,657 cubic yards of fill material into 0.31-acre of jurisdictional wetlands and 0.76-acre of jurisdictional tributaries for the construction of a mixed-style, single-family attached and detached residential development with associated infrastructure and utilities.

**AVOIDANCE AND MINIMIZATION:** The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: The proposed project is for the construction of a residential development consisting of a mix of single-family attached and detached homes and required support infrastructures. Prior site designs were explored that included the development of most of the site. However, following identification of additional federally jurisdictional aquatic resources and a redesign of the site plan, impacts were minimized to avoid a significant tributary feature that bisects the property. Under the current site design, development is concentrated in areas that are heavily disturbed by former agricultural activities, including cultivation and ditching. Unavoidable impacts to Waters are necessary for internal roadway connection, essential infrastructure, and residential lots. Minimization and avoidance are discussed in further detail in the Project's Joint Federal and State Alternatives Analysis. The analysis outlines the alternative locations and site plans explored during site selection, as well as the no-action alternative.

**COMPENSATORY MITIGATION:** The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The applicant proposes to compensate for these impacts by purchasing compensatory mitigation credits from an approved mitigation bank with a service area that encompasses the Project site. A wetland mitigation analysis was prepared in accordance with the COE October 2010 "Guidelines for Preparing a Compensatory Mitigation Plan" Standard Operating Procedure (SOP). Per the mitigation analysis, the Project requires 3.09 freshwater wetland mitigation credits and 6.06 saltwater wetland mitigation credits to offset the loss of aquatic resource function to COE-jurisdictional and SCDES-regulated wetlands and features. The applicant proposes to satisfy this requirement by purchasing mitigation banking credits from an approved mitigation bank within a Primary or Secondary service area that encompasses the Project area. Per the COE SOP, at least half of these credits will be enhancement or restoration credits.

**SOUTH CAROLINA DEPARTMENT OF ENVIRONMENTAL SERVICES:**

**WATER QUALITY:** SCDES, as the certifying authority for a 401 Water Quality Certification (401 WQC), is reviewing a request for certification to evaluate whether the proposed activity will comply with applicable water quality requirements in accordance with Clean Water Act section 401 (33 U.S.C. § 1341) and 40 CFR Part 121. The applicant is responsible for requesting a 401 WQC and providing the State any supplemental information that may be required to complete their review. A DA permit may not be issued prior to receipt of a certification (or waiver of certification) from SCDES.

**COASTAL ZONE:** The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930).

For questions regarding SCDES permitting procedures, please visit <https://des.sc.gov/permits-regulations/permit-central>. SCDES will receive written comments about the proposed work, as outlined above, until October 30, 2025. Comments may be submitted directly to the South Carolina Department of Environmental Services by email at [WQCWetlands@des.sc.gov](mailto:WQCWetlands@des.sc.gov) and [OCRMPermitting@des.sc.gov](mailto:OCRMPermitting@des.sc.gov).

#### **CULTURAL RESOURCES:**

The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government Agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer (SHPO), federally recognized tribes and other interested parties.

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.

**ENDANGERED SPECIES:** The Corps has performed an initial review of the application, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), National Marine Fisheries Service (NMFS) EFH Section 7 Mapper, and the NMFS Critical Habitat Mapper to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project.

The following species and/or critical habitat have the potential to be present in the action area:

**Table 1: ESA-listed species and/or critical habitat potentially present in the action area.**

<b>Species Common Name and/or Critical Habitat Name</b>	<b>Scientific Name</b>	<b>Federal Status</b>
American Chaffseed	<i>Schwalbea americana</i>	Endangered
Canby's Dropwort	<i>Oxypolis canbyi</i>	Endangered
Eastern Black Rail	<i>Laterallus jamaicensis ssp. jamaicensis</i>	Threatened
Green Sea Turtle	<i>Chelonia mydas</i>	Threatened
Kemp's Ridley Sea Turtle	<i>Lepidochelys kempii</i>	Endangered
Loggerhead Sea Turtle	<i>Caretta caretta</i>	Endangered
Shortnose sturgeon	<i>Acipenser brevirostrum</i>	Threatened/Endangered
Atlantic sturgeon	<i>Acipenser oxyrinchus</i>	Endangered
Piping Plover	<i>Charadrius melodus</i>	Threatened
Pondberry	<i>Lindera melissifolia</i>	Endangered
Red-cockaded Woodpecker	<i>Dryobates borealis</i>	Threatened
Rufa Red Knot	<i>Calidris canutus rufa</i>	Threatened
West Indian Manatee	<i>Trichechus manatus</i>	Threatened
Wood Stork	<i>Mycteria americana</i>	Threatened

Pursuant to Section 7 of the ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402.

This notice serves as request to the U.S. Fish and Wildlife Service and National Marine Fisheries Service (USFWS Project Code: 2025-0038123) for any additional information on whether any listed or proposed to be listed endangered or threatened species or

critical habitat may be present in the area which would be affected by the proposed activity.

**ESSENTIAL FISH HABITAT:** Pursuant to the Magnuson-Stevens Fishery Conservation and Management Act 1996, the Corps reviewed the project area, examined information provided by the applicant, and consulted available species information.

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 0.76-acre of estuarine substrates and/or tidally influenced tributaries 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.

**NAVIGATION:** The proposed structure or activity is not located in the vicinity of a federal navigation channel.

**SECTION 408:** The proposed project will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

**NOTE:** This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has been verified by Corps personnel.

**EVALUATION:** The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, aesthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection

Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

**COMMENTS:** 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 proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to 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 (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The Charleston District will receive written comments on the proposed work, as outlined above, until October 30, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Alexander Miranda at [Alexander.m.miranda@usace.army.mil](mailto:Alexander.m.miranda@usace.army.mil). Alternatively, you may submit comments in writing to the District Engineer, U.S. Army Corps of Engineers, Charleston District, Attention: Alexander Miranda, 1949 Industrial Park Road, RM 140 Conway, SC 29526. Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

As noted above, SCDES will receive written comments about the proposed work, as outlined above, until October 30, 2025. Comments may be submitted directly to the South Carolina Department of Environmental Services by email at [OCRMPermitting@des.sc.gov](mailto:OCRMPermitting@des.sc.gov) and [wqcwetlands@des.sc.gov](mailto:wqcwetlands@des.sc.gov).



