

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 # 2004-1N-402-C

7 JANUARY 2005

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

VOUGHT AIRCRAFT INDUSTRIES, INC.
C/O MR. CHARLES NEWTON
5300 INTERNATIONAL BOULEVARD, SUITE 101
NORTH CHARLESTON, SOUTH CAROLINA 29418

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

ASHLEY RIVER

at a location near the intersection of International Boulevard and South Aviation Avenue in Charleston County, South Carolina (Latitude – 32.87438, Longitude 80.03212).

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, 7 FEBRUARY 2005

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

The proposed work consists of the development of a 387-acre site to construct an aerospace manufacturing and integration facility with room for expansion, growth, and co-location of suppliers. Based on existing airspace and radar restrictions, approximately 232-acres of the project site are considered developable. The project site includes 57.26 acres of jurisdictional wetlands and other waters of the United States. The proposed project will impact 51.53 acres of waters of the United States to construct manufacturing facilities, office buildings, parking areas, warehouses, and associated utilities. The applicant plans to relocate a portion of South Aviation Boulevard and a portion of the east channel that drains the Charleston International Airport site.

Refer to: P/N # 2004-1N-402-C

In addition, the applicant plans to construct a railroad spur to link the project site with the Norfolk Southern main line near its intersection with Interstate 26. The proposed rail spur will likely impact an additional 0.75 acres of waters of the United States.

The applicant proposes to preserve by restrictive covenants the remaining 5.73 acres of wetlands. Off-site opportunities to provide mitigation for wetland impacts are being pursued by the applicant in Berkeley, Charleston, and Dorchester counties. The project purpose is to develop an aircraft manufacturing facility with all necessary features and appurtenances that meet the needs of Vought Aircraft Industries, Inc. and the Boeing Company for the reasonably foreseeable future.

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 52.28 acres of jurisdictional wetlands 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).

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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 this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

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.

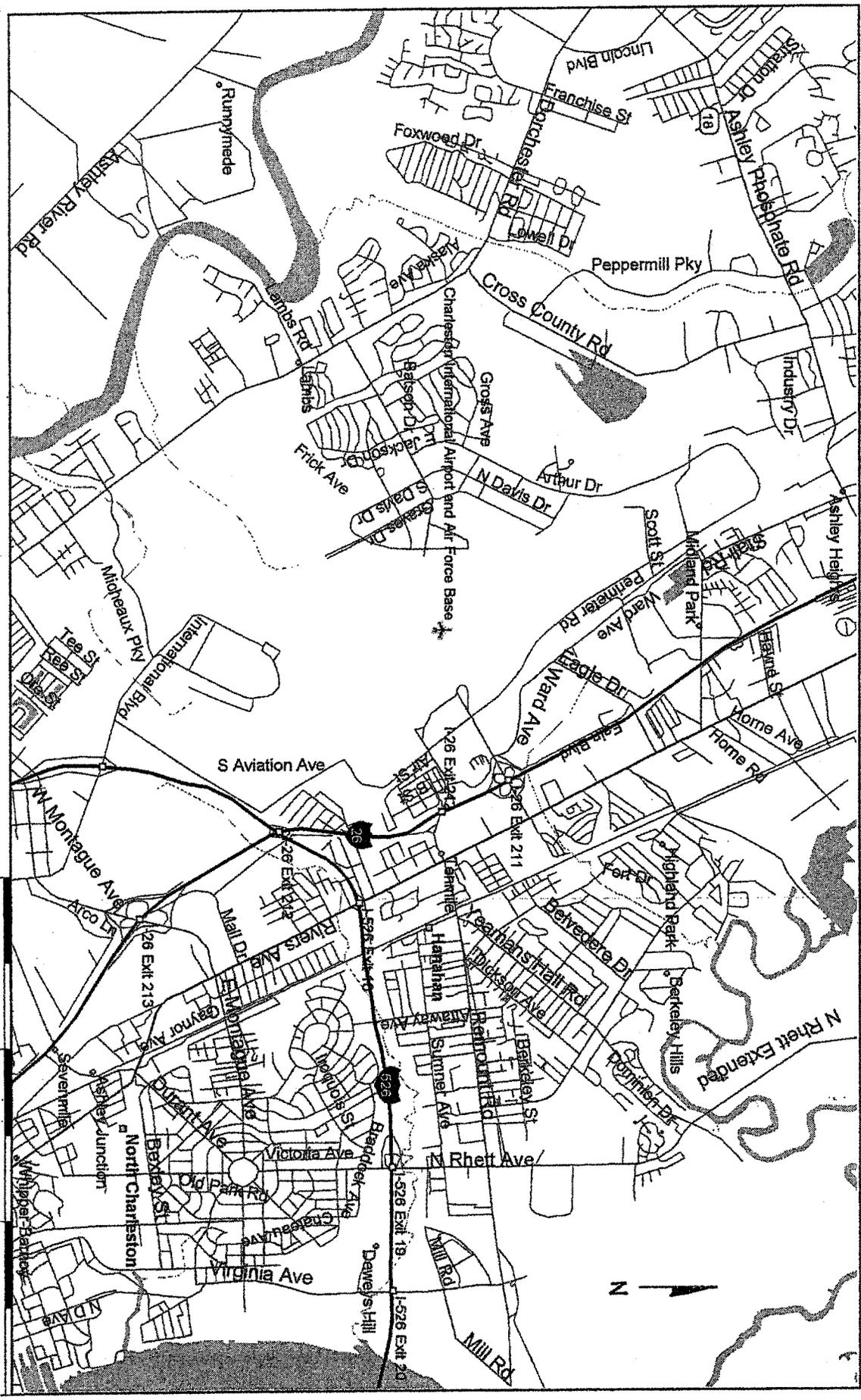
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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 me at 843-329-8044 or toll free at 1-866-329-8187.



