

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**  
**69-A Hagood Avenue**  
**Charleston, South Carolina 29403**

**And**

**THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**  
**Water Quality Certification and Wetlands Section**  
**2600 Bull Street**  
**Columbia, South Carolina 29201**

REGULATORY DIVISION  
Refer to: P/N SAC-2016-01192

September 30, 2016

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

**Mr. Peter DiNicolo**  
**Roper St. Francis Healthcare**  
**c/o**  
**Sabine & Waters, Inc.**  
**John B. Sabine**  
**PO Box 1072**  
**Summerville, South Carolina 29484**

for a permit to discharge fill material into waters of the U.S. associated with

**DAISY SWAMP**

located on US Highway 176 approximately 2000 feet northwest of the intersection of US Highway 17-A and US Highway 176 in the Carnes Crossroads area of Goose Creek, Berkeley County, South Carolina (Latitude: 33.069 °N, Longitude: -80.095 °W) (Mount Holly Quad)

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 the **Corps** until

**15 Days from the Date of this Notice,**

and **SCDHEC** will receive written statements regarding the proposed work until

### **30 Days from the Date of this Notice**

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

The proposed work consists of the discharge of fill material into and the excavation of a total of 1171 linear feet of waters of the U.S. (0.61 acres). In detail, the work consists of the discharge of fill material into 90 linear feet of perennial Tributary A and 1,002 linear feet of perennial Tributary B, and the discharge of fill material and the excavation of 79 linear feet of Tributary B for the construction a new hospital campus with necessary attendant features.

#### Project Purpose

As stated in the application, the overall project purpose is the development of a new hospital campus with necessary attendant features on the 38.67 acre site located on the northeast side of US-176 approximately 2,000 feet northwest of its intersection with US-17A that effectively and efficiently utilizes the upland portions of the 38.67-acre site, while avoiding wetland impacts to the maximum extent practicable.

#### Project Need

The proposed new hospital campus will include a 50-bed (with potential expansion room for 10-beds) acute care hospital. The proposed hospital will be 138,759 square feet (144,000 with canopies, etc.) structure consisting of two floors and will be accessed by three (3) entrances off of US Hwy 176. Surface parking areas will be located throughout the site offering patients, staff and visitors convenient access at key entry points. The hospital campus will also include two 60,000 square feet medical office buildings, one 80,000 square foot medical office building, a helipad, 1,500 parking spaces, a main spine road which will be publicly dedicated, and the necessary service and emergency drives, water, sewer, and storm drainage infrastructure . The project is located within the Carnes master planned community, in the City of Goose Creek, Berkeley County, South Carolina, and the site is zoned favorably to accommodate the proposed development.

As stated in the application, the applicant believes that the future of healthcare will result in more treatments and visits to physicians in medical office buildings than hospitals. Diagnostics, major surgeries and overnight treatments will occur in the hospital, and the day to day care will occur in the onsite medical office building facilities. For this reason, it is important that the medical office buildings and the hospital have both a visual and physical connection. Likewise, access to and from each building is important. Each medical office building will have two primary access points...one for patients, and one for service deliveries. The hospital will have multiple primary access points,..main entrance, emergency care, women's services, ambulance, and service (deliveries). The campus access points will be separated into three categories...main entrance for patients and guests, a service entrance for employees and deliveries, and an ambulance/emergency entrance with each access point tied directly to US Hwy 176. As the primary access corridor for patients and visitors this entrance will need to be a signalized intersection in the future. This patient/visitor access point is located 2,200 feet from the signals intersection of US Hwy 17A and US Hwy 176, which is minimum separation required by SCDOT. The hospital will contain a helipad and the helipad will need to be located close to the hospital's emergency access.

