

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
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 # 2009-00052

May 12, 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

SC NORTH CHARLESTON UPTOWN, LLC.
C/O LENN JEWEL
4975 CENTRE POINTE DRIVE
NORTH CHARLESTON, SC 29418

CITY OF NORTH CHARLESTON
KEITH SUMMY, MAYOR
2500 CITY HALL LANE
NORTH CHARLESTON, SC 29418

for a permit to place fill in freshwater wetlands adjacent to

FILBIN CREEK

at a location near the intersection of Centre Pointe Boulevard and International Boulevard in North Charleston, Charleston County, South Carolina. (Latitude 32.873636°, Longitude -80.025181°)

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.

May 12, 2016

**COMMENTS PREVIOUSLY RECEIVED FOR NOTICES UNDER P/N # 2009-00052
FOR PROJECTS AT THIS LOCATION WILL NOT BE CONSIDERED.**

The proposed work consists of placing 318,440 cubic yards of fill material in 28.22 acres of wetlands and clearing 0.35 acres of wetlands associated with construction of a mixed-use town center including roads and infrastructure, a transit facility, retail shops, restaurants, municipal office space, commercial facilities, and residential housing. As mitigation for the proposed impacts to aquatic resources, the applicant proposes to preserve 461 acres of jurisdictional wetlands, enhance 45 acres of marsh habitat through vegetation management, and restore tidal hydrology in approximately 40 acres of salt marsh.

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
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

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 40 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.

NO HISTORIC PROPERTIES PRESENT, NO EFFECT:

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)(f)(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.

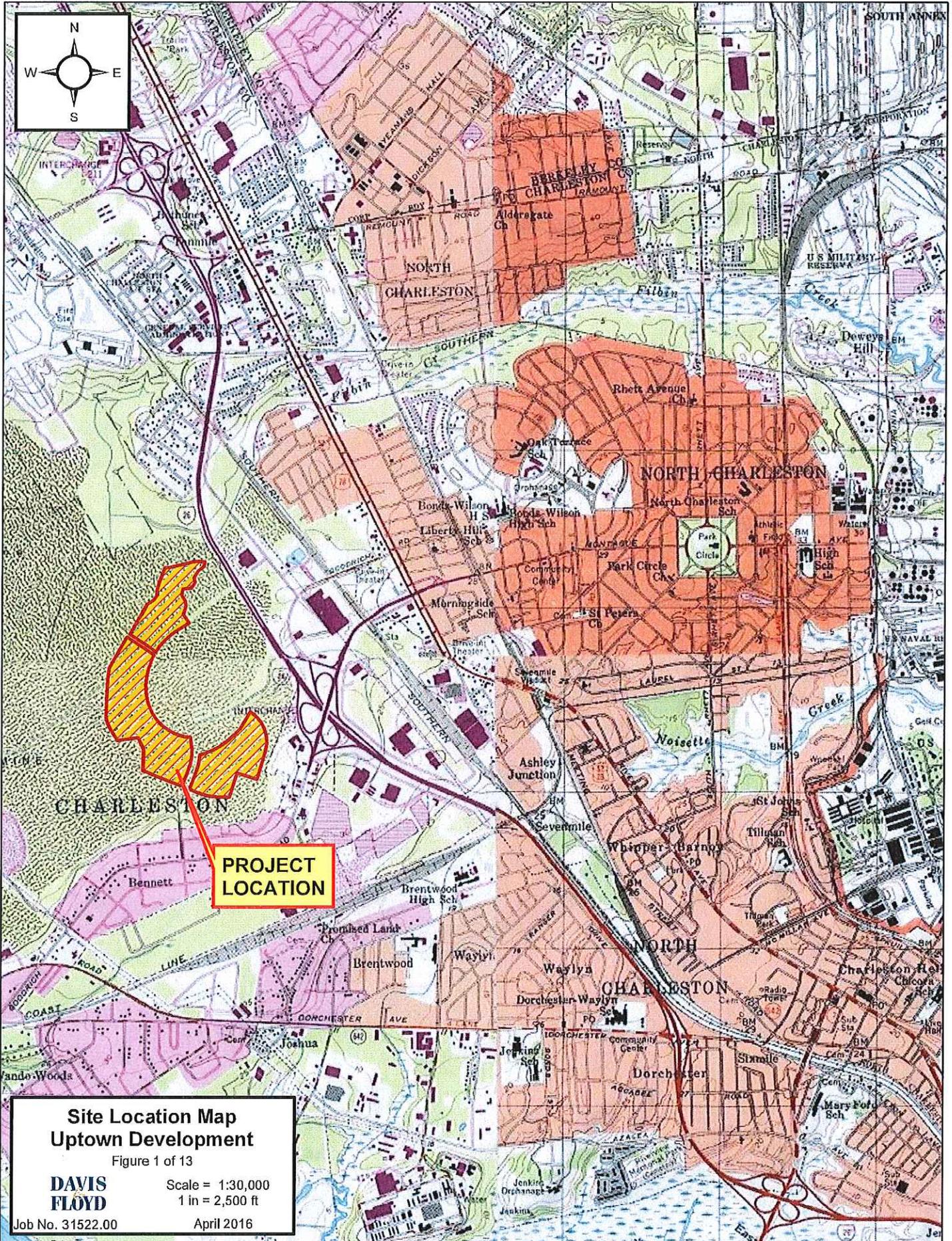
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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. 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.