Nathaniel I. Ball
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



PURPOSE: INDUSTRIAL DEVELOPMENT FOR MANUFACTURING
 HORIZ. DATUM: NAVD
 VERT. DATUM:
 ADJACENT PROPERTIES:

VICINITY MAP

NOT TO SCALE

PROPOSED INDUSTRIAL DEVELOPMENT
 PROJECT BUFFALO
 CHARLESTON COUNTY SOUTH CAROLINA
 APPLICATION BY: VOUGHT AIRCRAFT
 INDUSTRIES, INC.
 (FEDERAL /STATE FUNDS INVOLVED)
 DATE: 10 SHEET NO. 1 OF 5

WETLAND NO.	AREA (AC)
WL-1	0.41
WL-2	0.96
WL-3	5.89
WL-4	0.22
WL-5	19.74
WL-6	0.05
WL-7	0.98
WL-8	0.45
WL-9	26.18
WL-10	1.76
WL-11	0.83
WL-12	0.09
	57.26

PROPERTY OF UNITED STATES GOVERNMENT (CHARLESTON AIR FORCE BASE)
TMS 400-00-00-006

PROPERTY OF SOUTH CAROLINA RESEARCH PARK
TMS 400-00-00-21

PROPERTY OF UNITED STATES GOVERNMENT (CHARLESTON AIR FORCE BASE)
TMS 400-00-00-006

PROPERTY OF CENTER POINTE DEVELOPMENT, LLC
TMS 400-00-00-05, 68, 69

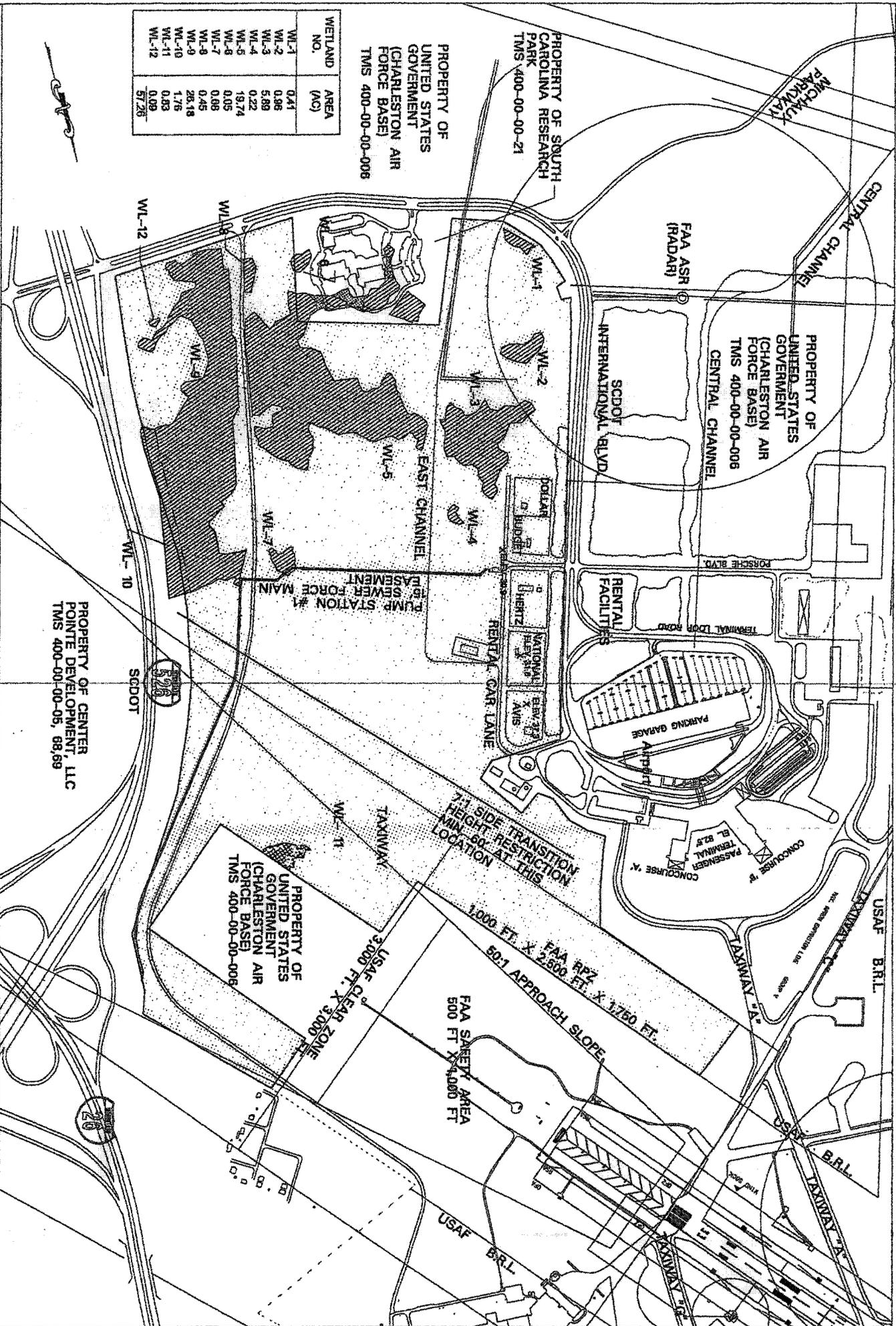
PROPERTY OF UNITED STATES GOVERNMENT (CHARLESTON AIR FORCE BASE)
TMS 400-00-00-006