### Avoidance and Minimization

As stated in the application, prior to arriving at the proposed plan, the applicant and project engineers considered options for an acceptable plan that avoided wetland and tributary impacts and satisfied project goals. When taking development requirements and restrictions into account, such as building design requirements and siting locations, local zoning requirements (e.g. building height), on-site storm water retention requirements, site access corridors (primary access 2200 feet from the nearest signalized intersection), parking and internal site access requirements it became apparent that no matter how the various components were manipulated, it was concluded that tributary impacts, for feasible development, could not be avoided. As tributary impacts were not avoidable, the engineer attempted to minimize tributary impacts to the maximum extent practicable. Given the logistics the design team located the hospital and medical office buildings internal to the site and the primary access drive, service access drive, and parking spaces on the outer portions of the site. Also located on the interior portions will be passive park and garden areas to provide comfort for patients requiring hours of treatments and overnight stays. In order to properly locate these facilities within the desired proximity of each other, and achieve the access goals the applicant was able to develop a site plan that avoided impacts to 1.63 acres of wetlands and limit the impacts to the perennial tributaries. The perennial tributaries carry storm water from the proposed development site, and from a wetland area up-gradient of the site. In order to maintain continuity within the wetland system and minimize adverse impacts, the runoff currently being carried by the existing perennial Tributary B will be carried via a pipe culvert that will be located parallel to the existing perennial Tributary B that will be filled, and relocated to an area that is not under structure that can be adequately maintained to endure proper drainage for the site and up-gradient basin. This relocation of the perennial Tributary B will be in an area between the existing tributary and US Hwy 176 and has been designed so as not to restrict or impede the passage of both normal and high flows. (Please note that the size of the pipe has yet to be determined).

### Compensatory Mitigation

As stated in the application, the perennial tributaries proposed for impact are excavated conveyances. The over story vegetation adjacent to these features is dominated by red maple, water oak and loblolly pine with understory/sapling vegetation dominated by species such as loblolly pine, red bay, and wax myrtle. Within the plane of the tributaries herbaceous/shrub layer was sparsely vegetated but included wax myrtle and limited ferns. The perennial tributaries were created by excavation and primary function as storm water transport and storage, with limited filtration and ground water recharge. Mitigation for the unavoidable losses to 1,171 linear feet perennial tributaries has been calculated using the Charleston District Corps of Engineers October 7, 2010, Regulatory Division – Standard Operating Procedures (SOP) for compensatory mitigation including the December 2, 2010, revisions for calculating streamside credits. Although the proposed impacts are to linear features, these features are excavated features so the applicant is proposing the standard wetland mitigation calculation values to determine required compensatory mitigation credits. Based on the SOP it has been calculated that 5.1 credits of mitigation will be required to compensate for the 0.61-acre on-site tributary impacts. This value was calculated using the sum of wetland factors multiplied by the acres of impact. The factors used included an area that has been excavated but is fully functional with a fill/excavation impact duration in excess of ten years with a cumulative value of 0.2. It is proposed that 5.1 credits of compensatory mitigation will be acquired from either Congaree Carlton Mitigation Bank or Pigeon Pond Mitigation Bank for restoration/enhancement credit mitigation. By acquiring only enhancement/restoration mitigation credits, the SOP requirement that greater than or equal to 50% of mitigation must come from restoration mitigation is satisfied. In addition to acquiring 5.1 mitigation bank credits the

applicant proposes to preserve 1.63 acre of jurisdictional wetland adjacent to the eastern project area boundary and to provide 1.9 acre of adjacent upland buffer. Both of the wetland and buffer will be protected by restrictive covenant. As the applicant is proposing wetland mitigation bank credit acquisition for proposed impacts to the excavated linear features, no additional mitigation credit will be taken for this wetland preservation and buffer mitigation. The function and values of the perennial tributaries impacted will be more than compensated through the proposed mitigation. The applicant believes that the this proposed mitigation plan satisfies the components of a compensatory mitigation plan for jurisdictional wetland impacts as outlined in 33 CFR 332.4 when using mitigation banks or in-lieu programs for compensatory mitigation.

**NOTE: This public notice and associated plans are available on the Corps' website at:**  
<http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> .

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 Coastal Zone Management Program (15 CFR 930). This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S. C. Department of Health and Environmental Control. 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 0 acres of estuarine substrates and emergent wetlands 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.

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project area, examined all information provided by the applicant, and the District Engineer has determined, based on the most recently available information 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 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 Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(1)(1)), and has initially determined that no historic properties are present; therefore, there will be no effect on historic properties. To ensure that other historic properties 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 and any other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

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.

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 cannot undertake to adjudicate rival claims.

