

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 #SAC-2008-1646-2G

9 October 2012

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

MARKET SQUARE PROPERTIES, LLC
HENRY FIEDLER
C/O STEPHEN FLOREY
ENVIRONMENTAL CONSULTING AND TECHNOLOGY, INC.
644 SOUTHPOINT PARKWAY, SUITE 130
JACKSONVILLE, FL 32216

for a permit to place fill material in

FRESHWATER WETLANDS

At a location, a 64.6 acre tract of land, off of Highway 176 and Tricia's Misty Lane, near Summerville, Berkeley County, South Carolina. (Latitude 33.09717° - Longitude -80.123639°)

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 placing fill material in 9.99 acres of jurisdictional freshwater wetlands for construction of building pads and associated parking and access road on the site. The applicant also proposes to perform excavation in 0.88 acres of wetlands and place fill material in 0.47 acres of non-jurisdictional wetlands. As mitigation for the proposed work, the applicant proposes to purchase 111.17 mitigation credits from an appropriate approved mitigation bank. The purpose of the work is to construct a commercial shopping center and apartment complex.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings 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 South Carolina Coastal Zone Management Act (15 CFR 930). 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. Persons wishing to comment or object to State certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

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 9.99 acres of jurisdictional freshwater wetlands inland of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, 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 Section 7(c) of the Endangered Species Act of 1973 (as amended), the District Engineer has consulted the most recently available information and 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 also 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 this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources 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 to provide any information it may have with regard to historic and cultural resources.

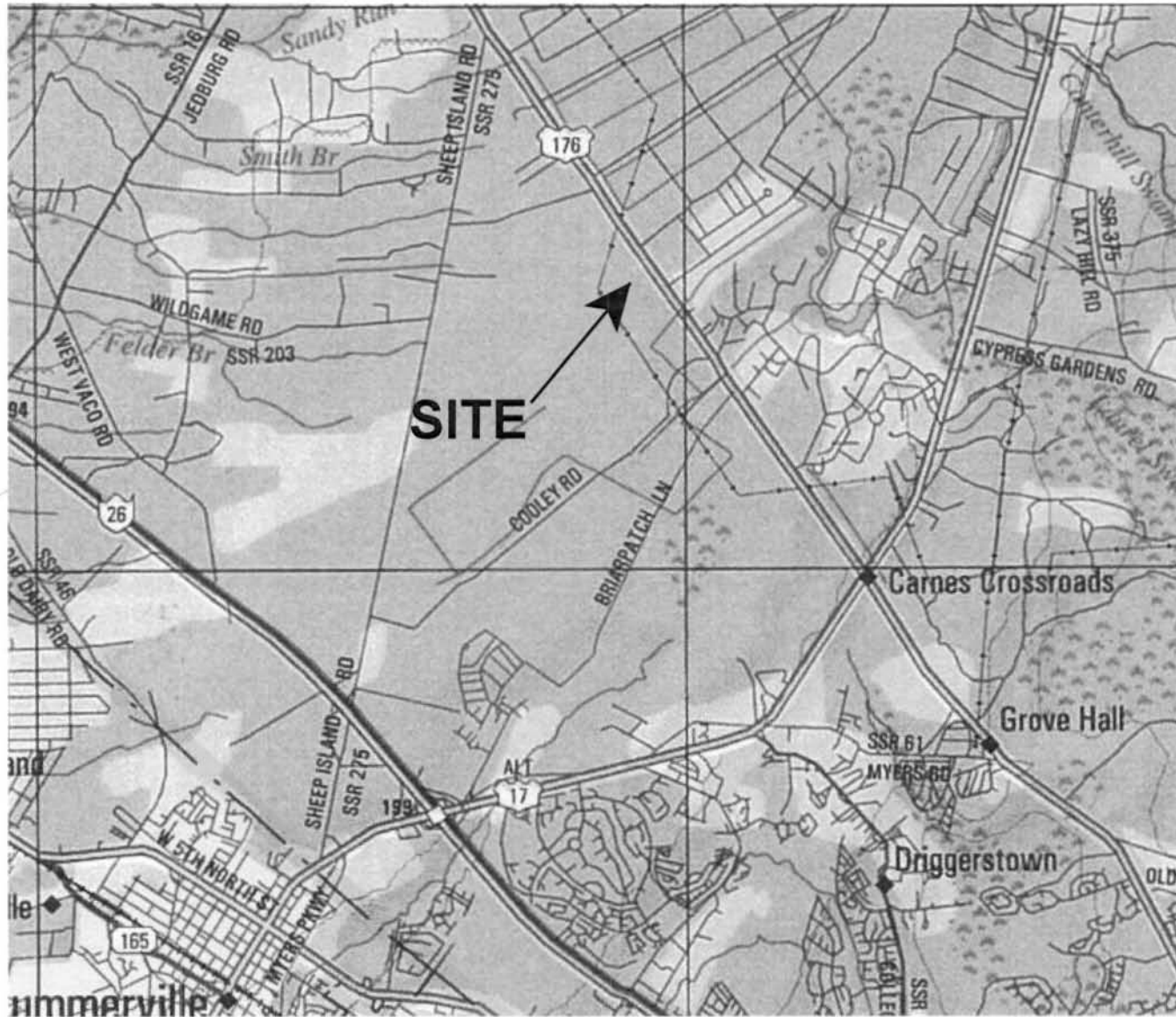
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the

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 of Engineers cannot undertake to adjudicate rival claims.

