

**JOINT**  
**PUBLIC NOTICE**

**CHARLESTON DISTRICT, CORPS OF ENGINEERS**  
**69A Hagood Av nu**  
**Charleston, South Carolina 29403-5107**  
**and the**  
**S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL**  
**OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT**  
**1362 McMillan Avenue, Suite 400**  
**Charleston, South Carolina 29405**

REGULATORY DIVISION

Refer to: P/N #SAC 2007-1112-1IW

1 JUNE 2007

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), 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

**BOURNE BLVD. PARTNERS, LLC**  
**c/o SLIGH ENVIRONMENTAL CONSULTANTS, INC.**  
**1815-A BOUNDARY STREET**  
**BEAUFORT, SOUTH CAROLINA 29902**

for a permit to place fill material in jurisdictional wetlands adjacent to

**Brickyard Swamp**

at a location on a 46.42 acre tract located one mile north of the Town of Hardeeville bounded on the west by U.S. Hwy 17, on the east by Interstate 95, on the south by State Route 88 and on the north by Union Camp timberlands in Jasper County, South Carolina (Latitude 32.311983°, Longitude 81.063552°)

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, 2 JULY 2007**

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

The proposed work consists of the placement of fill in 2.06 acres of wetlands for road crossings and commercial site development including utilities and associated parking. This project was previously authorized under Nationwide Permit #26 in 1995, (SAC 26-95-0112-W). At that time, the impacts were for 2.11 acres of wetland fill. During the time that the Nationwide Permit was valid, wetland C was filled (0.05 acres). The impacts in this application include filling the remaining 2.06 acres of wetlands as proposed in the original authorization.

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The mitigation proposed for the original project has already been accomplished. That mitigation included the preservation and buffering of the remaining 6.64 acres of onsite wetlands along with 3.6 acres of upland buffers as well as the preservation and buffering of 10.02 acres of offsite wetlands at the Sergeant Jasper State Park located east of I-95 across from the project site. Restrictive covenants were placed on both onsite and offsite mitigation areas on September 4, 1998. The purpose of the proposed project is for commercial development.

**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 the Coastal Zone Management Program (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.

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 2.06 acres of wetlands upstream from 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).

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1 JUNE 2007

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 Debbie King at 843-329-8044 or toll free at 1-866-329-8187.



Approximate Project Limits **SAC 2007-1112-1EW**

Prepared By:

**sligh** environmental consultants, inc.  
31 Park of Commerce Way, Suite 2008  
Savannah, Georgia 31405  
phone (912) 232-0451  
fax (912) 232-0453