PURPOSE: INDUSTRIAL DEVELOPMENT FOR MANUFACTURING
HORIZ DATUM: NAVD 83 (96)
VERT DATUM: NAVD 88
ADJACENT PROPERTIES: SCDOT and Charleston International Airport

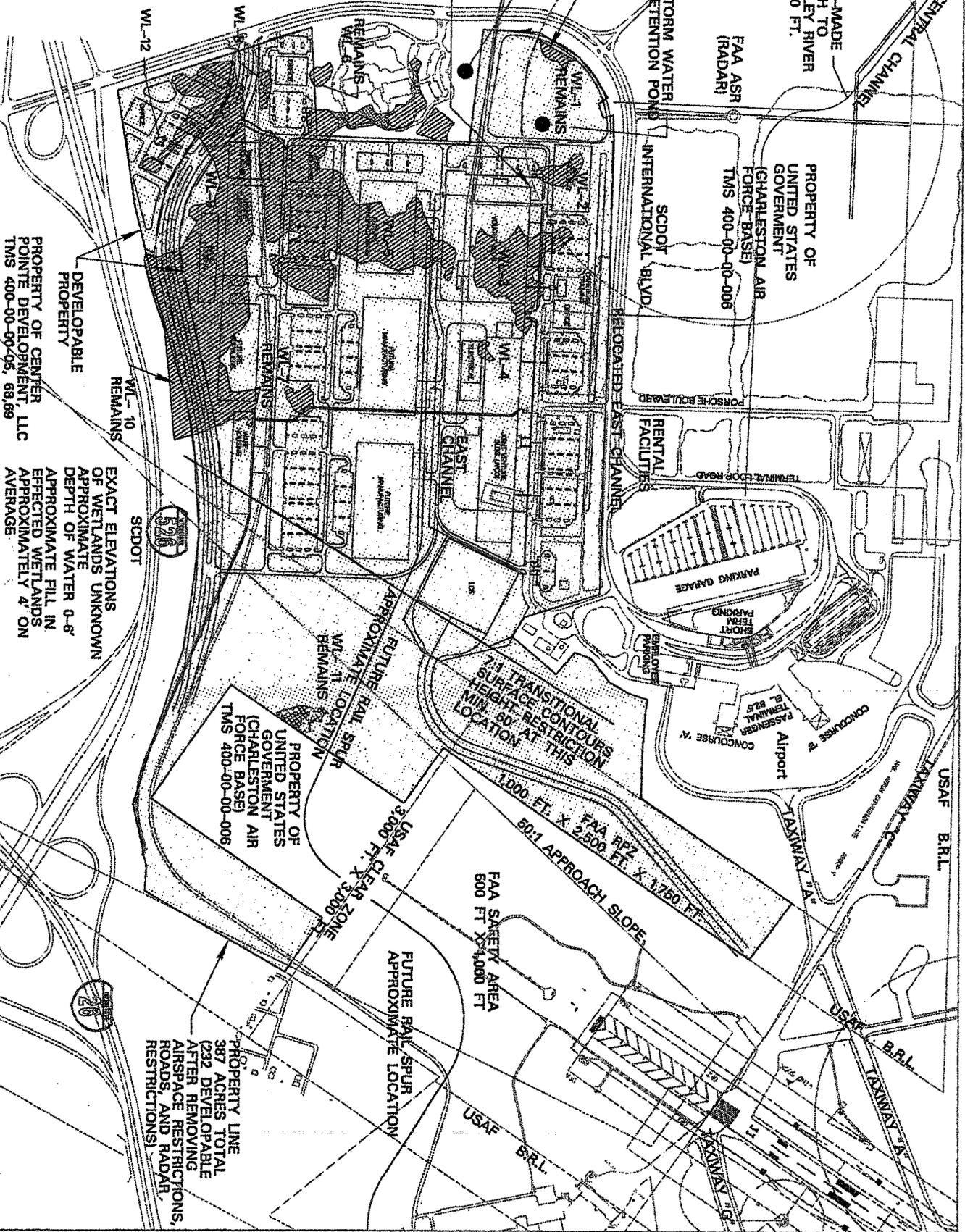
Existing Conditions



PROPOSED INDUSTRIAL DEVELOPMENT
PROJECT BUFFALO
CHARLESTON COUNTY SOUTH CAROLINA
APPLICATION BY: VOUGHT AIRCRAFT INDUSTRIES, INC.
(FEDERAL / STATE FUNDS INVOLVED)
DATE: 1-03-05 SHEET NO. 2 OF 3



WETLAND NO.	AREA (AC)	AREA TAKE (AG)
WL-1	0.41	0.98
WL-2	0.96	5.99
WL-3	5.99	0.22
WL-4	0.22	18.74
WL-5	18.74	0.05
WL-6	0.05	0.88
WL-7	0.88	0.45
WL-8	0.45	28.18
WL-9	28.18	1.76
WL-10	1.76	0.83
WL-11	0.83	0.09
WL-12	0.09	57.26
BUFFERS		
WL-1	10'	0.17 AC
WL-3	10'	0.07 AC
WL-7	10'	0.19 AC
WL-10	10'	0.66 AC
WL-11	10'	0.24 AC
TOTAL WETLANDS TAKEN: 51.58		



PURPOSE: INDUSTRIAL DEVELOPMENT FOR MANUFACTURING
 HORIZ. DATUM: NAVD 83 (96)
 VERT. DATUM: NAVD 88
 ADJACENT PROPERTIES: SCDOT and Charleston International Airport