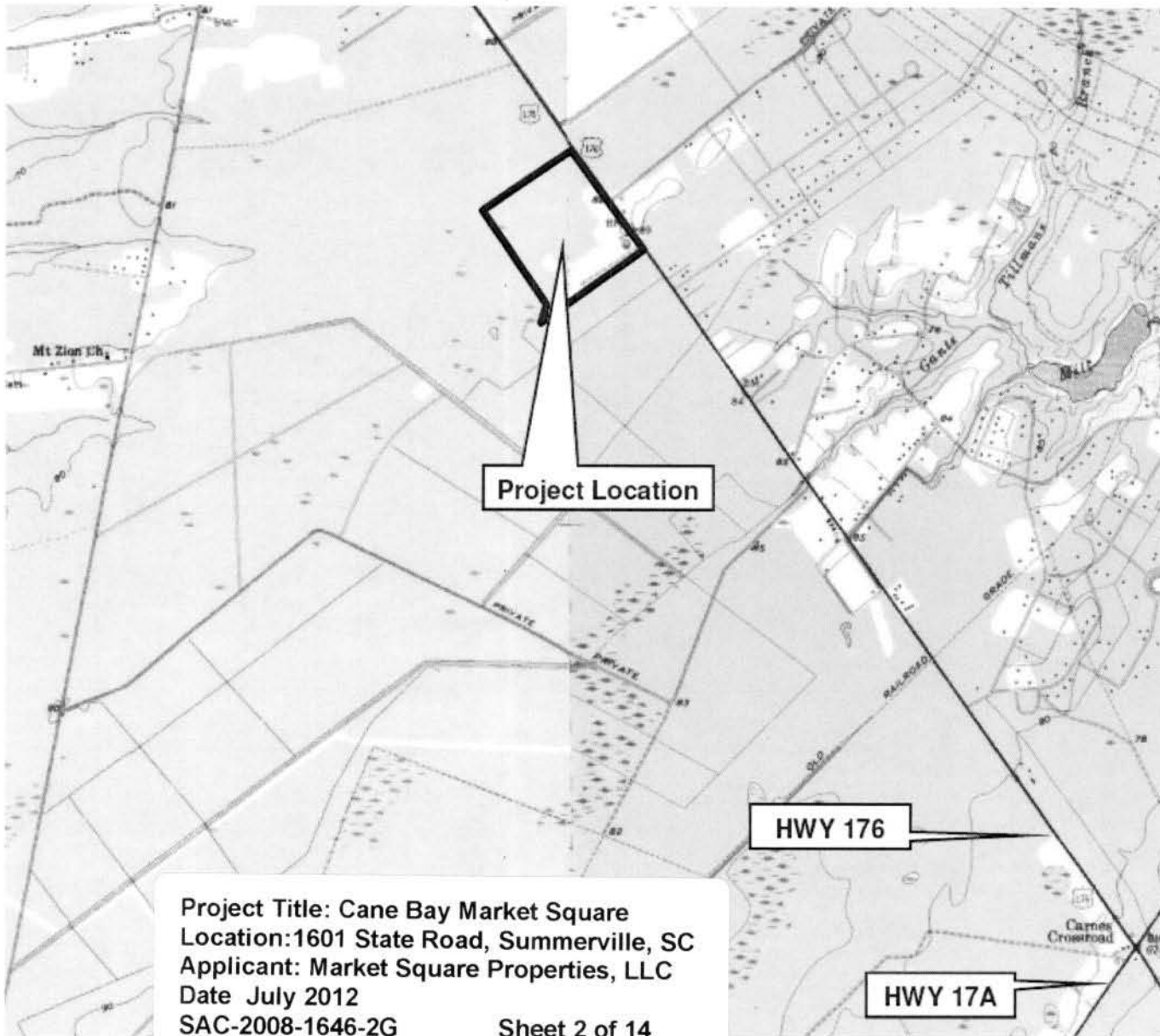
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine 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 Mary Hope Green at 843-329-8044 or toll free at 1-866-329-8187.



Cane Bay Market Square, 67.46 Ac, Berkeley County, South Carolina. The sheet shows the site location.

Project Title: Cane Bay Market Square
 Location: 1601 State Road, Summerville, SC
 Applicant: Market Square Properties, LLC
 Date July 2012
 SAC-2008-1646-2G



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Sheet 2 of 14

Cane Bay Market Square, 67.46 Ac, Berkeley County, South Carolina. The sheet shows the USGS topographic map of the site.

~~Sheet 11 of 11~~
 Scale: ~1" = 950'

US HWY 176 100' R/W (OLD STATE ROAD)

WETLAND B

20,925 SF

0.48 Ac

JURISDICTIONAL
FRESHWATER
WETLAND

WETLAND A

WETLAND C

WETLAND D

WETLAND E

WETLAND F

WETLAND G

WETLAND H

WETLAND I

WETLAND J

WETLAND K

WETLAND L

WETLAND M

WETLAND N

WETLAND O

WETLAND P

WETLAND Q

WETLAND R

WETLAND S

WETLAND T

WETLAND U

WETLAND V

WETLAND W

WETLAND X

WETLAND Y

WETLAND Z

WETLAND AA

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WETLAND AD

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WETLAND CK

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WETLAND CM

WETLAND CN

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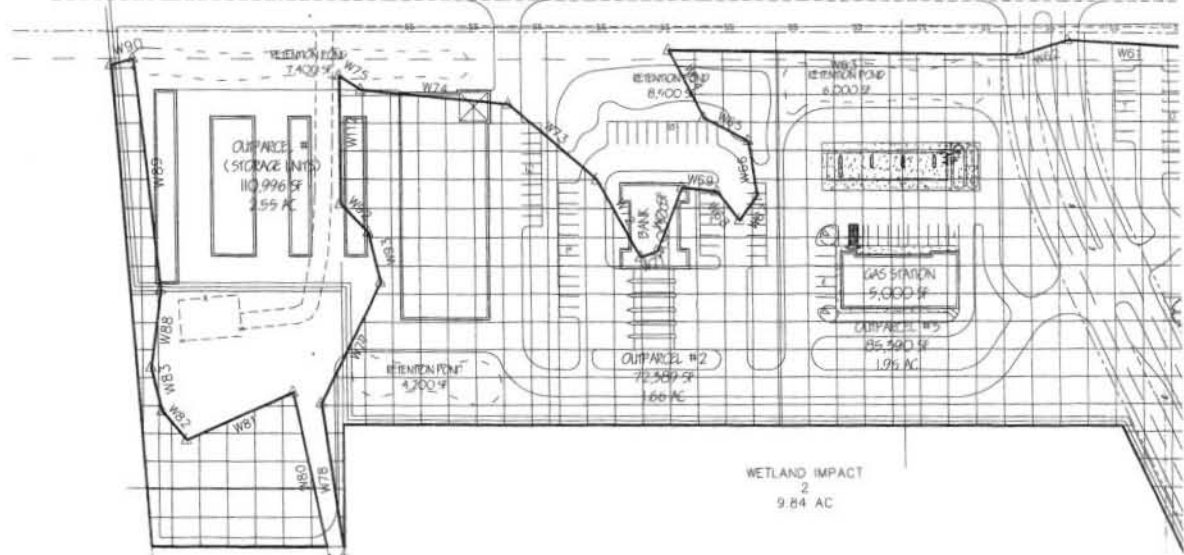
WETLAND KS

WETLAND KT

WETLAND KU</

US HWY 176 100' R/W (OLD STATE ROAD)