**Bourne Boulevard Partners Parcel  
Hardeeville, South Carolina**

Prepared For: Bourne Boulevard Partners, LLC

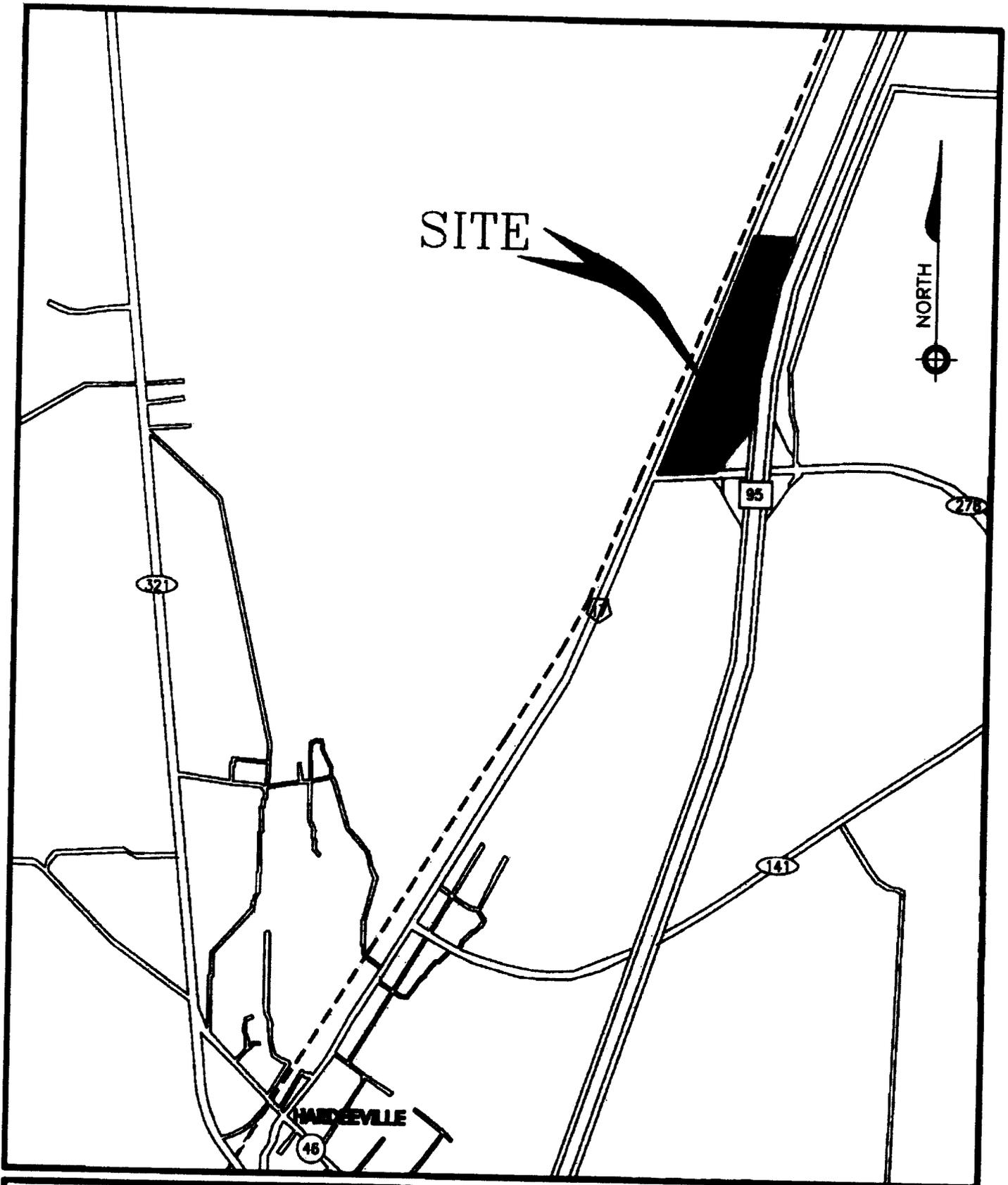
1 inch equals 800 feet

Exhibit Dates: May 7, 2007

Drawn By: JMB

Reviewed By: RCW

Job Number: 02-07-001



**WETLANDS - BOURNE BLVD PARTNERS, LLC - HARDEVILLE TRACT**

HARDEVILLE, SOUTH CAROLINA

APPLICANT:

BOURNE BLVD PARTNERS, LLC.

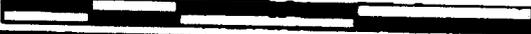
SOURCE:

HUSSEY, GAY, BELL & DEYOUNG CONSULTING ENGINEERS

SAVANNAH, GEORGIA

SAC 2007-1117-1IW

**VICINITY MAP**



SCALE: N.T.S.

PLAN SHEET NO. 2

DATE: APRIL 30, 2007

LEGEND:

WETLAND / DITCH FILL

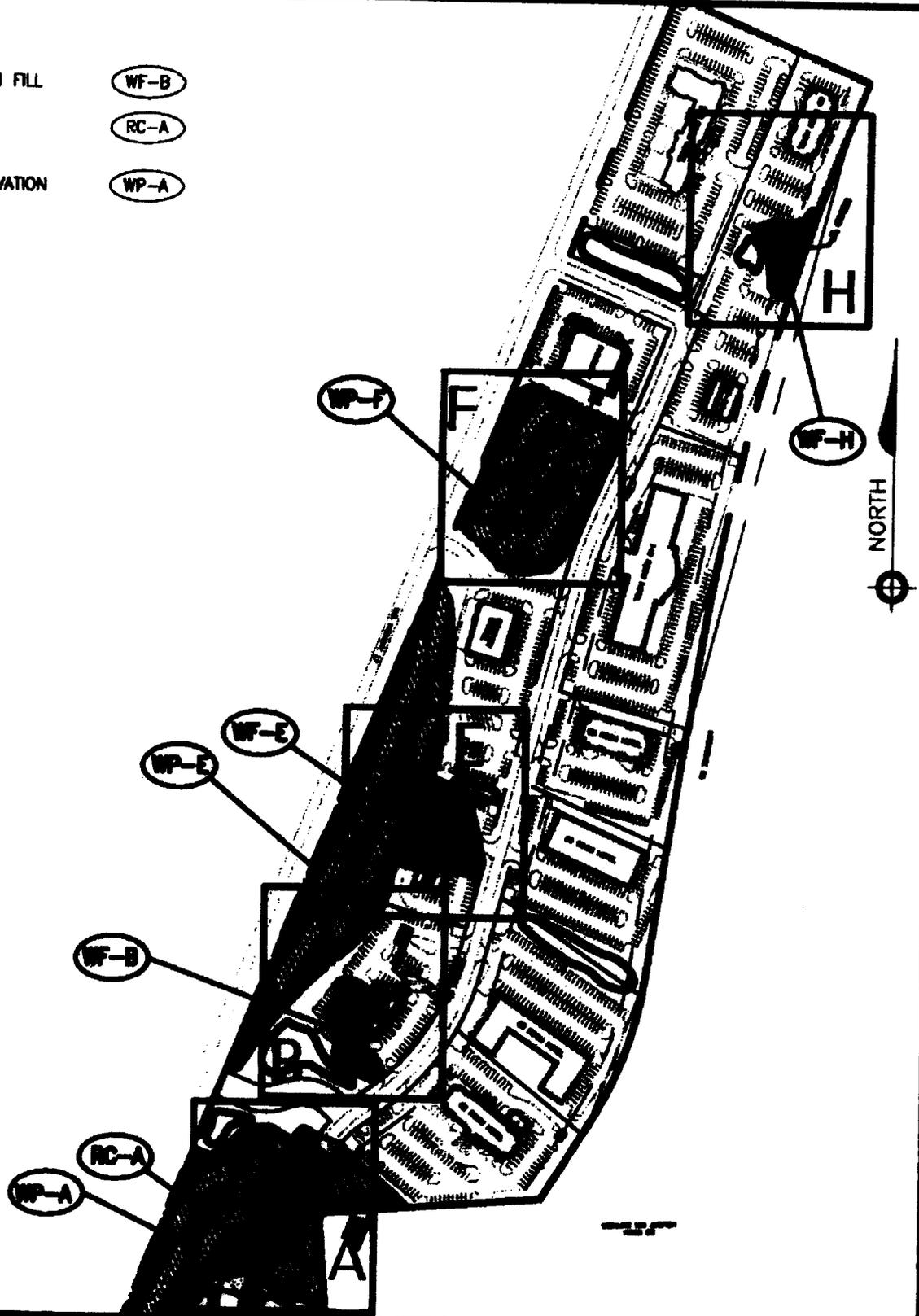
WF-B

ROAD CROSSING

RC-A

WETLAND PRESERVATION

WP-A



**WETLANDS - BOURNE BLVD PARTNERS, LLC - HARDEVILLE TRACT**

HARDEVILLE, SOUTH CAROLINA

APPLICANT:

BOURNE BLVD PARTNERS, LLC.

SOURCE:

HUSSEY, GAY, BELL & DEYOUNG CONSULTING ENGINEERS

SAVANNAH, GEORGIA

SAC 2007-1112-1IW

**PROJECT MAP**

PLAN SHEET NO. 3

DATE: APRIL 30, 2007



SCALE: 1"=400'