Overall Site Plan

0 1000 2000 3000 4000

PROPOSED INDUSTRIAL DEVELOPMENT PROJECT BUFFALO
 CHARLESTON COUNTY SOUTH CAROLINA
 APPLICATION BY: VOUGHT AIRCRAFT INDUSTRIES, INC.
 (FEDERAL/STATE FUNDS INVOLVED)
 DATE: 1-03-05 SHEET NO. 3 OF 3

PROPERTY OF CENTER
 POINTE DEVELOPMENT, LLC
 TMS 400-00-00-05, 68,69

DEVELOPABLE
 PROPERTY

EXACT ELEVATIONS
 OF WETLANDS UNKNOWN
 APPROXIMATE
 DEPTH OF WATER 0-6'
 APPROXIMATE FILL IN
 EXPECTED WETLANDS
 APPROXIMATELY 4' ON
 AVERAGE

PROPERTY LINE
 387 ACRES TOTAL
 (232 DEVELOPABLE
 AFTER REMOVING
 AIRSPACE RESTRICTIONS,
 ROADS, AND RADAR,
 RESTRICTIONS)

TRANSITIONAL
 SURFACE CONTOURS
 HEIGHT RESTRICTION
 MIN. 80'
 LOCATION AT THIS

USAF CLEAR ZONE
 3,200 FT. X 3,000 FT.

FAA SAFETY AREA
 500 FT X 1,000 FT

50:1 APPROACH SLOPE

FAA RYZ
 2,500 FT. X 1,750 FT.

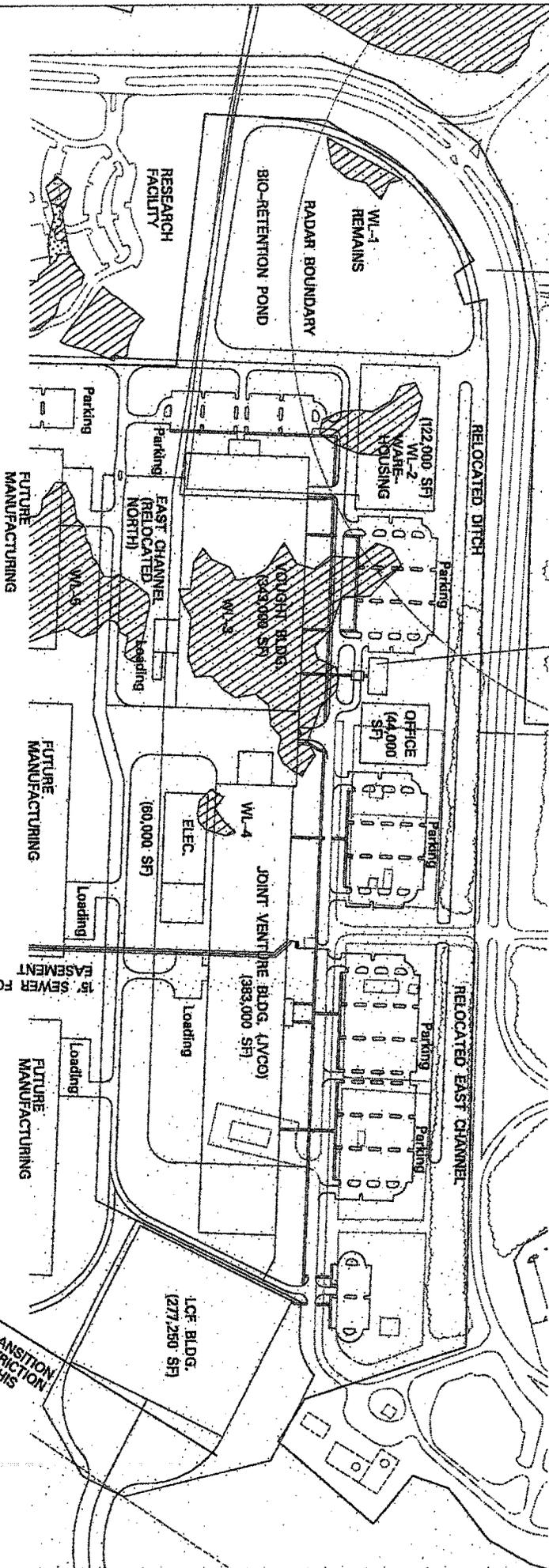
USAF B.R.L.
 TAXIWAY A
 TAXIWAY B
 TAXIWAY C

USAF B.R.L.
 TAXIWAY A
 TAXIWAY B

USAF B.R.L.
 TAXIWAY A
 TAXIWAY B
 TAXIWAY C
 TAXIWAY D
 TAXIWAY E
 TAXIWAY F
 TAXIWAY G
 TAXIWAY H
 TAXIWAY I
 TAXIWAY J
 TAXIWAY K
 TAXIWAY L
 TAXIWAY M
 TAXIWAY N
 TAXIWAY O
 TAXIWAY P
 TAXIWAY Q
 TAXIWAY R
 TAXIWAY S
 TAXIWAY T
 TAXIWAY U
 TAXIWAY V
 TAXIWAY W
 TAXIWAY X
 TAXIWAY Y
 TAXIWAY Z

WETLAND NO.	AREA (AC)	AREA TAKE (AC)
WL-1	0.41	0.89
WL-2	0.99	5.89
WL-3	5.99	0.22
WL-4	0.22	19.74
WL-5	19.74	0.05
WL-6	0.05	0.08
WL-7	0.08	0.45
WL-8	0.45	24.18
WL-9	24.18	1.78
WL-10	1.78	0.83
WL-11	0.83	0.09
WL-12	0.09	57.26
TOTAL WETLANDS TAKEN: 51.53		TAKENWAY 0.09 51.53