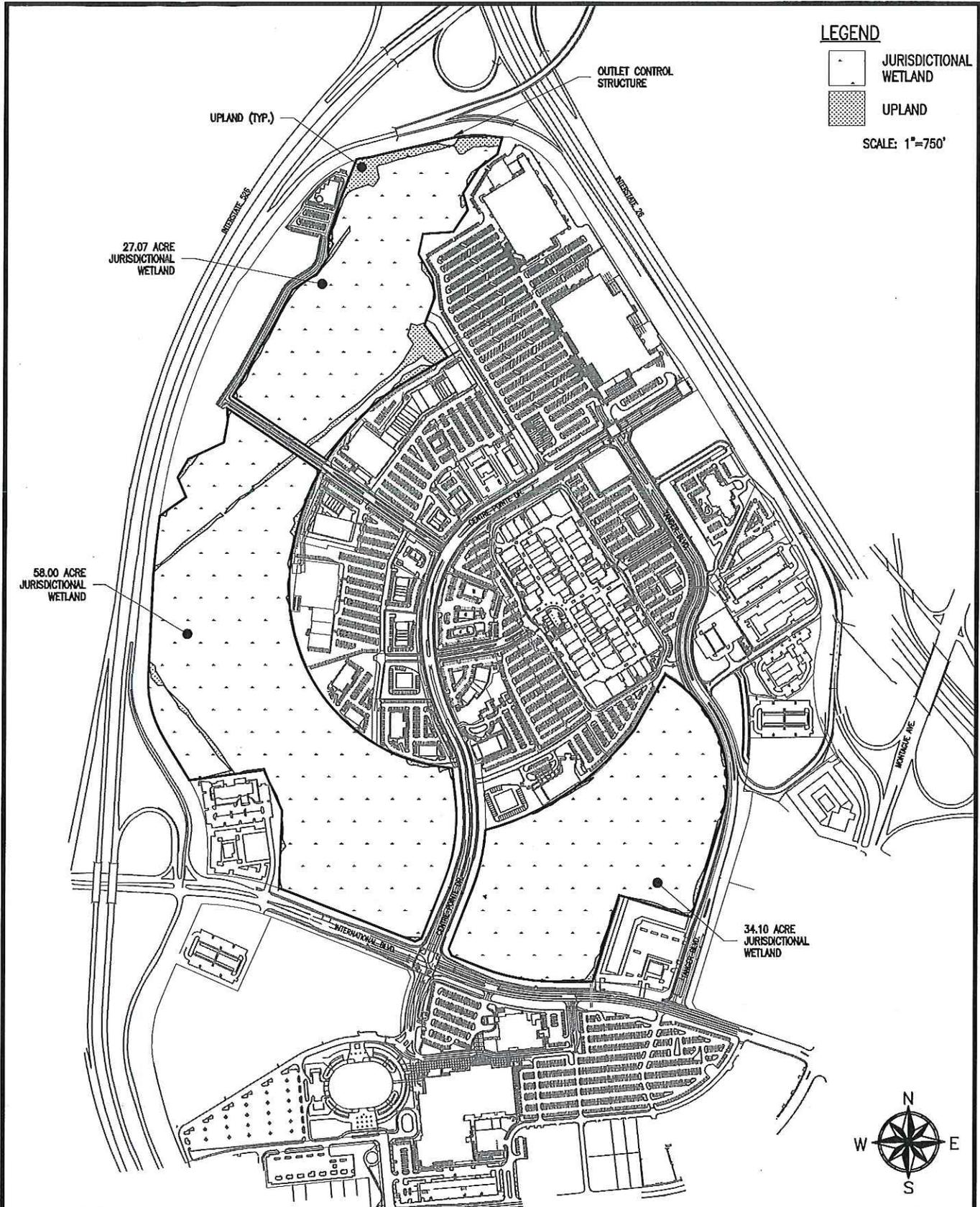
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, 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.

If there are any questions concerning this public notice, please contact Shawn Boone at 843-329-8044 or toll free at 1-866-329-8187.



Site Location Map
Uptown Development
 Figure 1 of 13
DAVIS FLOYD Scale = 1:30,000
 1 in = 2,500 ft
 Job No. 31522.00 April 2016



LEGEND

 JURISDICTIONAL WETLAND
 UPLAND

SCALE: 1"=750'

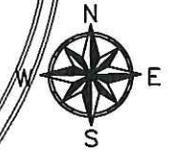


DAVIS Engineering & FLOYD Architecture Environmental & Laboratory Services <small>GREENWOOD, SC • CHARLESTON, SC • COLUMBIA, SC • GREENVILLE, SC • FLORENCE, SC • HICKORY, NC</small>	P.O. BOX 61599 CHARLESTON, SC 29419 843-554-8602	Owner SC N. CHARLESTON UPTOWN, LLC	Project Title UPTOWN AT CENTRE POINTE	Date APR 2016
		Drawing Title EXISTING CONDITIONS IMPROVEMENT AREA		Job No. 31522.00
		Sketch Reference	Project Location NORTH CHARLESTON, SC	FIG-2 Sht. 2 of 13

LEGEND

-  JURISDICTIONAL WETLAND
-  UPLAND

SCALE: 1"=400'



OUTLET CONTROL STRUCTURE

UPLAND (TYP.)

27.07 ACRE JURISDICTIONAL WETLAND

SITE BOUNDARY

INTERSTATE 526

INTERSTATE 26

CENTRE-POINTE DR.

<p>DAVIS Engineering Architecture & FLOYD Environmental & Laboratory Services <small>GREENWOOD, SC • CHARLESTON, SC • COLUMBIA, SC • GREENVILLE, SC • FLORENCE, SC • HICKORY, NC</small></p>	<p>P.O. BOX 61589 CHARLESTON, SC 29419 843-554-8602</p>	<p>Owner SC N. CHARLESTON UPTOWN, LLC</p>	<p>Project Title UPTOWN AT CENTRE POINTE</p>	<p>Date APR 2016</p>
	<p>Drawing Title EXISTING CONDITIONS IMPROVEMENT AREA</p>	<p>Sketch Reference</p>	<p>Project Location NORTH CHARLESTON, SC</p>	<p>Job No. 31522.00</p>
				<p>FIG-3 Sht. 3 of 13</p>

LEGEND

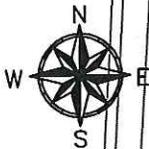
-  JURISDICTIONAL WETLAND
-  UPLAND

SCALE: 1"=400'

58.00 ACRE
JURISDICTIONAL
WETLAND

UPLAND (TYP.)