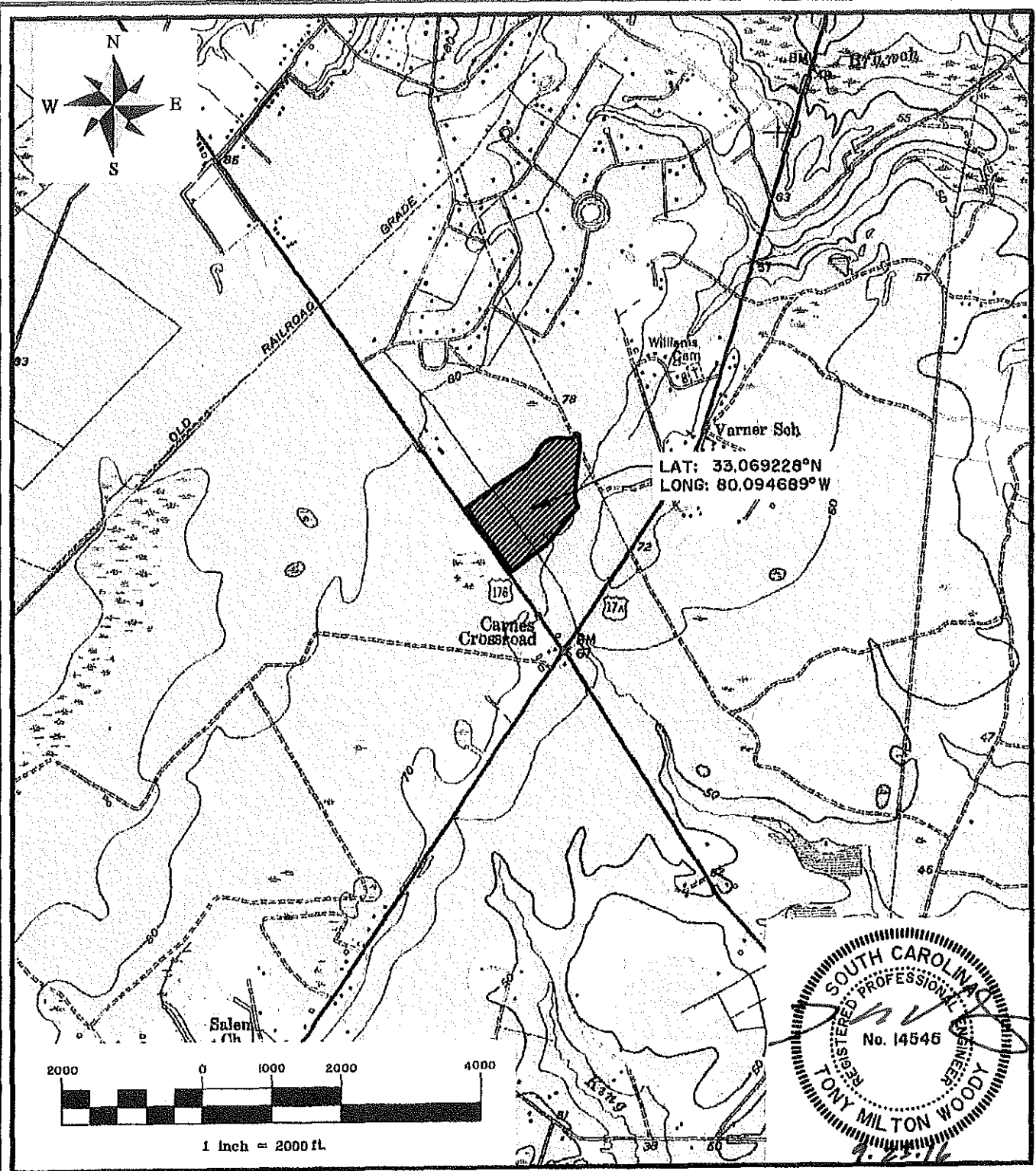
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, 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. **Please submit comments in writing, identifying the project of interest by public notice number, to the following address:**

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION**

**69-A Hagood Avenue  
Charleston, South Carolina 29403**

If there are any questions concerning this public notice, please contact Tracy Sanders, at 843-329-8190 or toll free at 1-866-329-8187.

