



US Army Corps
Of Engineers
Wilmington District

PUBLIC NOTICE

Issue Date: February 24, 2006
Comment Deadline: March 27, 2006
Corps Action ID No.: 200501251

The Wilmington District, Corps of Engineers (Corps) has received an application from **Land Management Group, Inc. on behalf of New Century Homes** seeking Department of the Army authorization to impact **0.2388 acres of wetlands and 69 linear feet of stream** associated with **the continued development of Maynard Manor Subdivision in Onslow, North Carolina.**

Specific plans and location information are described below and shown on the attached plans. This Public Notice and all attached plans are also available on the Wilmington District Web Site at www.saw.usace.army.mil/wetlands

Applicant: New Century Homes
Attn: Mr. James Maides
1625 N. Marine Boulevard
Jacksonville, North Carolina 28546

AGENT (if applicable): Land Management Group, Inc.
Attn: Ms. Kim Williams
Post Office Box 2522
Wilmington, North Carolina 28402

Authority

The Corps will evaluate this application and decide whether to issue, conditionally issue, or deny the proposed work pursuant to applicable procedures of Section 404 of the Clean Water Act (33 USC 1344).

Location

The 85.6 acre project site is located in Jacksonville, NC, on the northeast side of SR 1308 (Gum Branch Road), approximately 1.7 miles south of the intersection with SR 1324 (Ramsey Road) in Onslow County, NC. The site can be located at 34° 48.94' N and 77° 26.39' W.

Existing Site Conditions

According to the Onslow County Generalized Soil Survey, the site contains several series of soils including Norfolk loamy fine sand, Marvyn loamy fine sand, Muckalee loam, and Lynchburg fine sandy loam. The surrounding land uses includes an existing subdivision to the west while the land to the north, south, and east is undeveloped and forested. Half Moon Creek forms the northern and eastern property boundaries and Gum Branch forms the western property line. The site contains approximately seventeen acres of freshwater wetlands, a mixture of riparian and non-riparian.

The existing tract is partially developed, the result of an initial regulatory action in 1996. The development obtained permits to impact 2.35 acres however approximately 0.1825 acres were never impacted as the subdivision never finished the last phase. The undeveloped uplands support white oak (*Quercus alba*), tulip poplar (*Liriodedron tulipifera*), and sweetgum (*Liquidambar styraciflua*). Wetlands within the tract consists of riparian fingers of Half Moon Creek and Gum Branch. These areas have stands of sweetgum, umbrella magnolia (*Magnolia tripetala*), and water oak (*Q. nigra*). The herbaceous layer consists of Jack-in-the-pulpit (*Arisaema triphyllum*), sensitive fern (*Onoclea sensibilis*), cinnamon fern (*Osmunda cinnamomea*), and catbrier (*Smila spp.*).

Applicant's Stated Purpose

The applicant's stated purpose is to provide access to 38 additional lots within the last phase of the existing subdivision.

Project Description

The project is requesting four crossings of a linear wetland system with the most downstream crossing impacting an existing stream. The crossings will be described sequentially as numbered in the applicant's description. Impact area #1 would impact 2,172 square feet of riparian wetlands and 69 linear feet of stream. According to the submitted drawings 88 feet of pipe (partially in stream and wetland) would be installed to handle the hydraulic load expected in this area. There would also be a rip rap apron approximately 12' long within the stream to dissipate the energy as it exists the pipe. Impact area #2 as designed would impact 2,848 square feet of non-riparian wetlands. This crossing would utilize a 68' pipe an associated rip rap apron to convey current flow. Impact area #3 would impact 1,481 square feet of non-riparian wetlands with an approximate 56' feet of pipe and 12' rip rap apron. And finally proposed impact area #4 is designed to impact 3,900 square feet of non-riparian wetlands. This crossing would be a complete fill with no pipe installation designed.

Other Required Authorizations

This notice and all applicable application materials are being forwarded to the appropriate State agencies for review. The Corps will generally not make a final permit decision until the North Carolina Division of Water Quality (NCDWQ) issues, denies, or waives

State certification required by Section 401 of the Clean Water Act (PL 92-500). The receipt of the application and this public notice in the NCDWQ Central Office in Raleigh serves as application to the NCDWQ for certification. A waiver will be deemed to occur if the NCDWQ fails to act on this request for certification within sixty days of the date of the receipt of this notice in the NCDWQ Central Office. Additional information regarding the Clean Water Act certification may be reviewed at the NCDWQ Central Office, 401 Oversight and Express Permits Unit, 2321 Crabtree Boulevard, Raleigh, North Carolina 27604-2260. All persons desiring to make comments regarding the application for certification under Section 401 of the Clean Water Act should do so in writing delivered to the North Carolina Division of Water Quality (NCDWQ), 1650 Mail Service Center, Raleigh, North Carolina 27699-1650 Attention: Ms Cyndi Karoly by March 17, 2006.

The applicant has not provided to the Corps, a certification statement that his/her proposed activity complies with and will be conducted in a manner that is consistent with the approved North Carolina Coastal Zone Management Program. Pursuant to 33 CFR 325.2(b)(2), the Corps can not issue a permit for the proposed work until the applicant submits such a certification to the Corps and the North Carolina Division of Coastal Management (NCDCM), and the NCDCM notifies the Corps that it concurs with the applicant's consistency certification.

Essential Fish Habitat

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The Corps' initial determination is that the proposed project will not adversely impact EFH or associated fisheries managed by the South Atlantic or Mid Atlantic Fishery Management Councils or the National Marine Fisheries Service.

Cultural Resources

The Corps has consulted the latest published version of the National Register of Historic Places and is not aware that any registered properties, or properties listed as being eligible for inclusion therein are located within the project area or will be affected by the proposed work. Presently, unknown archeological, scientific, prehistoric, or historical data may be located within the project area and/or could be affected by the proposed work.

Endangered Species

The Corps has reviewed the project area, examined all information provided by the applicant and consulted the latest North Carolina Natural Heritage Database. Based on available information, the Corps is not aware of the presence of species listed as threatened or endangered or their critical habitat formally designated pursuant to the Endangered Species Act of 1973 (ESA) within the project area. A final determination on the effects of the proposed project will be made upon additional review of the project and

completion of any necessary biological assessment and/or consultation with the U.S. Fish and Wildlife Service and/or National Marine Fisheries Service."

Evaluation

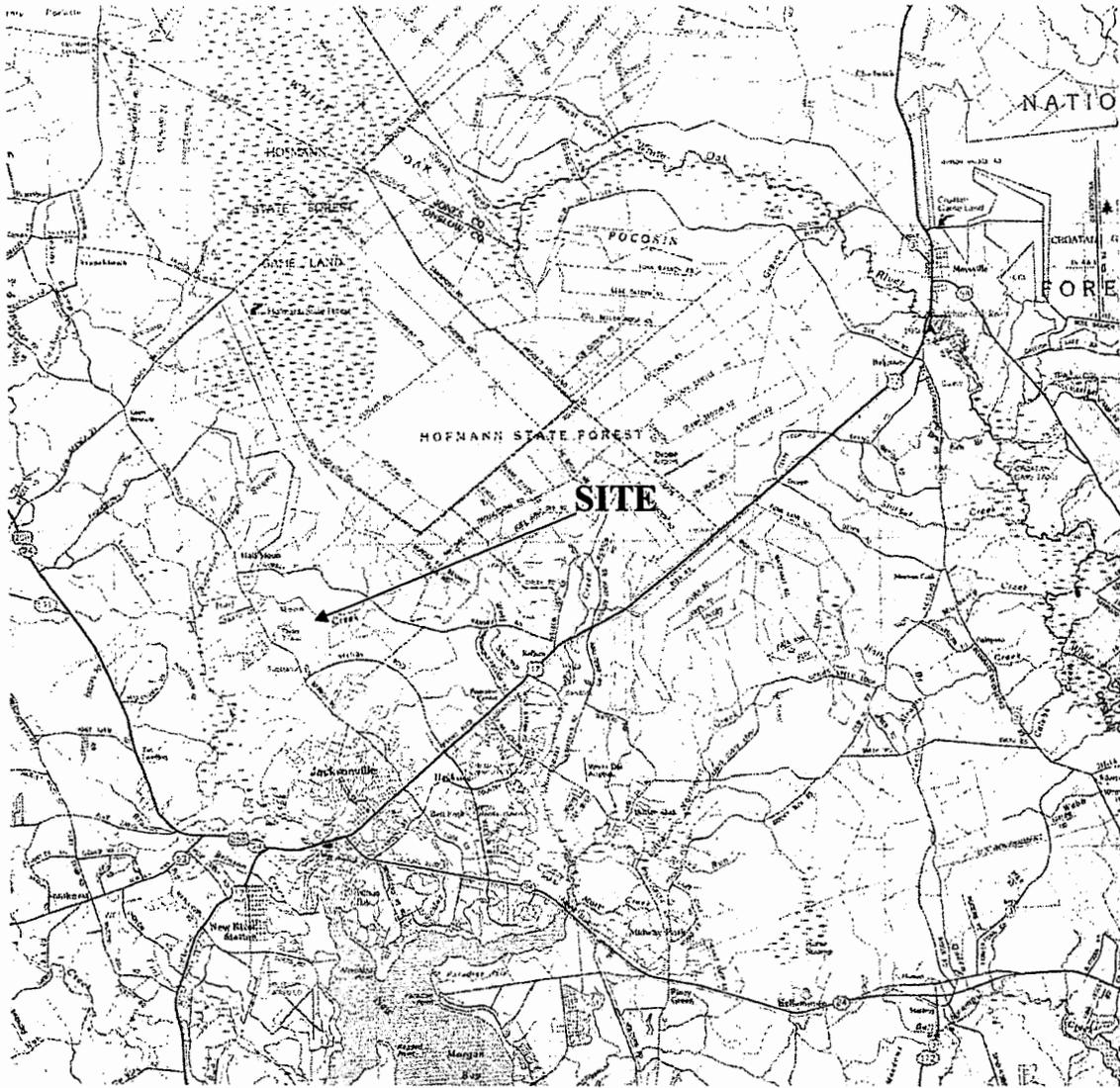
The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably 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 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 (in accordance with Executive Order 11988), 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. For activities involving the discharge of dredged or fill materials in waters of the United States, the evaluation of the impact of the activity on the public interest will include application of the Environmental Protection Agency's 404(b)(1) guidelines.