SITE BOUNDARY



DAVIS Engineering
Architecture
FLOYD Environmental & Laboratory Services

P.O. BOX 61599
CHARLESTON, SC 29419
843-554-8602

GREENWOOD, SC • CHARLESTON, SC • COLLETON, SC • GREENVILLE, SC • FLORENCE, SC • ROCKFORD, NC

Owner
SC N. CHARLESTON UPTOWN, LLC

Drawing Title
EXISTING CONDITIONS IMPROVEMENT AREA

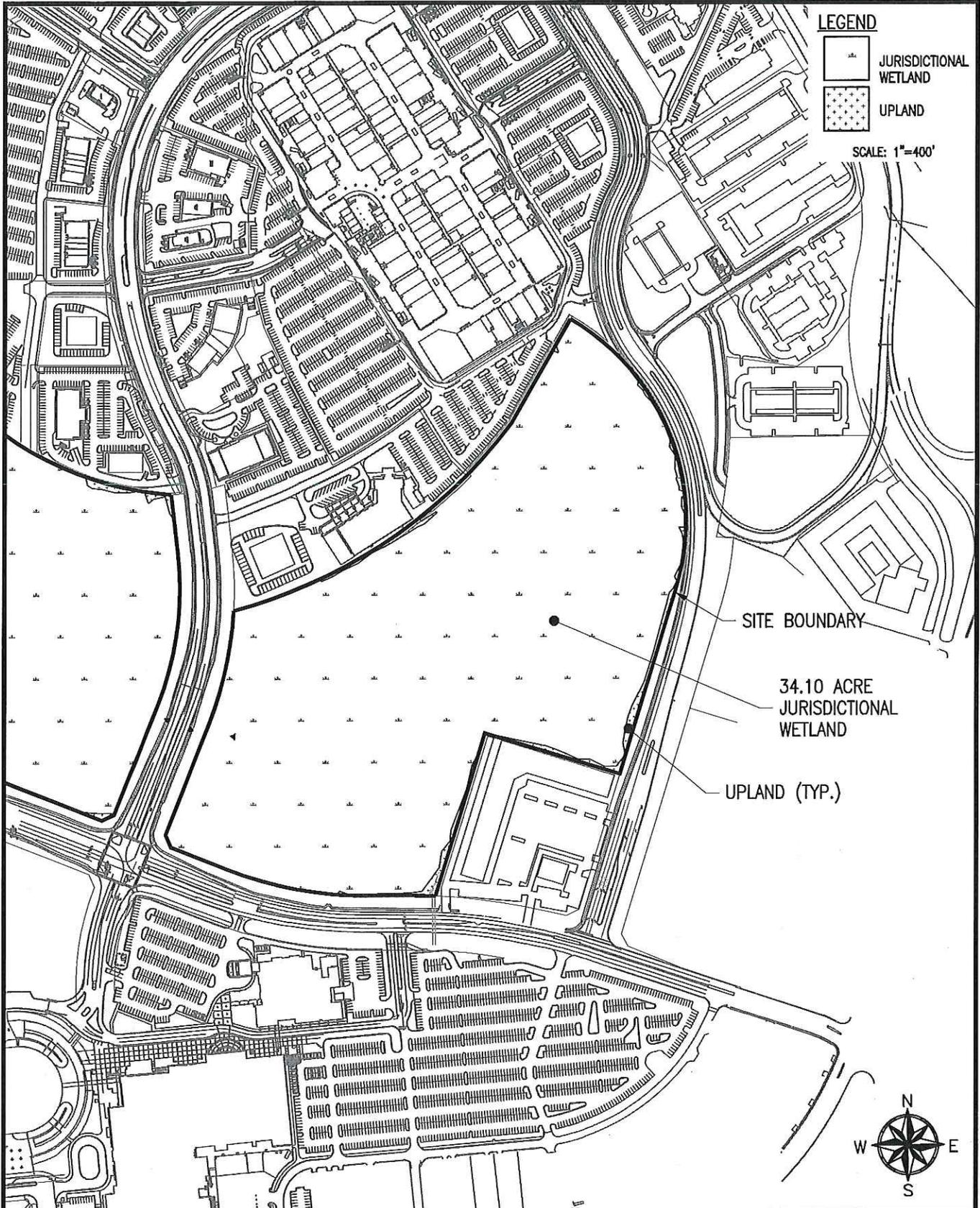
Sketch Reference

Project Title
UPTOWN AT CENTRE POINT

Project Location
NORTH CHARLESTON, SC

Date
APR 2016
Job No.
31522.00

FIG-4
Sht. 4 of 13



LEGEND
 JURISDICTIONAL WETLAND
 UPLAND

SCALE: 1"=400'

SITE BOUNDARY

34.10 ACRE
 JURISDICTIONAL
 WETLAND

UPLAND (TYP.)

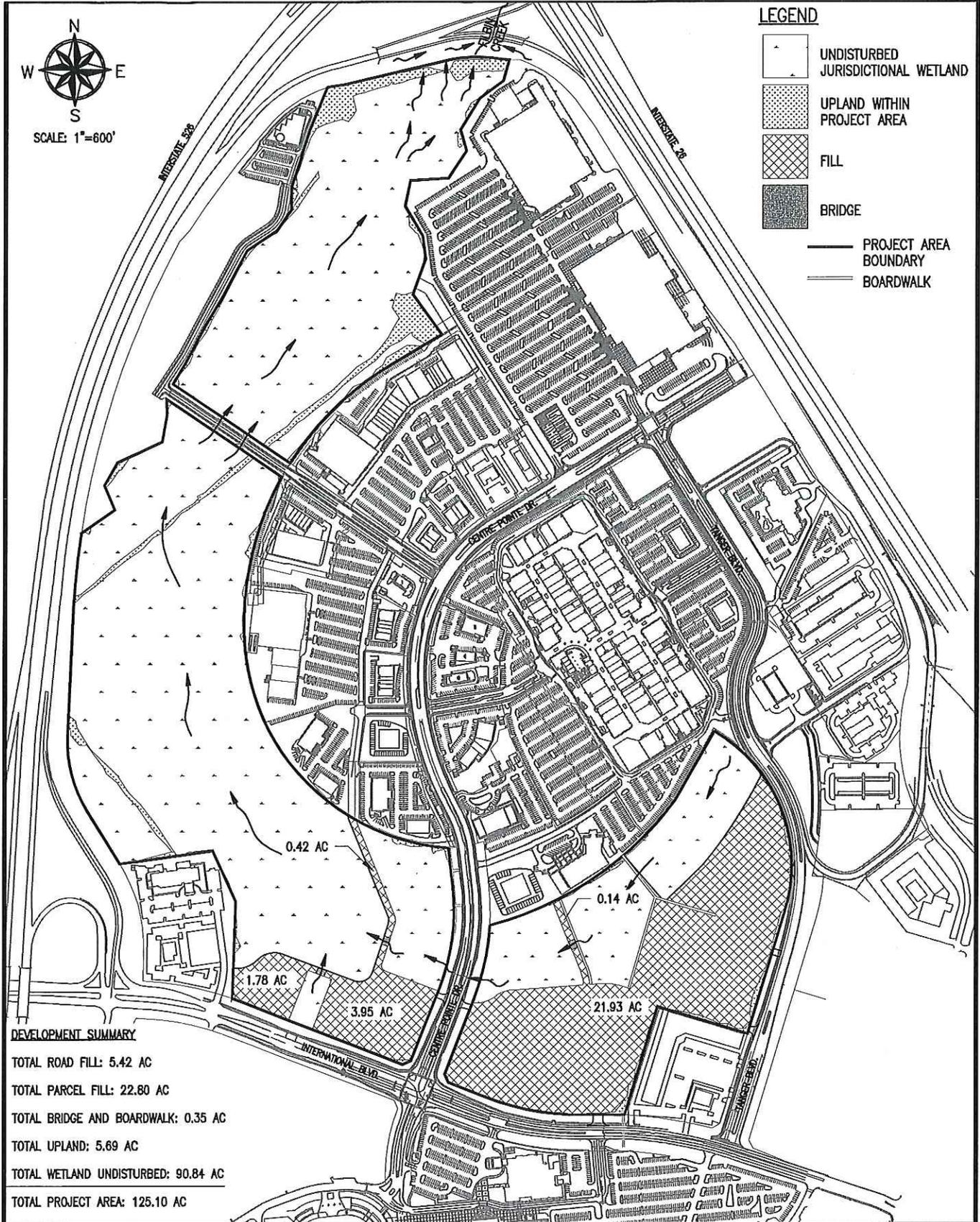


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		Drawing Title EXISTING CONDITIONS IMPROVEMENT AREA		Job No. 31522.00
		Sketch Reference	Project Location NORTH CHARLESTON, SC	FIG-5 Sht. 5 of 13



LEGEND

-  UNDISTURBED JURISDICTIONAL WETLAND
-  UPLAND WITHIN PROJECT AREA
-  FILL
-  BRIDGE
-  PROJECT AREA BOUNDARY
-  BOARDWALK