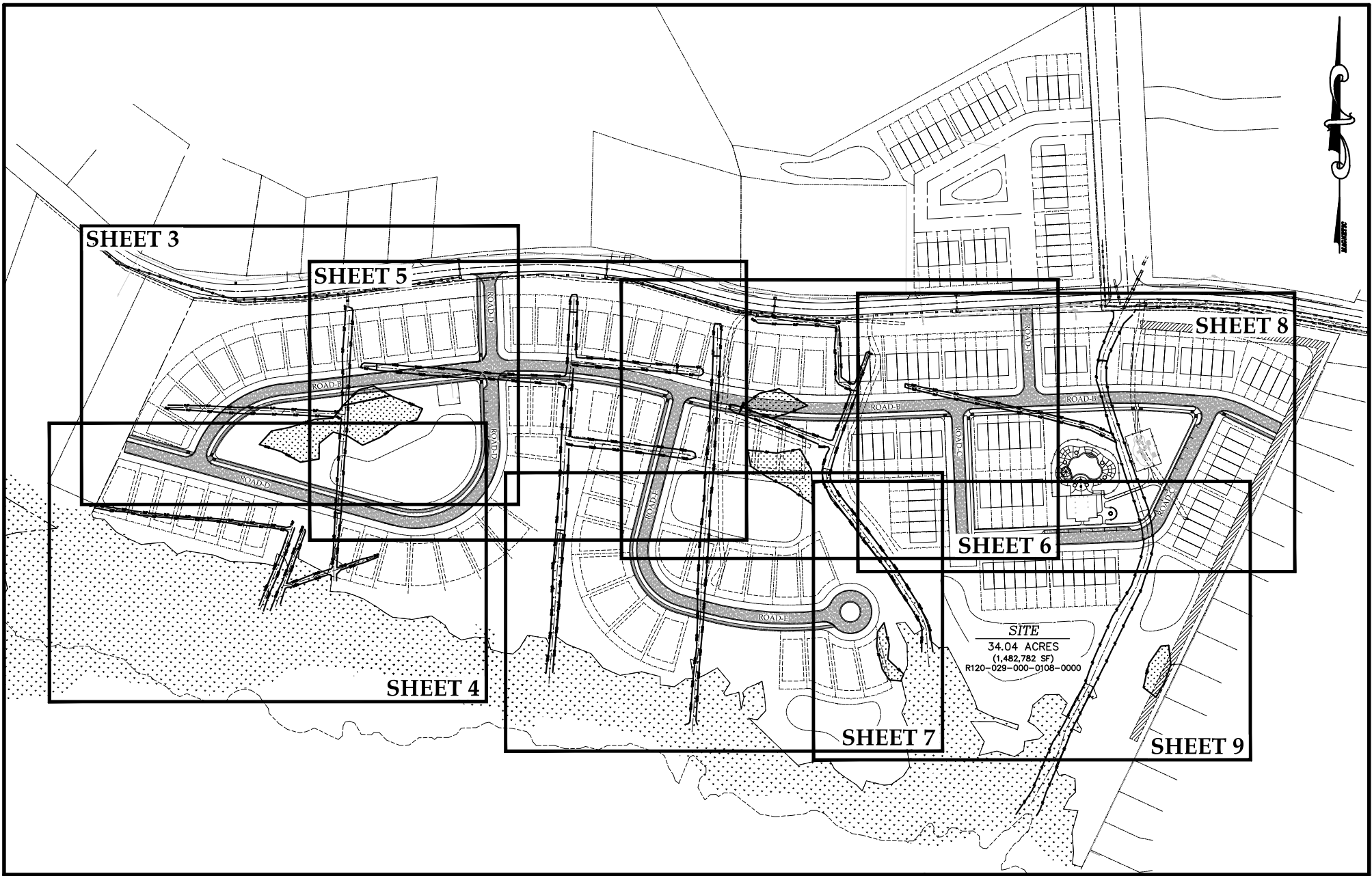
**SITE**

**APPROXIMATE  
LOCATION OF SITE:**

LONGITUDE: 80° 43' 08"  
LATITUDE: 32° 25' 29"

**VICINITY MAP**  
NTS

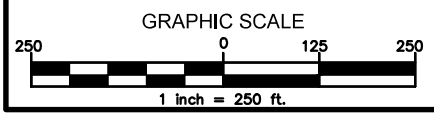
**PROP. -CTIVITY:** WETL-ND IMP-CT  
**PROJECT N-ME:** OLD B-Y  
**-PPLIC-NT:** SOR - VENTURES, LLC  
500 UNICORN P-RK DR, STE 300  
WOBURN, M- 01801  
**D-TE:** 06/12/2025  
**REVISED:** 09/29/2025 SHEET 1 OF 11