NOTE: WL-1 SHOWN ON OVERALL SHEET ONLY



EXACT ELEVATIONS OF WETLANDS UNKNOWN APPROXIMATE DEPTH OF WATER 0-6' APPROXIMATE FILL IN EFFECTED WETLANDS APPROXIMATELY 4' ON AVERAGE

7:1 SIDE TRANSITION HEIGHT RESTRICTION MIN. 88' AT THIS LOCATION

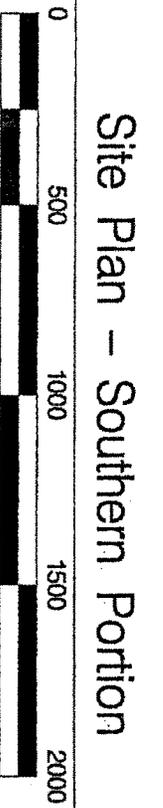
PURPOSE: INDUSTRIAL DEVELOPMENT FOR MANUFACTURING
 HORIZ. DATUM: NAVD 83 (96)
 VERT. DATUM: NAVD 88
 ADJACENT PROPERTIES: SCDOT and Charleston International Airport

Site Plan - Northern Portion

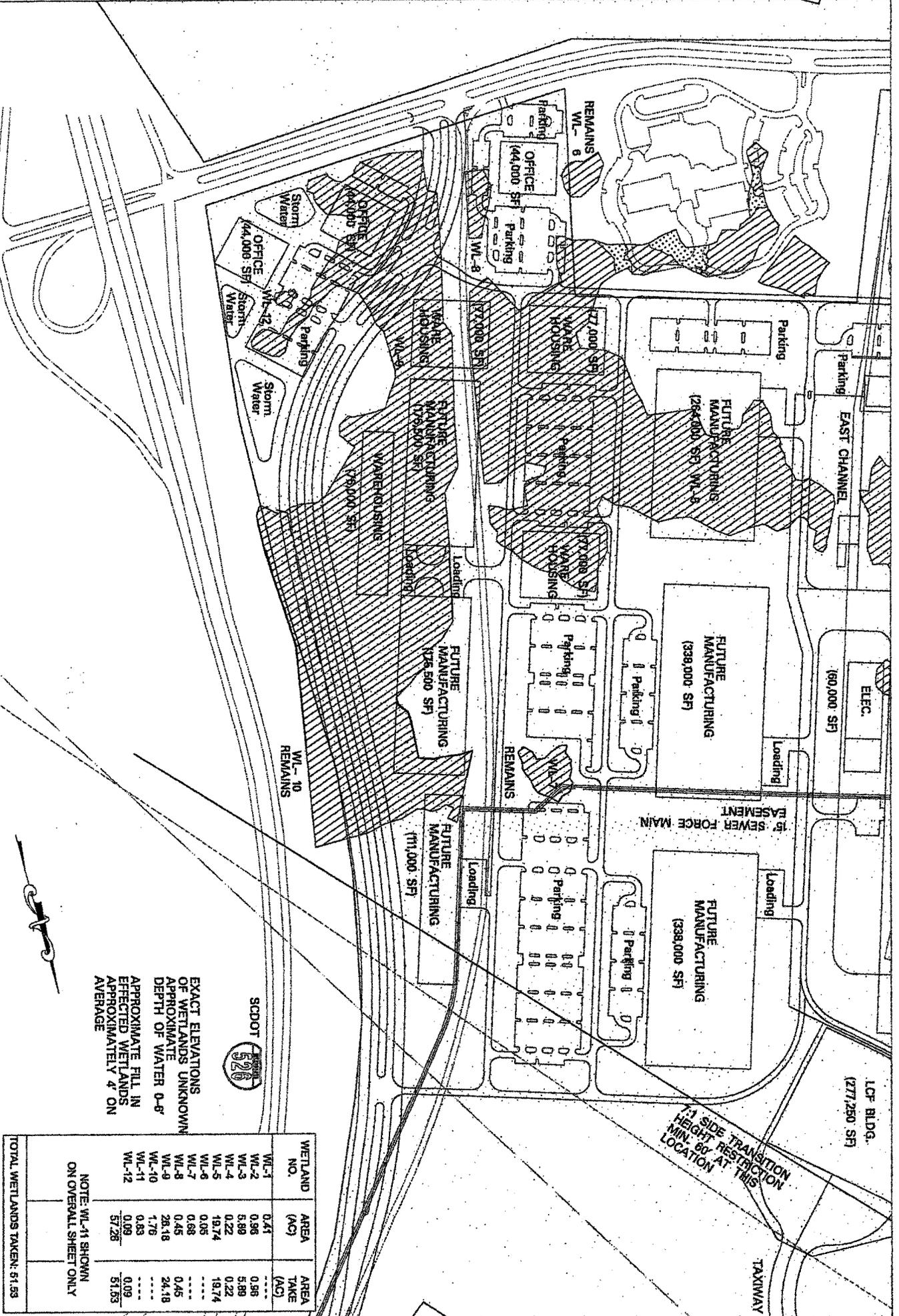


PROPOSED INDUSTRIAL DEVELOPMENT
 PROJECT BUFFALO
 CHARLESTON COUNTY SOUTH CAROLINA
 APPLICATION BY: VOUGHT AIRCRAFT INDUSTRIES, INC.
 (FEDERAL/STATE FUNDS INVOLVED)
 DATE: 1-03-05 SHEET NO. 4 OF 8

PURPOSE: INDUSTRIAL DEVELOPMENT FOR MANUFACTURING
 HORIZ. DATUM: NAVD 83 (96)
 VERT. DATUM: NAVD 88
 ADJACENT PROPERTIES: SCDOT and Charleston International Airport