Commenting Information

The Corps of Engineers is soliciting comments from the public; Federal, State and local agencies and officials, including any consolidate State Viewpoint or written position of the Governor; 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 of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. 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 (EA) and/or an Environmental Impact Statement (EIS) 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.

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 shall 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.

Written comments pertinent to the proposed work, as outlined above, will be received by the Corps of Engineers, Wilmington District, until 5pm, March 27, 2006. Comments should be submitted to Brad Shaver, Regulatory Specialist at P.O. Box 1890 Wilmington, N.C. 28402-1890.

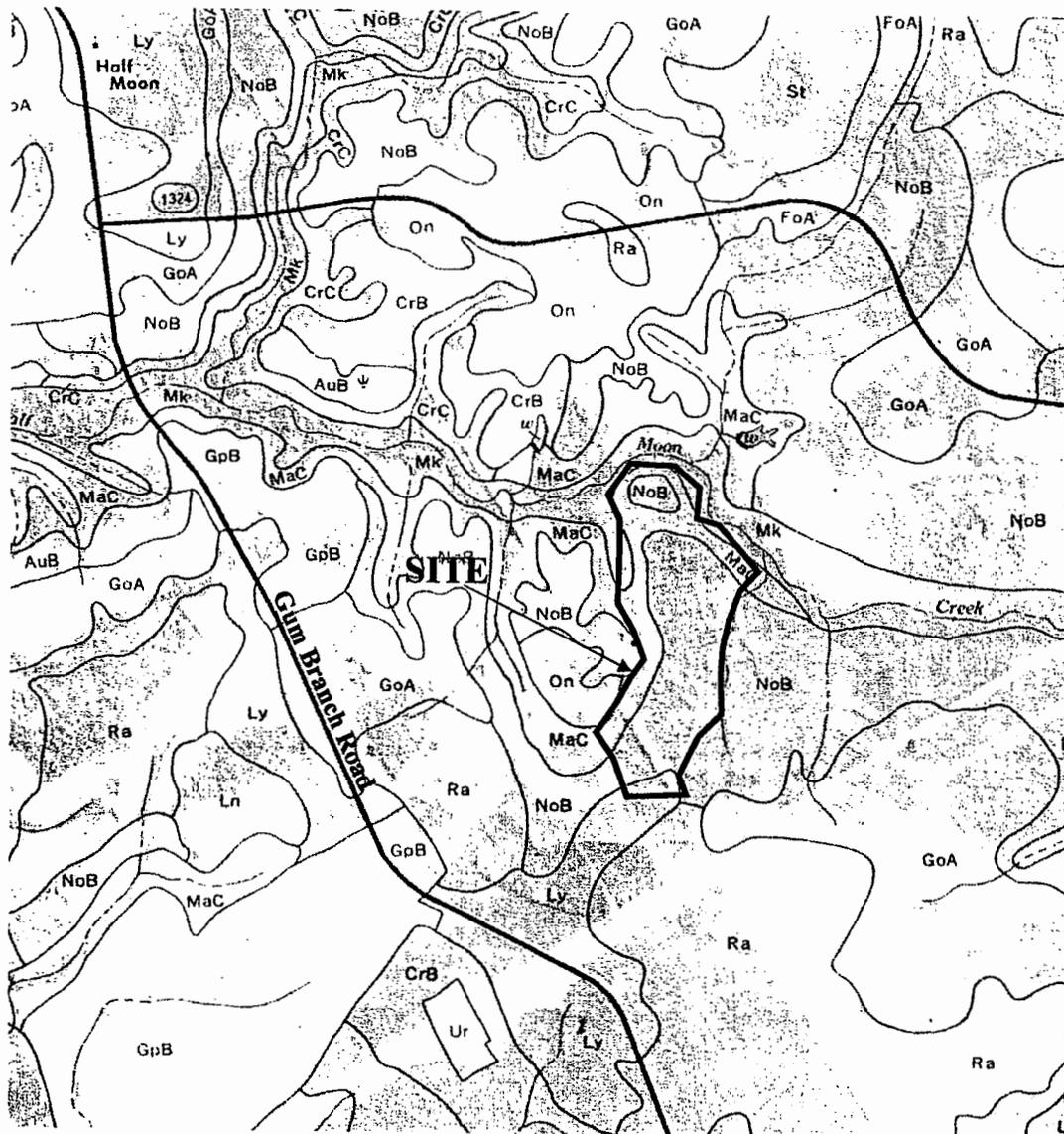


SCALE 1" = 2.4 miles

Maynard Manor Subdivision
 AMC Properties
 Onslow County, NC

Land Management Group, Inc.
 Environmental Consultants
 Wilmington, N.C.
 August 2005

Figure 1. Vicinity map.



SCALE 1" = 2000'

Maynard Manor Subdivision
 AMC Properties
 Onslow County, NC

Land Management Group, Inc.
 Environmental Consultants
 Wilmington, N.C.
 August 2005

Figure 3. SCS Generalized
 Soil Survey
 for Onslow County.



NOTE: Additional development has occurred on this site since 1998.

SCALE 1" = 600'

Maynard Manor Subdivision
AMC Properties
Onslow County, NC

Land Management Group, Inc.
Environmental Consultants
Wilmington, N.C.
August 2005