EX. EDGE OF PAVEMENT



WETLAND IMPACT
2
9.84 AC

WETLAND IMPACT
1
0.55 AC



EX. EDGE OF PAVEMENT

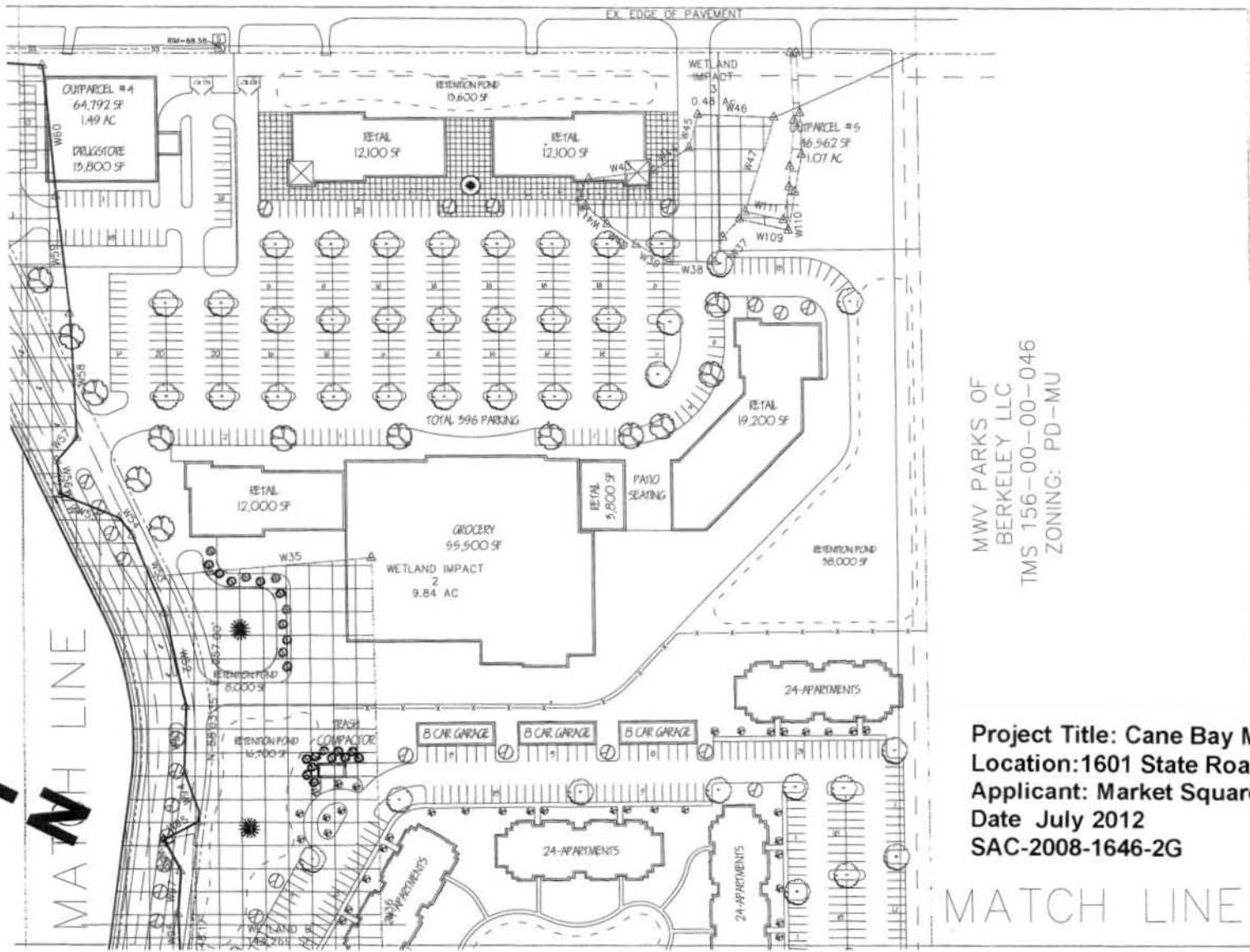
MATCH LINE

MATCH LINE

Project Title: Cane Bay Market Square
 Location: 1601 State Road, Summerville, SC
 Applicant: Market Square Properties, LLC
 Date July 2012
 SAC-2008-1646-2G Sheet 5 of 14

Cane Bay Market Square, 67.46 Ac, Berkeley County, South Carolina. The sheet shows the enlarged view of the northwestern portion of the site.