DEVELOPMENT SUMMARY

TOTAL ROAD FILL: 5.42 AC
 TOTAL PARCEL FILL: 22.80 AC
 TOTAL BRIDGE AND BOARDWALK: 0.35 AC
 TOTAL UPLAND: 5.69 AC
 TOTAL WETLAND UNDISTURBED: 90.84 AC
 TOTAL PROJECT AREA: 125.10 AC

DAVIS Engineering
 &
FLOYD Architecture
 Environmental & Laboratory Services

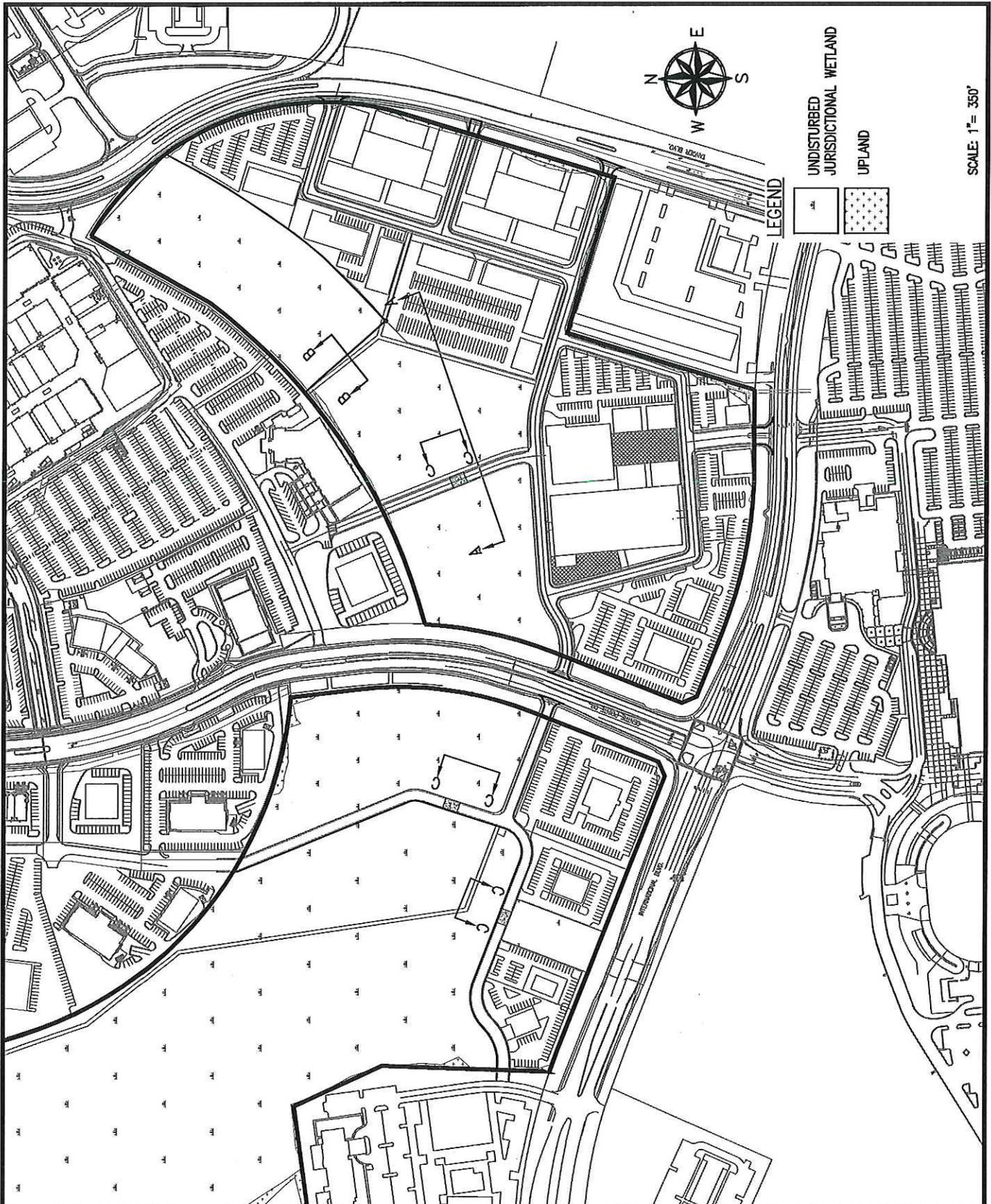
P.O. BOX 61599
 CHARLESTON, SC 29419
 843-554-8602

GREENWOOD, SC • CHARLESTON, SC • COLUMBIA, SC • GREENVILLE, SC • FLORENCE, SC • IRKINLEY, NC

Owner	SC N. CHARLESTON UPTOWN, LLC
Drawing Title	MASTER PLAN DEVELOPMENT
Sketch Reference	

Project Title	UPTOWN AT CENTRE POINTE
Project Location	NORTH CHARLESTON, SC

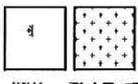
Date	APR 2016
Job No.	31522.00
FIG-6	
Sht. 6 of 13	



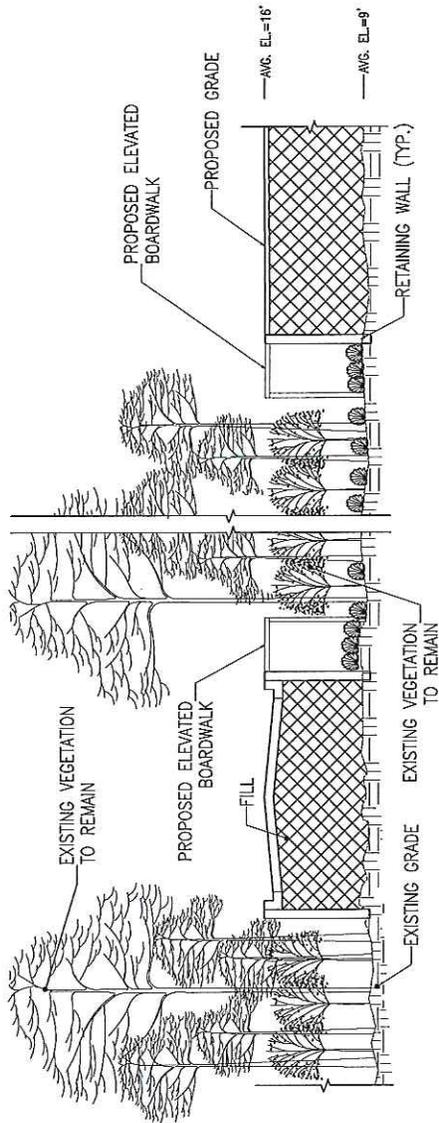
SCALE: 1" = 350'