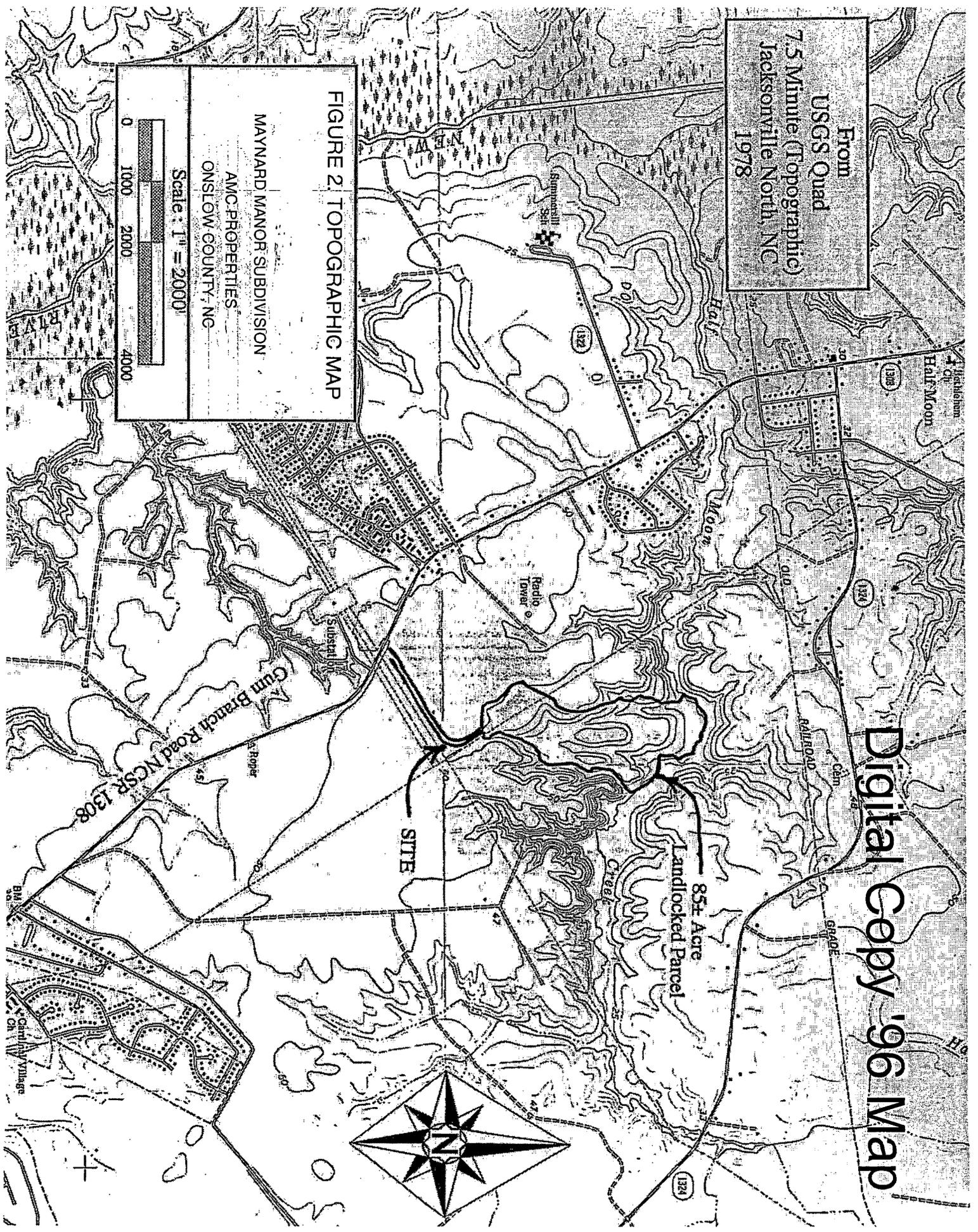
Figure 4. 1998 Aerial
Photograph of Site

From
USGS Quad
7.5 Minute (Topographic)
Jacksonville North, NC
1978

Digital Copy '96 Map

FIGURE 2 TOPOGRAPHIC MAP

MAYNARD MANOR SUBDIVISION
AMC PROPERTIES
ON SLOW COUNTY, NC
Scale: 1" = 2000'
0 1000 2000 4000



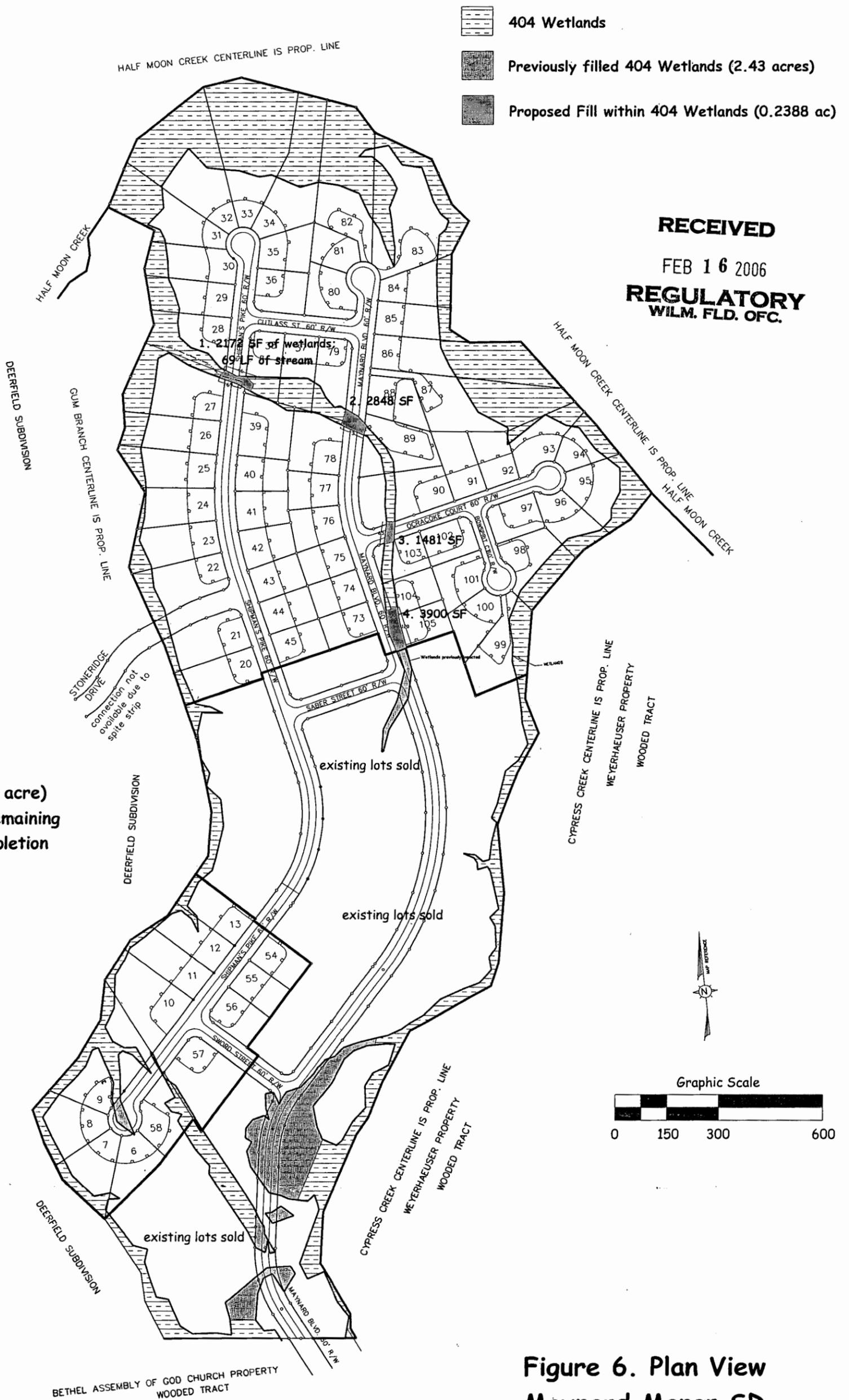
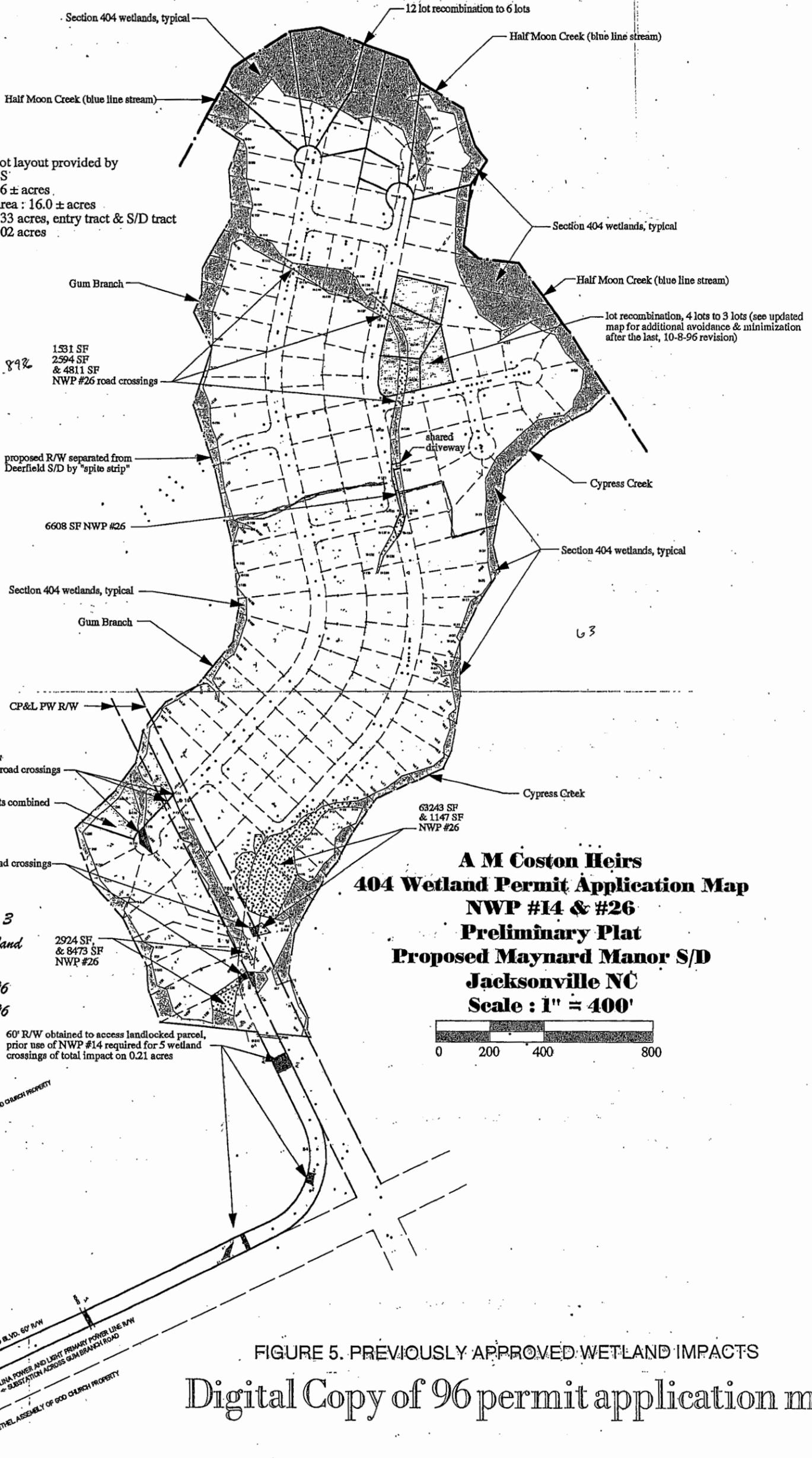