FILL AREA

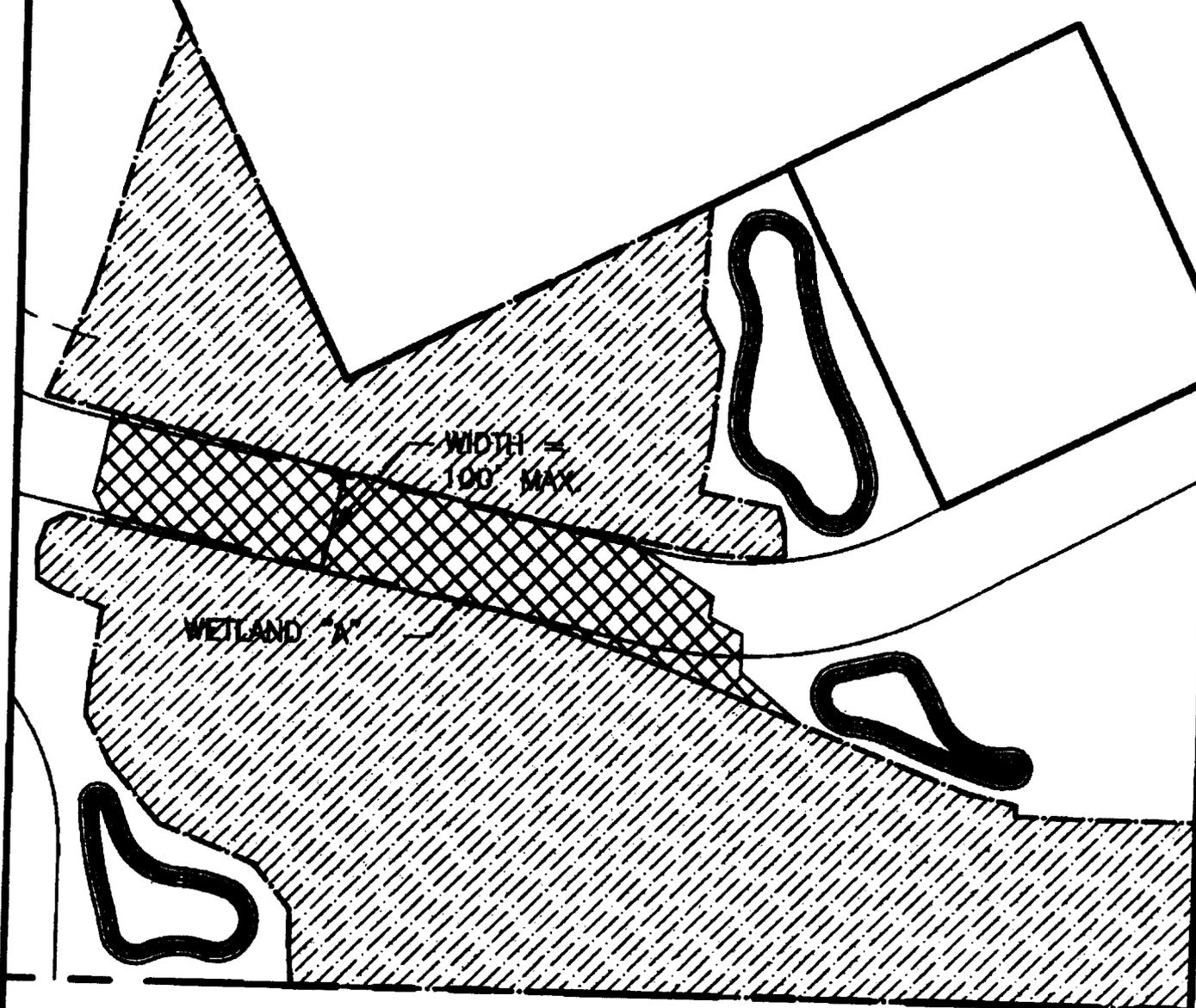


PRESERVED WETLAND & BUFFER

**WETLAND "A"**

2.87 Ac. TOTAL  
0.50 Ac. TO BE FILLED  
2.37 Ac. TO BE PRESERVED  
1.12 Ac. WETLAND BUFFER  
FILL 1250 C.Y. (±)

NORTH



**WETLANDS - BOURNE BLVD PARTNERS, LLC - HARDEVILLE TRACT**

HARDEVILLE, SOUTH CAROLINA  
APPLICANT:  
BOURNE BLVD PARTNERS, LLC.  
SOURCE:  
HUSSEY, GAY, BELL & DEYOUNG CONSULTING ENGINEERS  
SAVANNAH, GEORGIA

SAC 2007-1112-1IW

ACTIVITIES:  
ROAD CROSSING "A"  
WETLAND PRESERVATION "A"



SCALE: 1"=100'

PLAN SHEET NO. 4  
DATE: APRIL 30, 2007

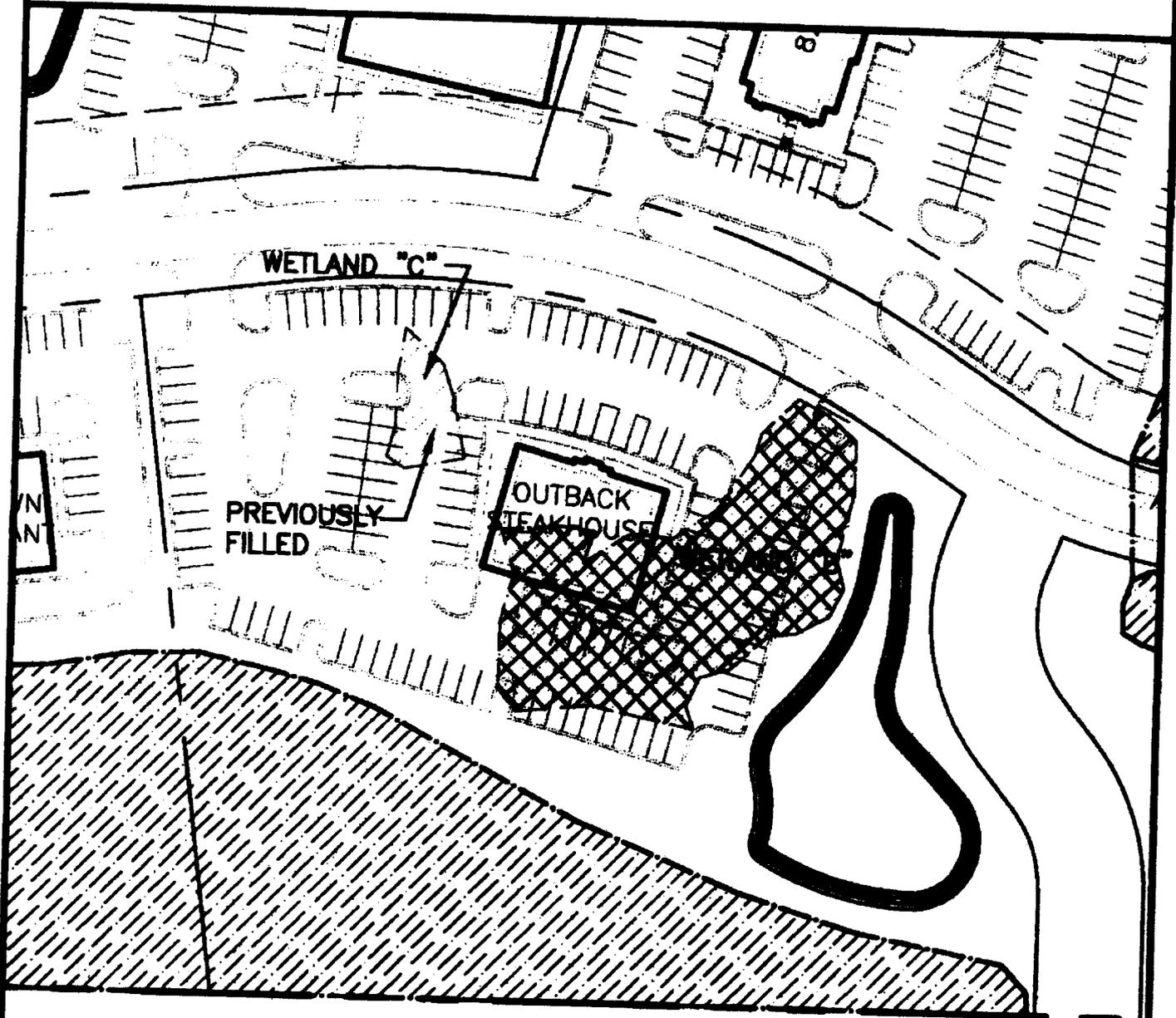


FILL AREA

**WETLAND "B"**

0.46 Ac. TOTAL  
0.46 Ac. TO BE FILLED  
FILL 750 C.Y. (±)

NORTH



**WETLANDS - BOURNE BLVD PARTNERS, LLC - HARDEEVILLE TRACT**

HARDEEVILLE, SOUTH CAROLINA

APPLICANT:

BOURNE BLVD PARTNERS, LLC.