**SITE**  
 34.04 ACRES  
 (1,482,782 SF)  
 R120-029-000-0108-0000

# OVERALL PLAN

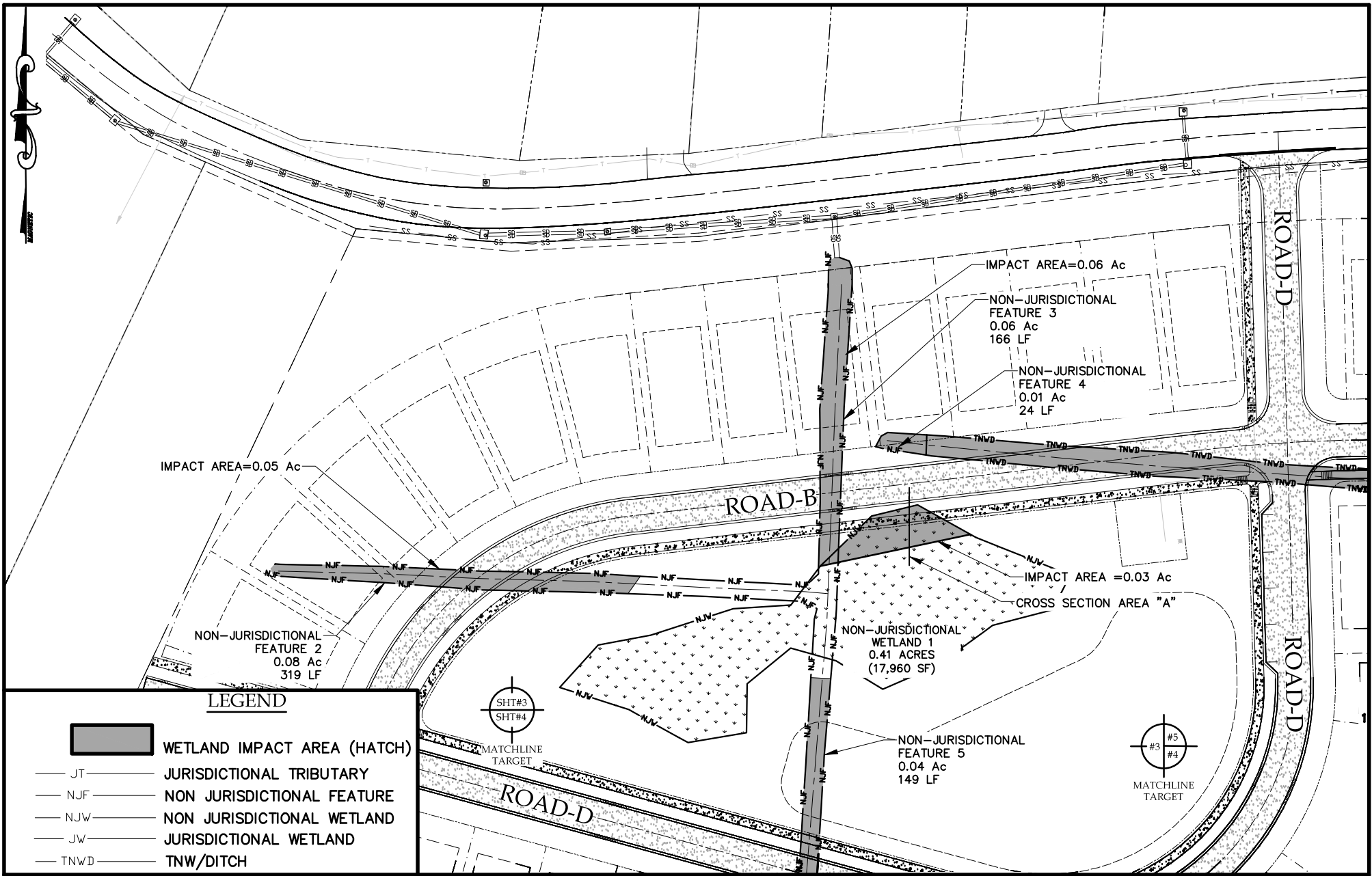
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**PROP. ACTIVITY:** WETLAND IMPACT

**PROJECT NAME:** OLD BAY  
**APPLICANT:** SORA VENTURES, LLC  
 500 UNICORN PARK DR, STE 300  
 WOBURN, MA 01801

**DATE:** 06/12/2025  
**REVISED:** 09/29/2025 SHEET 2 OF 11



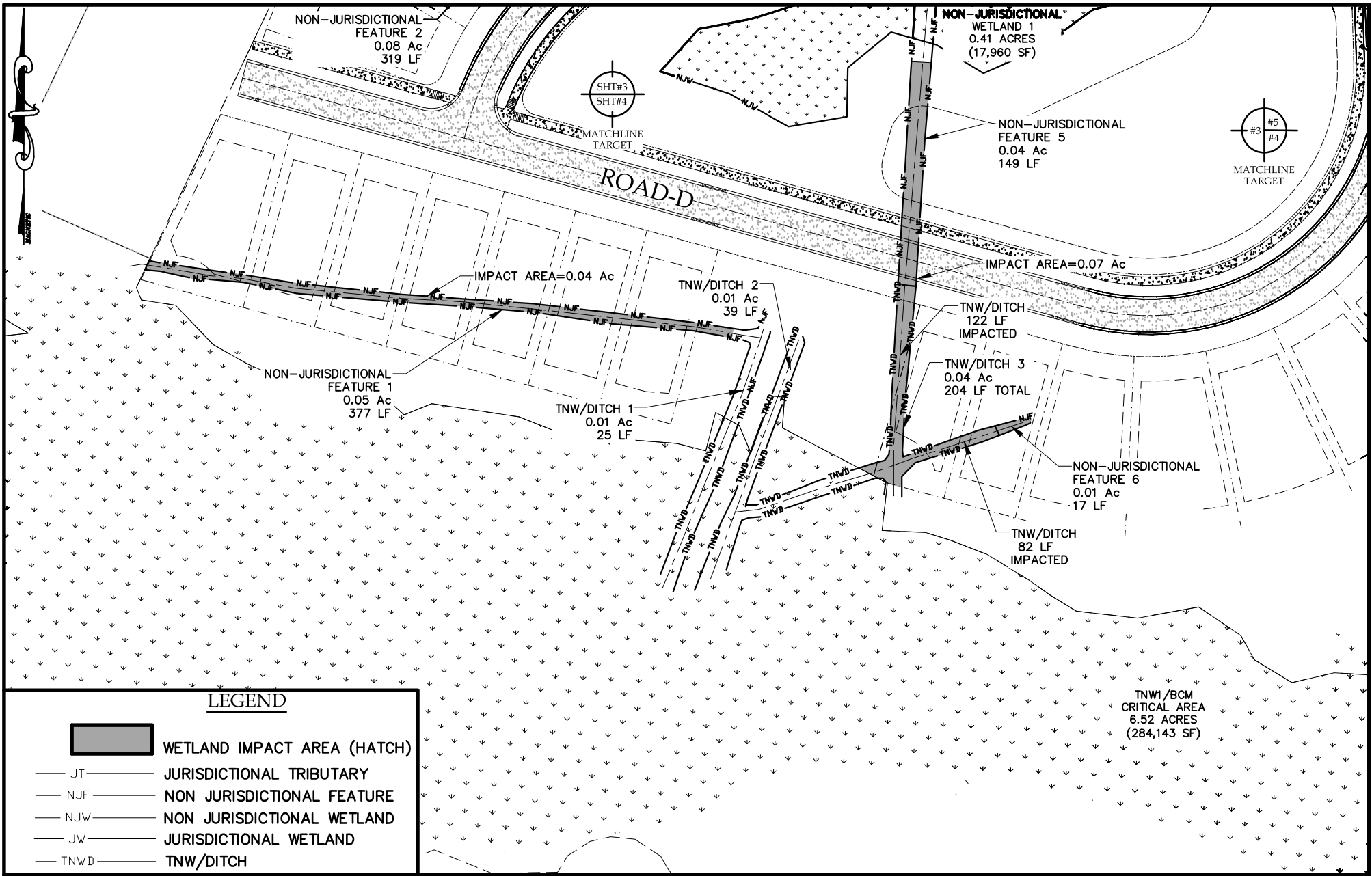
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PROP. ACTIVITY: WETLAND IMPACT