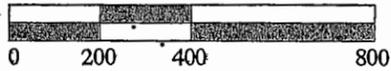
Figure 6. Plan View
Maynard Manor SD
Individual Permit Application
Jacksonville, NC
scale : 1" = 300'



- Notes:
- 1- Boundary and lot layout provided by Don Clements RLS
 - 2- Total tract : 85.6 ± acres
 - 3- Total wetland area : 16.0 ± acres
 - 4- Σ NWP #14, 0.33 acres, entry tract & S/D tract
 - 5- Σ NWP #26, 2.02 acres



**A M Coston Heirs
404 Wetland Permit Application Map
NWP #14 & #26
Preliminary Plat
Proposed Maynard Manor S/D
Jacksonville NC
Scale : 1" = 400'**



Sheet 3 of 3
Wayne Ragland
9/14/96
rev 10/2/96
rev 10/8/96

FIGURE 5. PREVIOUSLY APPROVED WETLAND IMPACTS

Digital Copy of 96 permit application map

**1. 2172 SF of wetlands;
69 LF of stream**



- 404 Wetlands
- Proposed Impacts to 404 Wetlands
- Stream



Maynard Manor S/D
Figure 7. Proposed wetland
and stream impact #1

January 2006
Land Management Group, Inc.

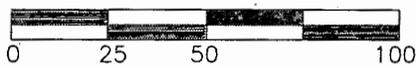
RECEIVED

FEB - 8 2006

LABORATORY



-  404 Wetlands
-  Proposed Impacts to 404 Wetlands



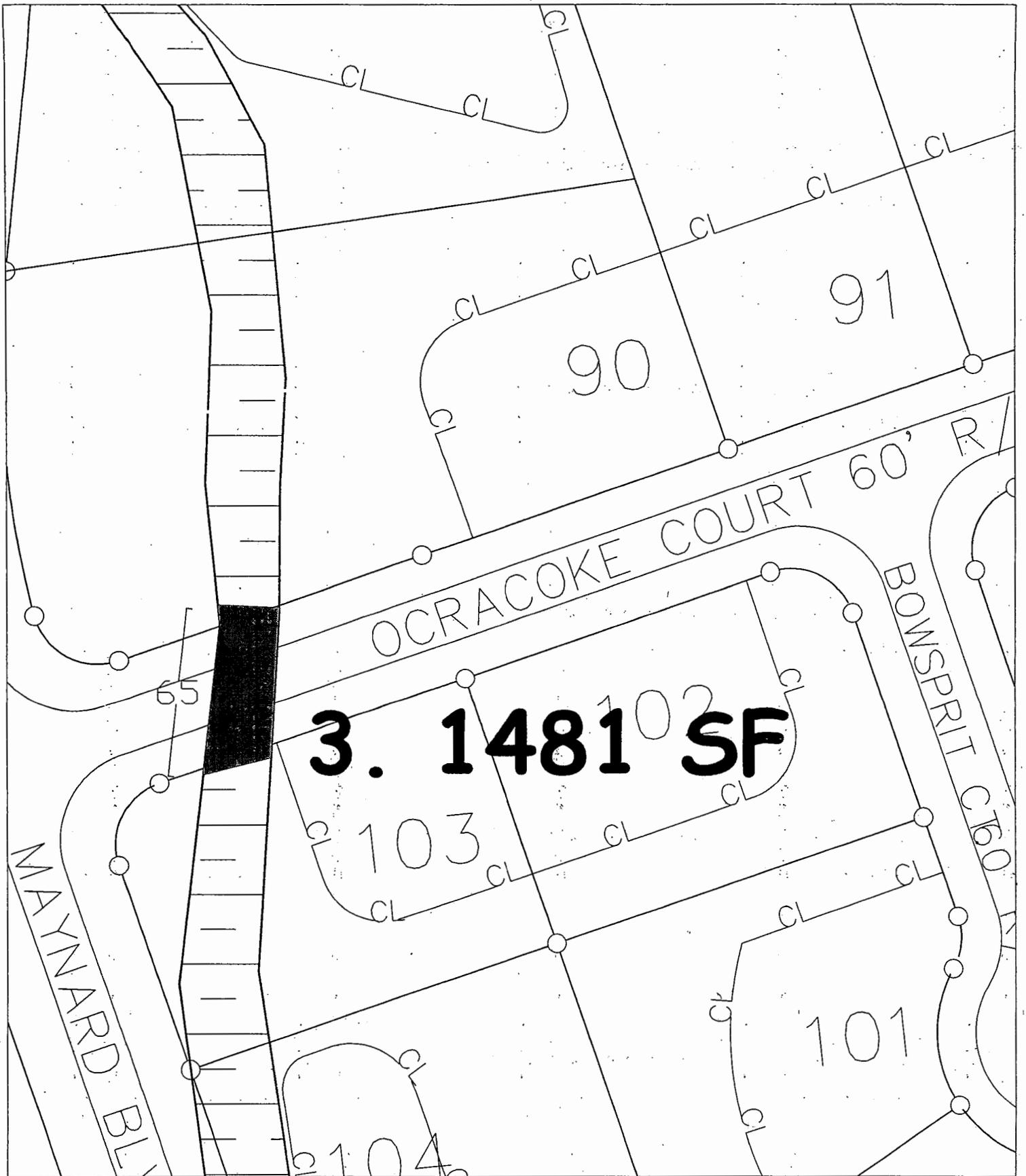
SCALE 1"=50'



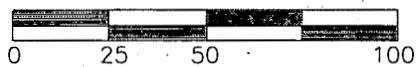
Maynard Manor S/D

Figure 8. Proposed wetland impact #2

January 2006
Land Management Group, Inc.



