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 3 NOVEMBER 2006
Refer to: P/N # 2006-3412-5IK

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

GINN-LA UNIVERSITY CLUB LTD., LLLP.
C/O QORE PROPERTY SCIENCES, INC.
281 FAIRFOREST WAY
GREENVILLE, SOUTH CAROLINA 29607

for a permit to place fill material in wetlands and other waters of the United States in and adjacent to

UNNAMED TRIBUTARY TO CENTER CREEK

at a location generally east of Blythewood Road and west of Interstate Highway 77, near the Town of Blythewood, Richland County, South Carolina. (Latitude 34.239339°N, Longitude 81.008397°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 both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, 4 DECEMBER 2006

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 0.06 acre of wetlands and other waters of the United States or 306 linear feet of intermittent stream. As stated by the applicant, the purpose of the work to place fill in wetlands and other waters of the United States, is to construct a residential lake which will serve as a recreational amenity for a residential development. As compensatory mitigation to off set the permanent loss of wetlands and other waters of the United States, the applicant has proposed to restore, buffer and place under Declaration of Restrictive Covenants or Conservation Easement 175 linear feet of intermittent/perennial stream.

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Refer to: P/N # 2006-3412-5IK

3 NOVEMBER 2006

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 District Engineer will not process this application to a conclusion until such certification is 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 Water Quality 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 0.60 acre of freshwater habitat upstream 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.

The District Engineer has consulted the most recently available information and has determined 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 7(c) of the Endangered Species Act of 1973 (as amended).

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.

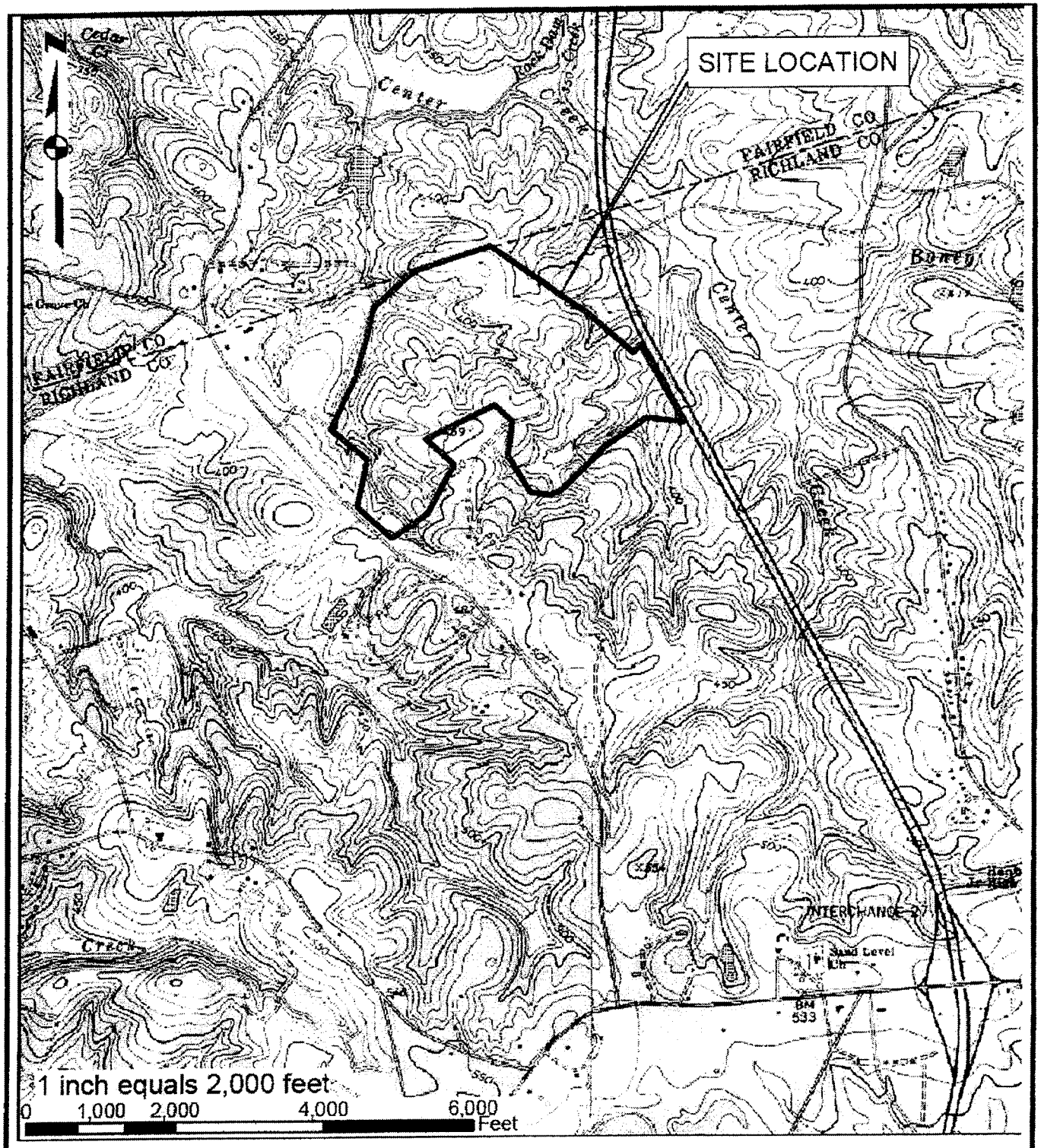
In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered 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 Leslie L. Parker at 803-253-3444.