Z:\25234\25234\_0002\Engineer\Drawings\Exhibit A\Welland\_Permit\_DW65\25234\_0002 - QUAD MAP.dwg - Sep 23, 2016 - 10:59:59 AM



# ROPER ST. FRANCIS HEALTHCARE

## QUAD MAP






CLIENT:  
ROPER ST. FRANCIS HOSPITAL

LOCATION: BERKELY COUNTY, SC	DRAWN BY: BAL	SHEET: 1 OF 7
DATE: 08/02/16	REVIEWED BY: TMW	SCALE: 1" = 2000'
JOB NUMBER: J-25234.0002		

**THOMAS & HUTTON**  
Engineering | Surveying | Planning | GIS | Consulting

682 Johnnie Dodds Blvd. • Suite 100  
Mt. Pleasant, SC 29464 • 843.849.0200

[www.ihomasandhutton.com](http://www.ihomasandhutton.com)

<u>LEGEND</u>	<u>WETLAND IMPACT SUMMARY</u>	<u>JURISDICTIONAL</u>	<u>TOTAL</u>
	PROJECT AREA EXISTING PRPW EXISTING WETLANDS UPLANDS	0.77 ACRES - 1508± LF 1.63 ACRES	38.67 ACRES 0.77 ACRES - 1508± LF 1.63 ACRES 36.27 ACRES
	SITE DEVELOPMENT FILL*	0.57 ACRES - 1092± LF	0.57 ACRES - 1092± LF
	SITE DEVELOPMENT EXCAVATION*	0.04 ACRES - 79± LF	0.04 ACRES - 79± LF
<b><u>ONSITE AVOIDANCE AND MINIMIZATION</u></b>			
	PROPOSED WETLAND BUFFER	1.90 ACRES	1.90 ACRES
	WETLAND TO BE PRESERVED	1.63 ACRES	1.63 ACRES
	PRPW TO REMAIN	0.16 ACRES - 337± LF	0.16 ACRES - 337± LF

## ROPER ST. FRANCIS HEALTHCARE

### SUMMARY

CLIENT:

ROPER ST. FRANCIS HOSPITAL

LOCATION: BERKELY COUNTY, SC

DATE: 08/02/16

DRAWN BY: BAL

SHEET: 2 OF 7

JOB NUMBER: J-25234.0002

REVIEWED BY: TMW

SCALE: N.T.S.



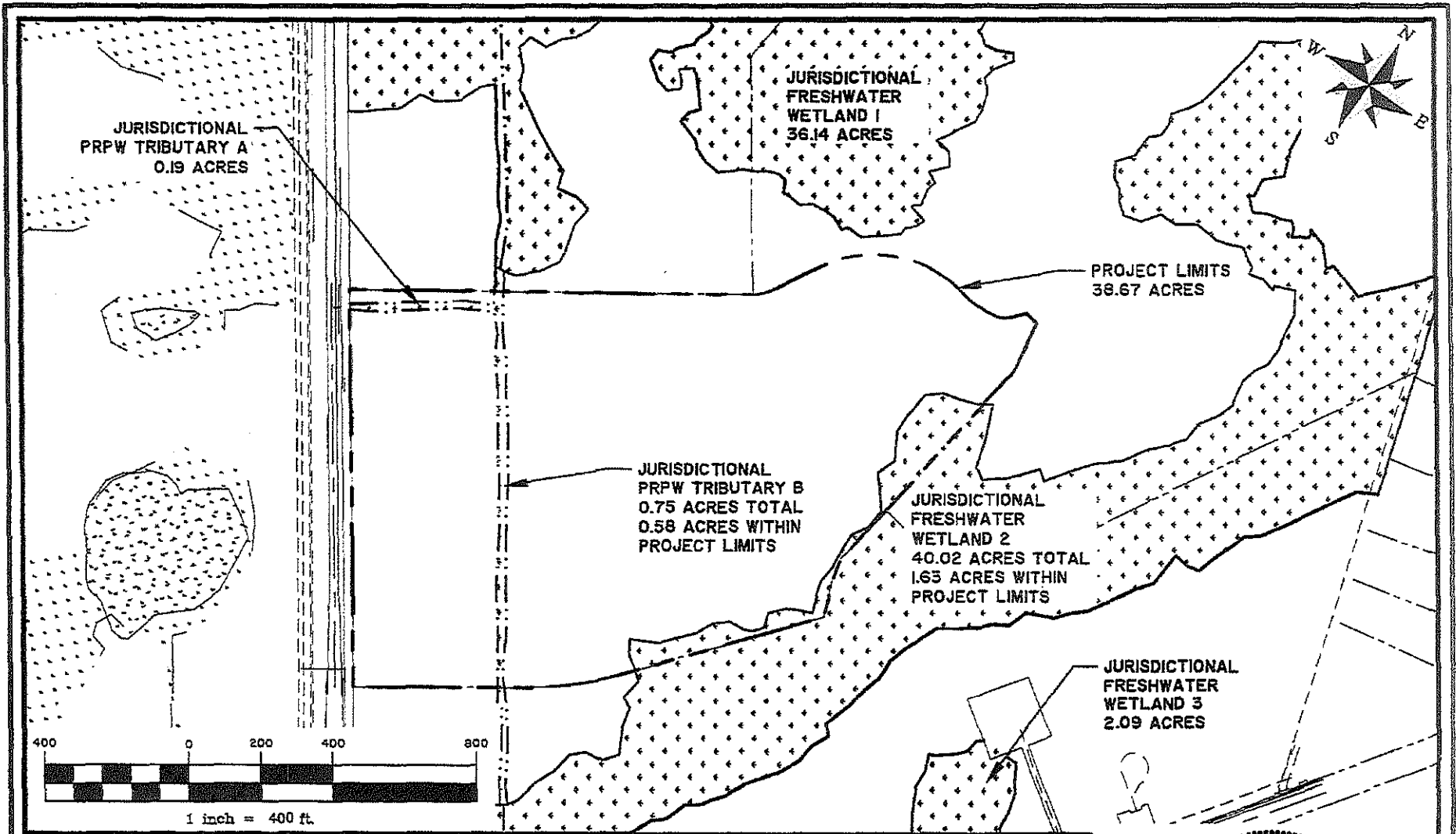
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**ROPER ST. FRANCIS HEALTHCARE**