-  404 Wetlands
-  Proposed Impacts to 404 Wetlands



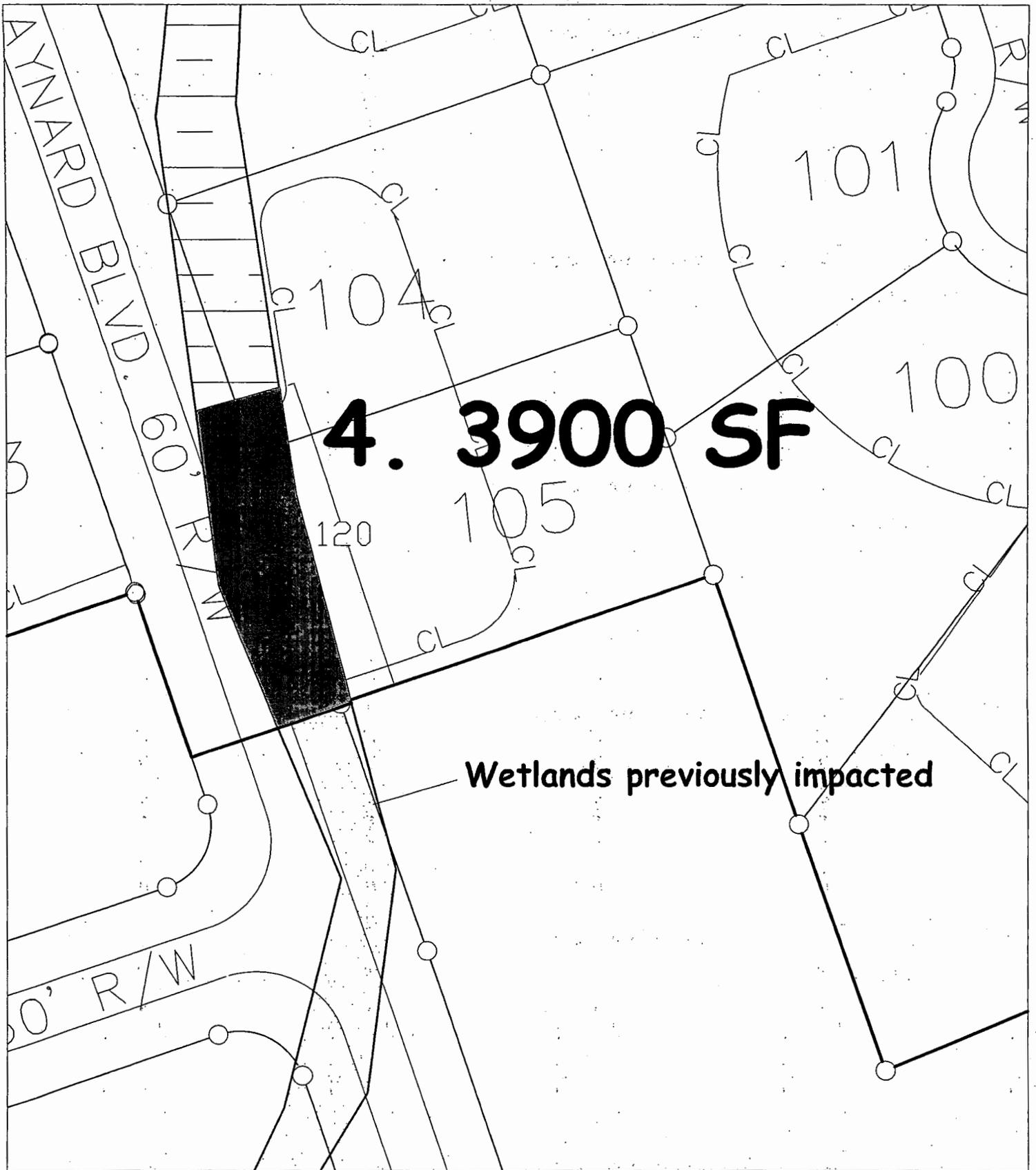
SCALE 1"=50'



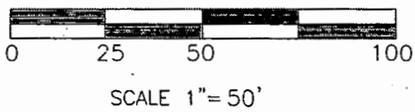
Maynard Manor S/D

Figure 9. Proposed wetland impact #3

January 2006
Land Management Group, Inc.



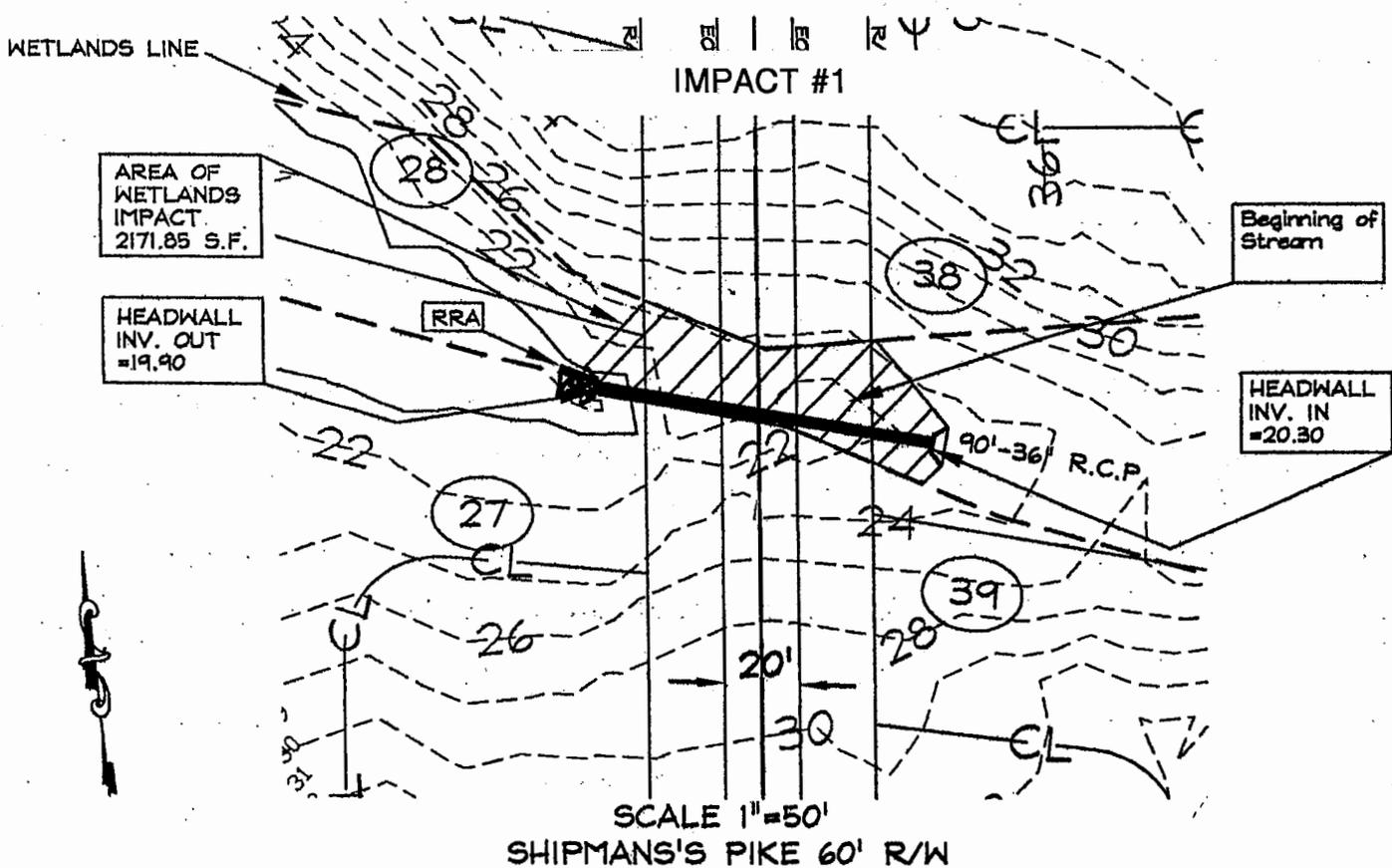
-  404 Wetlands
-  Proposed Impacts to 404 Wetlands



Maynard Manor S/D

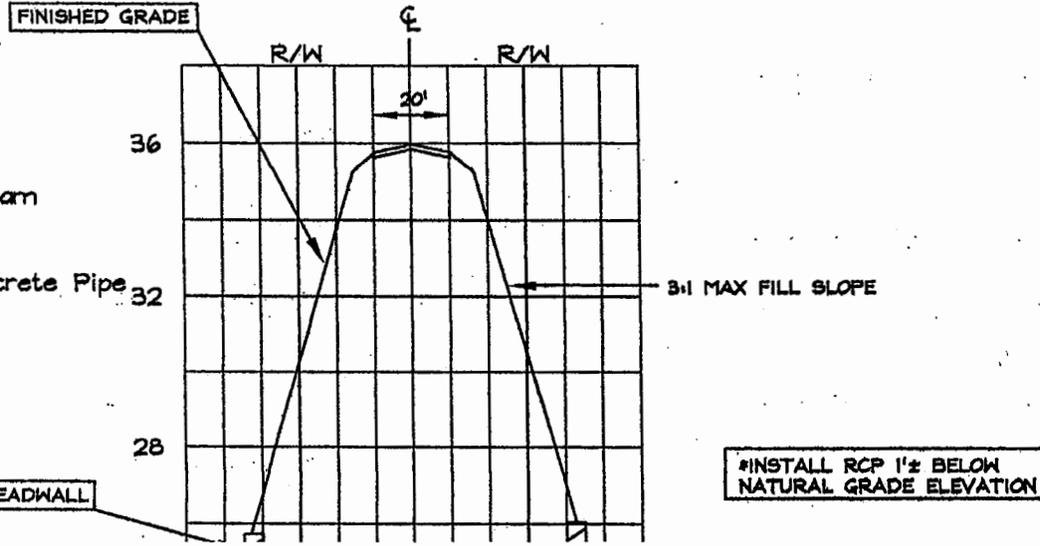
Figure 10. Proposed wetland impact #4

January 2006
Land Management Group, Inc.