Reference: 3-D DeLorme® TopoQuads, South Carolina Region 2, Copyright 1999.

– SITE LOCATION MAP

P/N # SAC-2006-3412-5IK
GINN-LA UNIVERSITYCLUB LTD., LLLP
RESIDENTIAL LAKE IMPACTS
OCTOBER 6, 2006
SHEET 1 OF 10

QORE Property Sciences, Inc.

281 Fairforest Way
Greenville,
South Carolina
29607

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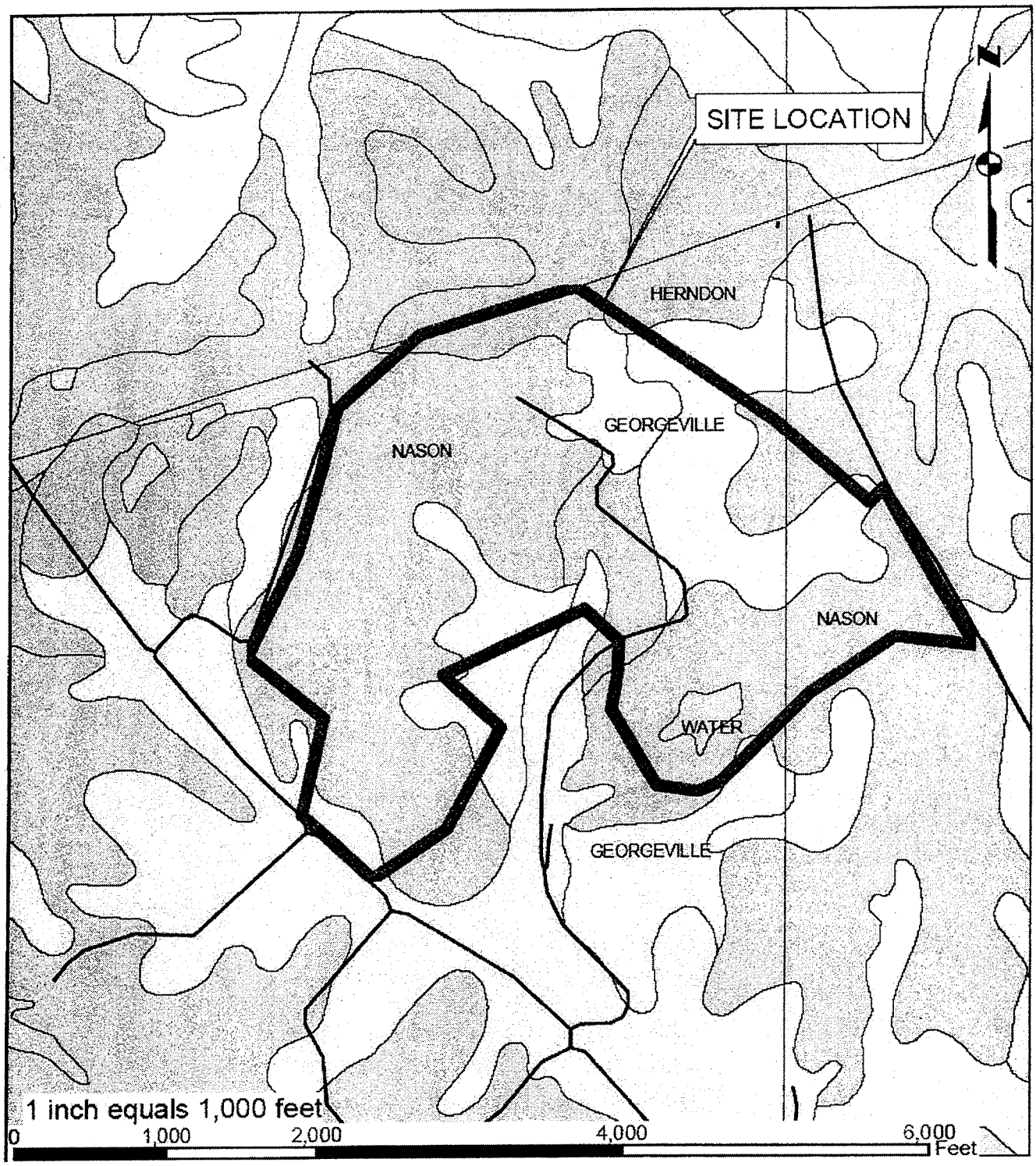
PROPERTY SCIENCES



Reference: ArcView 8.3—Data obtained from the SC Department of Natural Resources GIS Website

– SOILS MAP

P/N # SAC-2006-3412-5IK
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RESIDENTIAL LAKE IMPACTS
OCTOBER 6, 2006
SHEET 2 OF 10

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281 Fairforest Way
Greenville,
South Carolina
29607

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Reference: Data obtained the South Carolina Department of Natural Resources GIS

– AERIAL SITE MAP

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RESIDENTIAL LAKE IMPACTS
OCTOBER 6, 2006
SHEET 3 OF 10

QORE Property Sciences, Inc.