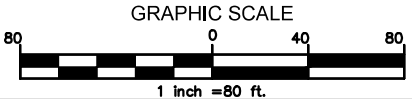
PROJECT NAME: OLD BAY  
 APPLICANT: SORA VENTURES, LLC  
 500 UNICORN PARK DR, STE 300  
 WOBURN, MA 01801

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 REVISED: 09/29/2025 SHEET 3 OF 11



# IMPACT PLAN

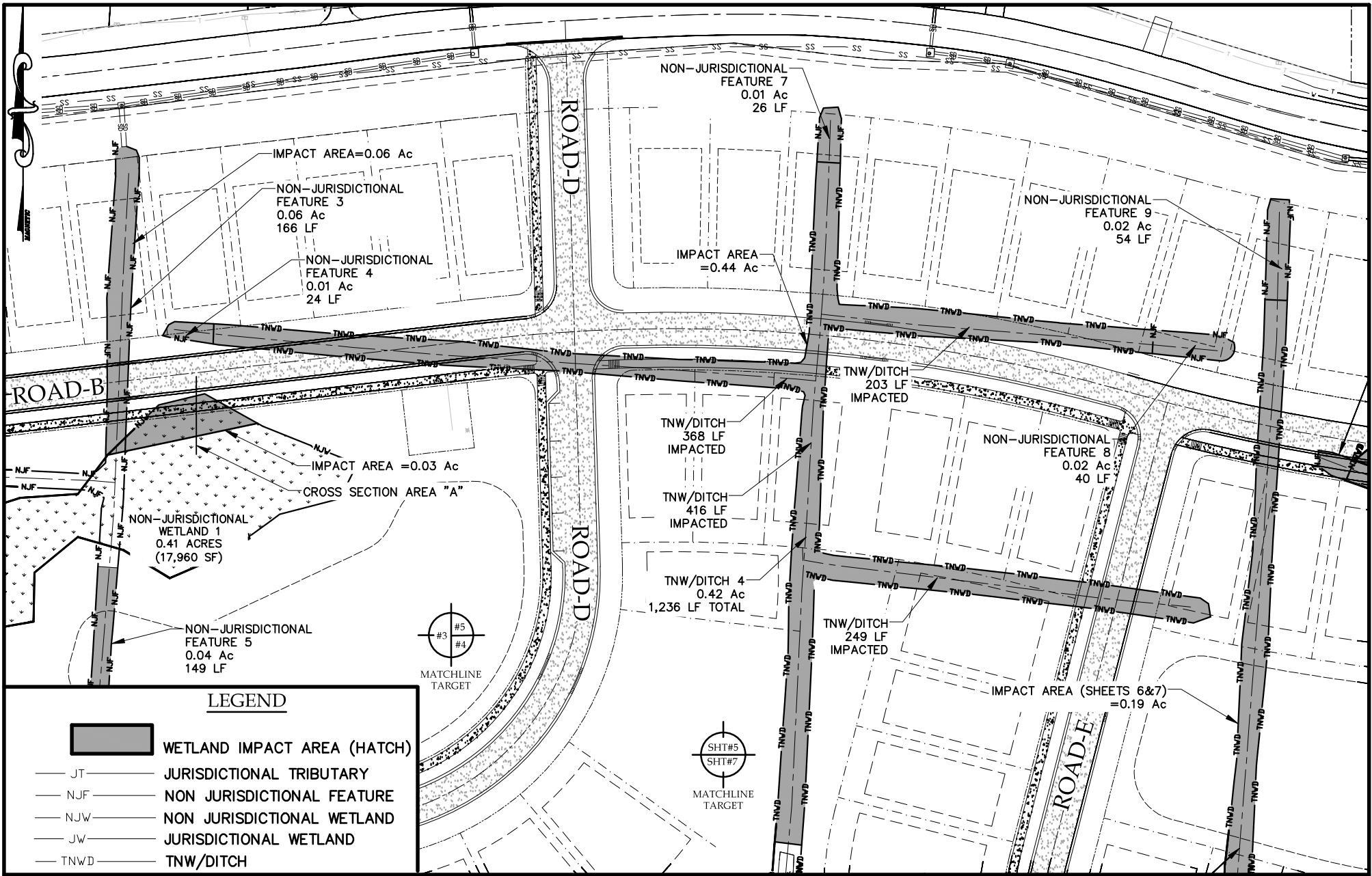
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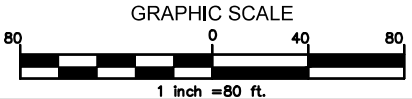


**LEGEND**

- WETLAND IMPACT AREA (HATCH)
- JURISDICTIONAL TRIBUTARY
- NON JURISDICTIONAL FEATURE
- NON JURISDICTIONAL WETLAND
- JURISDICTIONAL WETLAND
- TNW/DITCH