UNDISTURBED
JURISDICTIONAL WETLAND
UPLAND

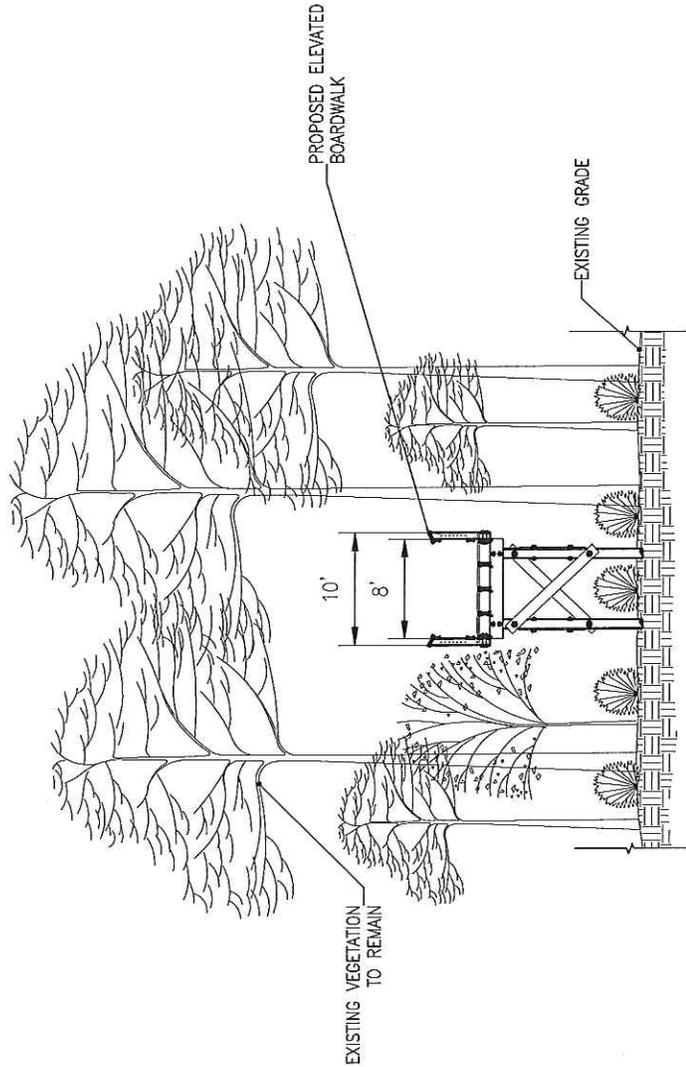
LEGEND



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		Drawing Title PROPOSED SITE PLAN		Job No. 31522.00
	Sketch Reference		Project Location NORTH CHARLESTON, SC	FIG-7 Sht. 7 of 13



TYPICAL SECTION A
N.T.S.



TYPICAL SECTION B
N.T.S.

DAVIS Engineering
& **FLOYD** Architecture
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P.O. BOX 61599
CHARLESTON, SC 29419
843-554-8602

Owner
SC N. CHARLESTON UPTOWN, LLC

Drawing Title
TYPICAL SECTIONS

Sketch Reference

Project Title
UPTOWN AT CENTRE POINTE

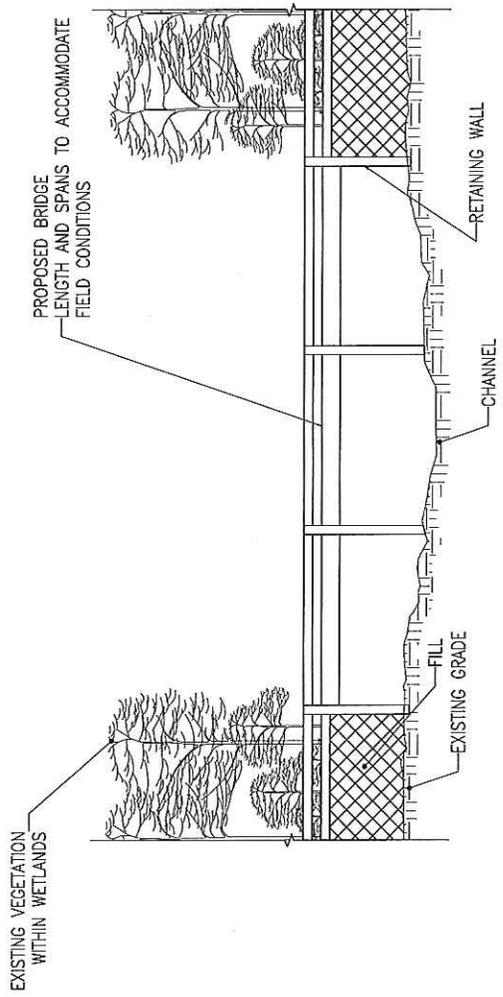
Project Location
NORTH CHARLESTON, SC

Date
APR 2016

Job No.
31565.00

FIG-8

Sht. 8 of 13



TYPICAL SECTION C
N.T.S.

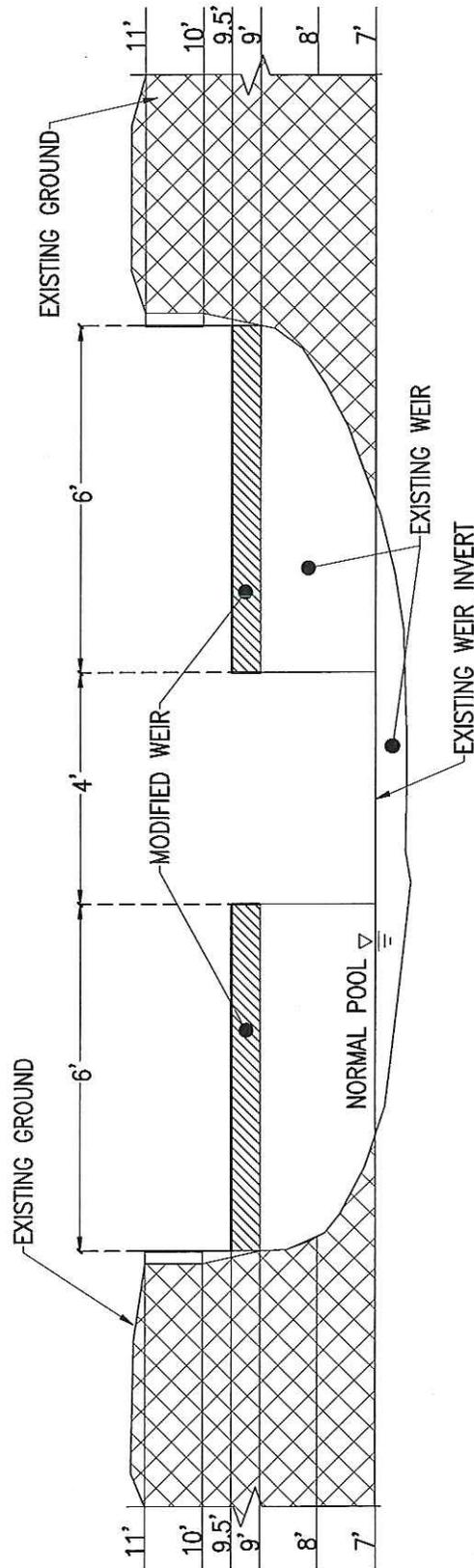
DAVIS Engineering
& Architecture
FLOYD Environmental & Laboratory Services
GREENWOOD, SC • CHARLESTON, SC • COLUMBIA, SC • GREENVILLE, SC • FLORENCE, SC • HICKORY, NC

P.O. BOX 61599
CHARLESTON, SC 29419
843-554-8602

Owner	SC N. CHARLESTON UPTOWN, LLC
Drawing Title	TYPICAL SECTIONS
Sketch Reference	

Project Title	UPTOWN AT CENTRE POINTE
Project Location	NORTH CHARLESTON, SC

Date	APR 2016
Job No.	31565.00
FIG-9	
Sht. 9 of 13	



WEIR CROSS SECTION W
N.T.S.

