

**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# 2005-1R-106

1 April 2005

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

**EDENS & AVANT INVESTMENTS LP**  
**(Target, Hwy 378)**  
**P.O. BOX 528**  
**COLUMBIA, SOUTH CAROLINA 29202**

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

**TWELVEMILE CREEK**

at a location on Hwy 378 approximately 3.5 miles northeast of Lexington, in Lexington County, South Carolina. (Latitude: 33.92000, Longitude: 80.90634)

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, MAY 2, 2005**

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 approximately 1.055 acres of freshwater wetlands for construction of a retail shopping center. The 37-acre development will be anchored by Target and will include outparcels, additional stores adjacent to Target, associated parking, a stormwater basin and other ancillary structures. Approximately 898.8 linear feet of stream, a 0.911 acre man-made pond, and 0.05 acres of wetlands will be filled for construction and site grading. The fill will be brought in from off-site and will consist of

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Refer to: P/N #2005-1R-106

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clean soils within an engineered fill. The project purpose is to provide a new retail shopping center within close proximity to the existing retail center on the U.S. Highway 378 commercial corridor in Lexington, S.C.

**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 1.055 acres of freshwater substrates 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.

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).

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

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1 APRIL 2005

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, prehistoric, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

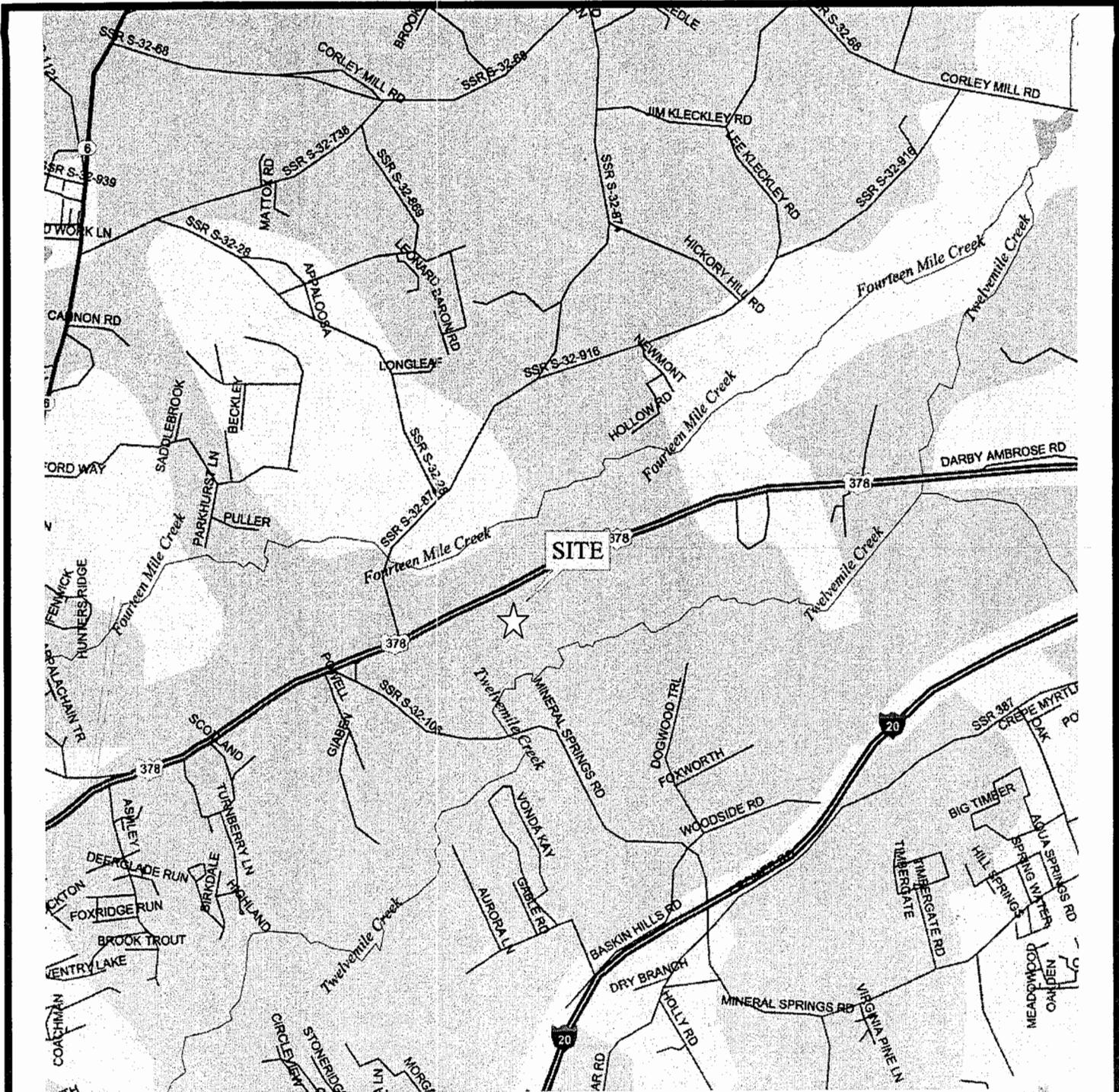
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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 843-329-8167 or toll free at 1-866-329-8187.