**EXISTING CONDITIONS PLAN**

CLIENT:

**ROPER ST. FRANCIS HOSPITAL**

LOCATION: BERKELY COUNTY, SC

DATE: 08/02/16

JOB NUMBER: J-25234.0002

DRAWN BY: BAL

REVIEWED BY: TMW

SHEET: 3 OF 7

SCALE: 1" = 400'

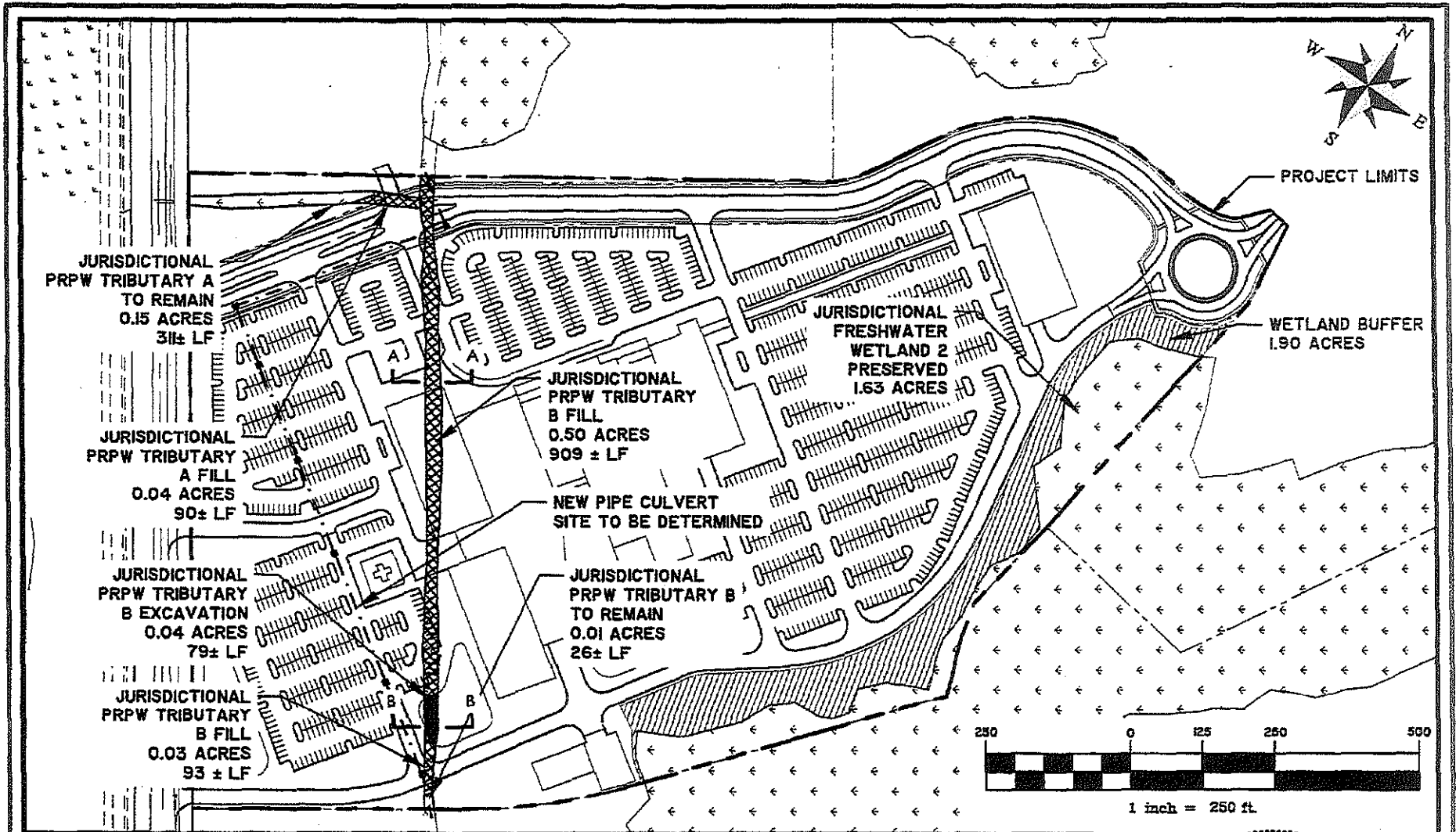


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# ROPER ST. FRANCIS HEALTHCARE