DAVIS Engineering
& Architecture
FLOYD Environmental & Laboratory Services
GREENWOOD, SC • CHARLESTON, SC • COLUMBIA, SC • GREENVILLE, SC • FLORENCE, SC • HICKORY, NC

P.O. BOX 61599
CHARLESTON, SC 29419
843-554-8602

Owner
SC N. CHARLESTON UPTOWN, LLC

Drawing Title
PROPOSED WEIR MODIFICATIONS

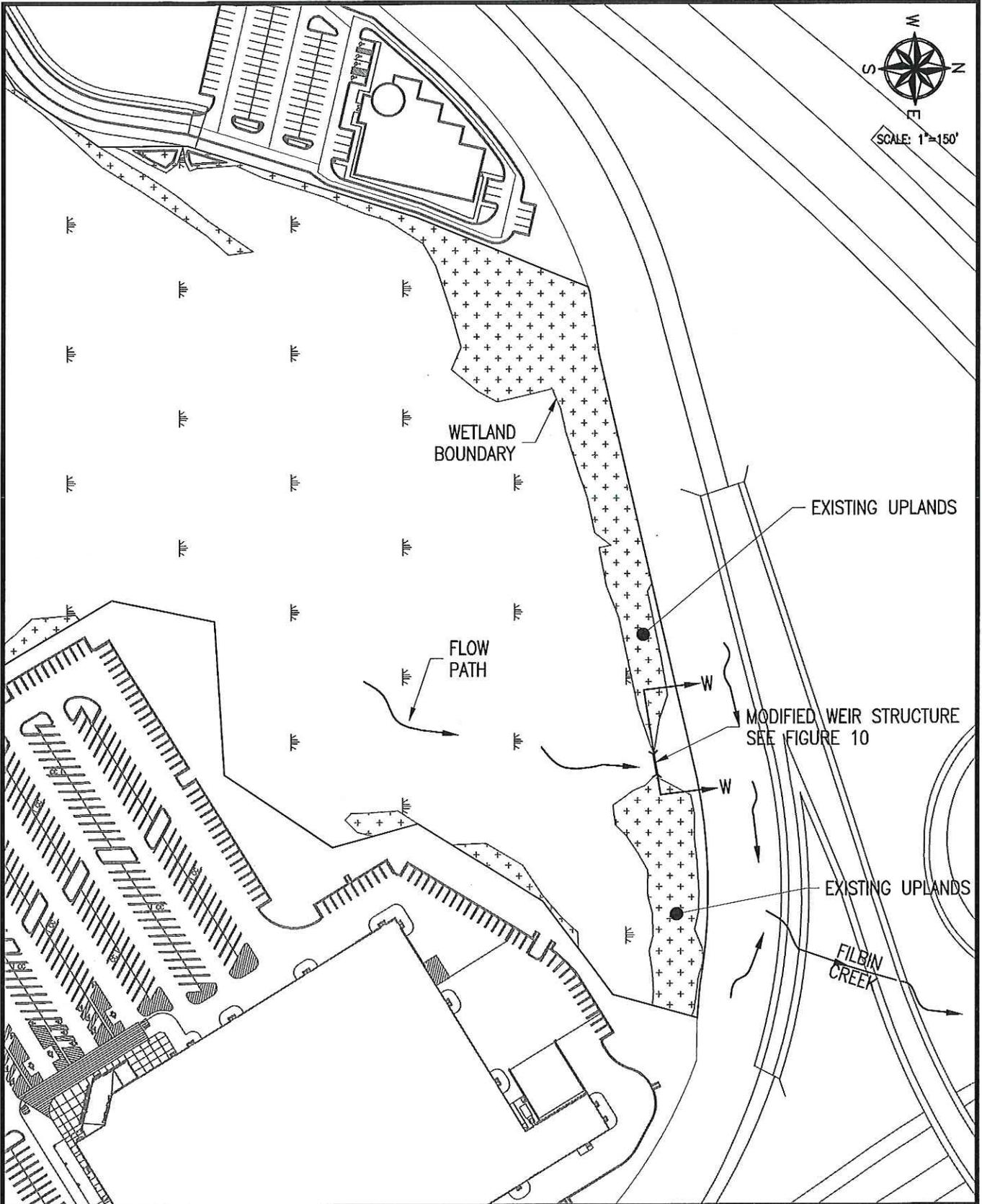
Sketch Reference
REFERENCE DRAWING

Project Title
UPTOWN AT CENTRE POINTE

Project Location
NORTH CHARLESTON, SC

Date
APR 2016
Job No.
31522.00

FIG-10
Sht. 10 of 13

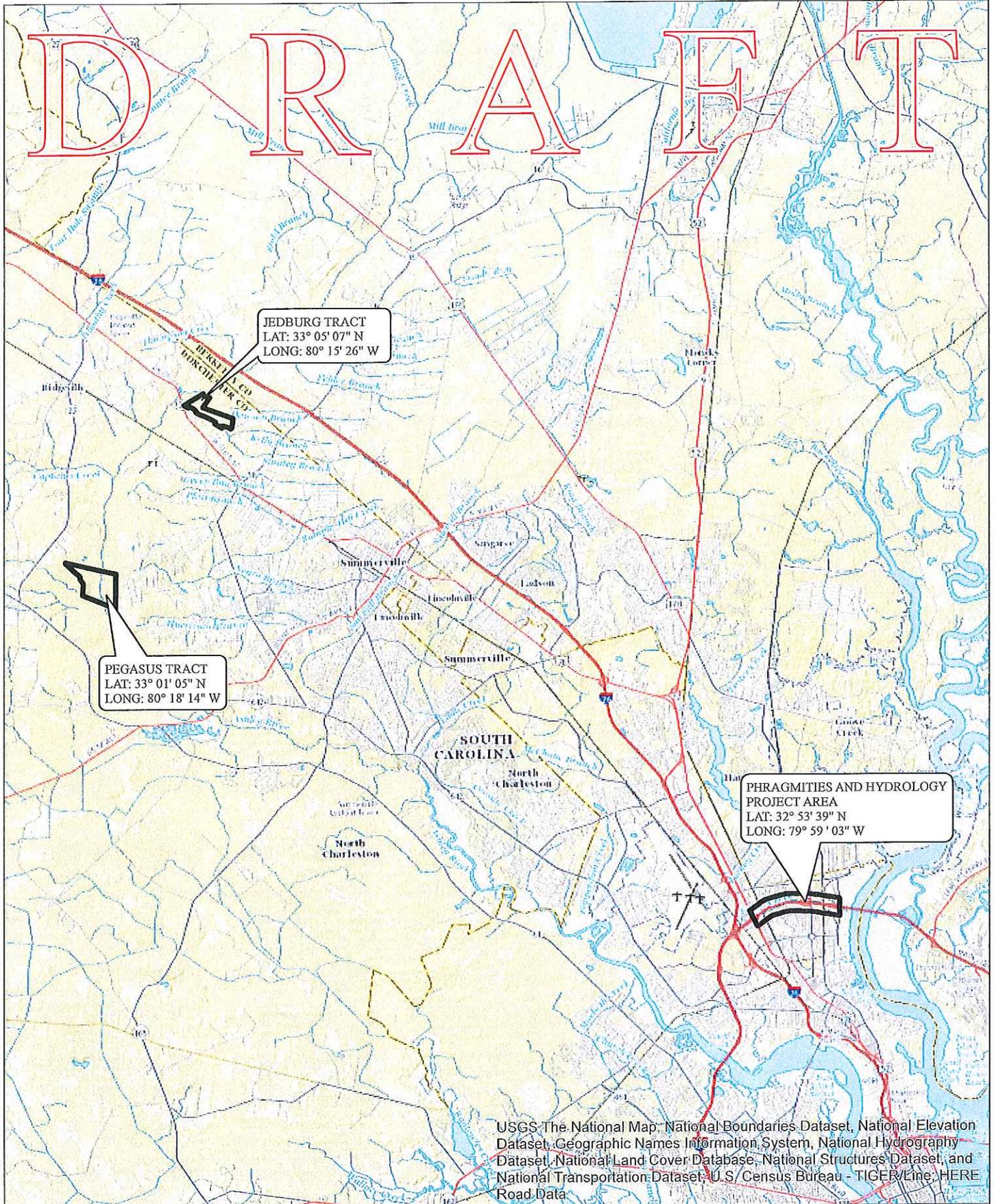


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		Drawing Title MODIFIED OUTLET CONTROL STRUCTURE		Job No. 31522.00
		Sketch Reference	Project Location NORTH CHARLESTON, SC	FIG-11 Sht. 11 of 13



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		Drawing Title ADJACENT PROPERTY OWNERS		Job No. 31522.00