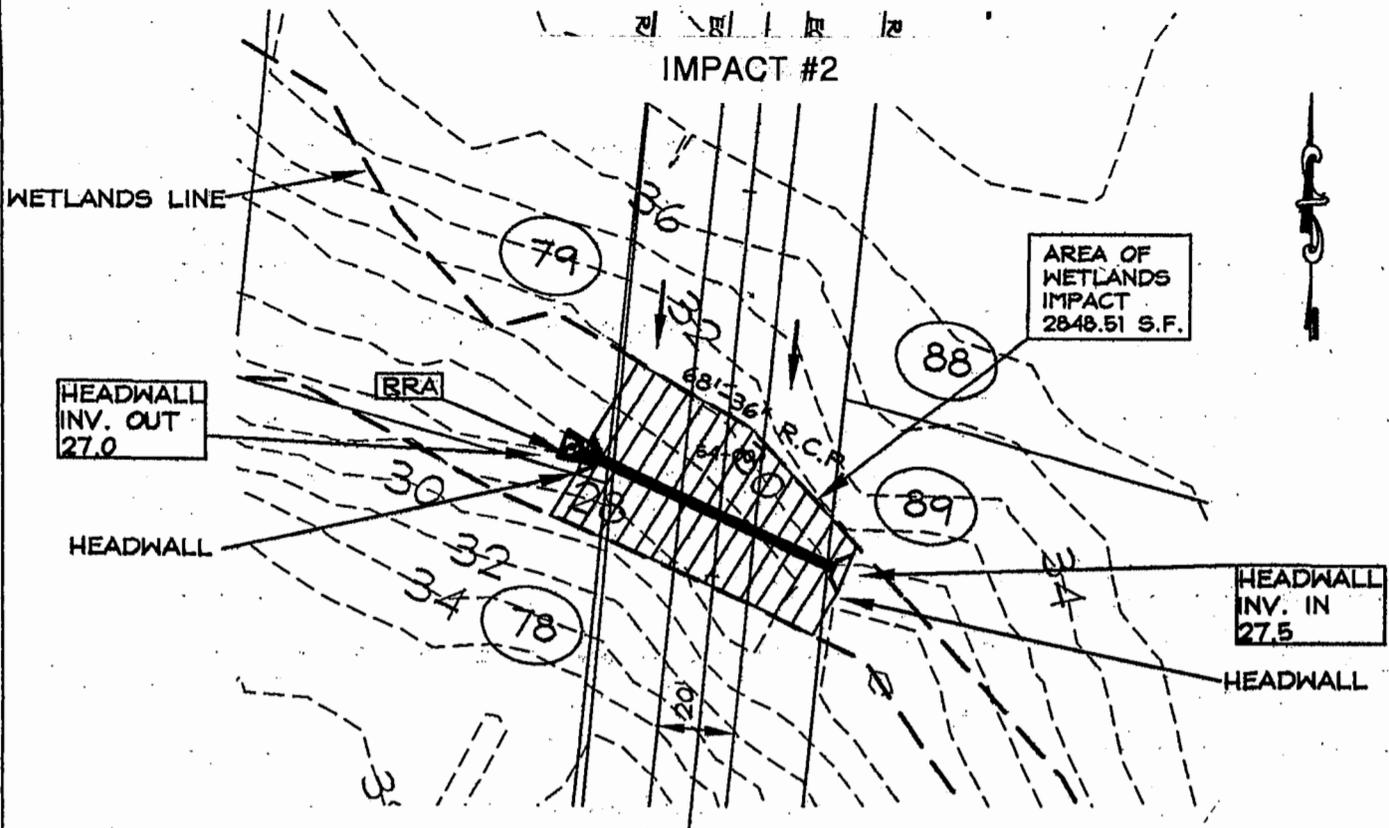


LEGEND:

- R/W - Right-of-way
- CL - Centerline
- 36 - Lot Number
- RCD - Rock Check Dam
- RRA - Rip Rap Apron
- Flow Arrow
- RCP - Reinforced Concrete Pipe
- A - Pipe Label
- Wetlands Line



NOTES:



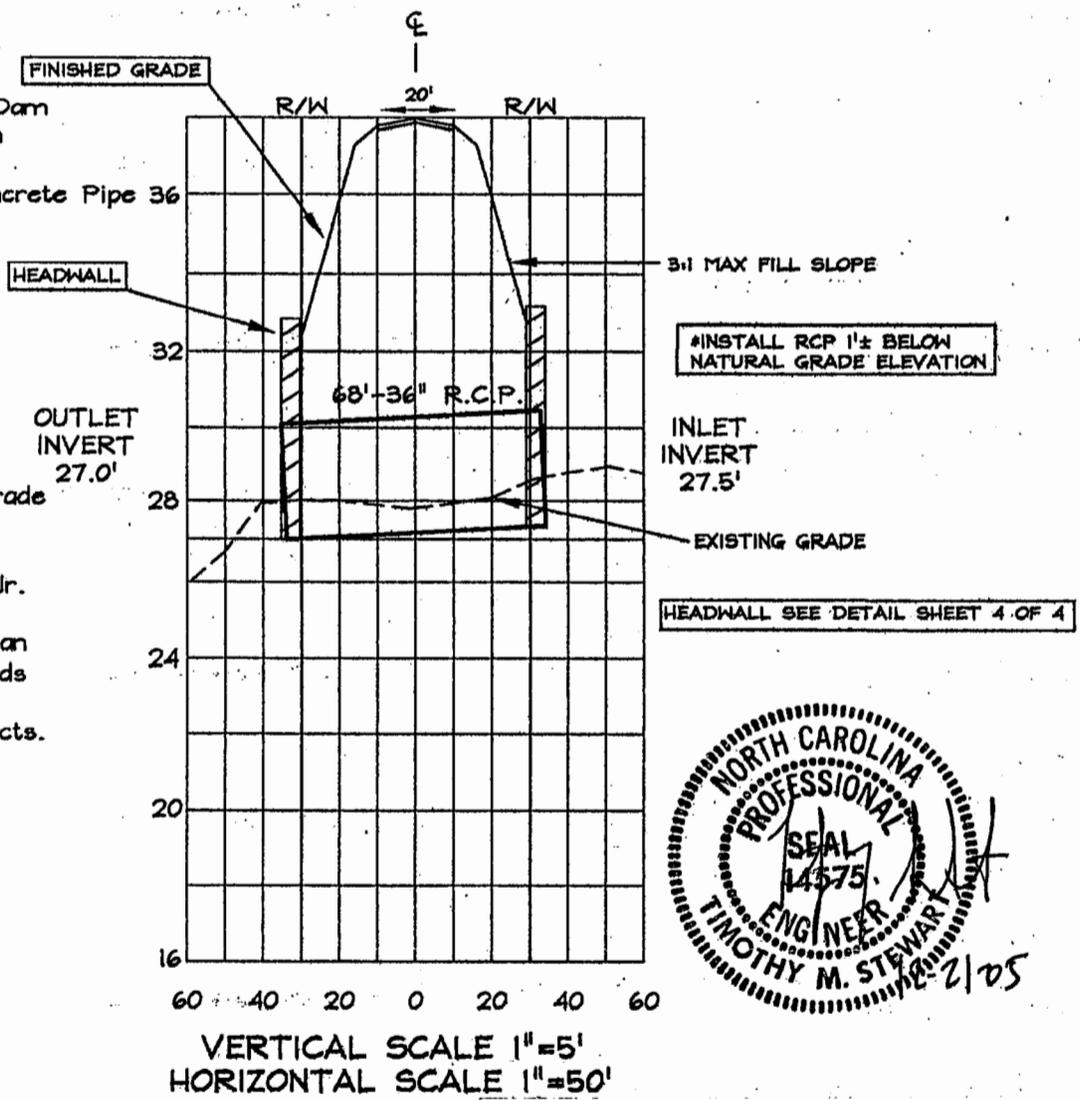
SCALE=1"=50'
MAYNARD BLVD. 60' R/W

LEGEND:

- R/W - Right-of-way
- ⊕ - Centerline
- 36 - Lot Number
- RCD - Rock Check Dam
- RRA - Rip Rap Apron
- - Flow Arrow
- RCP - Reinforced Concrete Pipe 36
- A - Pipe Label
- - Wetlands Line

NOTES:

1. Existing design Road Grade taken from plans titled Maynard Manor prepared by Donald C. Clements, Jr.
2. The purpose of this plan is to show revised wetlands crossings using headwalls to minimize wetland impacts.



WETLANDS - EXHIBIT M / FIGURE 12.