Date: July 2012
 Approx. scale: 1"=175'
~~Sheet 5 of 14~~

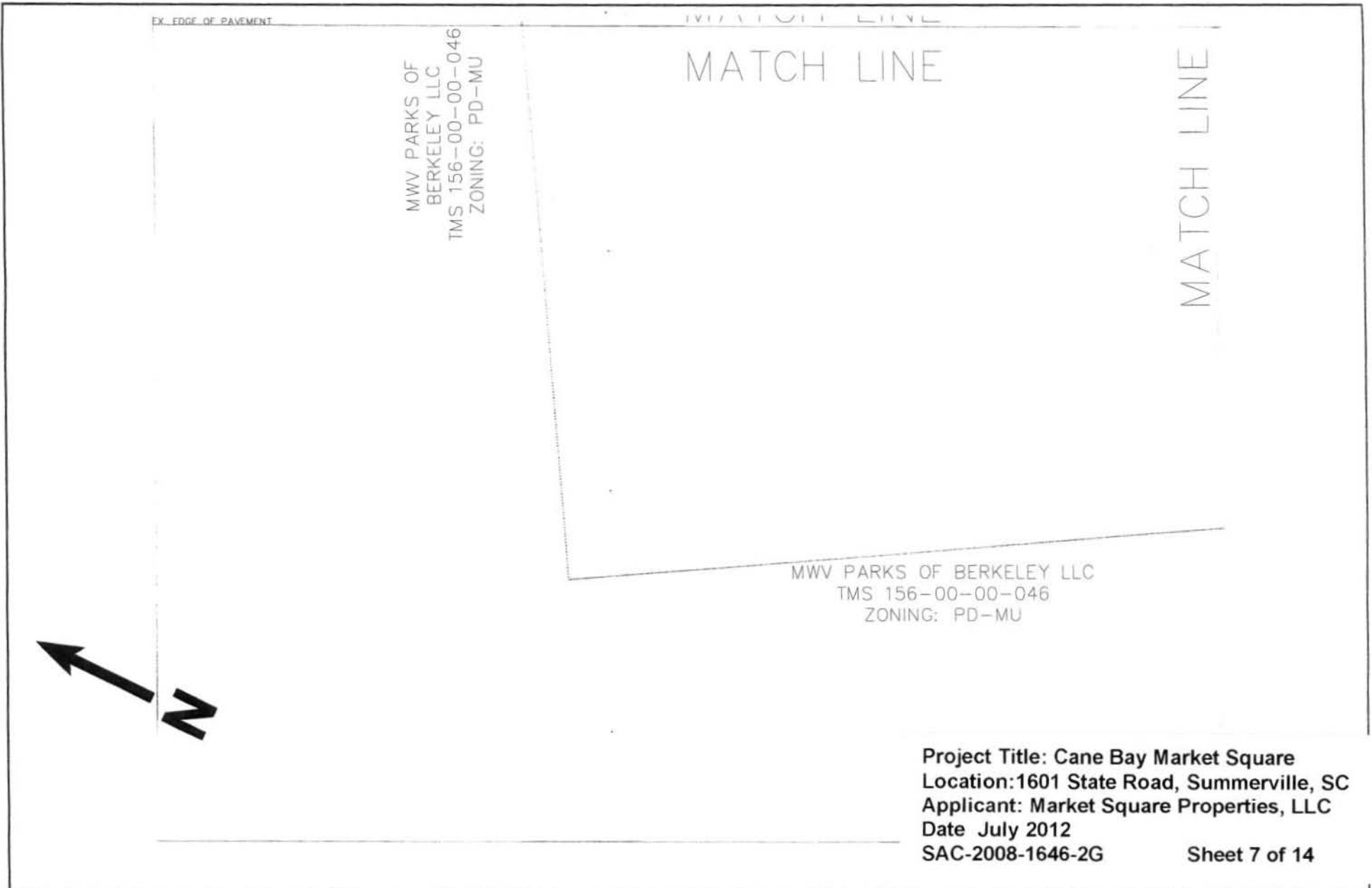


MWV PARKS OF
 BERKELEY LLC
 TMS 156-00-00-046
 ZONING: PD-MU

Project Title: Cane Bay Market Square
Location: 1601 State Road, Summerville, SC
Applicant: Market Square Properties, LLC
Date: July 2012
SAC-2008-1646-2G **Sheet 6 of 14**

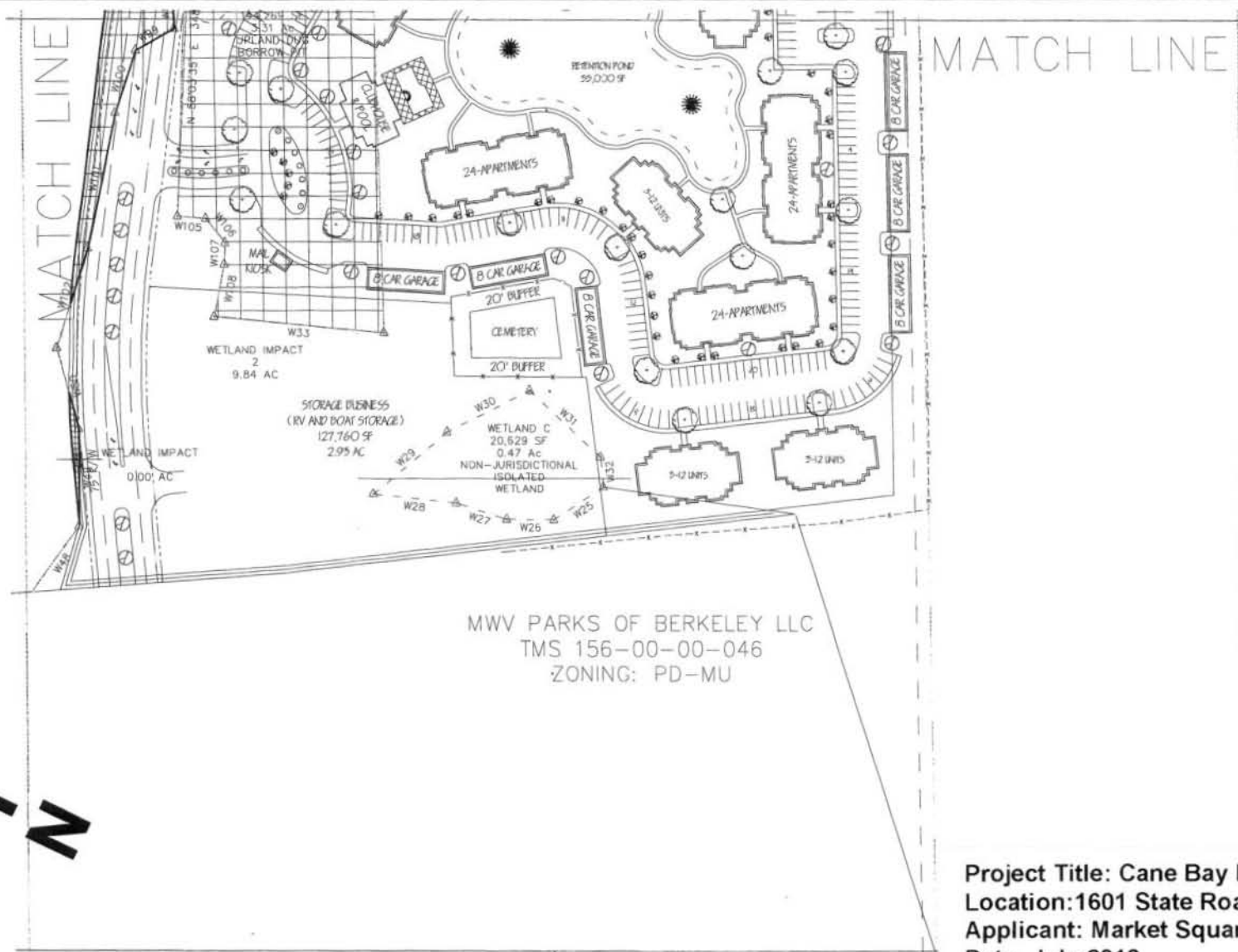
Cane Bay Market Square, 67.46 Ac, Berkeley County, South Carolina. The sheet shows the enlarged view of the northeastern portion of the site.

Date: July 2012
Approx. scale: 1"=175'
~~Sheet 6 of 14~~



Cane Bay Market Square, 67.46 Ac, Berkeley County, South Carolina. The sheet shows the enlarged view of the southwestern portion of the site.