  
Robin Coller-Socha  
Project Manager  
Regulatory Division  
U.S. Army Corps of Engineers



**Legend**

☆ Approximate Site Location 3.5 miles northeast of Lexington

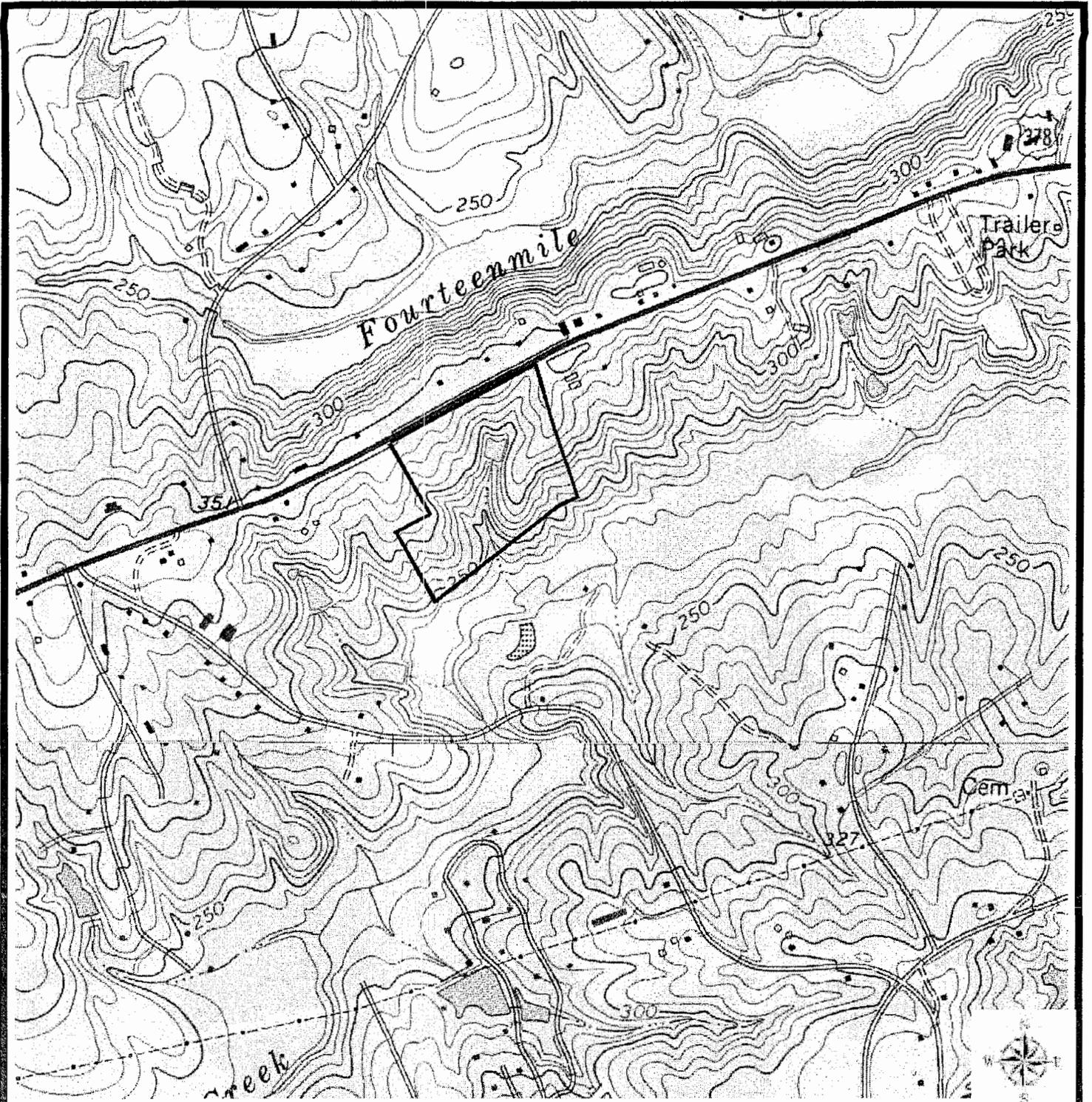
SOURCE: DeLorme Street Atlas, 1997



**Activity:** Commercial (Shopping Center) construction in Wetlands  
**Project:** Target - U.S. Highway 378 Shopping Center  
**Location:** South side of Sunset Boulevard (U.S. Highway 378) Lexington County, SC

**Applicant:** W. Ray Weston, Jr., Edens & Avant  
 P.O. Box 528  
 Columbia, SC 29202  
**Consultant:** MACTEC Engineering and Consulting, Inc.  
 720 Gracern Road, Suite 132  
 Columbia, SC 29210

**Project Site Location**  
 Lexington County, South Carolina  
 Sheet 1 of 9  
 February 25, 2005  
 Lat: N 33° 55' 12" Long: W 80° 54' 23"



SOURCE: USGS

Not To Scale

**Activity:** Commercial (Shopping Center) construction in Wetlands

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**Topographic Map of Project Site**