SOURCE:

HUSSEY, GAY, BELL & DEYOUNG CONSULTING ENGINEERS

SAVANNAH, GEORGIA

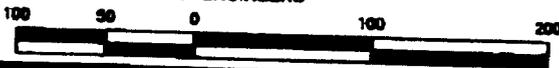
SAC 2007-1112-1IW

ACTIVITIES:

WETLAND FILL "B"

PLAN SHEET NO. 5

DATE: APRIL 30, 2007



SCALE: 1"=100'

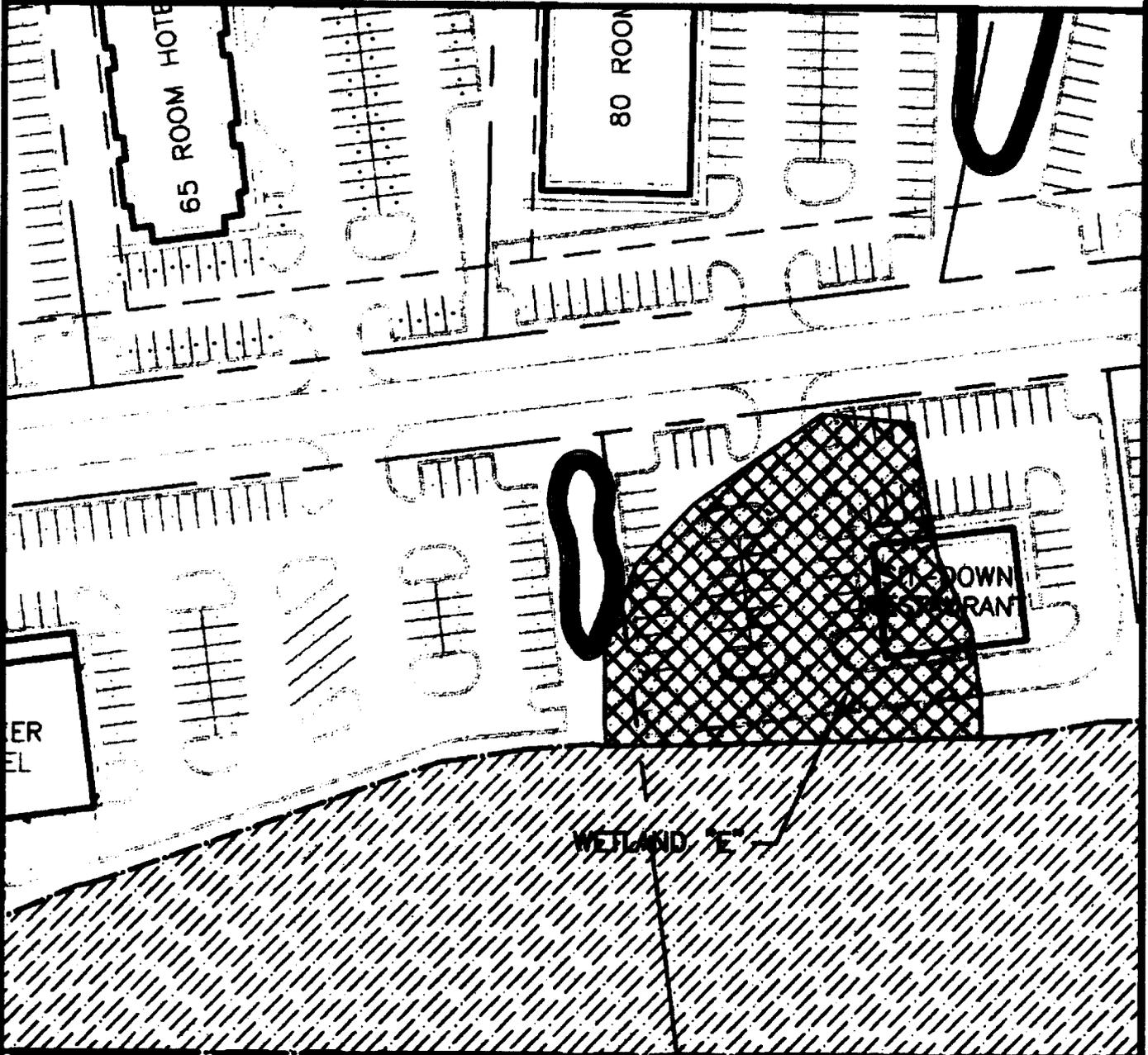


FILL AREA

**WETLAND "E"**

3.65 Ac. TOTAL  
0.76 Ac. TO BE FILLED  
2.89 Ac. TO BE PRESERVED  
1.41 Ac. WETLAND BUFFER  
FILL 1850 C.Y. (±)

NORTH



**WETLANDS - BOURNE BLVD PARTNERS, LLC - HARDEEVILLE TRACT**

HARDEEVILLE, SOUTH CAROLINA

APPLICANT:

BOURNE BLVD PARTNERS, LLC.

