

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**  
1949 Industrial Park Road, Room 140  
Conway, South Carolina 29526  
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 # SAC-2015-00736-3B

June 25, 2015

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

**RANDY KELLEY**  
**HARBOUR RETAIL PARTNERS**  
**C/O G. ALAN WOOD**  
**THE EARTHWORKS GROUP**  
**11655 HIGHWAY 707**  
**MURRELLS INLET, SOUTH CAROLINA 29576**

for a permit to construct a commercial development by placing fill in freshwater wetlands adjacent to tributaries of

**COLLINS CREEK**

at a location in Murrells Inlet, situated west of and adjacent to the Highway 17 Bypass Frontage Road, in Horry County, South Carolina (Latitude: 33.578903°N, Longitude: -79.032418°W).

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 constructing a 5 acre commercial development site with

over 37,000 s.f. of retail space along with the required parking area and drainage infrastructure. In detail, the work involves placing fill material in 1.739 acres of jurisdictional freshwater wetlands for the construction of the commercial buildings and parking lot. In addition, 0.613 acre (842 c.y.) of material will be excavated from the wetlands onsite for the construction of a stormwater retention pond. In total, 2.352 acres of jurisdictional freshwater wetlands will be impacted. The applicant stated that measures taken to avoid and minimize impacts to Waters of the United States consist of early project planning, and evaluation of several building/parking/pond combinations which would provide adequate area for the proposed development. The applicant further stated in regards to avoidance and minimization efforts, that they have chosen the development layout which balances the smallest area of wetland impacts and project feasibility. To mitigate for the proposed impacts, the applicant proposes to preserve the remaining 4.63 acres of onsite wetlands and purchase 17.5 credits from the Waccamaw Wetland Mitigation Bank. The project purpose is commercial development.

**NOTE: This public notice and associated plans are available on the Corps' website at: <http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> . For those unable to access the website, a copy of this notice and the associated plans will be provided, upon receipt of a written request. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided. Your request should be addressed to the**

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
1949 Industrial Park Road, Room 140  
Conway, South Carolina 29526**

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 (2.352) acres of freshwater wetlands upstream of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the 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 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 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 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 initially determined that no historic properties, nor properties eligible for inclusion in the National Register, are present; therefore, there will be no effect on 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.

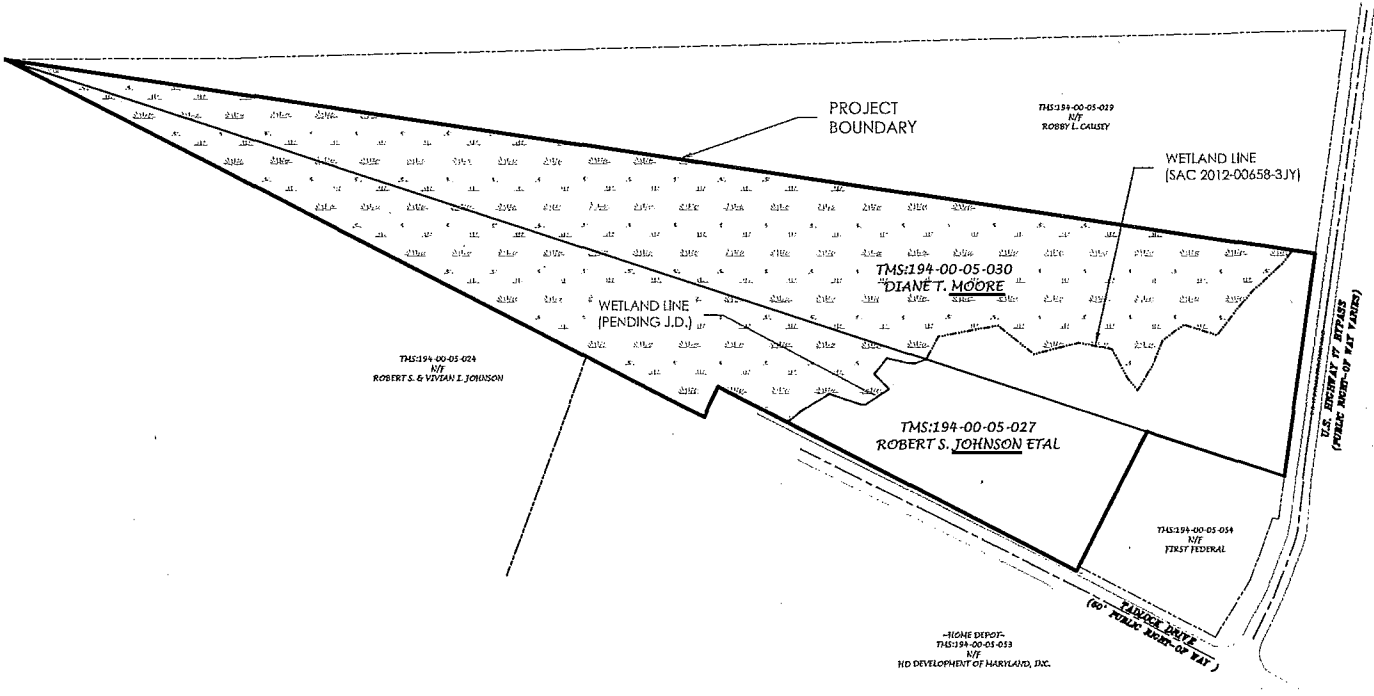
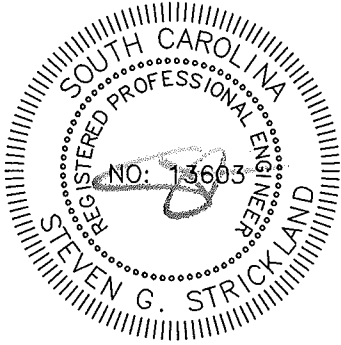
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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. 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 Wiley Bracey at 843-365-1707.