Date: July 2012
 Approx. scale: 1"=175'
~~Sheet 6 of 14~~

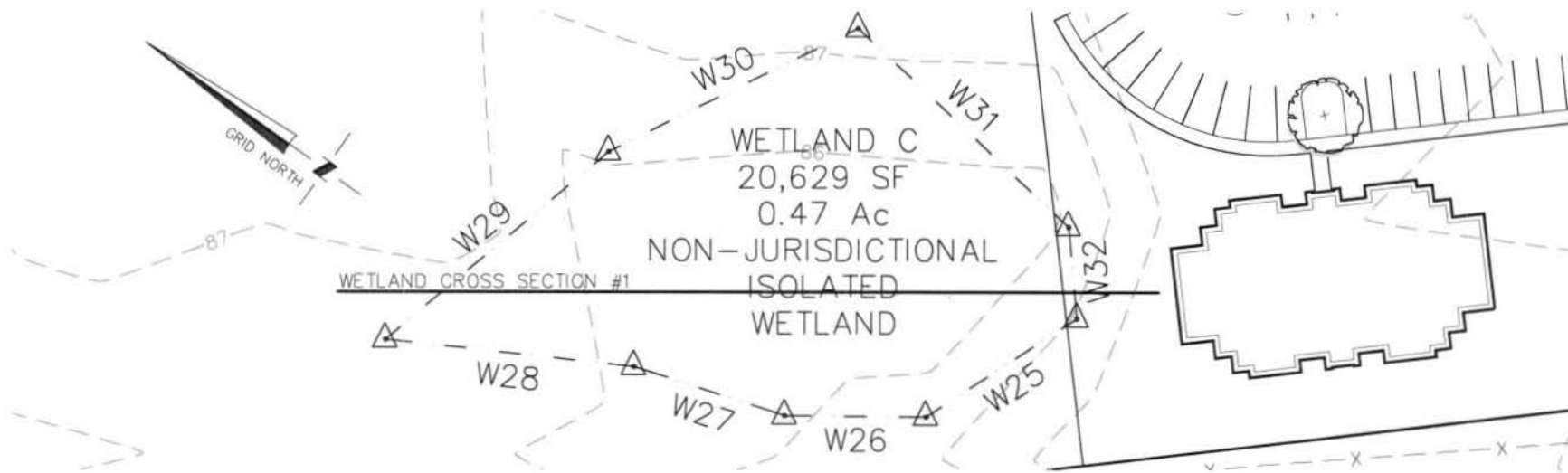
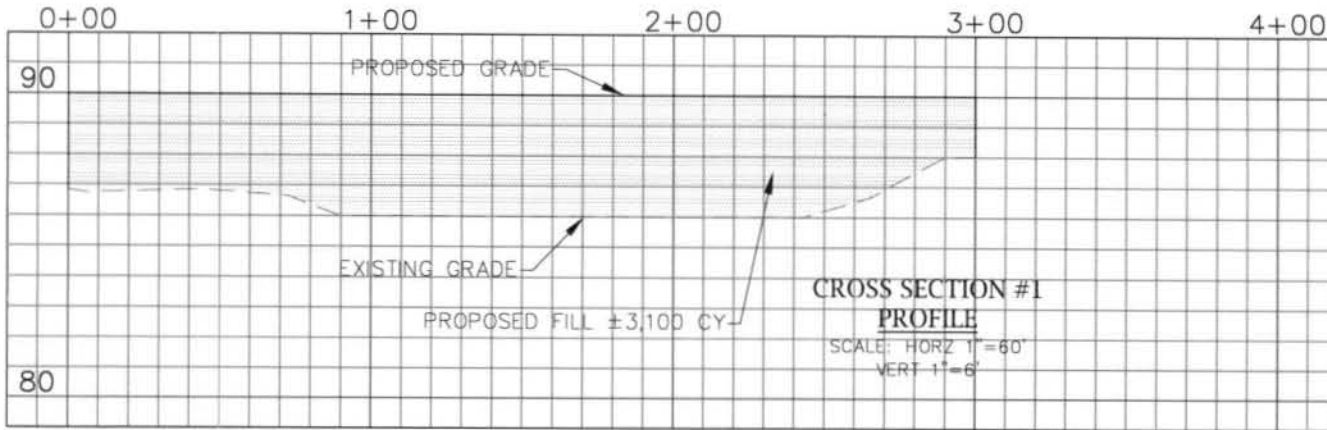


MWV PARKS OF BERKELEY LLC
 TMS 156-00-00-046
 ZONING: PD-MU

Project Title: Cane Bay Market Square
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 Applicant: Market Square Properties, LLC
 Date July 2012
 SAC-2008-1646-2G Sheet 8 of 14

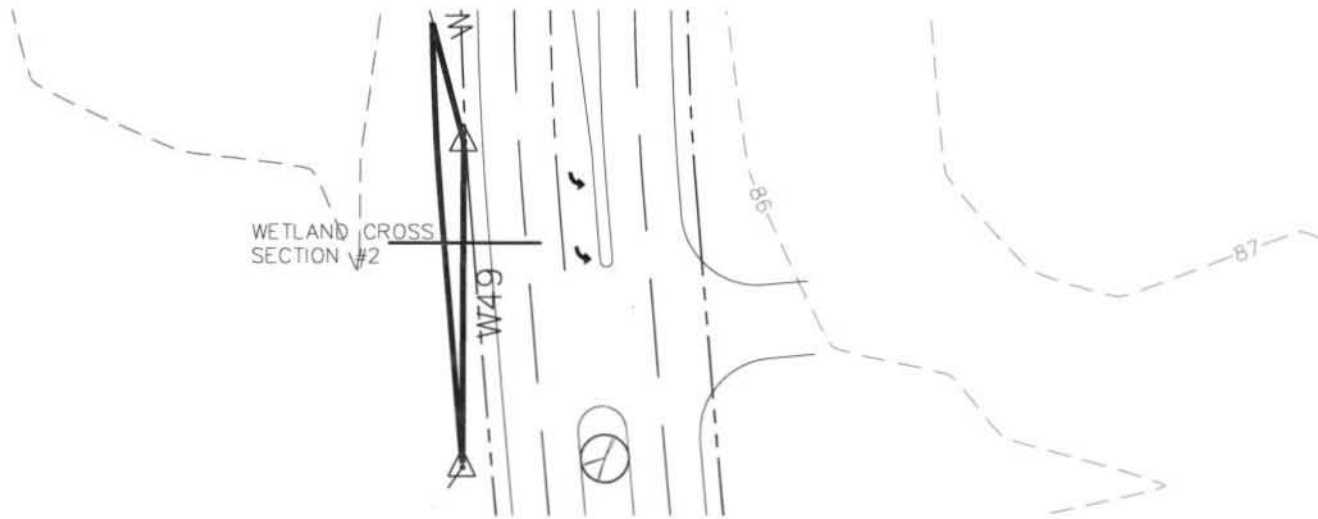
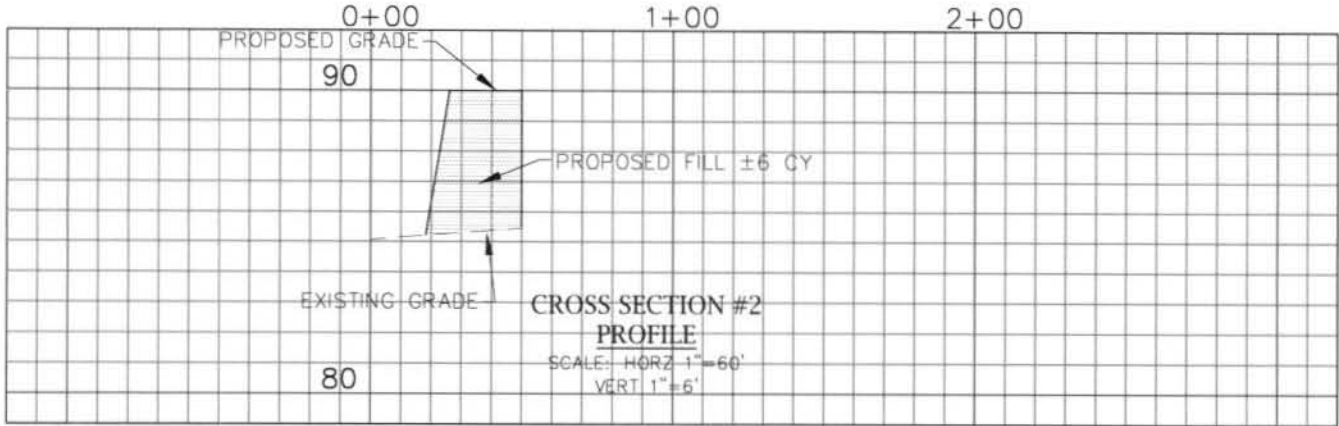
Cane Bay Market Square, 67.46 Ac, Berkeley County, South Carolina. The sheet shows the enlarged view of the southeastern portion of the site.