## SITE PLAN

CLIENT:

ROPER ST. FRANCIS HOSPITAL

LOCATION: BERKELY COUNTY, SC

DATE: 08/02/16

JOB NUMBER: J-25234.0002

DRAWN BY: BAL

REVIEWED BY: TMW

SHEET: 4 OF 7

SCALE: 1" = 250'

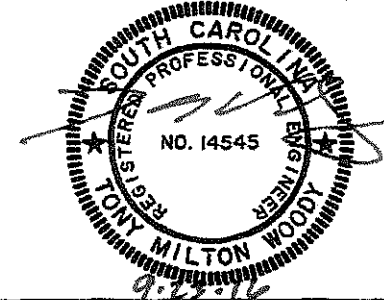


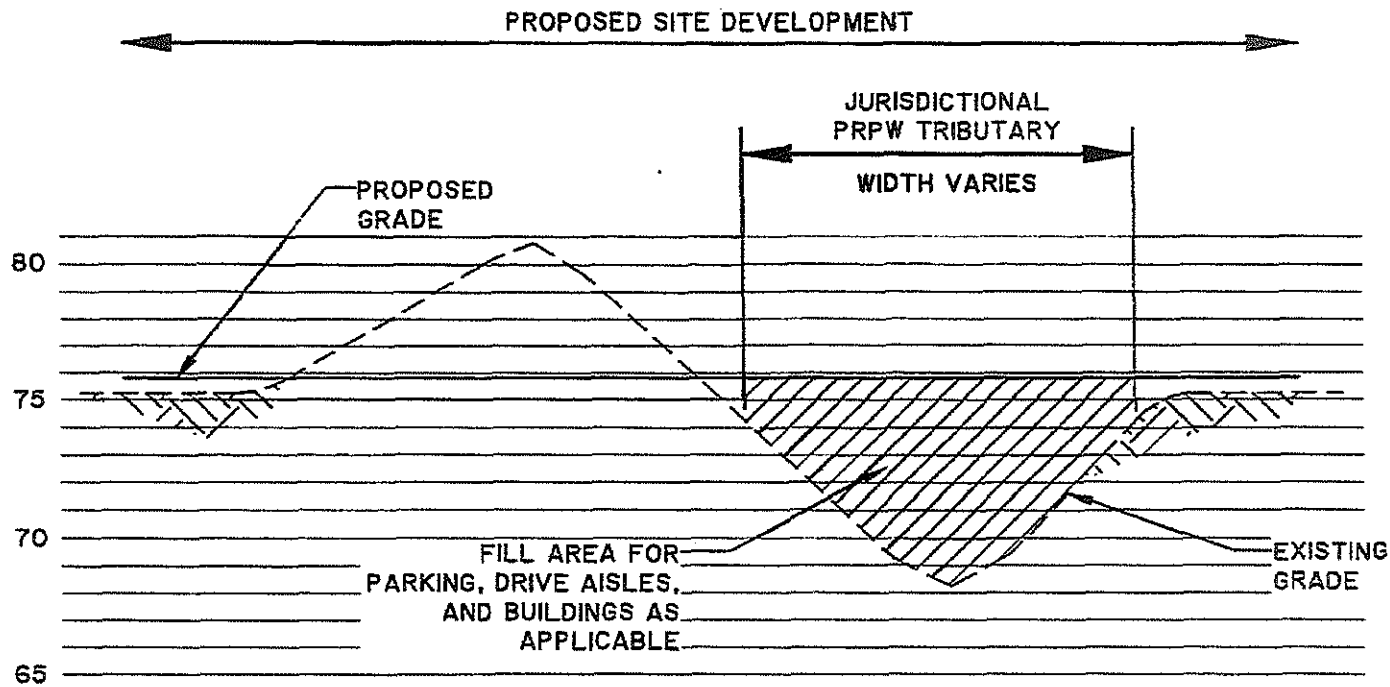
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**CROSS SECTION A**