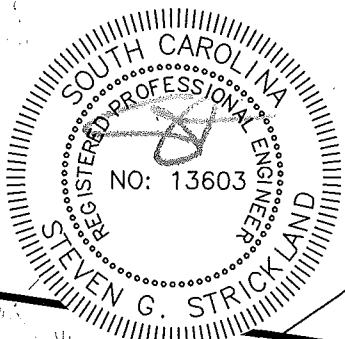




AREA TABLE			
	JOHNSON	MOORE	PRJ. SITE
UPLANDS	1.423 Ac.	1.312 Ac.	2.735 Ac.
JURISDICTIONAL WETLANDS	2.409 Ac.	4.570 Ac.	6.979 Ac.
TOTAL:	3.832 Ac.	5.882 Ac.	9.714 Ac.

<b>SHEET TITLE:</b> <b>SITE MAP / EXISTING CONDITIONS</b>		<b>APPLICANT:</b> <b>HARBOUR RETAIL PARTNERS</b> 110 MARTINGALE LANE WILMINGTON, NC 28409 TMS# : 194-00-05-027 & 194-00-05-030							
<b>PROJECT NAME:</b> <b>INLET HARBOUR MARKET PLACE</b> USACE IMPACT PERMIT APPLICATION		<b>PROJECT LOCATION:</b> PROJECT 11000 BLOCK HIGHWAY 17 BYPASS SOUTH, MURRELLS INLET - HORRY COUNTY, SC	<b>DOCUMENT #:</b> <b>SAC# 2015-00736-3B</b>						
<b>AGENT:</b>  <b>EARTHWORKS</b> <i>planning and design consultants</i> 11655 HIGHWAY 707 MURRELLS INLET, SC 29576 phone-843.651.7900 fax-843.651.7903 www.earthworksgroup.com		<b>SCALE:</b> 1" = 250' 	<b>DATE:</b> 6/11/15 <b>TEG P/N:</b> 151043 <b>AUTHOR:</b> AWOOD <b>REVISION SCHEDULE:</b> <table border="1"> <thead> <tr> <th>NO</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO	DATE	BY			
NO	DATE	BY							
<b>LAT/LONG:</b> 33.5786545 by -79.0307569		<b>USGS QUAD NAME:</b> BROOKGREEN <b>SHEET:</b> 2 OF 6							