Lexington County, South Carolina  
Sheet 2 of 9

February, 25 2005

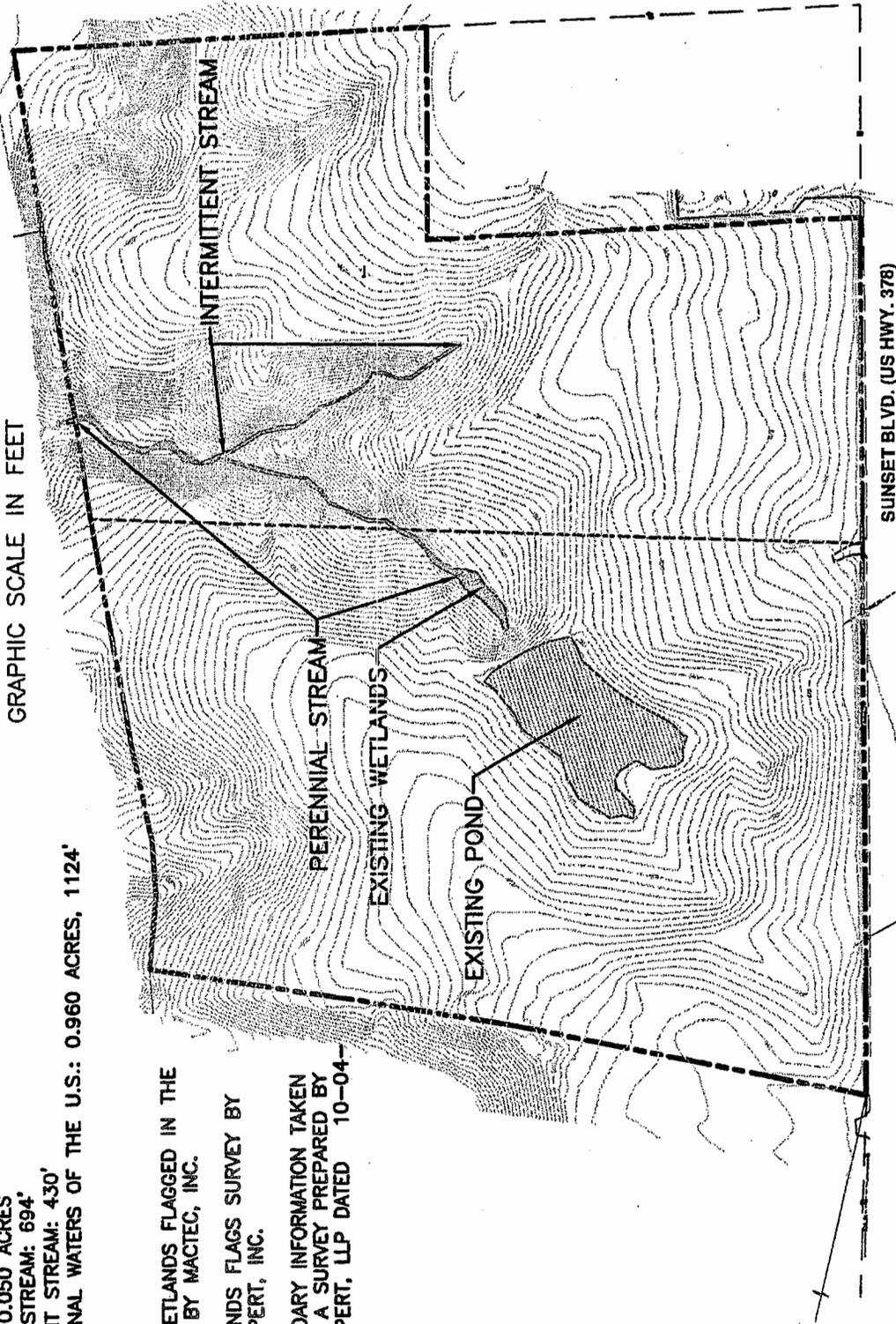
Lat: N 33° 55' 12" Long: W 80° 54' 23"



**AREAS:**  
 POND: 0.911 ACRES  
 WETLANDS: 0.050 ACRES  
 PERENNIAL STREAM: 694'  
 INTERMITTENT STREAM: 430'  
 JURISDICTIONAL WATERS OF THE U.S.: 0.960 ACRES, 1124'

**NOTES:**

1. ALL WETLANDS FLAGGED IN THE FIELD BY MACTEC, INC.
2. WETLANDS FLAGS SURVEY BY WOOLPERT, INC.
3. BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY WOOLPERT, LLP DATED 10-04-04.



**SOURCE:** Survey by Woolpert, LLP.

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**Streams and Wetlands on Project Site**  
 Sheet 3 of 9  
 February 25, 2005  
 Lat: N 33° 55' 12" Long: W 80° 54' 23"