Date: July 2012
 Approx. scale: 1"=175'
~~Sheet 7 of 11~~



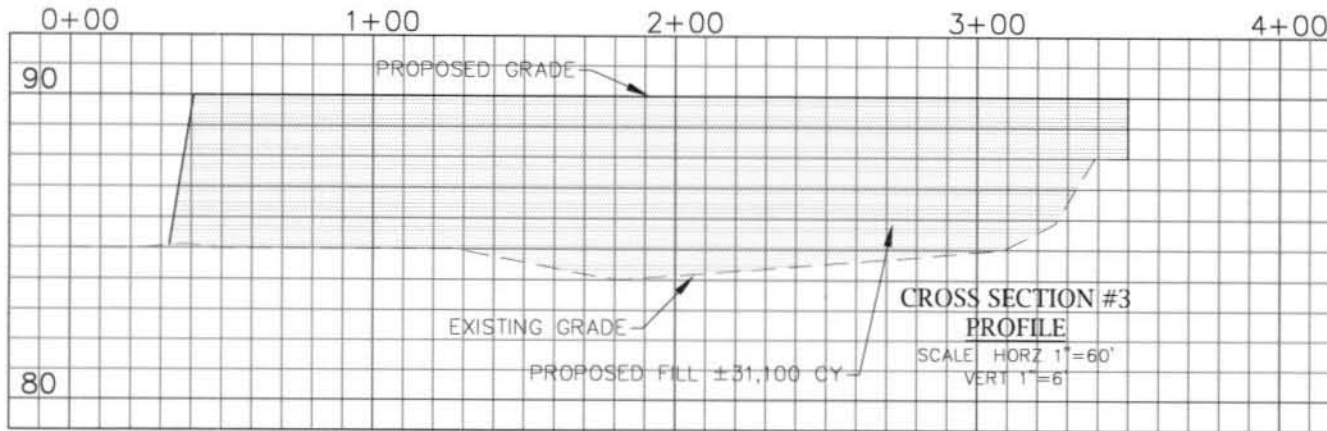
PROJECT TITLE:		CANE BAY MARKET SQUARE	
PROJECT LOCATION:		1601 STATE ROAD, SUMMERVILLE, SC	
APPLICANT:		MARKET SQUARE PROPERTIES, LLC	
SHEET TITLE:		WETLAND CROSS SECTION #1	
DATE:	JULY 7, 2011	SCALE:	1"=60'
APPLICATION #:	SAC-2008-1646-2G	SHEET OF	9 of 14

REVISIONS	
DATE	INITIALS



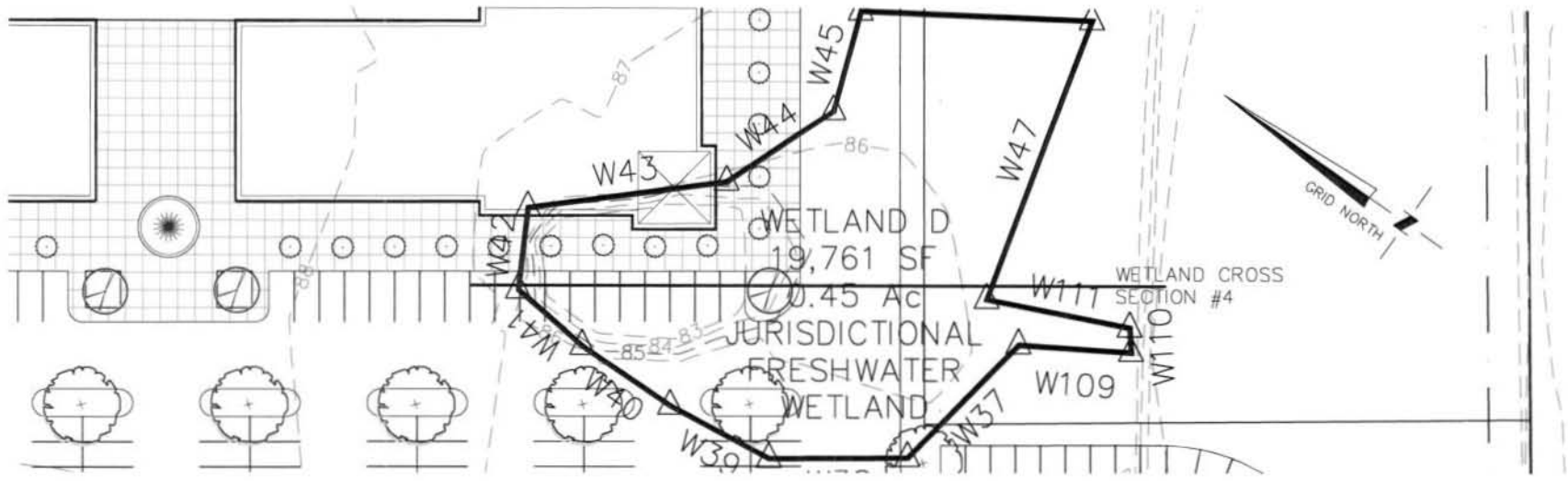
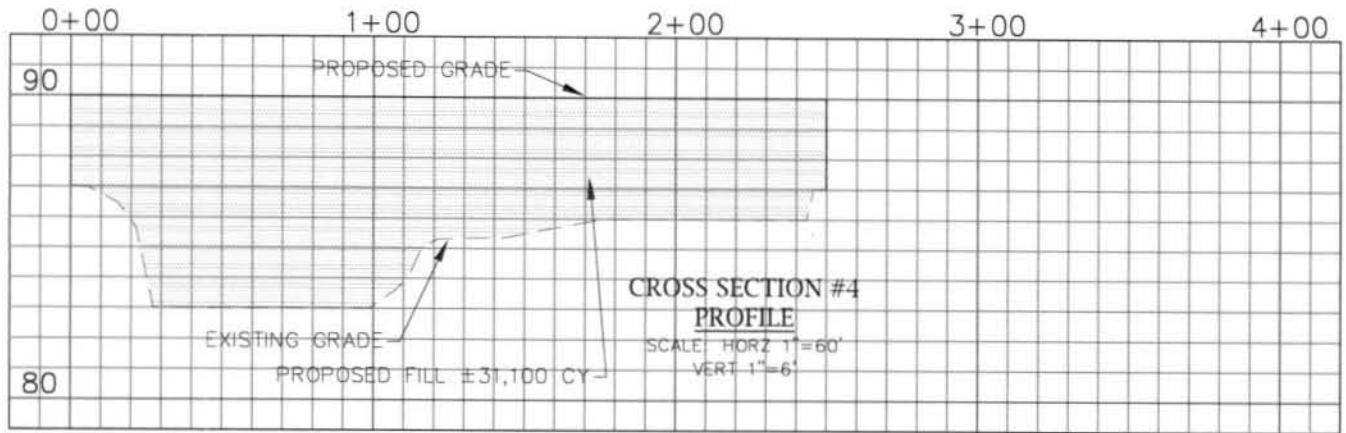
REVISIONS	
DATE	INITIALS