SCALE: N.T.S.

**ROPER ST. FRANCIS HEALTHCARE**

**CROSS SECTION A**

CLIENT:

**ROPER ST. FRANCIS HOSPITAL**

LOCATION: BERKELY COUNTY, SC

DATE: 08/02/16

JOB NUMBER: J-25234.0002

DRAWN BY: BAL

REVIEWED BY: TMW

SHEET: 5 OF 7

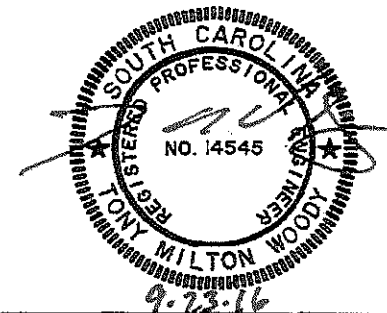
SCALE: N.T.S.

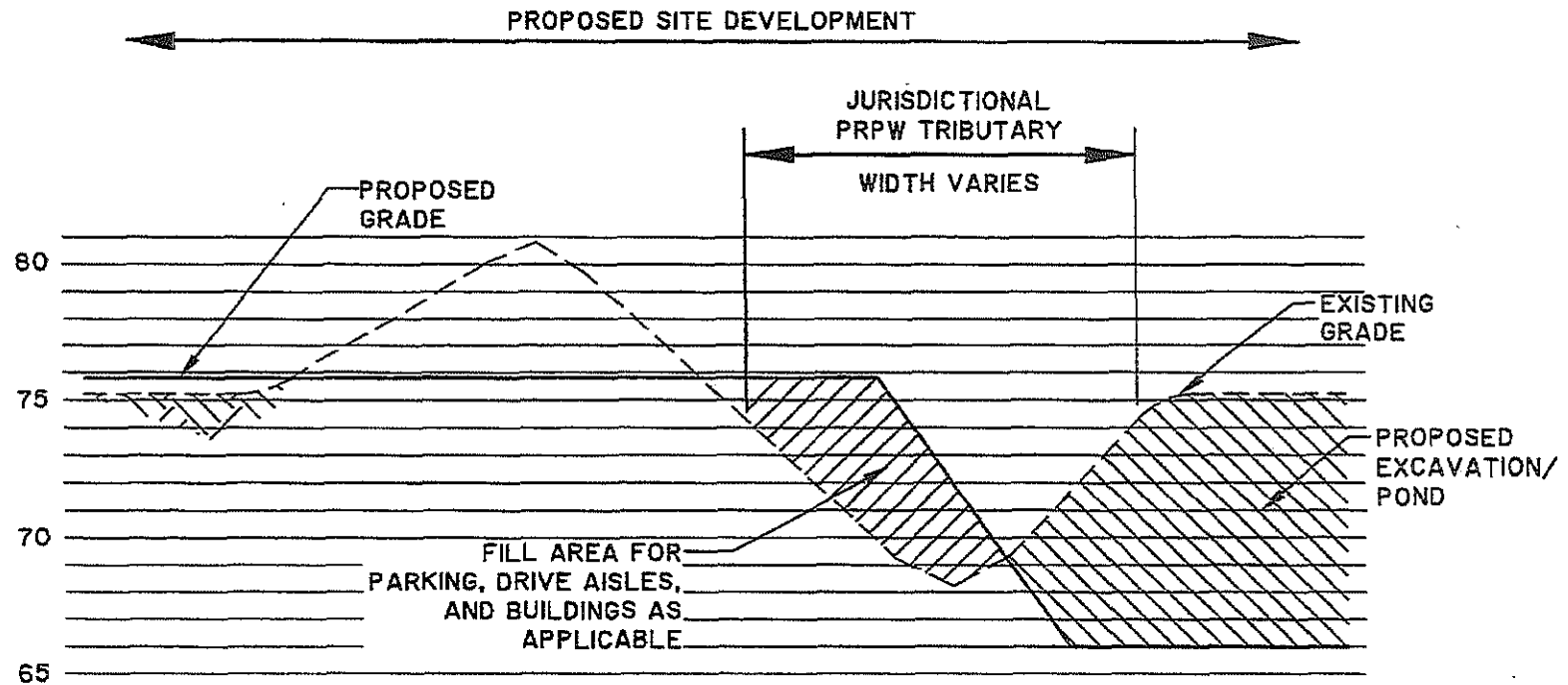


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**CROSS SECTION B**

SCALE: N.T.S.

**ROPER ST. FRANCIS HEALTHCARE**

**CROSS SECTION B**

CLIENT:

**ROPER ST. FRANCIS HOSPITAL**

LOCATION: BERKELY COUNTY, SC

DATE: 08/02/16

JOB NUMBER: J-25234.0002

DRAWN BY: BAL

REVIEWED BY: TMW

SHEET: 6 OF 7

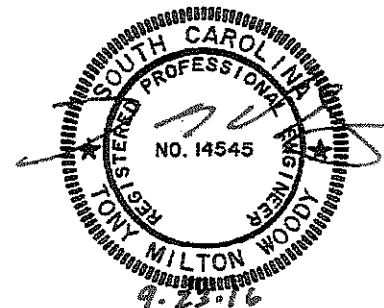
SCALE: N.T.S.



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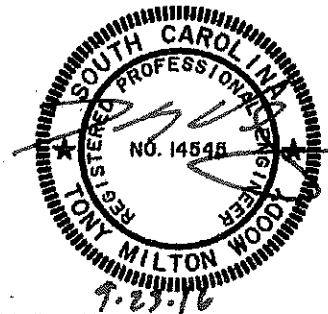


## Wetland Impact / Preservation Summary

### Roper St. Francis Hospital

Prepared For: Applicant  