281 Fairforest Way
Greenville,
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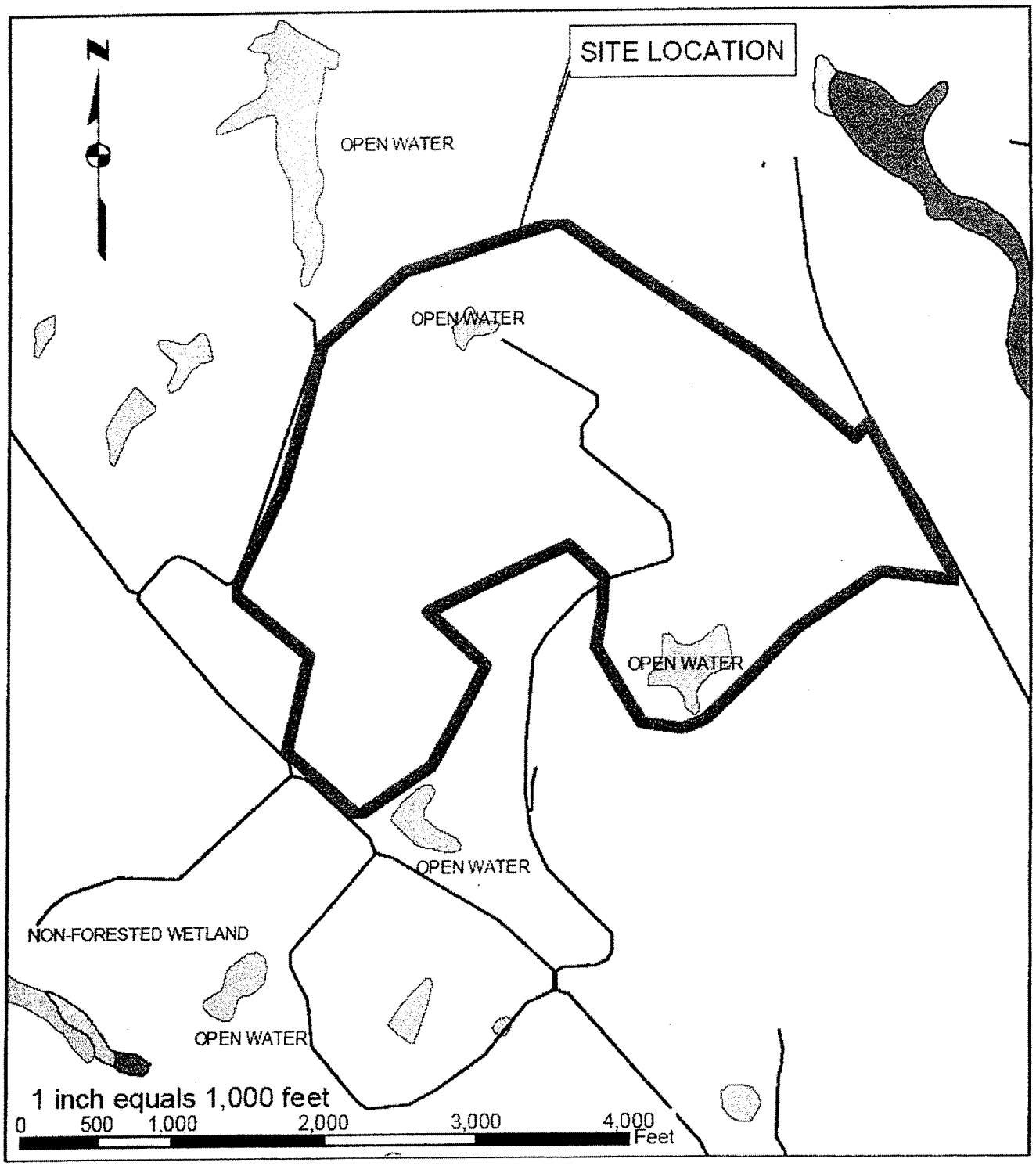