SOURCE:

HUSSEY, GAY, BELL & DEYOUNG CONSULTING ENGINEERS

SAVANNAH, GEORGIA

SAC 2007-1112-1IW

ACTIVITIES:

WETLAND FILL "E"

WETLAND PRESERVATION "E"



SCALE: 1"=100'

PLAN SHEET NO. 6

DATE: APRIL 30, 2007



FILL AREA

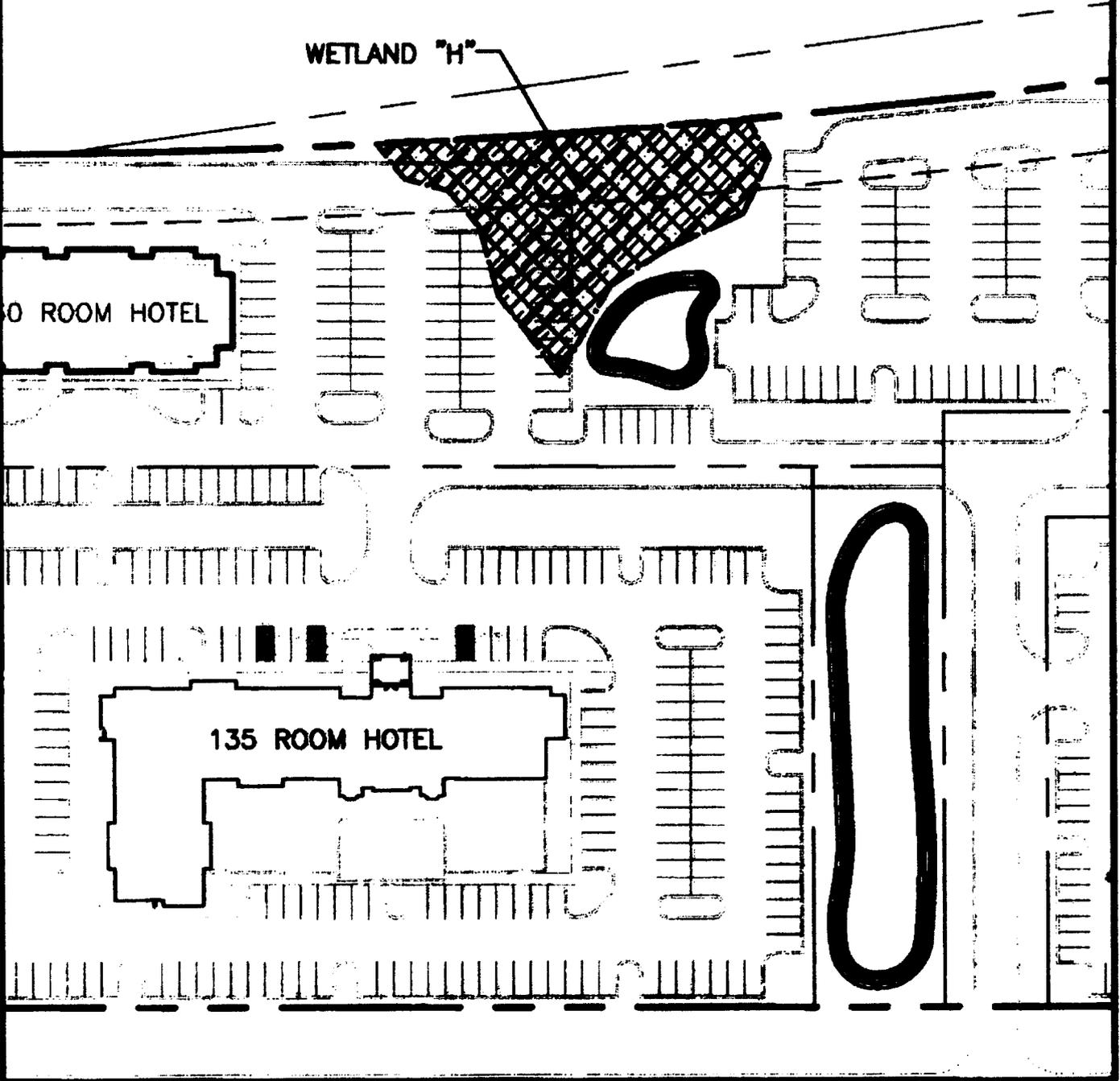
WETLAND "H"

0.34 Ac. TOTAL  
0.34 Ac. TO BE FILLED  
FILL 500 C.Y. (±)

NORTH



WETLAND "H"



**WETLANDS - BOURNE BLVD PARTNERS, LLC - HARDEEVILLE TRACT**

HARDEEVILLE, SOUTH CAROLINA

APPLICANT:

BOURNE BLVD PARTNERS, LLC.