**IMPACT PLAN**

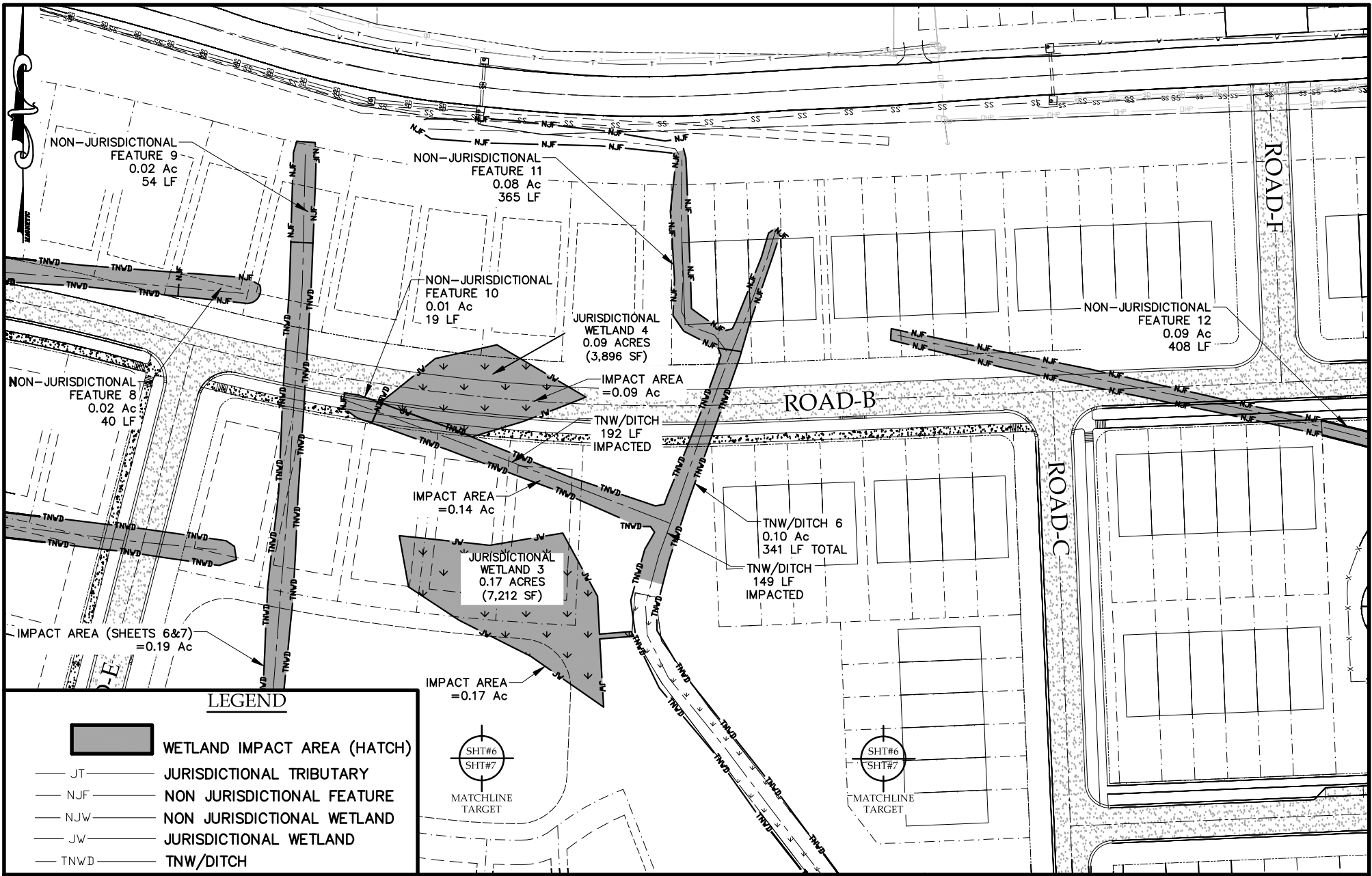
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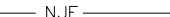
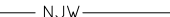

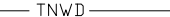
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**APPLICANT:** SORA VENTURES, LLC  
 500 UNICORN PARK DR, STE 300  
 WOBURN, MA 01801

**DATE:** 06/12/2025  
**REVISED:** 09/29/2025 SHEET 5 OF 11



**LEGEND**

	WETLAND IMPACT AREA (HATCH)
	JURISDICTIONAL TRIBUTARY
	NON JURISDICTIONAL FEATURE
	NON JURISDICTIONAL WETLAND
	JURISDICTIONAL WETLAND
	TNW/DITCH

IMPACT AREA = 0.19 Ac

IMPACT AREA = 0.14 Ac

IMPACT AREA = 0.09 Ac

IMPACT AREA = 0.17 Ac

TNW/DITCH 6  
0.10 Ac  
341 LF TOTAL

TNW/DITCH 149 LF IMPACTED

TNW/DITCH 192 LF IMPACTED

JURISDICTIONAL WETLAND 3  
0.17 ACRES  
(7,212 SF)

JURISDICTIONAL WETLAND 4  
0.09 ACRES  
(3,896 SF)

NON-JURISDICTIONAL FEATURE 8  
0.02 Ac  
40 LF

NON-JURISDICTIONAL FEATURE 9  
0.02 Ac  
54 LF

NON-JURISDICTIONAL FEATURE 10  
0.01 Ac  
19 LF

NON-JURISDICTIONAL FEATURE 11  
0.08 Ac  
365 LF

NON-JURISDICTIONAL FEATURE 12  
0.09 Ac  
408 LF

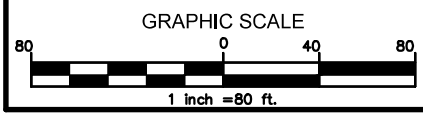
IMPACT AREA (SHEETS 6&7)  
=0.19 Ac

SHT#6  
SHT#7  
MATCHLINE TARGET

SHT#6  
SHT#7  
MATCHLINE TARGET

# IMPACT PLAN

PLAN  
SCALE=1"=80'