MAYNARD MANOR

Jacksonville Twp., Onslow Co., North Carolina

M & M Land Development

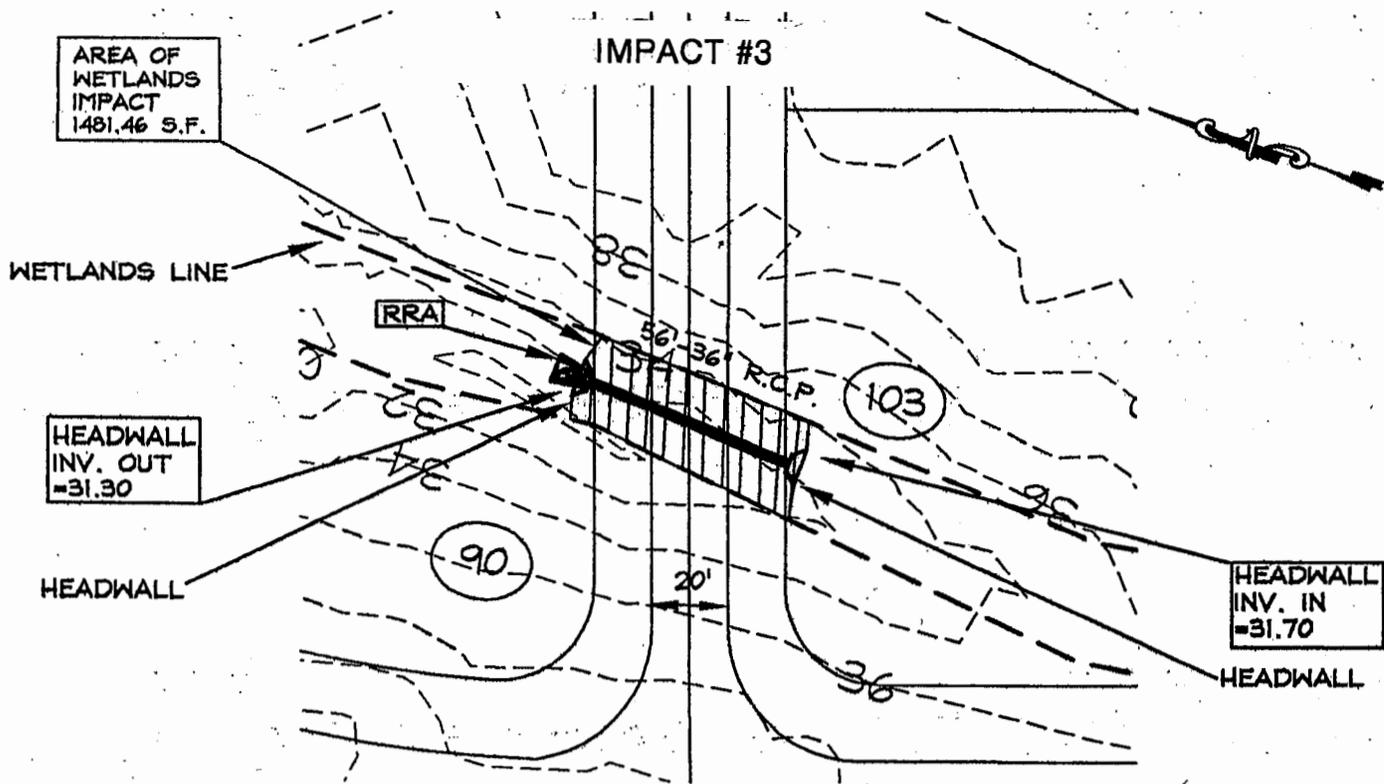
211 Bethesda Court.
Jacksonville, North Carolina 28546

Parker & Associates, Inc.

Consulting Engineers
Land Surveyors - Land Planners

P.O. Box 976 - 28541-0976
308 New Bridge Street - 28540
Jacksonville, North Carolina
Phone (910) 455-2414 - Fax (910) 455-3441





SCALE 1"=50'
OCRACOCKE COURT 60' R/W

LEGEND:

R/W - Right-of-way
 ☉ - Centerline

36 - Lot Number

RCD - Rock Check Dam

RRA - Rip Rap Apron

→ - Flow Arrow

RCP - Reinforced Concrete Pipe

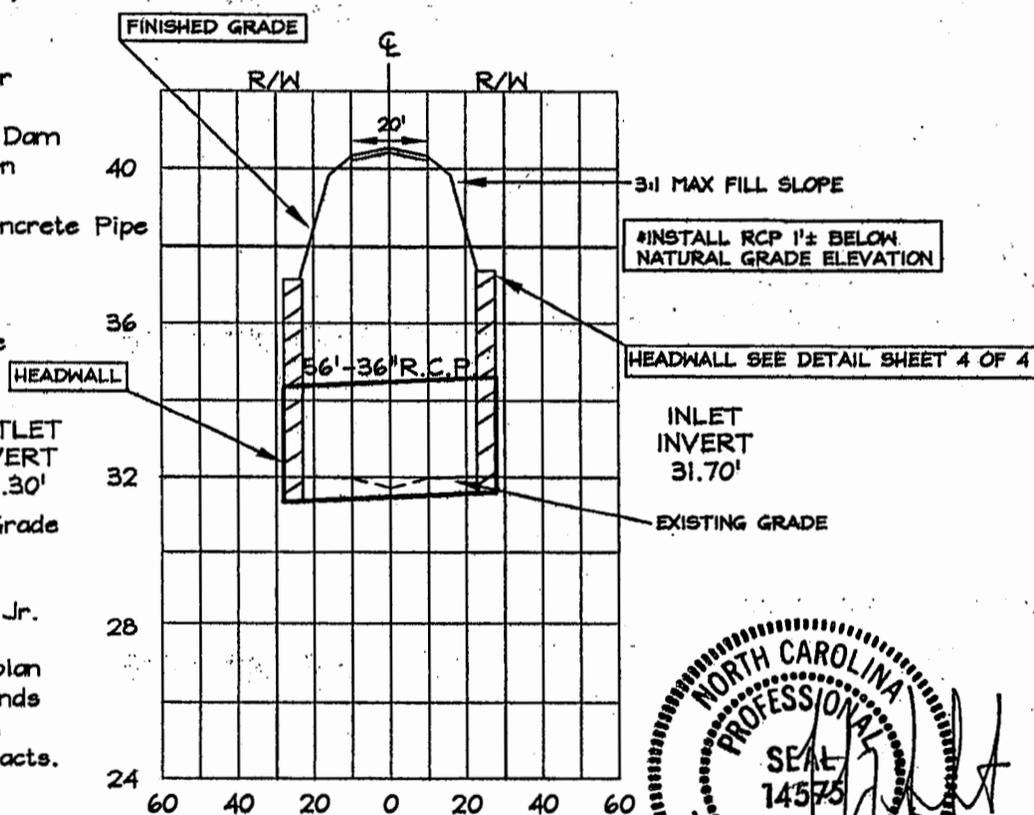
A - Pipe Label

--- - Wetlands Line

NOTES:

1. Existing design Road Grade taken from plans titled Maynard Manor prepared by Donald C. Clements, Jr.

2. The purpose of this plan is to show revised wetlands crossings using headwalls to minimize wetland impacts.



VERTICAL SCALE 1"=5'
 HORIZONTAL SCALE 1"=50'

WETLANDS - EXHIBIT MA

FIGURE 13.

Drawn By: AMG

MAYNARD MANOR

Jacksonville Twp., Onslow Co., North Carolina

M & M Land Development

211 Bethesda Court.
 Jacksonville, North Carolina 28546

Parker & Associates, Inc.

Consulting Engineers
 Land Surveyors - Land Planners

P.O. Box 976 - 28541-0976
 306 New Bridge Street - 28540
 Jacksonville, North Carolina
 Phone (910) 455-2414 - Fax (910) 455-3441