SOURCE:

HUSSEY, GAY, BELL & DEYOUNG CONSULTING ENGINEERS

SAVANNAH, GEORGIA

SAC 2007-1112-1IW

ACTIVITIES:

WETLAND FILL "H"

PLAN SHEET NO. 7

DATE: APRIL 30, 2007



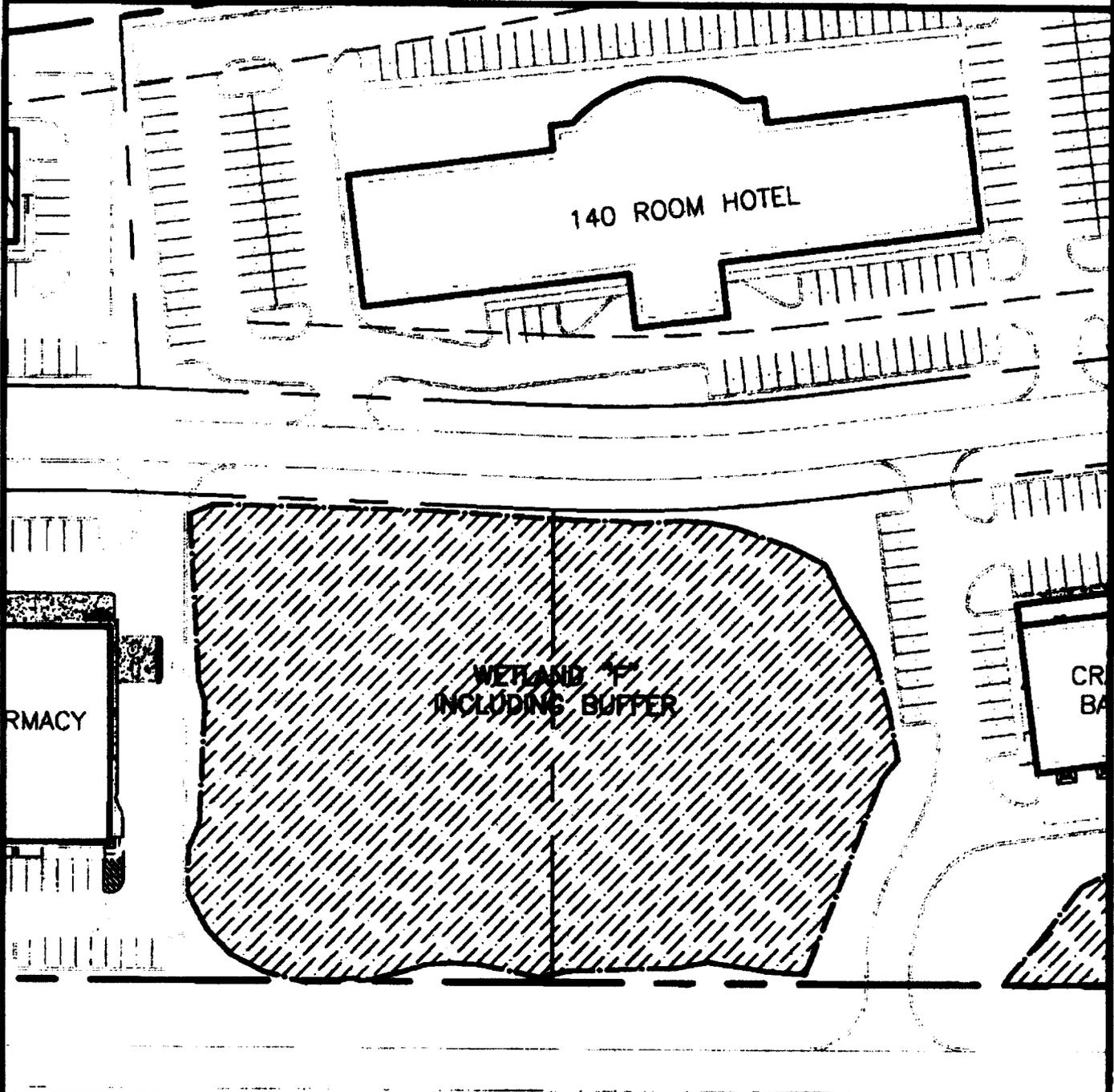
SCALE: 1"=100'

**WETLAND 'F'**

NORTH



1.38 Ac. TOTAL  
0.00 Ac. TO BE FILLED  
1.38 Ac. TO BE PRESERVED  
1.07 Ac. BUFFER  
2.45 Ac. TOTAL PRESERVED



**WETLANDS - BOURNE BLVD PARTNERS, LLC - HARDEVILLE TRACT**

HARDEVILLE, SOUTH CAROLINA

APPLICANT:

BOURNE BLVD PARTNERS, LLC.

