

Sun City Hilton Head Phase 5 Update

Due to budget constraints, this newsletter is only being sent electronically.

IN SHORT

Concerns were raised about the condition of the stormwater management system for Sun City Hilton Head Phase 5. In response to resident concerns, DHEC staff conducted over fifteen inspections, received many resident comments, held a public meeting that over 500 residents attended and conducted numerous meetings with stakeholders to ensure compliance with storm-

water permitting requirements. Del Webb completed construction and maintenance activities on January 8, 2010. The work that Del Webb performed meets the requirements of the stormwater management and sediment reduction permit for Sun City

DHEC STAFF IS CONTINUING TO WORK IN OTHER THE AREAS OF SUN CITY HILTON HEAD TO ENSURE COMPLIANCE WITH STATE STORMWATER MANAGEMENT REGULATIONS AND PERMITTING REQUIREMENTS

Phase 5 and DHEC staff closed out the permit January 12, 2010. DHEC staff is continuing to work in other the areas of Sun City Hilton Head to ensure compliance with State Stormwater Management regulations and permitting requirements.

IF YOU RESIDE IN ONE OF THESE NEIGHBORHOODS, THIS NEWSLETTER MAY INTEREST YOU.

- Windsor Walk
- Murray Hill
- Basket Walk
- Water Lily Cove
- Holly Hill
- Aster Fields

What were some of your concerns?

- Low water level in some lagoons
- Shallow Lagoons
- High water level in some lagoons
- Erosion of rock spillways in some lagoons
- Wetland and lagoon odors
- Clogged storm drain pipes
- Tree dieback in wetlands due to flooding
- Excessive aquatic vegetation (including algae and weeds)
- Poor outfall structure construction



SOUTH CAROLINA
DEPARTMENT OF HEALTH
ENVIRONMENTAL CONTROL

Ocean and Coastal Resource Management
1362 McMillan Ave., Suite 400,
Charleston, SC 29405

Phone: 843-953-0200
Fax: 843-953-0201
Web: www.dhec.sc.gov

JURISDICTION: The scope of DHEC's jurisdiction with regard to the S.C. Stormwater Management and Sediment Reduction Regulations (26 S.C. Code Ann. Regs. 72-300, et seq. (Supp. 2007) includes the review of the stormwater management plan, sediment/erosion control plan, engineering design calculations and site inspections for plan compliance. **These regulations do not contain a specific standard for pond depth** or construction specifications and standards.

What does permit closure mean?

This means that the construction of Sun City Hilton Head Phase 5 (including the stormwater management system) is complete and in compliance with the SC Stormwater Management and Sediment Reduction Regulations. It also means that Del Webb has fulfilled their obligation to construct the stormwater management system for Phase 5 and the owner of the system is now and will be responsible for maintaining the system in the future.

WHAT HAPPENED IN RESPONSE?

DHEC staff met with representatives of Del Webb Communities, Del Webb’s consultant Thomas and Hutton Engineering Company and Sun City residents. Del Webb developed a plan to address the initial concerns but revised the plan in response to concerns voiced at the public meeting and the comments sent to DHEC during the comment period following the meeting. A follow up meeting was conducted about four months later. In attendance were representatives from the Phase 5 Lagoon Committee, Del Webb, Thomas &

Hutton Engineering Company and DHEC. This meeting allowed discussion of Del Webb’s revised plan. It also allowed Del Webb and its consultant to answer questions and update DHEC staff on what had been accomplished.

DHEC staff visited the site more than fifteen times since the first complaint was documented in 2007. Some of these were inspections in response to initial resident complaints but four of

them were compliance inspections in the spring of 2009 after reviewing

DEL WEBB REVISED THEIR ACTION PLAN IN RESPONSE TO CONCERNS VOICED AT THE 2009 PUBLIC MEETING.

the public meeting comments. These four inspections covered every lagoon in Phase 5 to document and report all non-compliance issues. These inspections were intentionally completed before Del Webb was very far along in implementing their action plan and contributed to another revision to their plan. DHEC staff also made several site visits in

the summer and fall of 2009 in response to day-to-day monitoring conducted by residents. After the consulting engineer for Del Webb certified that the stormwater management system was built according to approved plans, DHEC staff performed three additional inspections to make sure all work was complete and confirm that the project met the requirements of the SC Stormwater Management and Sediment Reduction Regulations and the Coastal Zone Management Program.

A NOTE ABOUT WATER QUALITY

The South Carolina stormwater management regulations address water quality treatment by requiring the capture of the “first flush” of stormwater runoff from a site and releasing it over a period of 24 hours to allow time for the pollutants to settle out. The

“first flush” is a volume that is calculated by determining the volume of

THE NORMAL WATER SURFACE ELEVATION, THE AMOUNT OF STORAGE VOLUME ABOVE THE NORMAL WATER SURFACE ELEVATION, AND OUTLET STRUCTURE DESIGN ARE CRITICAL

stormwater runoff that is generated from one-half

inches of runoff over the entire site area draining to the wet pond. The storage

of this “first flush” volume in a wet pond only occurs

above the normal water surface elevation of the pond. The normal water surface elevation, the storage volume above the normal water surface elevation, and outlet structure design are critical for this method of water quality treatment calculation.

AN IMPORTANT POINT ABOUT THE WETLANDS:

The U.S. Army Corp of Engineers (ACOE) did not identify any wetland impacts in Sun City. DHEC staff communicated and met with the ACOE on issues regarding the dieback and flooding of wetlands and visited the site to inspect the wetlands and buffers. The Department agrees with the ACOE determination that no violation exists based upon the past land use, hydrologic restoration, and maintenance of drainage pathways.

What if residents have future concerns?

If residents have any concerns with the common areas around Phase 5, they should contact the Sun City Hilton Head (SCHH) Common Area Maintenance Director or SCHH Stormwater Manager. If the concerns are not resolved, please feel free to contact DHEC.



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

January 12, 2010

JASON BRYANT, PE
THOMAS & HUTTON ENGINEERING CO
50 PARK OF COMMERCE WAY
SAVANNAH GA 31405

Re: SUN CITY HILTON HEAD - PHASE 5
BEAUFORT County
Stormwater - 07-04-12-03

Dear JASON BRYANT PE:

The final inspection of the above referenced project is complete. The stormwater management system is constructed in accordance with the previously approved plans with the exception of the modifications identified in your January 11, 2010 modification request and revised plan sheet dated January 12, 2010. After reviewing the modification request, Department staff determined that these changes do not require a formal modification to the permit because they do not affect the engineering calculations last approved for this project. You have also certified that the stormwater management system, as constructed, meets the requirements of the state stormwater regulations. Therefore, the referenced project is consistent with the Storm Water Management and Sediment Reduction Regulations and the Coastal Zone Management Program. Please submit a notice of termination (NOT) to the DHEC- OCRM office in Charleston to terminate permit coverage previously granted under the 1998 NPDES General Permit for Storm Water Discharges from Construction Activities That Are Classified As "Associated with Industrial Activity" By EPA Regulation (SCR100000).

Sincerely,

RICHARD V GEER
Engineer Associate
Regulatory Programs Division

cc: Allison Tucker
Todd Doupona
Shannon Hicks
Tom Richmond
Blair Williams

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