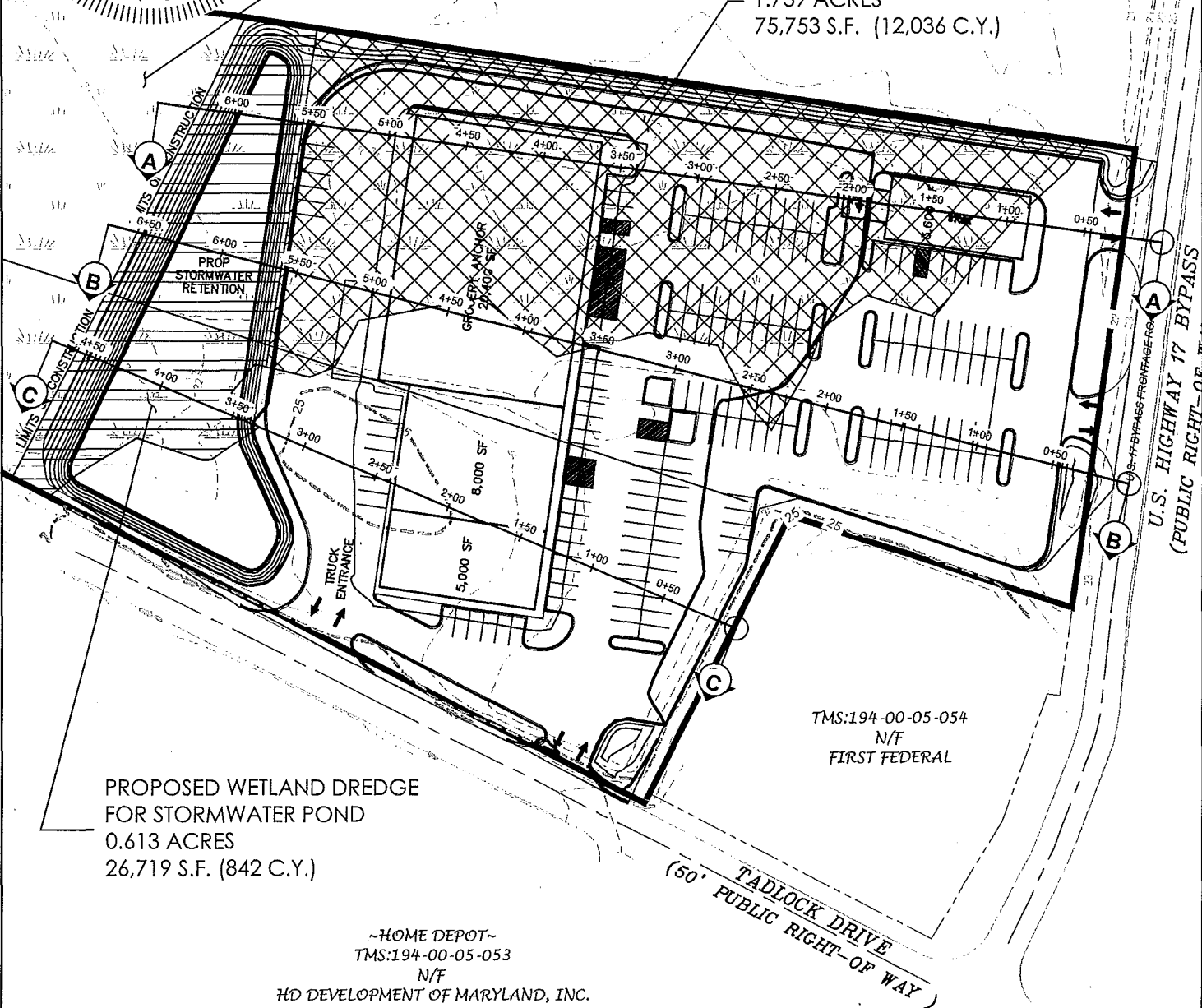
Disclaimer: The EARTHWORKS Group is hereby known as EW Inc. The User agrees not to use this document, in whole or part, for any purpose or project other than the project, which is the subject of this Agreement. User agrees to waive all claims against EW Inc. resulting in any way from unauthorized changes or reuse of this document by anyone other than EW Inc. In addition, User agrees to the fullest extent permitted by law, to indemnify and hold EW Inc. harmless from any damage, liability or cost, including reasonable attorney's fees and costs of defense arising from any changes made by anyone other than EW Inc. or from any reuse of the document without the prior written consent of EW Inc. This item may not be copied in whole or in part without the express written consent from EW Inc. The information on this Map has been compiled from various sources. The information is not guaranteed, expressly or implied, in certain situations, the map has been prepared without the benefit of a Threatened and Endangered Species Study, Phase I Site Assessment, Wetlands Delineation, or Archival Agreement. The results of these investigations could materially alter the map as shown.