Site Plan - Southern Portion



SCDOT
 EXACT ELEVATIONS OF WETLANDS UNKNOWN APPROXIMATE DEPTH OF WATER 0-8' APPROXIMATE FILL IN EFFECTED WETLANDS APPROXIMATELY 4' ON AVERAGE

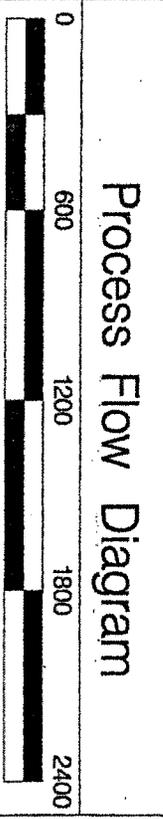


WETLAND NO.	AREA (AC)	AREA TAKE (AC)
WL-1	0.41	0.96
WL-2	0.95	5.88
WL-3	5.88	0.22
WL-4	0.22	19.74
WL-5	19.74	0.05
WL-6	0.05	0.68
WL-7	0.68	0.45
WL-8	0.45	24.78
WL-9	24.78	1.76
WL-10	1.76	0.83
WL-11	0.83	0.09
WL-12	0.09	51.53
TOTAL WETLANDS TAKEN: 51.53		

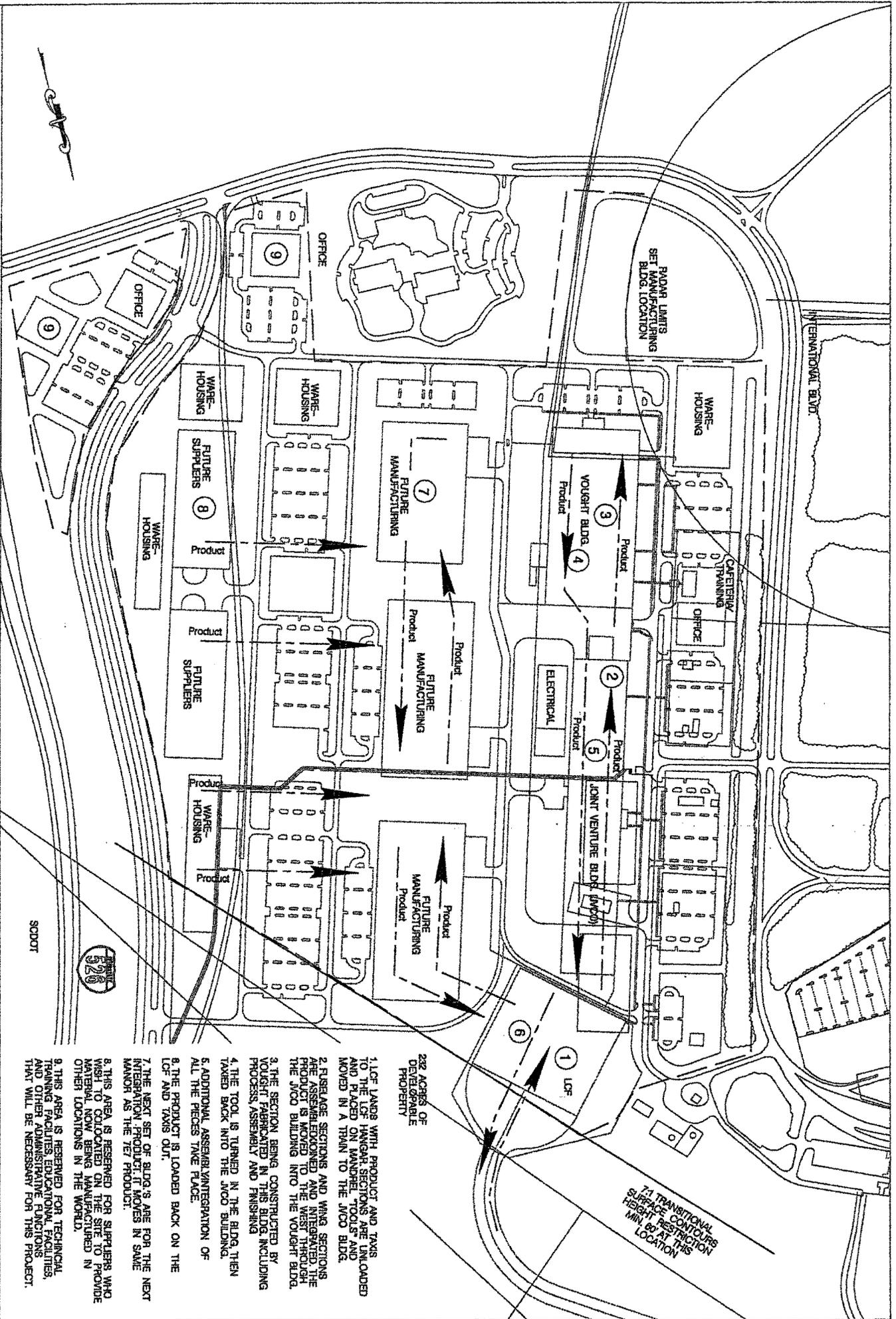
NOTE: WL-11 SHOWN ON OVERALL SHEET ONLY

PROPOSED INDUSTRIAL DEVELOPMENT
 PROJECT BUFFALO
 CHARLESTON COUNTY SOUTH CAROLINA
 APPLICATION BY: VOUGHT AIRCRAFT INDUSTRIES, INC.
 (FEDERAL / STATE FUNDS INVOLVED)
 DATE: 1-03-05 SHEET NO. 5 OF 5