**IMPACTS**

POND: 0.911 AC

WETLANDS: 0.050 AC

REACH "A" (PERENNIAL STREAM): 448 LF

REACH "B" (PERENNIAL STREAM): 20 LF

REACH "C" (INTERMITTANT STREAM): 430 LF

NON-IMPACTED STREAM: 208 LF

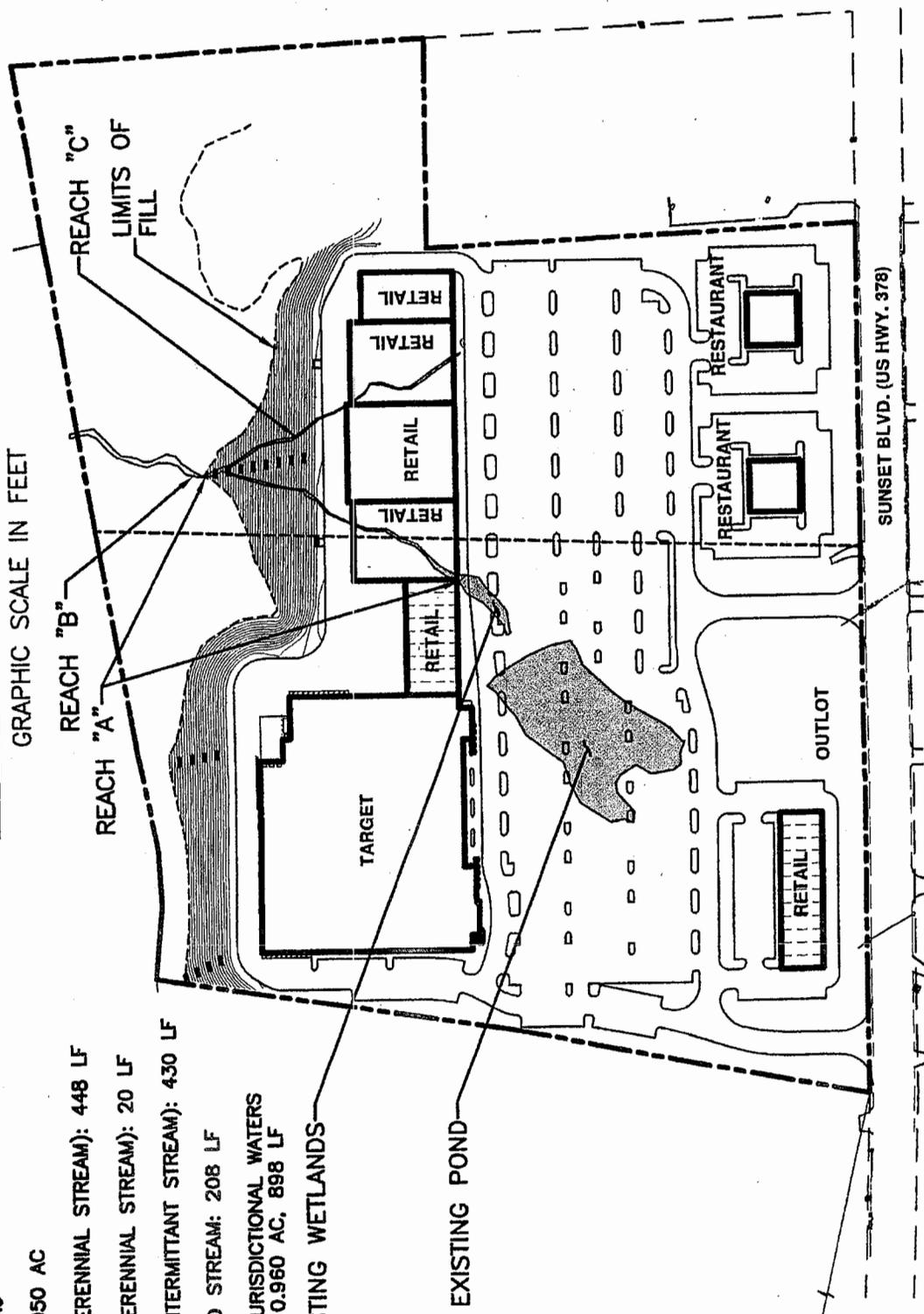
IMPACTS TO JURISDICTIONAL WATERS  
OF THE U.S.: 0.960 AC, 898 LF

EXISTING WETLANDS

EXISTING POND



GRAPHIC SCALE IN FEET



SOURCE: Survey by Woolpert, LLP.