Reference: Data obtained from Terra Server

– NATIONAL WETLANDS

P/N # SAC-2006-3412-5IK
GINN-LA UNIVERSITYCLUB LTD., LLLP
RESIDENTIAL LAKE IMPACTS
OCTOBER 6, 2006
SHEET 4 OF 10

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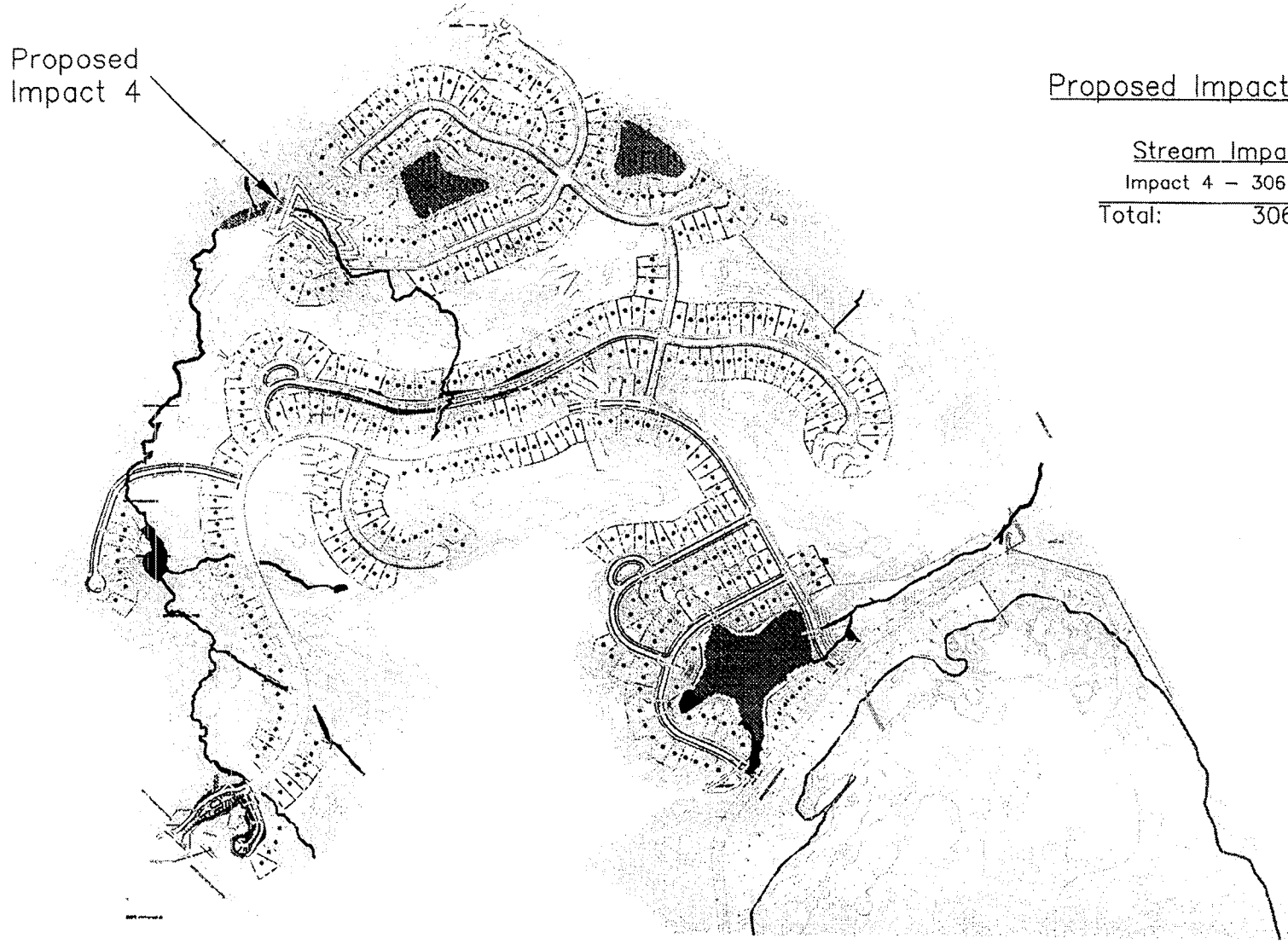


Proposed Impacts:

Stream Impacts

Impact 4 –	306 feet
Total:	306 feet

Qore Job No.	7416
Scale:	1" = 700'
Date:	10-06-06
By:	BD

Site Plan

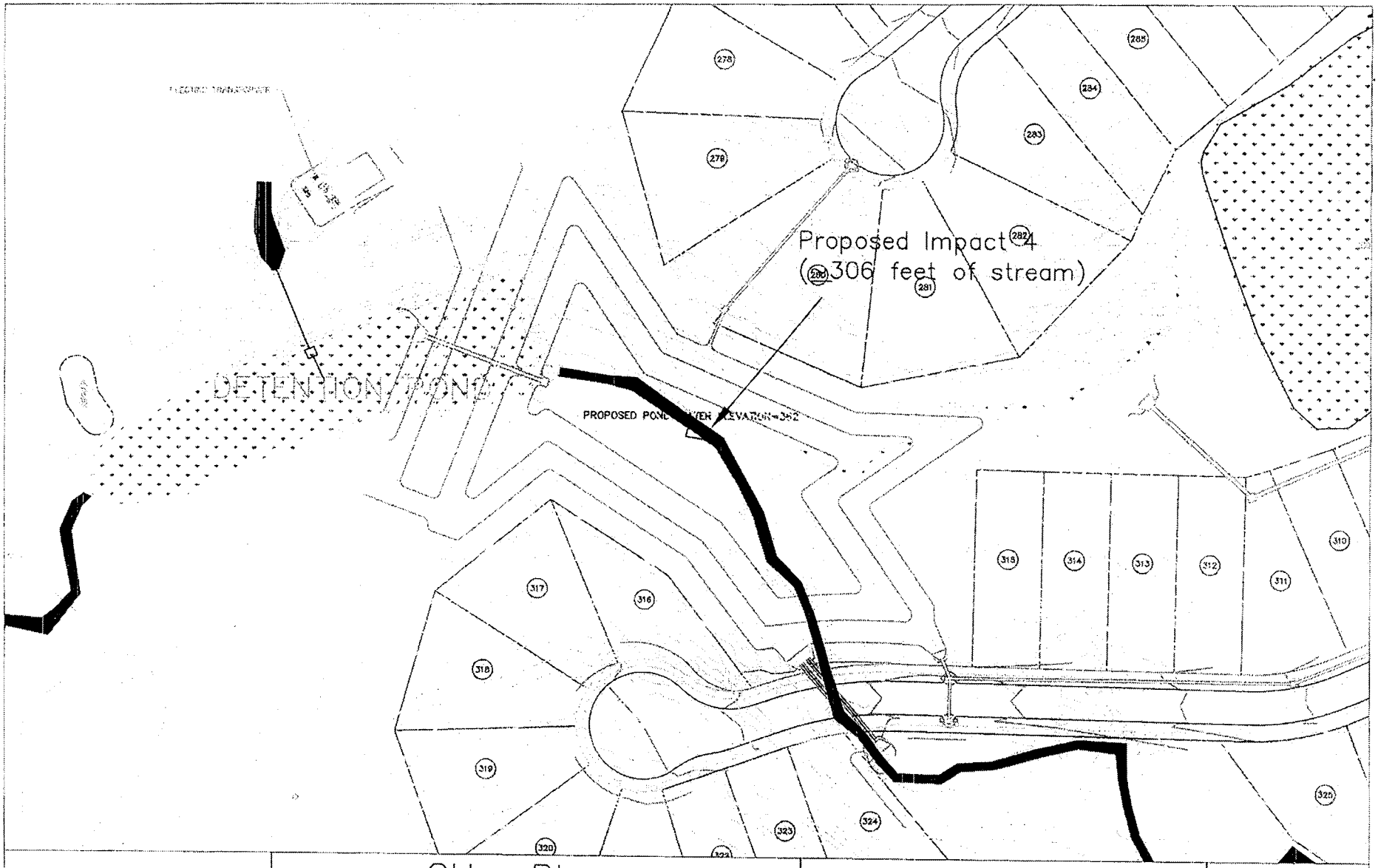
Location of Proposed Impacts

P/N # SAC-2006-3412-5IK
GINN-LA UNIVERSITYCLUB LTD., LLLP
RESIDENTIAL LAKE IMPACTS
OCTOBER 6, 2006
SHEET 5 OF 10

QORE, Inc.
281 Fairforest Way
Greenville, South Carolina 29607
Phone: (864) 297-9944

Figure No.