PURPOSE: INDUSTRIAL DEVELOPMENT FOR MANUFACTURING
 HORIZ. DATUM: NAVD 83 (96)
 VERT. DATUM: NAVD 88
 ADJACENT PROPERTIES: SCDOT and Charleston International Airport



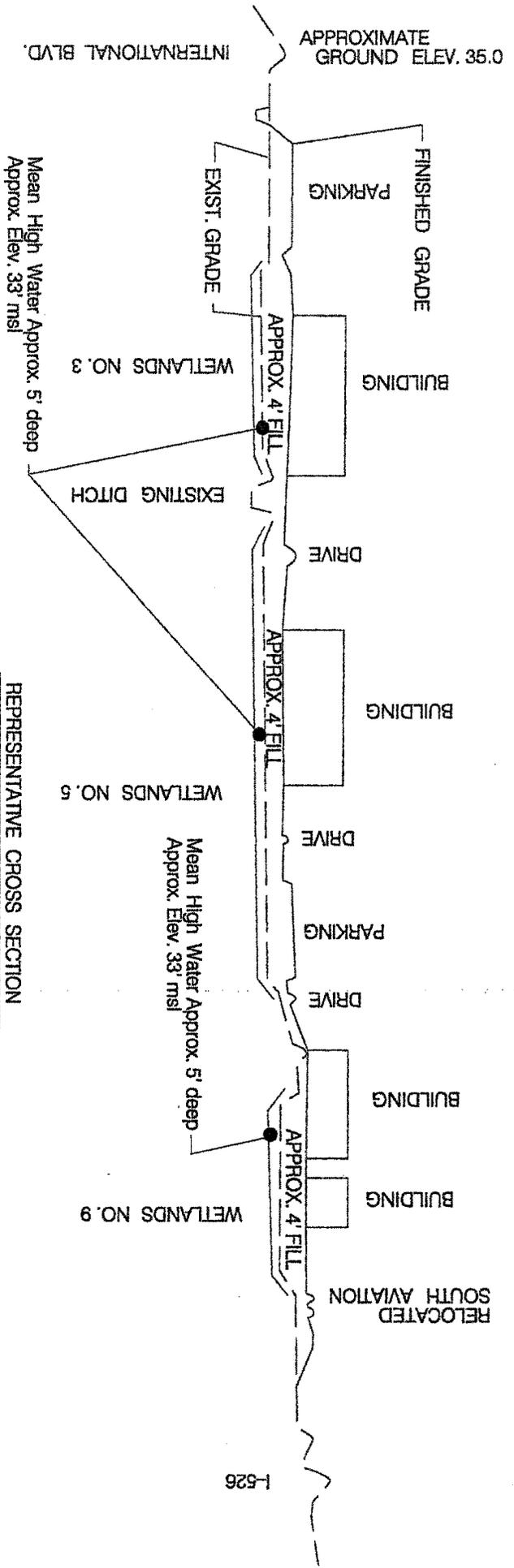
PROPOSED INDUSTRIAL DEVELOPMENT
 PROJECT BUFFALO
 CHARLESTON COUNTY SOUTH CAROLINA
 APPLICATION BY: VOUGHT AIRCRAFT INDUSTRIES, INC.
 (FEDERAL/STATE FUNDS INVOLVED)
 DATE: 1-03-05 SHEET NO. 6 OF 8



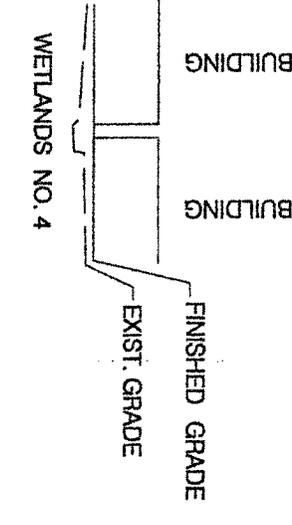
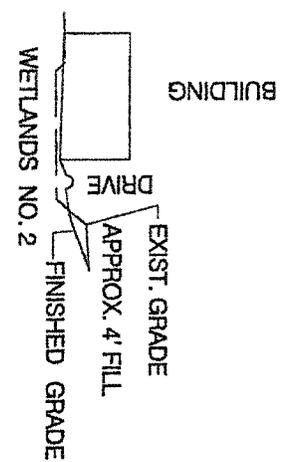
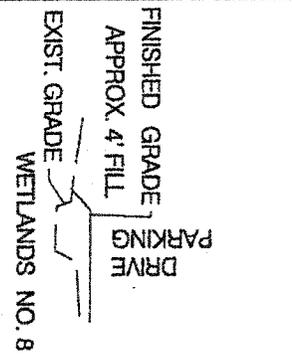
1. LOT LANDS WITH PRODUCT AND TRAIL TO THE LOT HANGAR SECTIONS ARE UNLOADED AND PLACED ON WANDER, TOOLS AND MOVED IN A TRAIL TO THE VOUGHT BLDG.
2. RELEASE SECTIONS AND WING SECTIONS ARE ASSEMBLED AND INTEGRATED. THE PRODUCT IS MOVED TO THE WEST THROUGH THE JOCO BUILDING INTO THE VOUGHT BLDG.
3. THE SECTION BEING CONSTRUCTED BY VOUGHT FABRICATED AND FINISHING PROCESS, ASSEMBLY AND FINISHING.
4. THE TOOL IS TURNED IN THE BLDG, THEN TAKED BACK INTO THE JOCO BUILDING.
5. ADDITIONAL ASSEMBLY/INTEGRATION OF ALL THE PIECES TAKE PLACE.
6. THE PRODUCT IS LOADED BACK ON THE LOT- AND TAKES OUT.
7. THE NEXT SET OF BLDG'S ARE FOR THE NEXT INTEGRATION PRODUCT IT MOVES IN SAME MANNER AS THE 7E7 PRODUCT.
8. THIS AREA IS RESERVED FOR SUPPLIERS WHO WISH TO COLLOCATED ON THE SITE TO PROVIDE MATERIAL NOW BEING MANUFACTURED IN OTHER LOCATIONS IN THE WORLD.
9. THIS AREA IS RESERVED FOR TECHNICAL TRAINING FACILITIES, EDUCATIONAL FACILITIES, AND OTHER ADMINISTRATIVE FUNCTIONS THAT WILL BE NECESSARY FOR THIS PROJECT.