TMS:194-00-05-029  
N/F  
ROBBY L. CAUSEY

WETLANDS  
PRESERVED  
4.63 ACRES

PROPOSED WETLAND FILL  
1.739 ACRES  
75,753 S.F. (12,036 C.Y.)



PROPOSED WETLAND DREDGE  
FOR STORMWATER POND  
0.613 ACRES  
26,719 S.F. (842 C.Y.)

TMS:194-00-05-054  
N/F  
FIRST FEDERAL

~HOME DEPOT~  
TMS:194-00-05-053  
N/F  
HD DEVELOPMENT OF MARYLAND, INC.

SHEET TITLE:

**PROPOSED DEVELOPMENT  
WETLAND IMPACTS**

APPLICANT:

HARBOUR RETAIL PARTNERS  
110 MARTINGALE LANE  
WILMINGTON, NC 28409  
TMS# : 194-00-05-027 & 194-00-05-030

PROJECT NAME:

INLET HARBOUR MARKET PLACE  
USACE IMPACT PERMIT APPLICATION

PROJECT LOCATION:

PROJECT 1100 BLOCK HIGHWAY 17 BYPASS SOUTH,  
MURRELLS INLET - HORRY COUNTY, SC

DOCUMENT #:

SAC# 2015-00736-3B

DATE: 6/11/15

TEG P/N: 151043  
AUTHOR: AWOOD

AGENT:

**EARTHWORKS**  
planning and design consultants

11655 HIGHWAY 707  
MURRELLS INLET, SC 29576  
phone - 843.651.7900  
fax - 843.651.7903  
www.earthworksgroup.com



SCALE:

1" = 100'