2-2



Qore Job No.	7416
Scale:	1" = 100'
Date:	10-06-06
By:	BD

Site Plan

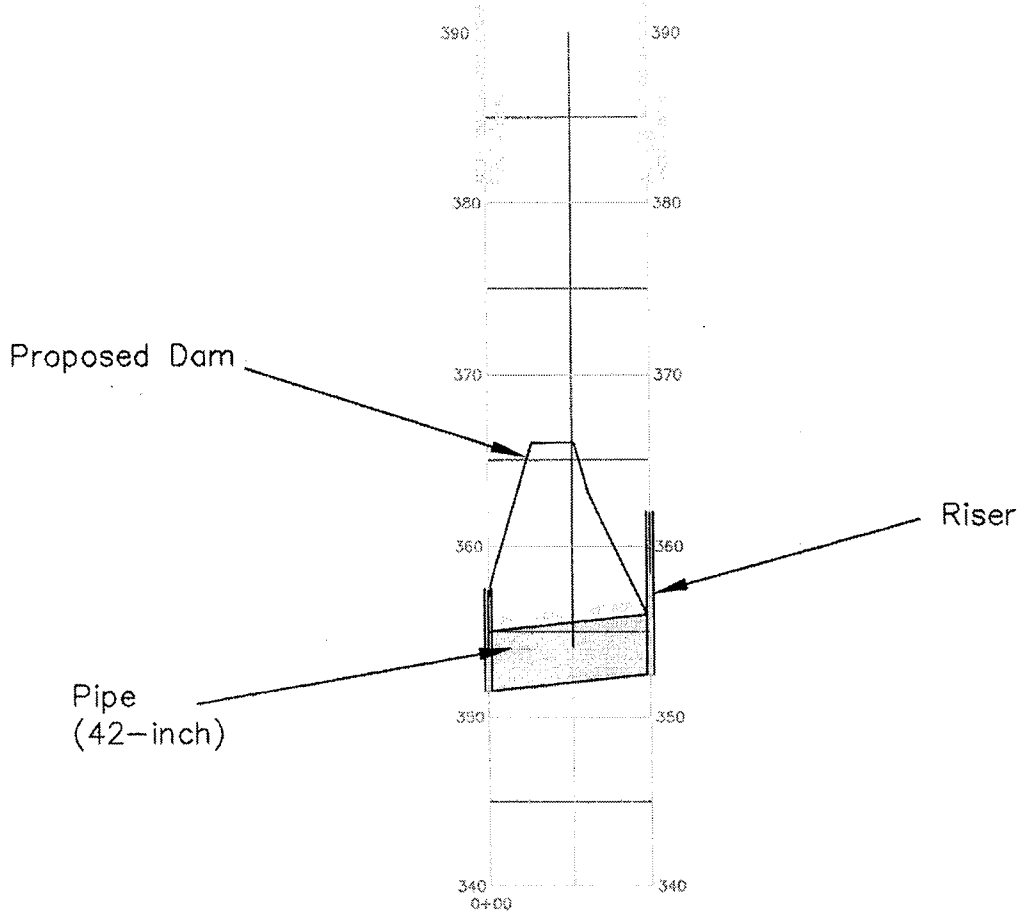
Location of Proposed Impacts

P/N # SAC-2006-3412-5IK
GINN-LA UNIVERSITYCLUB LTD., LLLP
RESIDENTIAL LAKE IMPACTS
OCTOBER 6, 2006
SHEET 6 OF 10

QORE, Inc.
281 Fairforest Way
Greenville, South Carolina 29607
Phone: (864) 297-9944

Figure No.

2A-2



Qore Job No.	7416
Scale:	1" = 100'
Date:	10-04-06
By:	BD

Residential Lake

Dam Cross Section

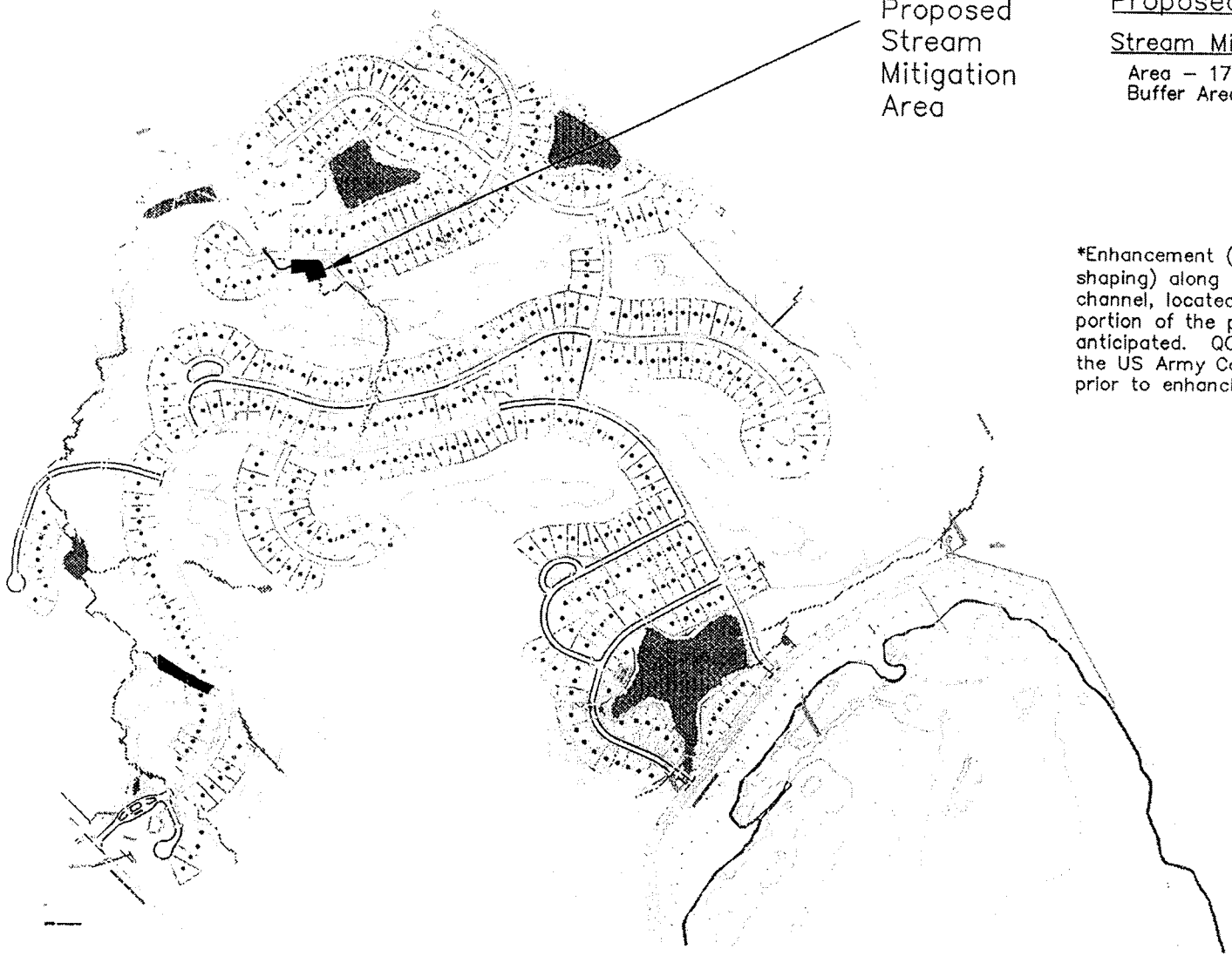
P/N # SAC-2006-3412-5IK
GINN-LA UNIVERSITYCLUB LTD., LLLP
RESIDENTIAL LAKE IMPACTS
OCTOBER 6, 2006
SHEET 7 OF 10