SOURCE:

HUSSEY, GAY, BELL & DEYOUNG CONSULTING ENGINEERS

SAVANNAH, GEORGIA

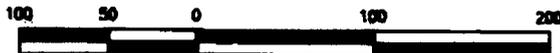
SAC 2007-1112-1IW

ACTIVITIES:

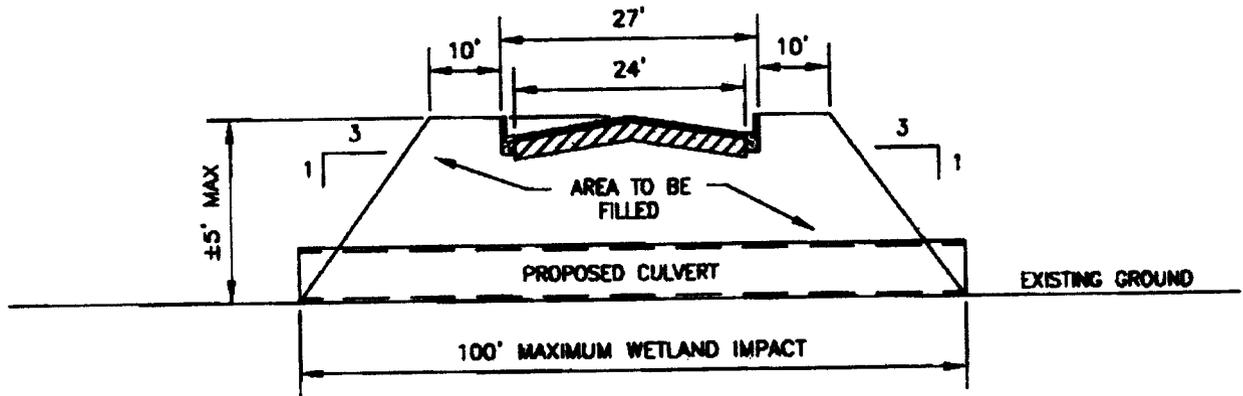
WETLAND PRESERVATION 'F'

PLAN SHEET NO. 8

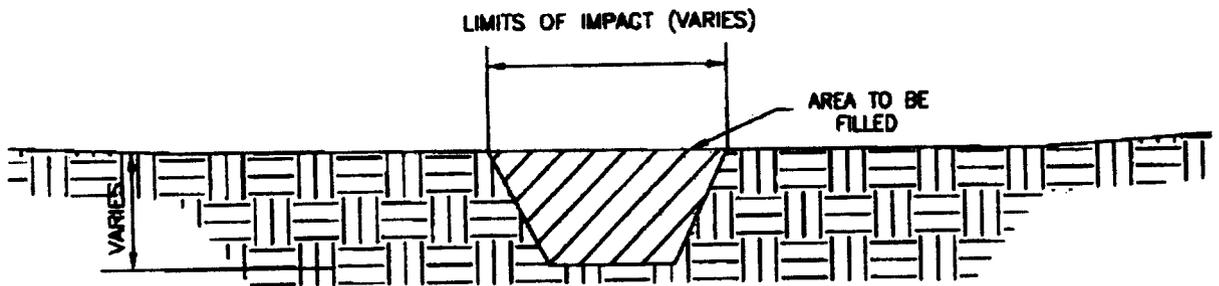
DATE: APRIL 30, 2007



SCALE: 1"=100'



ROAD CROSSING



WETLAND/DITCH FILL

**WETLANDS - BOURNE BLVD PARTNERS, LLC - HARDEEVILLE TRACT**

HARDEEVILLE, SOUTH CAROLINA

APPLICANT:

BOURNE BLVD PARTNERS, LLC.

SOURCE:

HUSSEY, GAY, BELL & DEYOUNG CONSULTING ENGINEERS

SAVANNAH, GEORGIA

SAC 2007-1112-1IW

**TYPICAL  
SECTIONS**

PLAN SHEET NO. 9  
DATE: APRIL 30, 2007

SCALE: NONE

## WETLAND / FILL (PROPOSED)

|       |          |
|-------|----------|
| WF-B  | 0.46 AC. |
| WF-E  | 0.76 AC. |
| WF-H  | 0.34 AC. |
| RC-A  | 0.50 AC. |
| <hr/> |          |
| TOTAL | 2.06 AC. |

## WETLAND & BUFFER / PRESERVED

|           |           |
|-----------|-----------|
| WETLAND A | 3.49 AC.  |
| WETLAND E | 4.30 AC.  |
| WETLAND F | 2.45 AC.  |
| <hr/>     |           |
| TOTAL     | 10.24 AC. |

OFFSITE MITIGATION  
(PREVIOUSLY APPROVED) 10.02 AC.  
SAC-26-95-0112-(W)

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TOTAL PRESERVED 20.26 AC.

## SUMMARY OF IMPACTED WETLANDS

|                               |                |
|-------------------------------|----------------|
| TOTAL WETLAND FILL (PROPOSED) | 1.56 AC.       |
| TOTAL ROAD CROSSING FILL      | 0.50 AC.       |
| TOTAL IMPACTED WETLANDS       | <hr/> 2.06 AC. |

**WETLANDS - BOURNE BLVD PARTNERS, LLC - HARDEEVILLE TRACT**  
HARDEEVILLE, SOUTH CAROLINA

APPLICANT:  
BOURNE BLVD PARTNERS, LLC.

SOURCE:  
HUSSEY, GAY, BELL & DEYOUNG CONSULTING ENGINEERS  
SAVANNAH, GEORGIA

SAC 2007-1112-1IW

**IMPACT SUMMARY SHEET**

SCALE: NONE

PLAN SHEET NO. 10  
DATE: APRIL 30, 2007