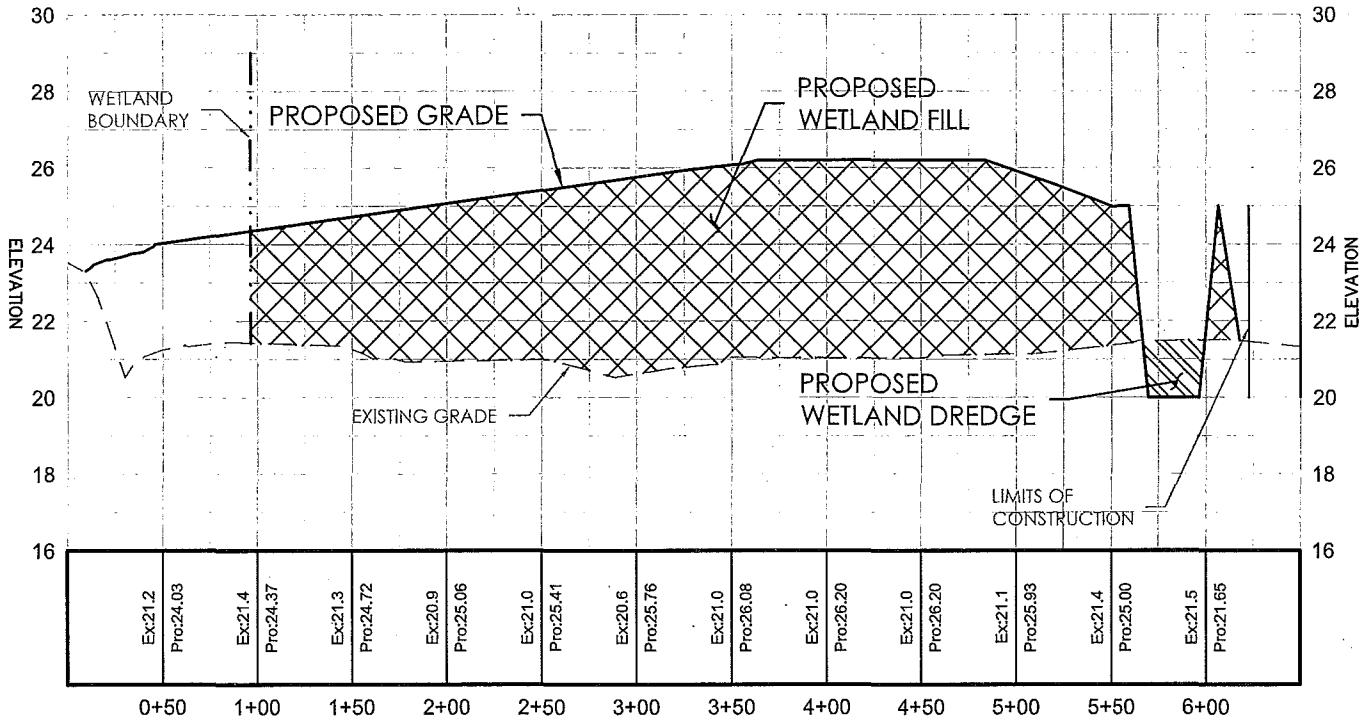
LAT/LONG: 33.5786545  
by -79.0307569

REVISION SCHEDULE:  
NO DATE BY

USGS QUAD NAME:  
BROOKGREEN

SHEET: 3 OF 6

Disclaimer: The EARTHWORKS Group is hereby known as EW Inc. The User agrees not to use this document, in whole or part, for any purpose or project other than the project, which is the subject of this Agreement. User agrees to waive all claims against EW Inc. resulting in any way from unauthorized changes or reuse of this document by anyone other than EW Inc. In addition, User agrees to the fullest extent permitted by law, to indemnify and hold EW Inc. harmless from any damage, liability or cost, including reasonable attorney's fees and costs of defense arising from any changes made by anyone other than EW Inc. or from any reuse of the document without the prior written consent of EW Inc. This item may not be copied in whole or in part without the express written consent from EW Inc. The information on this map has been compiled from various sources. The information is not guaranteed, expressly or implied. In certain situations, the map has been prepared without the benefit of a Threatened and Endangered Species Study, Phase I Site Assessment, Wetlands Delineation, or Archaeological Assessment. The results of these investigations could eventually alter the map as shown.



**SECTION A-A PROFILE**  
Vertical Scale: 1" = 5'

**SHEET TITLE:**  
**SITE GRADING**  
**SECTION VIEW**

**APPLICANT:**  
**HARBOUR RETAIL PARTNERS**  
110 MARTINGALE LANE  
WILMINGTON, NC 28409  
TMS# : 194-00-05-027 & 194-00-05-030

**PROJECT NAME:**  
**INLET HARBOUR MARKET PLACE**  
USACE IMPACT PERMIT APPLICATION

**PROJECT LOCATION:**  
PROJECT 1100 BLOCK HIGHWAY 17 BYPASS SOUTH,  
MURRELLS INLET - HORRY COUNTY, SC

**DOCUMENT #:**  
*SAC# 2015-00736-3B*

**DATE:** 6/8/15  
**TEG P/N:** 151043  
**AUTHOR:** AWOOD

**AGENT:**  
**EARTHWORKS**  
planning and design consultants  
11655 HIGHWAY 707  
MURRELLS INLET, SC 29576  
phone-843.651.7900  
fax-843.651.7903  
www.earthworksgroup.com