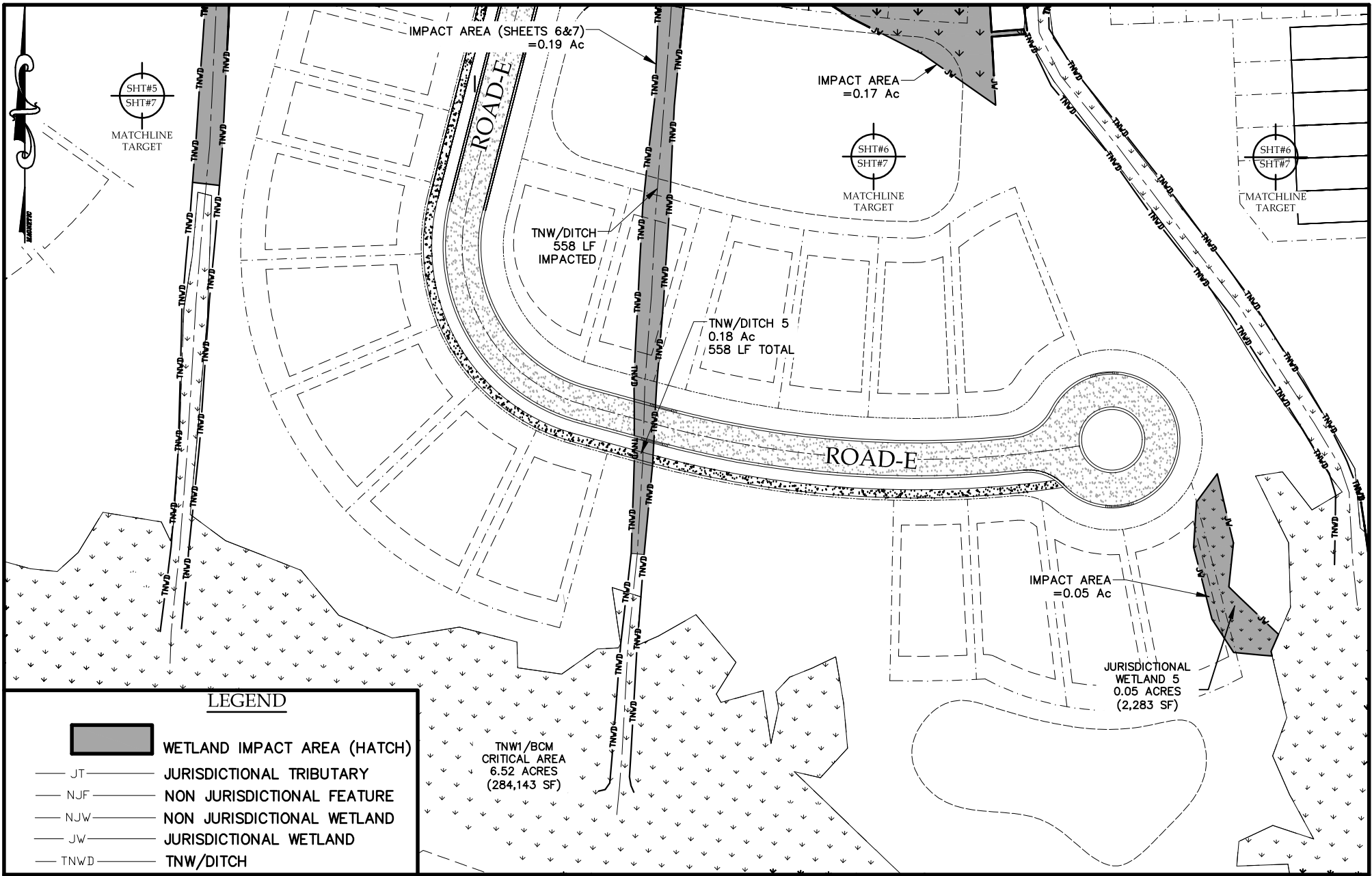
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**PROJECT NAME:** OLD BAY

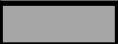

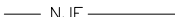
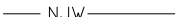
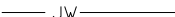
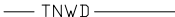
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500 UNICORN PARK DR, STE 300  
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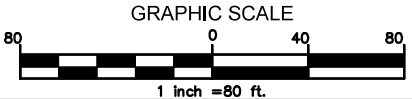


**LEGEND**

-  WETLAND IMPACT AREA (HATCH)
-  JT JURISDICTIONAL TRIBUTARY
-  NJF NON JURISDICTIONAL FEATURE
-  NJW NON JURISDICTIONAL WETLAND
-  JW JURISDICTIONAL WETLAND
-  TNWD TNW/DITCH

**IMPACT PLAN**

PLAN SCALE=1"=80'



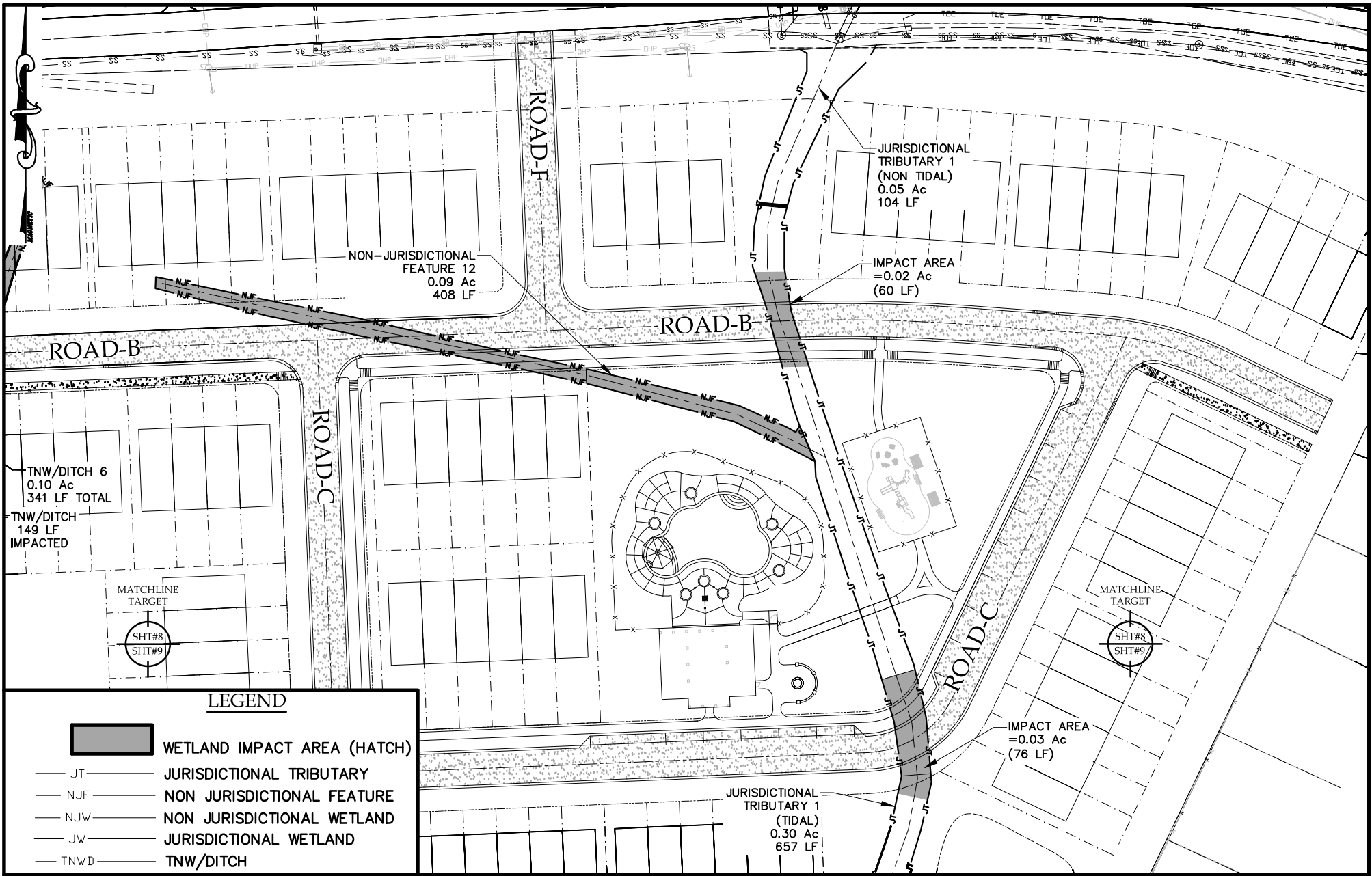
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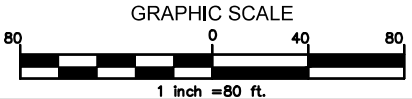