		Sketch Reference	Project Location NORTH CHARLESTON, SC	FIG-12 Sht. 12 of 13

DRAFT



USGS: The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line, HERE Road Data

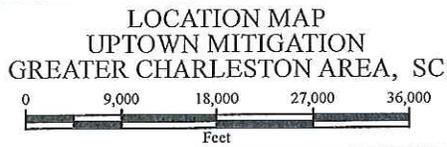
EXTERNAL SOURCES: BERKELEY AND DORCHESTER COUNTY GIS PARCELS

Created By: Stephen Bennett
 Date Created: February 10, 2016
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 http://www.sabine.net

Sabine & Waters, Inc.
 Environmental Land Management Consultants
 P.O. Box 1072 Summerville, SC 29484
 843.871.5383 (phone) 843.871.2050 (fax)

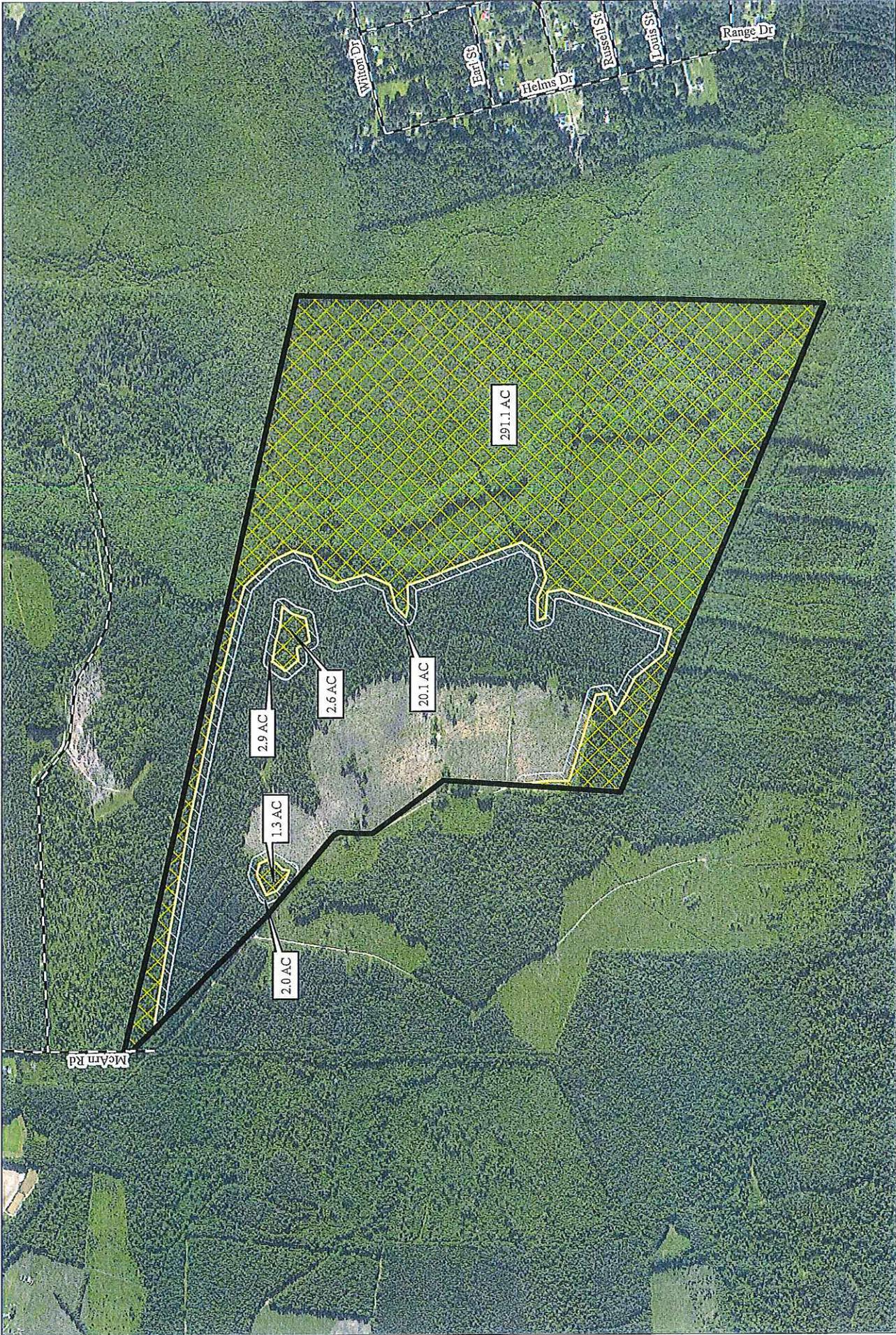
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REVISED: 4/20/2016



LEGEND

TRACTS AND PROJECT AREA



EXTERNAL SOURCES: NAIP 2014 TRUE COLOR AERIAL, U.S. CENSUS ROADS.