PROJECT TITLE:	CANE BAY MARKET SQUARE	
PROJECT LOCATION:	1601 STATE ROAD, SUMMERVILLE, SC	
APPLICANT:	MARKET SQUARE PROPERTIES, LLC	
SHEET TITLE:	WETLAND CROSS SECTION #2	
DATE:	JULY 7, 2011	SCALE: 1"=60'
APPLICATION #:	SAC-2008-1646-2G	SHEET OF 10 14



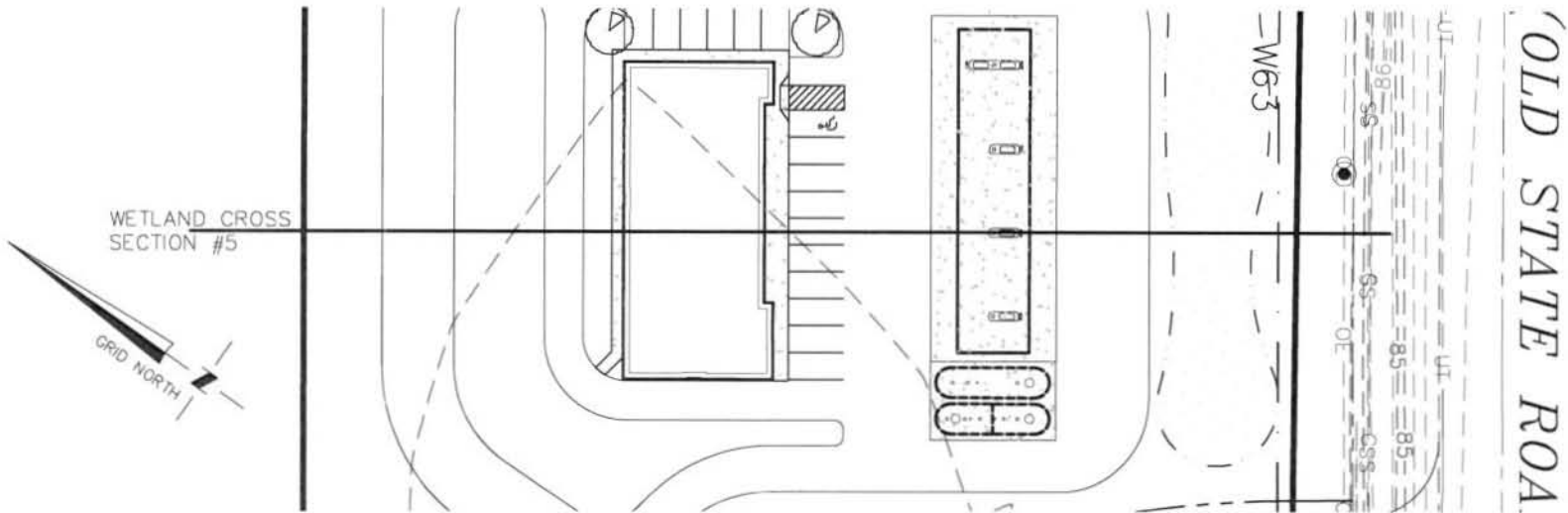
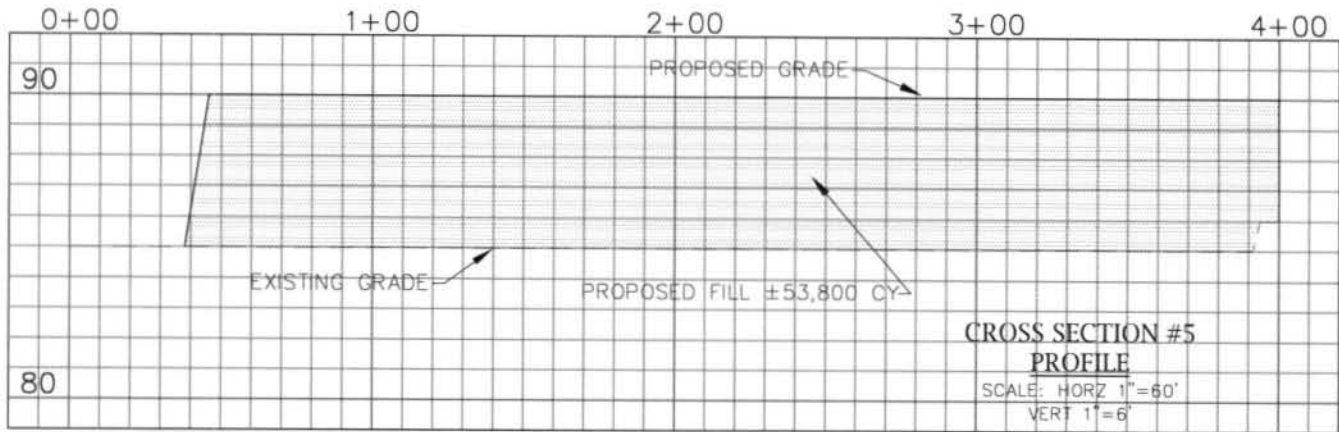
PROJECT TITLE:	CANE BAY MARKET SQUARE	
PROJECT LOCATION:	1601 STATE ROAD, SUMMERVILLE, SC	
APPLICANT:	MARKET SQUARE PROPERTIES, LLC	
SHEET TITLE:	WETLAND CROSS SECTION #3	
DATE:	JULY 7, 2011	SCALE: 1"=60'
APPLICATION #:	SAC-2008-1646-2G	SHEET OF 11 14