**SCALE:**  
1" = 100'



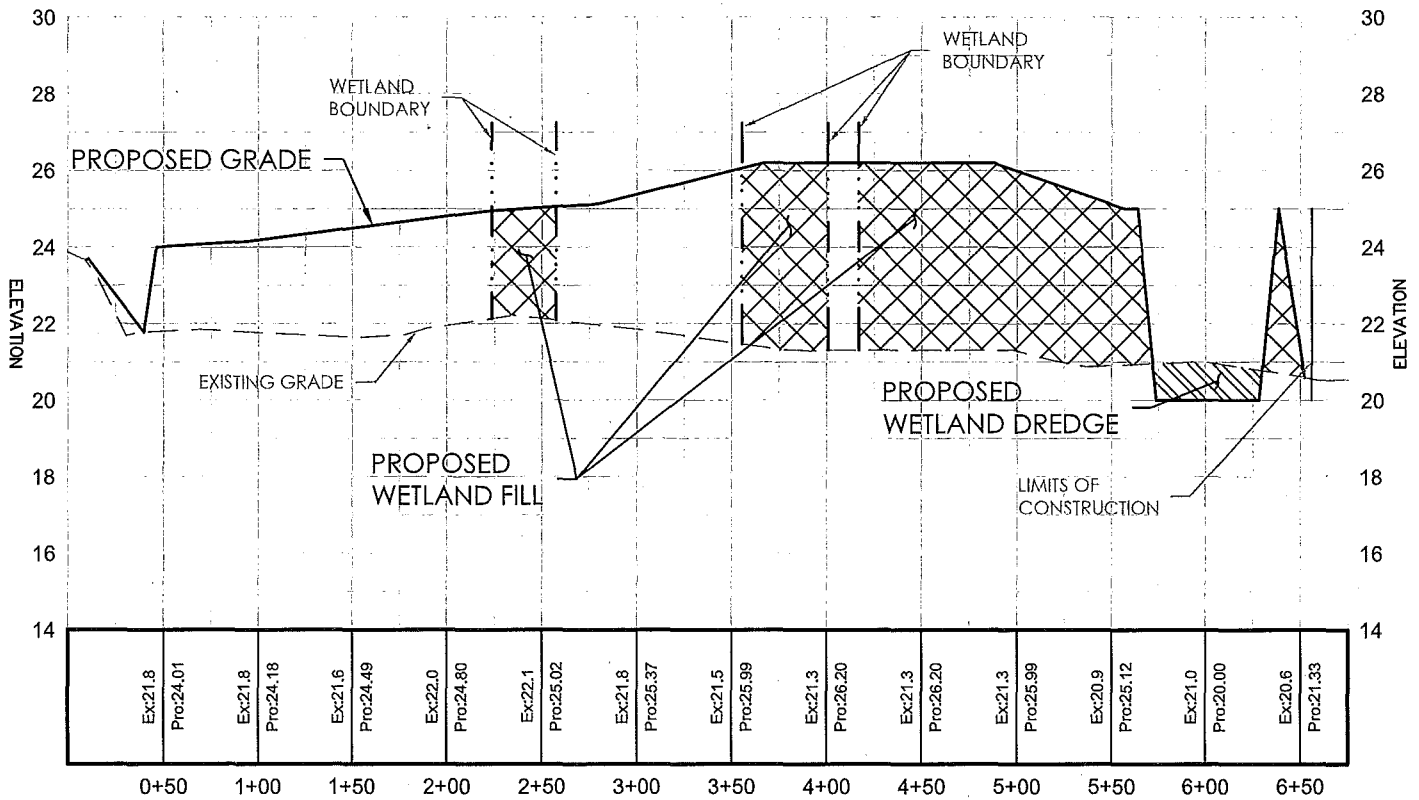
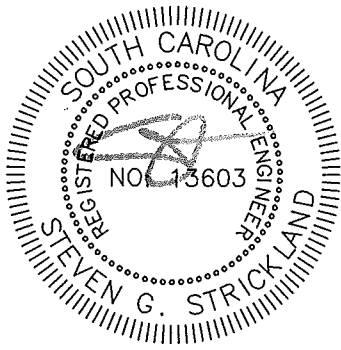
**LAT/LONG:** 33.5786545  
by -79.0307569  
**USGS QUAD NAME:**  
BROOKGREEN  
**SHEET:** 4 OF 6

**REVISION SCHEDULE:**

NO	DATE	BY

P:\2015\1100 Block Highway 17 Bypass South\1100 Block Highway 17 Bypass South.dwg  
 11/15/15 10:00 AM  
 AWOOD  
 11/15/15 10:00 AM  
 AWOOD

Disclaimer: The EARTHWORKS Group is hereby known as EW Inc. The User agrees not to use this document, in whole or part, for any purpose or project other than the project, which is the subject of this Agreement. User agrees to waive all claims against EW Inc. resulting in any way from unauthorized changes or reuse of this document by anyone other than EW Inc. In addition, User agrees to the fullest extent permitted by law, to indemnify and hold EW Inc. harmless from any damage, liability or cost, including reasonable attorney's fees and costs of defense arising from any changes made by anyone other than EW Inc. or from any reuse of the document without the prior written consent of EW Inc. This item may not be copied in whole or in part without the express written consent from EW Inc. The information on this map has been compiled from various sources. The information is not guaranteed, expressly or implied. In certain situations, the map has been prepared without the benefit of a Threatened and Endangered Species Study, Phase I Site Assessment, Wetlands Definition, or Professional Agreement. The results of these investigations could materially alter the map of terrain.