**LEGEND**

- WETLAND IMPACT AREA (HATCH)
- JURISDICTIONAL TRIBUTARY
- NON JURISDICTIONAL FEATURE
- NON JURISDICTIONAL WETLAND
- JURISDICTIONAL WETLAND
- TNW/DITCH

**IMPACT PLAN**

PLAN  
SCALE=1"=80'



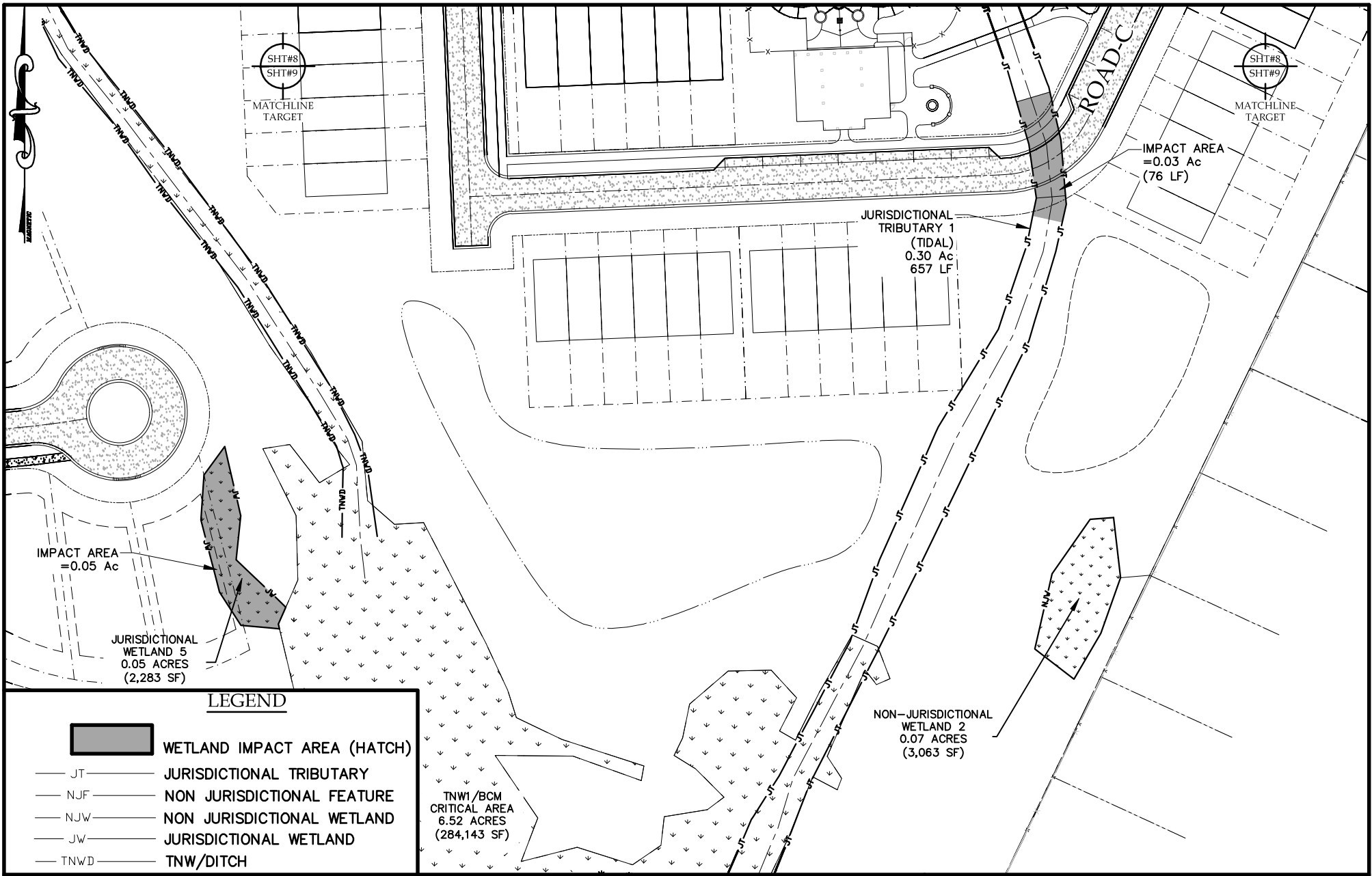
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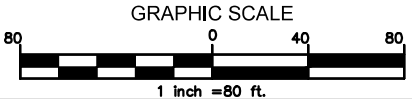
**LEGEND**

- WETLAND IMPACT AREA (HATCH)
- JT — JURISDICTIONAL TRIBUTARY
- NJF — NON JURISDICTIONAL FEATURE
- NJW — NON JURISDICTIONAL WETLAND
- JW — JURISDICTIONAL WETLAND
- TNWD — TNW/DITCH

TNW1/BCM  
CRITICAL AREA  
6.52 ACRES  
(284,143 SF)

# IMPACT PLAN

PLAN  
SCALE=1"=80'



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 WOBURN, MA 01801

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**REVISED:** 09/29/2025 SHEET 9 OF 11

IMPACT SUMMARY

TOTAL PROJECT AREA AND WETLAND AREA

TOTAL UPLAND AREA	31.66	AC
TOTAL WETLAND AREA	2.38	AC
TOTAL PROJECT AREA	34.04	AC

WETLAND TOTALS

TNW/DITCH	0.76	AC
JURISDICTIONAL WETLAND	0.31	AC
NON-JURISDICTIONAL WETLAND	0.48	AC
JURISDICTIONAL TRIBUTARY (TIDAL)	0.30	AC
JURISDICTIONAL TRIBUTARY (NON-TIDAL)	0.05	AC
NON-JURISDICTIONAL FEATURE	0.48	AC
TOTAL OF WETLAND AREAS	2.38	