QORE, Inc.

281 Fairforest Way
Greenville, South Carolina 29607
Phone: (864) 297-9944

Figure No.

1



Proposed Mitigation:

Stream Mitigation

Area – 175 feet
Buffer Area – 0.20 acres

*Enhancement (i.e. planting and shaping) along the entire stream channel, located on the western portion of the property is anticipated. QORE, Inc. will notify the US Army Corps of Engineers prior to enhancing the channel.

Qore Job No.	7416
Scale:	1" = 700'
Date:	10-06-06
By:	BD

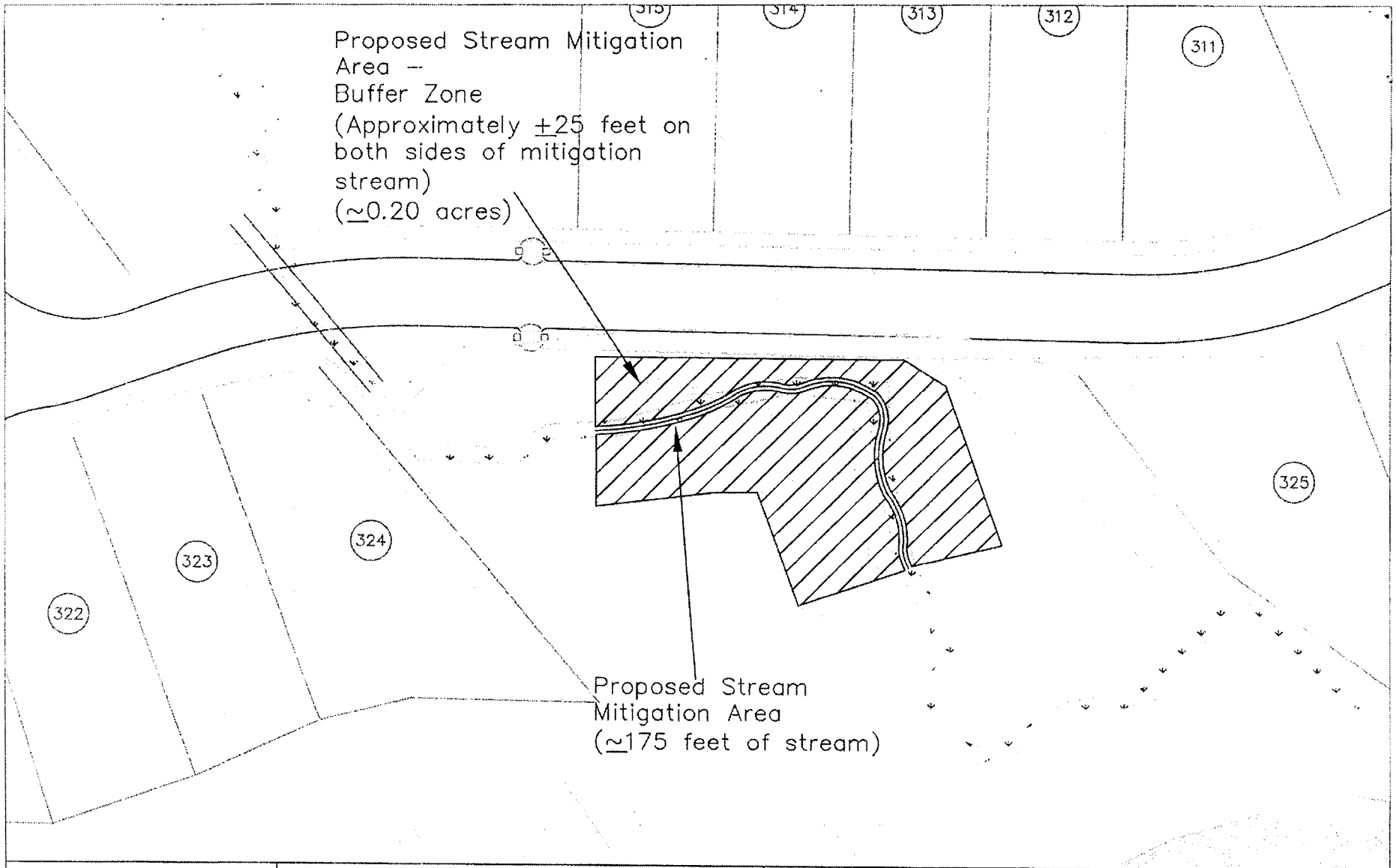
Site Plan

Proposed Mitigation

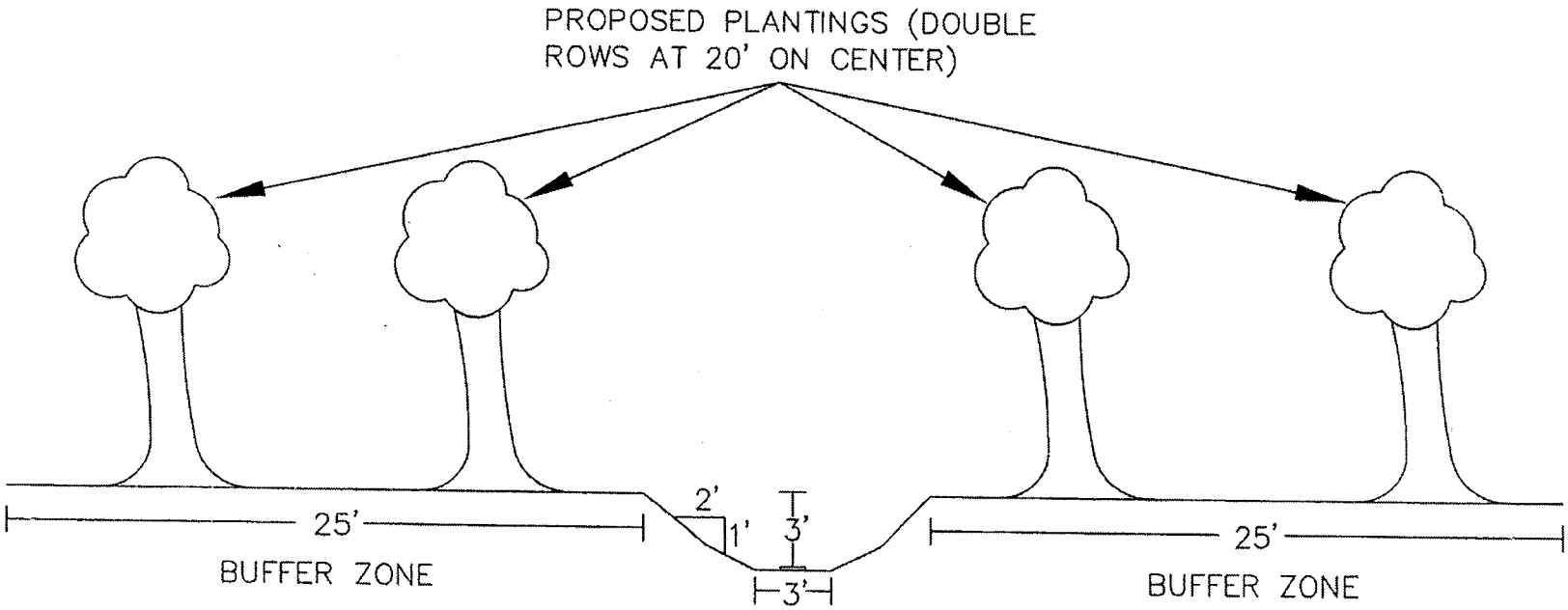
P/N # SAC-2006-3412-5IK
GINN-LA UNIVERSITYCLUB LTD., LLLP
RESIDENTIAL LAKE IMPACTS
OCTOBER 6, 2006
SHEET 8 OF 10

QORE, Inc.
281 Fairforest Way
Greenville, South Carolina 29607
Phone: (864) 297-9944

Figure No.
3-2



Qore Job No. 7416	Site Plan Location of Proposed	QORE, Inc.	Figure No.
Scale: 1" = 50'	**P/N # SAC-2006-3412-5IK** **GINN-LA UNIVERSITYCLUB LTD., LLLP** **RESIDENTIAL LAKE IMPACTS**	281 Fairforest Way Greenville, South Carolina 29607 Phone: (864) 297-9944	3A-2
Date: 10-06-06	**OCTOBER 6, 2006**		
By: BD	**SHEET 9 OF 10**		



Qore Job No.	7416
Scale:	Not to Scale
Date:	06-30-06
By:	BD

Schematic Cross Section
Proposed Stream Mitigation Area 2

P/N # SAC-2006-3412-5IK
GINN-LA UNIVERSITYCLUB LTD., LLLP
RESIDENTIAL LAKE IMPACTS
OCTOBER 6, 2006
SHEET 10 OF 10

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Figure No.
3D