Created By: Stephen Bennett
Date Created: January 8, 2016
Author: Sabine & Waters, Inc.
Estimated Area: 481.0 AC
North Section: 481.0 AC
Disclaimer: This map is a graphic representation of data obtained from various sources. A disclaimer has been made to warrant the accuracy of this map. However, the user shall be responsible for the accuracy of the data.

REVISID: 2/10/2016

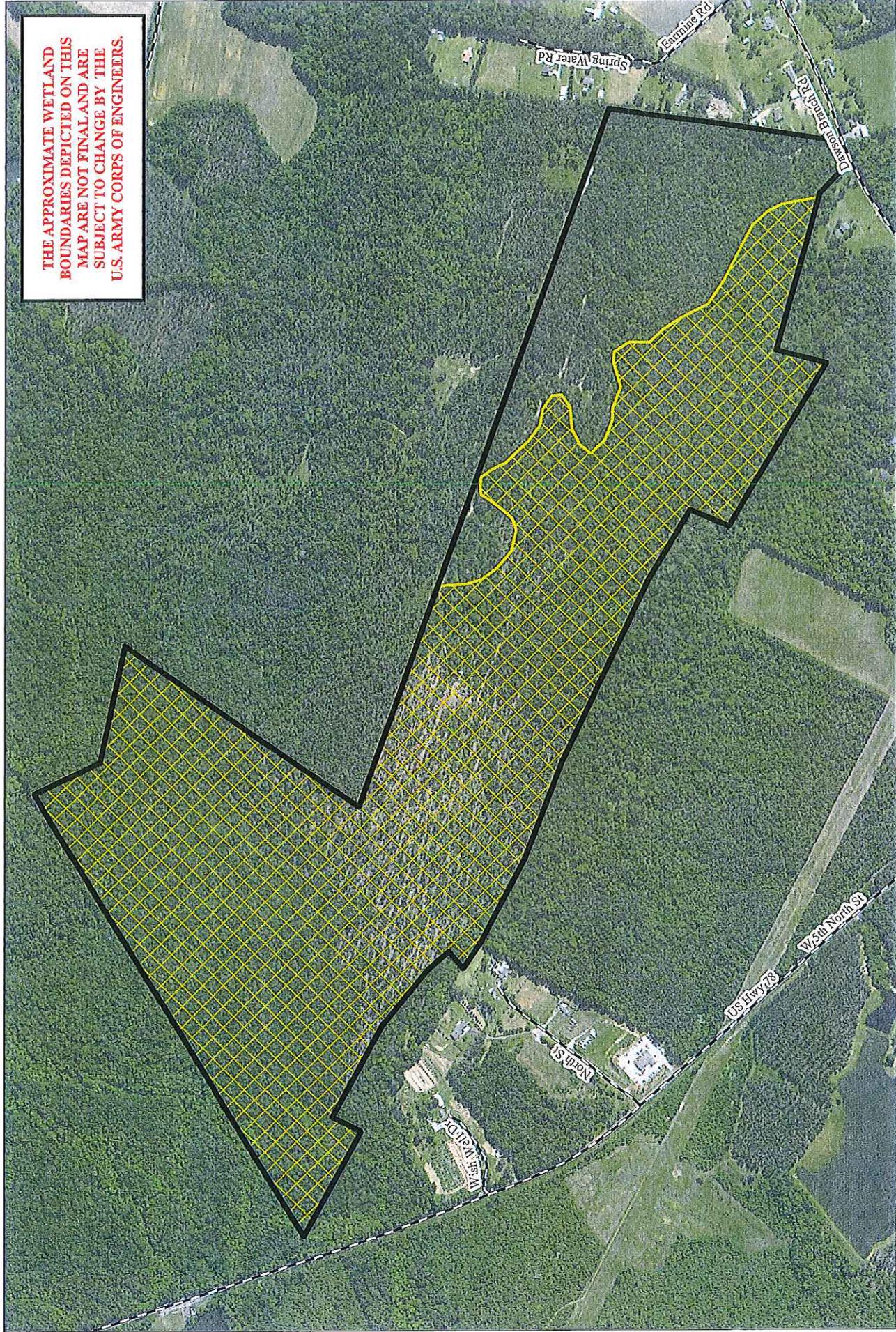
APPROXIMATE WETLANDS
PEGASUS: TMS #134-00-00-001
DORCHESTER COUNTY, SC

LEGEND

- PROPERTY BOUNDARY: +/- 481 AC
- APPROXIMATE WETLANDS: +/- 295 AC
- 75 FT BUFFER AREAS: +/- 25 AC
- ROADS

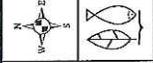
0 1,200 2,400
 Feet

THE APPROXIMATE WETLAND BOUNDARIES DEPICTED ON THIS MAP ARE NOT FINAL AND ARE SUBJECT TO CHANGE BY THE U.S. ARMY CORPS OF ENGINEERS.



LEGEND

- PROPERTY BOUNDARY +/- 254 AC
- APPROXIMATE WETLANDS +/- 191 AC
- ROADS



**APPROXIMATE WETLANDS 2016
JEDBURG TRACT
DORCHESTER COUNTY, SC**

EXTERNAL SOURCES: NAIP 2015 TRUE COLOR AERIAL, U.S. CENSUS ROADS, DORCHESTER COUNTY GIS PARCEL

Created by: Stephen Bennett
 Date Created: February 4, 2016
 Researched by: Saline & Waters, Inc.
 843.871.5183 (phone)
 843.871.2050 (fax)
<http://www.salineinc.com>

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REVISED: 2/10/2016

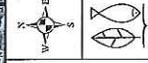
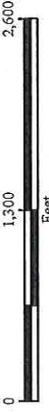
THE APPROXIMATE WETLAND BOUNDARIES DEPICTED ON THIS MAP ARE NOT FINAL AND ARE SUBJECT TO CHANGE BY THE U.S. ARMY CORPS OF ENGINEERS.



EXTERNAL SOURCES: MAP 2015 TRUE COLOR AERIAL, U.S. CENSUS ROADS
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 Date Created: February 10, 2016
 Copyright: 2016 Sabine & Waters, Inc.
 PC: cad@csdweb.com
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REVISED: 4/20/2016

**PHRAGMITES AND APPROXIMATE WETLANDS
 CHARLESTON COUNTY**



LEGEND

	PROJECT AREA: +/- 679 AC
	PHRAGMITES: +/- 43 AC
	APPROXIMATE WETLANDS: +/- 287 AC
	ROADS

DRAFT



EXTERNAL SOURCES: NAIP 2015 TRUE COLOR AERIAL, U.S. CENSUS ROADS

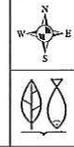
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 R:\cadd\lucy\link\lupton\hydrologic\restoration.mxd

Sabine & Waters, Inc.
 Environmental Land Management Consultants
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 843.871.5383 (phone) 843.871.2050 (fax)
<http://www.sabine.net>

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REVISED: 4/20/2016

HYDROLOGIC RESTORATION CHARLESTON COUNTY, SC



LEGEND

- PROJECT AREA: +/- 89 AC
- HYDROLOGIC RESTORATION AREA: +/- 30 AC
- ROADS