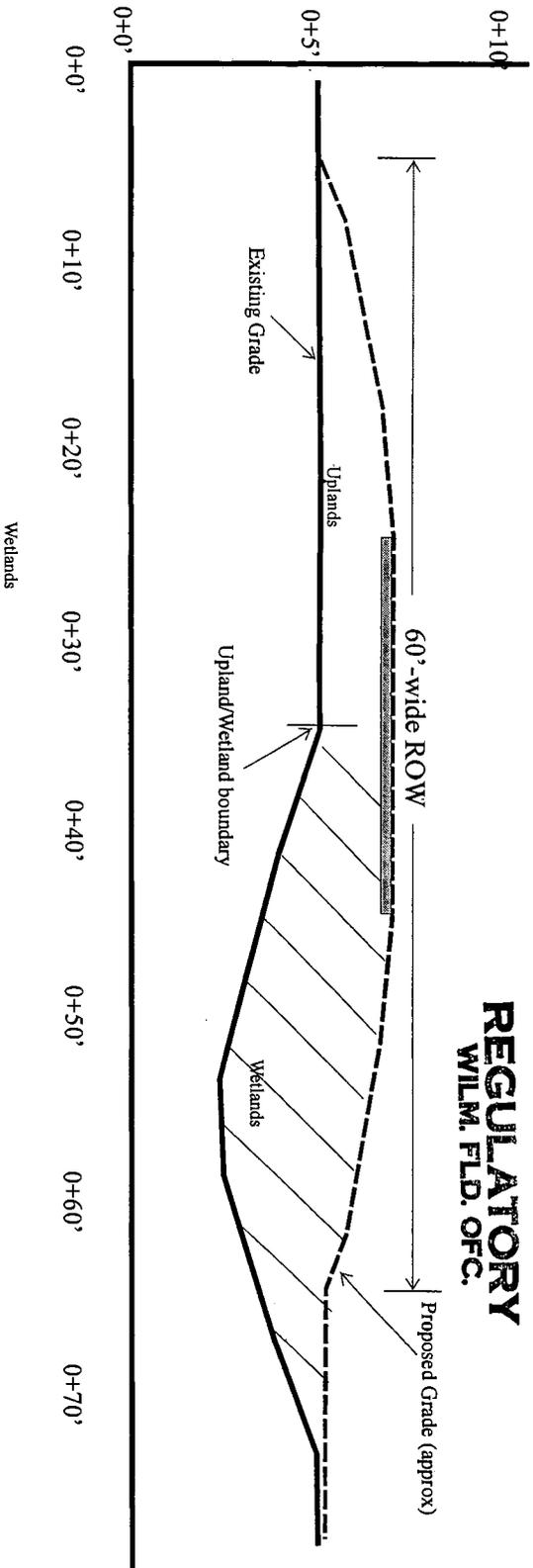


Wetland Impact #4

RECEIVED

FEB 16 2006

REGULATORY
WILM. FLD. OFC.



▨ Proposed fill in 404 wetlands (0.089 ac)



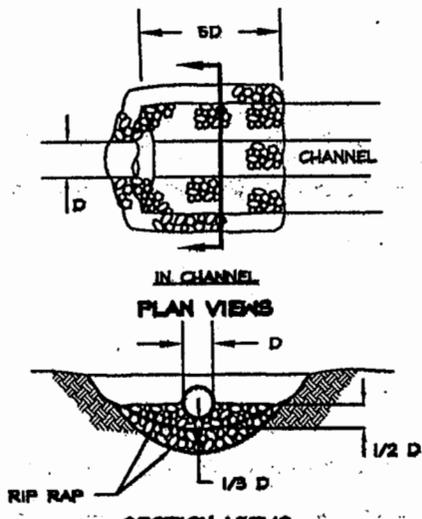
Horizontal: 1" = 10'
Vertical: 1" = 5'

NOTE: Final road specifications to be determined by project engineer. Elevations shown are estimates and are given to demonstrate relative positions.

Maynard Manor Subdivision
AMC Properties
Onslow County, NC

Land Management Group, Inc.
Environmental Consultants
Wilmington, N.C.
February 2006

Figure 15. Road Cross-Section
at Wetland Impact #4



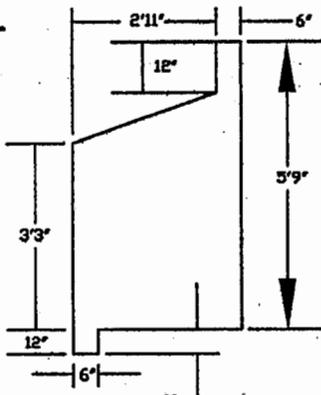
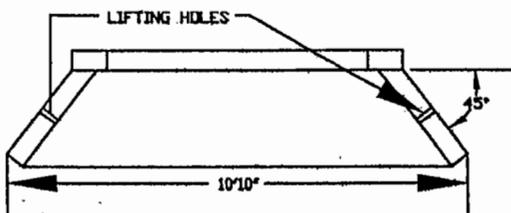
SECTION VIEWS

MEDIAN STONE DIAMETER = 6" UNLESS OTHERWISE NOTED ON EROSION AND SEDIMENTATION CONTROL PLAN.

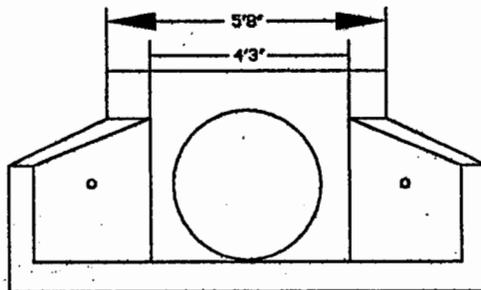
1. D = INSIDE DIAMETER OR WIDTH OF CULVERT
2. MINIMUM STONE THICKNESS TO BE TWO TIMES SPECIFIED STONE DIAMETER.
3. FABRIC TO BE INSTALLED UNDER RIPRAP LOCATED IN SHALE.
4. FINISHED GRADE OF RIPRAP SHALL BE AT INVERT ELEVATION OF PIPE. #NOT PLACED ON TOP OF GROUND AT INVERT.#

PERMANENT RIP RAP APRON

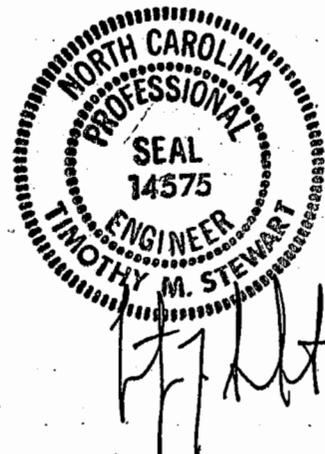
NOT TO SCALE



SIDE VIEW



FRONT VIEW



NOTES:

1. ALL CONCRETE TO BE 4000 P.S.I.
2. REINFORCEMENT STEEL MEETS ASTM 615 GRADE 60 WITH 2" MIN. CLEARANCE.
3. REINFORCEMENT SET 12" C. ON C. BOTH WAYS TYPICAL.
4. ALL EXPOSED EDGES CHAMFERED 3/4".
5. PIPE TO BE GROUTED INTO HEADWALL AT JOB SITE BY CONTRACTOR.
6. PRECAST HEADWALL STRUCTURES SHOULD BE POSITIONED AROUND AN EXISTING PIPE OR PIPE INSERTED INTO HEADWALL. HEADWALL STRUCTURES SHOULD BE PLACED ON A PREPARED FOUNDATION AS SPECIFIED BY THE ENGINEER.
7. COMPACTION OF BACKFILL MATERIALS SHALL BE AS REQUIRED BY THE ENGINEER.
8. VARIOUS HOLE SIZES & SHAPES AVAILABLE BY SPECIAL ORDER ONLY.
9. HEADWALL TO BE OLD CASTLE OR APPROVED EQUIVELANT.

OLD CASTLE
P.O. BOX 27077
RALEIGH, NC 27611
(910) 772-6301
FAX (910) 771-1209

Headwall Detail W/36" Pipe

Not to scale

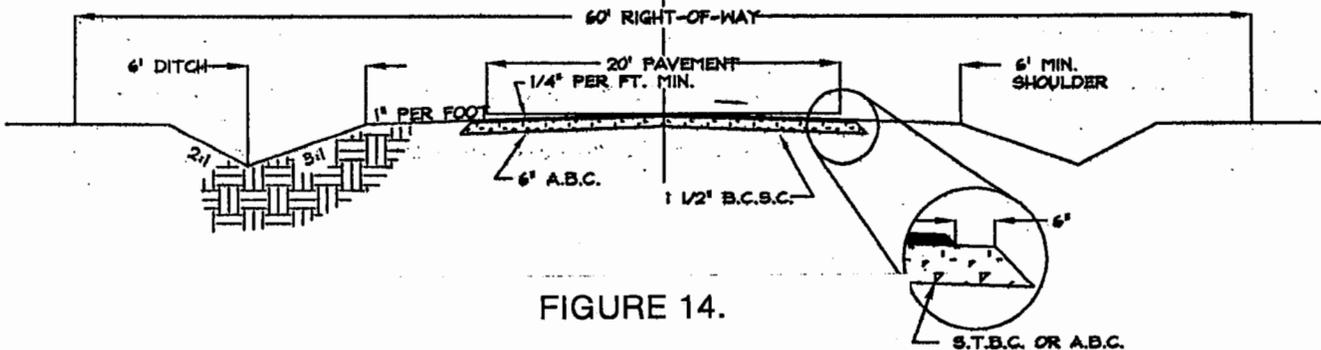


FIGURE 14.

Typical Road Crosssection 20' Roads

WETLANDS - EXHIBIT MAP DETAIL SHEET - Sheet 4 of 4

MAYNARD MANOR

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