**SECTION B-B PROFILE**  
Vertical Scale: 1" = 5'

**SHEET TITLE:**  
**SITE GRADING**  
**SECTION VIEW**

**APPLICANT:**  
**HARBOUR RETAIL PARTNERS**  
110 MARTINGALE LANE  
WILMINGTON, NC 28409  
TMS# : 194-00-05-027 & 194-00-05-030

**PROJECT NAME:**  
**INLET HARBOUR MARKET PLACE**  
USACE IMPACT PERMIT APPLICATION

**PROJECT LOCATION:**  
PROJECT 1100 BLOCK HIGHWAY 17 BYPASS SOUTH,  
MURRELLS INLET - HORRY COUNTY, SC

**DOCUMENT #:**  
*SAC# 2015-00736-3B*

**DATE:** 6/8/15  
**TEG P/N:** 151043  
**AUTHOR:** AWOOD

**AGENT:**  
**EARTHWORKS**  
planning and design consultants  
11655 HIGHWAY 707  
MURRELLS INLET, SC 29576  
phone-843.651.7900  
fax-843.651.7903  
www.earthworksgroup.com



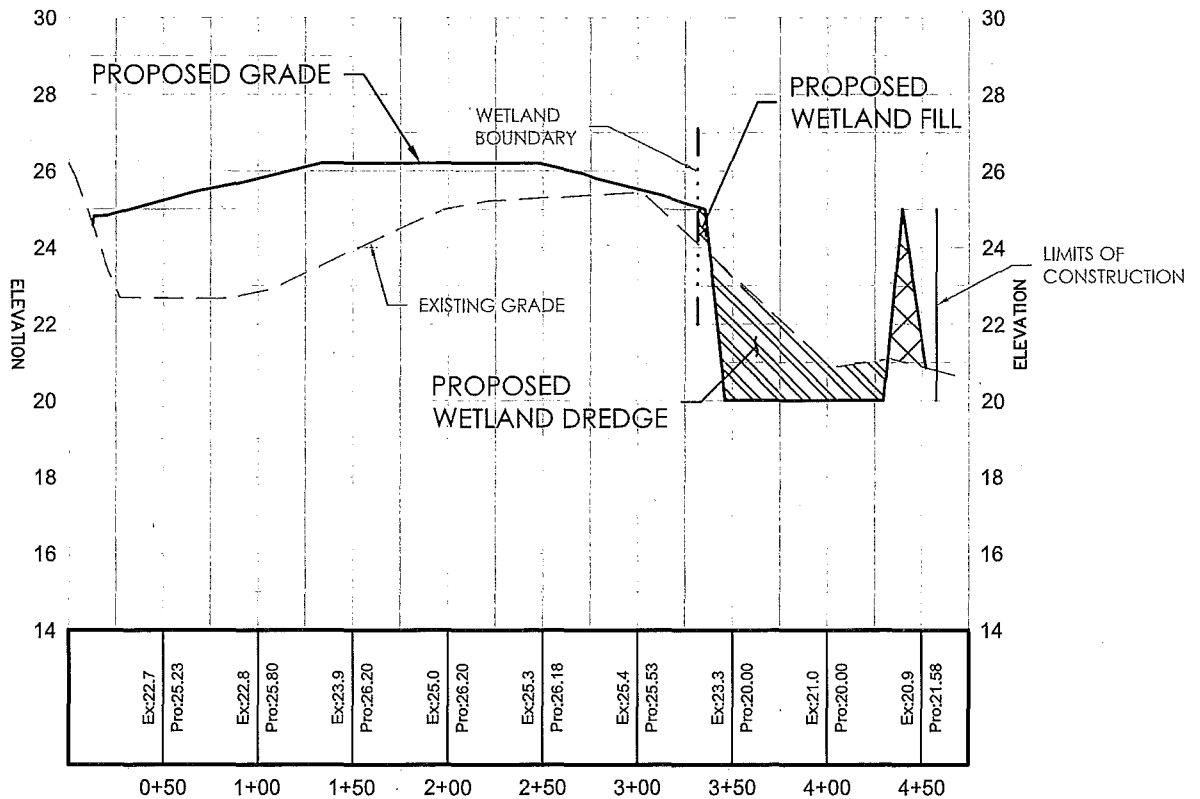
**SCALE:**  
1" = 100'  
0 50 100  
FEET