232 ACRES OF DEVELOPABLE PROPERTY

74 TRANSITIONAL SURFACE CONTOURS HEIGHT RESTRICTION MIN. @ A THIS LOCATION



REPRESENTATIVE CROSS SECTION
 HORIZONTAL SCALE: 1" = 400'
 VERTICAL SCALE: NONE (REPRESENTATIVE)



REPRESENTATIVE CROSS SECTION
 HORIZONTAL SCALE: 1" = 400'
 VERTICAL SCALE: NONE (REPRESENTATIVE)

PURPOSE: INDUSTRIAL DEVELOPMENT FOR MANUFACTURING
 HORIZ. DATUM: NAVD 83 (96)
 VERT. DATUM: NAVD 88
 ADJACENT PROPERTIES: SCDOT and Charleston International Airport

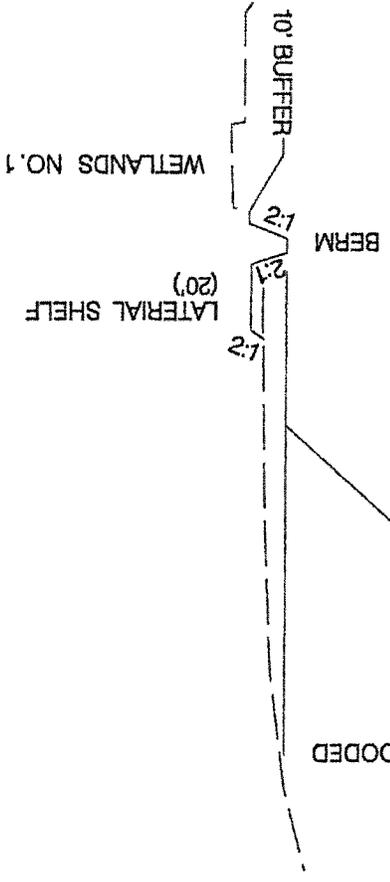
Cross Sections

PROPOSED INDUSTRIAL DEVELOPMENT
 PROJECT BUFFALO
 CHARLESTON COUNTY SOUTH CAROLINA
 APPLICATION BY: YOUGH T AIRCRAFT INDUSTRIES, INC.
 (FEDERAL /STATE FUNDS INVOLVED)
 DATE: 1-03-05 SHEET NO. 7 OF 8

INTERNATIONAL BLVD.

EXISTING VEGETATION
PERIODICALLY SUBMERGED

EDGE OF FLOODED
AREA



WETLANDS NO. 1

REPRESENTATIVE CROSS SECTION

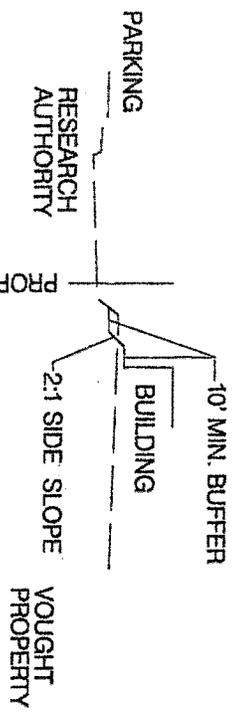
HORIZONTAL SCALE: 1" = 200'
VERTICAL SCALE: NONE (REPRESENTATIVE)



WETLANDS NO. 6

REPRESENTATIVE CROSS SECTION

HORIZONTAL SCALE: 1" = 200'
VERTICAL SCALE: NONE (REPRESENTATIVE)



WETLANDS NO. 7

REPRESENTATIVE CROSS SECTION

HORIZONTAL SCALE: 1" = 200'
VERTICAL SCALE: NONE (REPRESENTATIVE)

PURPOSE: INDUSTRIAL DEVELOPMENT FOR
MANUFACTURING

HORIZ. DATUM: NAVD 83 (96)

VERT. DATUM: NAVD 88

ADJACENT PROPERTIES: SCDOT and Charleston
International Airport

Cross Sections

PROPOSED INDUSTRIAL DEVELOPMENT
PROJECT BUFFALO
CHARLESTON COUNTY SOUTH CAROLINA

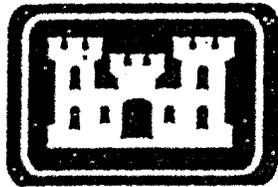
APPLICATION BY: VOUGHT AIRCRAFT
INDUSTRIES, INC.
(FEDERAL/STATE FUNDS INVOLVED)

DATE: 1-03-05 SHEET NO. 2 OF 8

IF NOT DELIVERED IN TEN DAYS, RETURN TO SENDER

OFFICIAL BUSINESS

U. S. ARMY ENGINEER DISTRICT, CHARLESTON
CORPS OF ENGINEERS
69A HAGOOD AVENUE
CHARLESTON, SOUTH CAROLINA 29403-5107



**US Army Corps
of Engineers**

Charleston District