WETLAND IMPACT TOTALS

TNW/DITCH	0.71	AC
JURISDICTIONAL WETLAND	0.31	AC
NON-JURISDICTIONAL WETLAND	0.03	AC
JURISDICTIONAL TRIBUTARY (TIDAL)	0.05	AC
JURISDICTIONAL TRIBUTARY (NON-TIDAL)	0.00	AC
NON-JURISDICTIONAL FEATURE	0.40	AC
TOTAL OF WETLAND IMPACT AREAS	1.50	AC

ESTIMATED FILL MATERIAL

FILL MATERIAL - IMPACT AREA	1,657	CY
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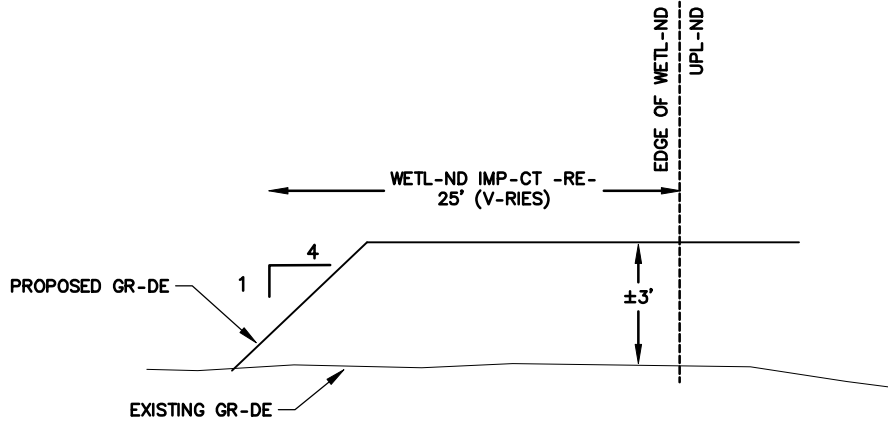
IMPACT SUMMARY

PROP. -CTIVITY: WETL-ND IMP-CT

PROJECT N-ME: OLD B-Y  
-PPLIC-NT: SOR- VENTURES, LLC  
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WOBURN, M- 01801

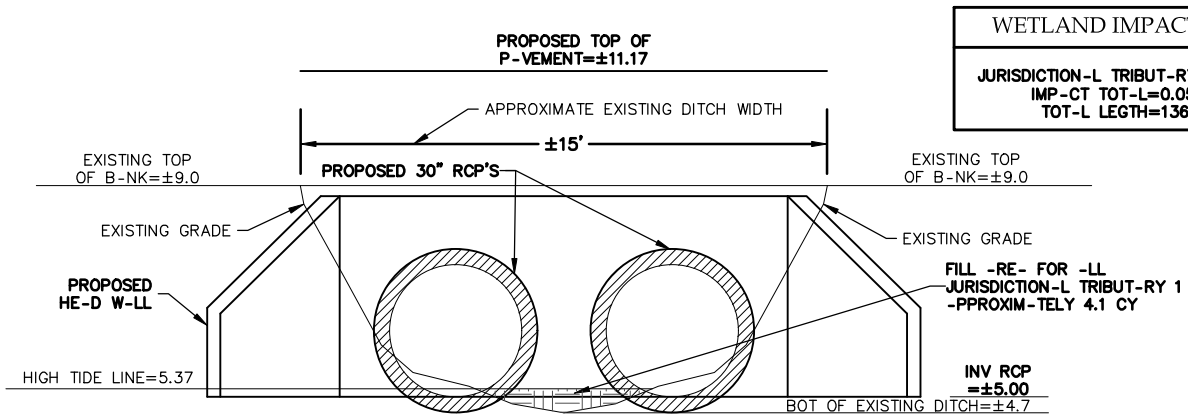
D-TE: 06/12/2025

REVISED: 09/29/2025 SHEET 10 OF 11



### WETLAND CROSS-SECTION "A"

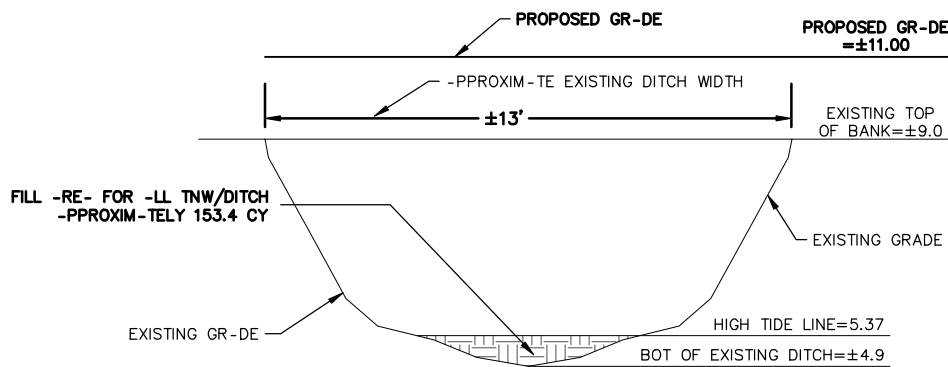
NOT TO SCALE



WETLAND IMPACT TOTALS
JURISDICTIONAL TRIBUTARY 1 (TID-L) IMPACT TOTAL = 0.05 -C TOTAL LENGTH = 136 LF

### TYPICAL JURISDICTIONAL TRIBUTARY 1 CROSS SECTION

NOT TO SCALE



WETLAND IMPACT TOTALS
TNW/DITCH IMPACT TOTAL = 0.71 -C TOTAL LENGTH = 2,339 LF

### TYPICAL TNW/DITCH CROSS SECTION

NOT TO SCALE

# WETLAND SECTIONS

NOT TO SCALE

PROPOSED ACTIVITY: WETLAND IMPACT

PROJECT NAME: OLD B-Y  
 APPLICANT: SOR VENTURES, LLC  
 500 UNICORN PARK DRIVE, STE 300  
 WOBURN, MA 01801

DATE: 06/12/2025

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