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DATE	INITIALS



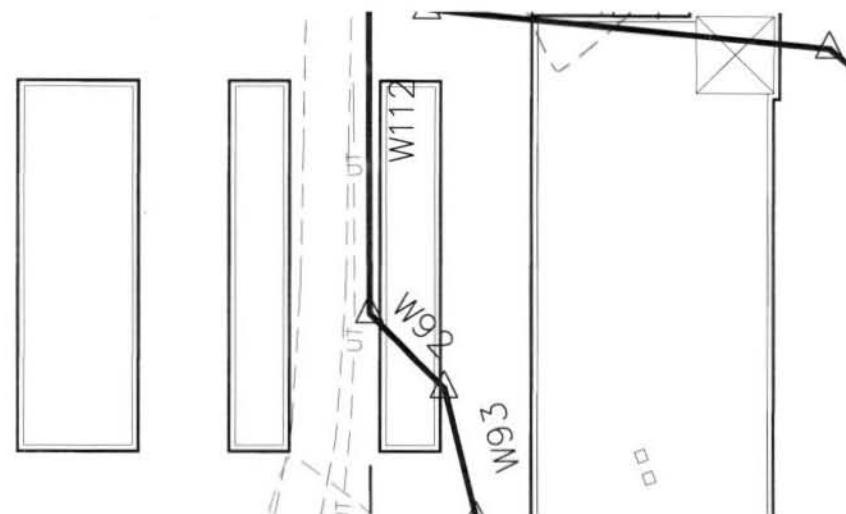
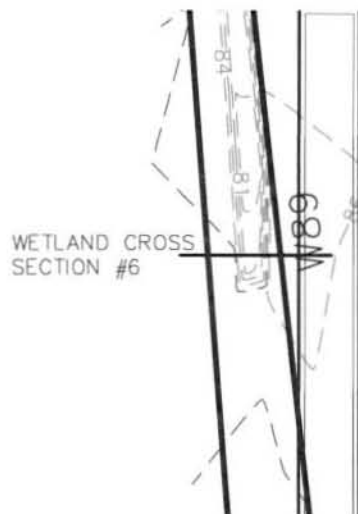
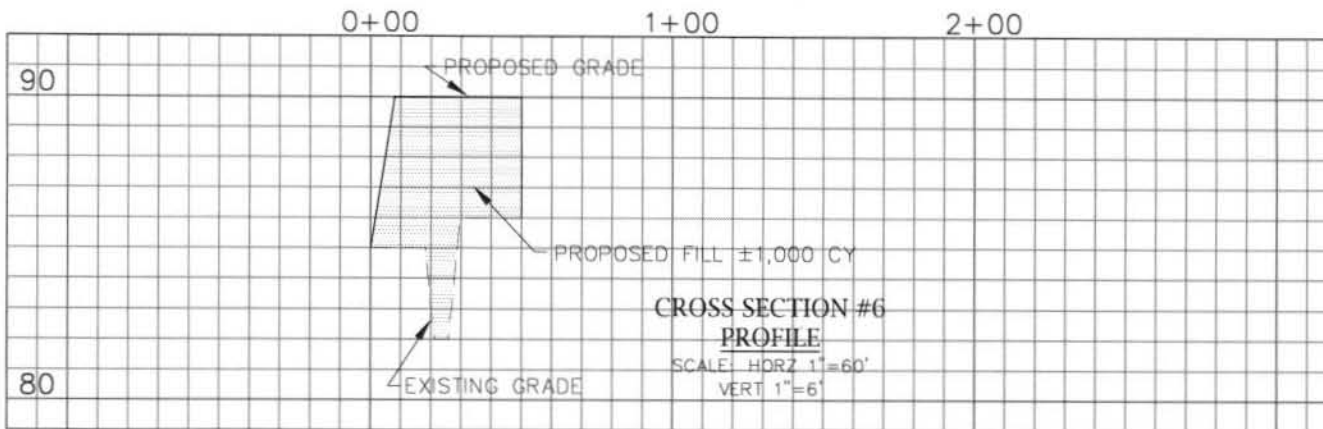
REVISIONS	
DATE	INITIALS

PROJECT TITLE:	CANE BAY MARKET SQUARE	
PROJECT LOCATION:	1601 STATE ROAD, SUMMERVILLE, SC	
APPLICANT:	MARKET SQUARE PROPERTIES, LLC	
SHEET TITLE:	WETLAND CROSS SECTION #4	
DATE:	JULY 7, 2011	SCALE: 1"=60'
APPLICATION #:	SAC-2008-16A6-2G	SHEET OF 12 14



PROJECT TITLE:		CANE BAY MARKET SQUARE	
PROJECT LOCATION:		1601 STATE ROAD, SUMMERVILLE, SC	
APPLICANT:		MARKET SQUARE PROPERTIES, LLC	
SHEET TITLE:		WETLAND CROSS SECTION #5	
DATE:	JULY 7, 2011	SCALE:	1"=60'
APPLICATION #:	SAC-2008-1646-2G	SHEET OF	13 14

REVISIONS	
DATE	INITIALS



REVISIONS	
DATE	INITIALS

PROJECT TITLE:	CANE BAY MARKET SQUARE	
PROJECT LOCATION:	1601 STATE ROAD, SUMMERVILLE, SC	
APPLICANT:	MARKET SQUARE PROPERTIES, LLC	
SHEET TITLE:	WETLAND CROSS SECTION #6	
DATE:	JULY 7, 2011	SCALE: 1"=60'
APPLICATION #:	SAC-2008-1646-2G	SHEET OF 14 14