 Prepared By: Thomas & Hutton  
 Date: August 2, 2016

Item	Wetland Number	Wetland Size (acres)	Wetland Fill (acres)	PRPW Fill (LF)	Wetland Excavation (acres)	PRPW Excavation (LF)	Wetland Preserve (acres)	PRRW To Remain (acres)	Wetland Buffer (acres)	Wetland Fill (CY)	Wetland Excavation (CY)
1	2	1.63	0	0	0	0	1.63	0	1.9	0.00	0.00
2	TRIBUTARY A	0.19	0.04	90	0	0	0	0.15	0	129.07	0.00
3	TRIBUTARY B	0.58	0.53	1002	0.04	79	0	0.01	0	1710.14	129.07
	<b>Total</b>	<b>2.4</b>	<b>0.57</b>	<b>1092</b>	<b>0.04</b>	<b>79</b>	<b>1.63</b>	<b>0.16</b>	<b>1.9</b>	<b>1,839</b>	<b>129</b>



## ROPER ST. FRANCIS HEALTHCARE

### IMPACT SUMMARY

CLIENT:  
**ROPER ST. FRANCIS HOSPITAL**

LOCATION: BERKELEY COUNTY, SC  
 DATE: 08/02/16      DRAWN BY: BAL      SHEET: 7 OF 7  
 JOB NUMBER: J-25234.0002      REVIEWED BY: TMW      SCALE: 1" = 100'



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