<b>LAT/LONG:</b>	33.5786545 by -79.0307569	<b>REVISION SCHEDULE:</b>	NO	DATE	BY
<b>USGS QUAD NAME:</b>	BROOKGREEN				
<b>SHEET:</b>	5 OF 6				

2015-06-08 10:00 AM C:\Users\steven\Documents\Projects\2015\1100 Block Highway 17 Bypass South\1100 Block Highway 17 Bypass South.dwg - 1100 Block Highway 17 Bypass South.dwg

Disclaimer: The EARTHWORKS Group is hereby known as EW Inc. The User agrees not to use this document, in whole or in part, for any purpose or project other than the project, which is the subject of this Agreement. User agrees to waive all claims against EW Inc. resulting in any way from unauthorized changes or reuse of this document by anyone other than EW Inc. In addition, User agrees to the fullest extent permitted by law, to indemnify and hold EW Inc. harmless from any damage, liability or cost, including reasonable attorney's fees and costs of defense arising from any changes made by anyone other than EW Inc. or from any reuse of the document without the prior written consent of EW Inc. This item may not be copied in whole or in part without the express written consent from EW Inc. The information on this map has been compiled from various sources. The information is not guaranteed, expressly or implied. In certain situations, the map has been prepared without the benefit of a Threatened and Endangered Species Study, Phase 1 Site Assessment, Wetlands Delineation, or other data of record. The purpose of these instructions shall prevail over this notice.





**SECTION C-C PROFILE**  
Vertical Scale: 1" = 5'

**SHEET TITLE:**  
**SITE GRADING**  
**SECTION VIEW**

**APPLICANT:**  
**HARBOUR RETAIL PARTNERS**  
110 MARTINGALE LANE  
WILMINGTON, NC 28409  
TMS# : 194-00-05-027 & 194-00-05-030

**PROJECT NAME:**  
**INLET HARBOUR MARKET PLACE**  
USACE IMPACT PERMIT APPLICATION

**PROJECT LOCATION:**  
PROJECT 1100 BLOCK HIGHWAY 17 BYPASS SOUTH,  
MURRELLS INLET - HORRY COUNTY, SC

**DOCUMENT #:**  
*SAC# 2015-00736-3B*

**DATE:** 6/8/15  
**TEG P/N:** 151043  
**AUTHOR:** AWOOD

**AGENT:**  
**EARTHWORKS**  
planning and design consultants  
11655 HIGHWAY 707  
MURRELLS INLET, SC 29576  
phone-843.651.7900  
fax-843.651.7903  
www.earthworksgroup.com



**SCALE:**  
1" = 100'  
0 50 100  
FEET

**LAT/LONG:** 33.5786545  
by -79.0307569  
**USGS QUAD NAME:**  
BROOKGREEN  
**SHEET:** 6 OF 6

**REVISION SCHEDULE:**

NO	DATE	BY

02/08/2015 10:51 AM C:\Users\jgordon\Documents\2015\151043\151043.dwg User: jgordon Date: 02/08/2015 Time: 10:51 AM

Disclaimer: The EARTHWORKS Group is hereby known as EW Inc. The User agrees not to use this document, in whole or part, for any purpose or project other than the project, which is the subject of this Agreement. User agrees to waive all claims against EW Inc. resulting in any way from unauthorized changes or reuse of this document by anyone other than EW Inc. In addition, User agrees to the fullest extent permitted by law, to indemnify and hold EW Inc. harmless from any damage, liability or cost, including reasonable attorney's fees and costs of defense arising from any changes made by anyone other than EW Inc. or from any reuse of the document without the prior written consent of EW Inc. This item may not be copied in whole or in part without the express written consent from EW Inc. The information on this Map has been compiled from various sources. The information is not guaranteed, expressly or implied. In certain situations, the map has been prepared without the benefit of a Threatened and Endangered Species Study, Phase I Site Assessment, Wetlands Definition, or Archaeological Assessment. The location of these investigations could materially alter the map as shown.