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**Site Plan and Proposed Impacts**

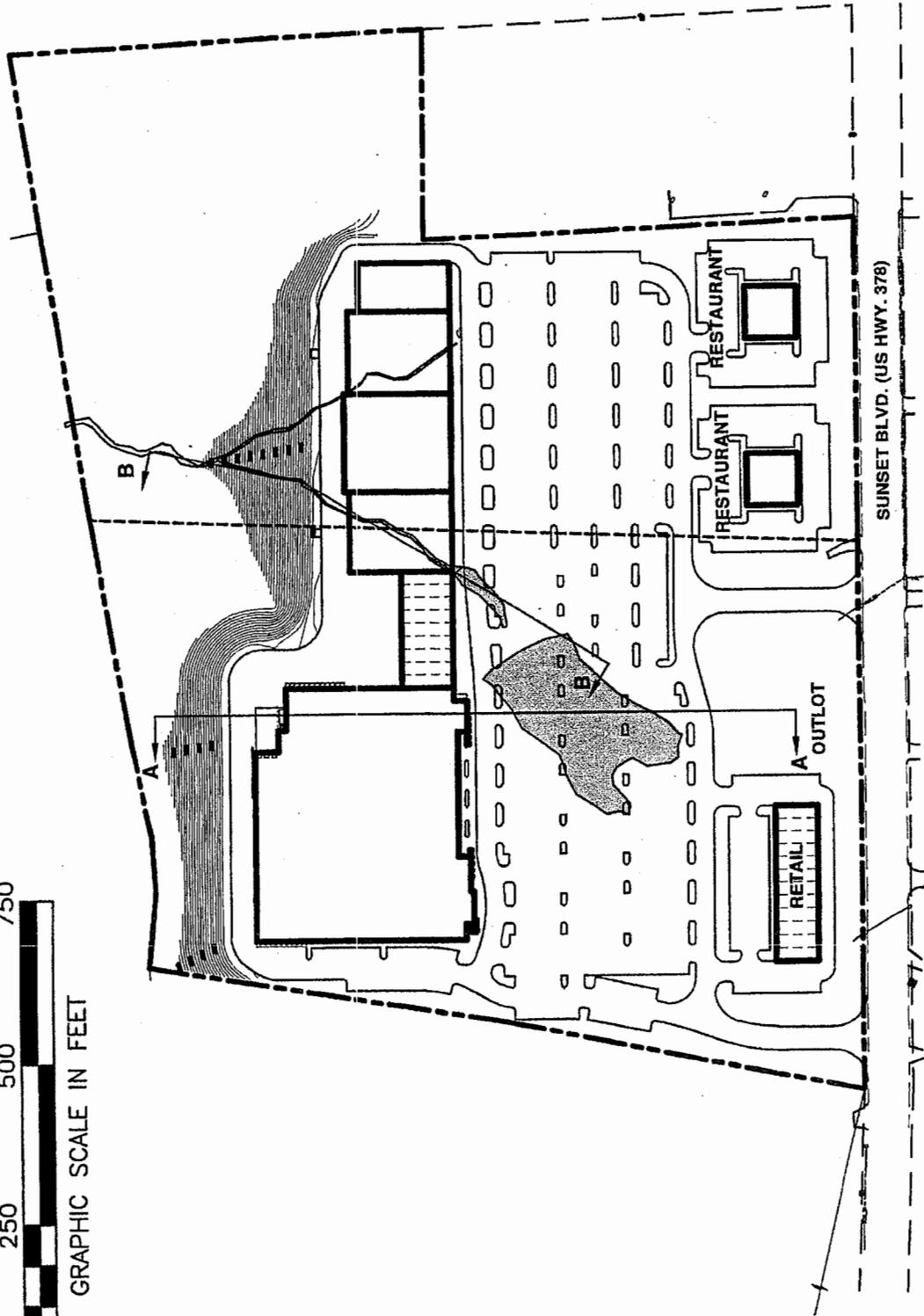
Sheet 4 of 9

February 25, 2005

Lat: N 33° 55' 12" Long: W 80° 54' 23"



GRAPHIC SCALE IN FEET



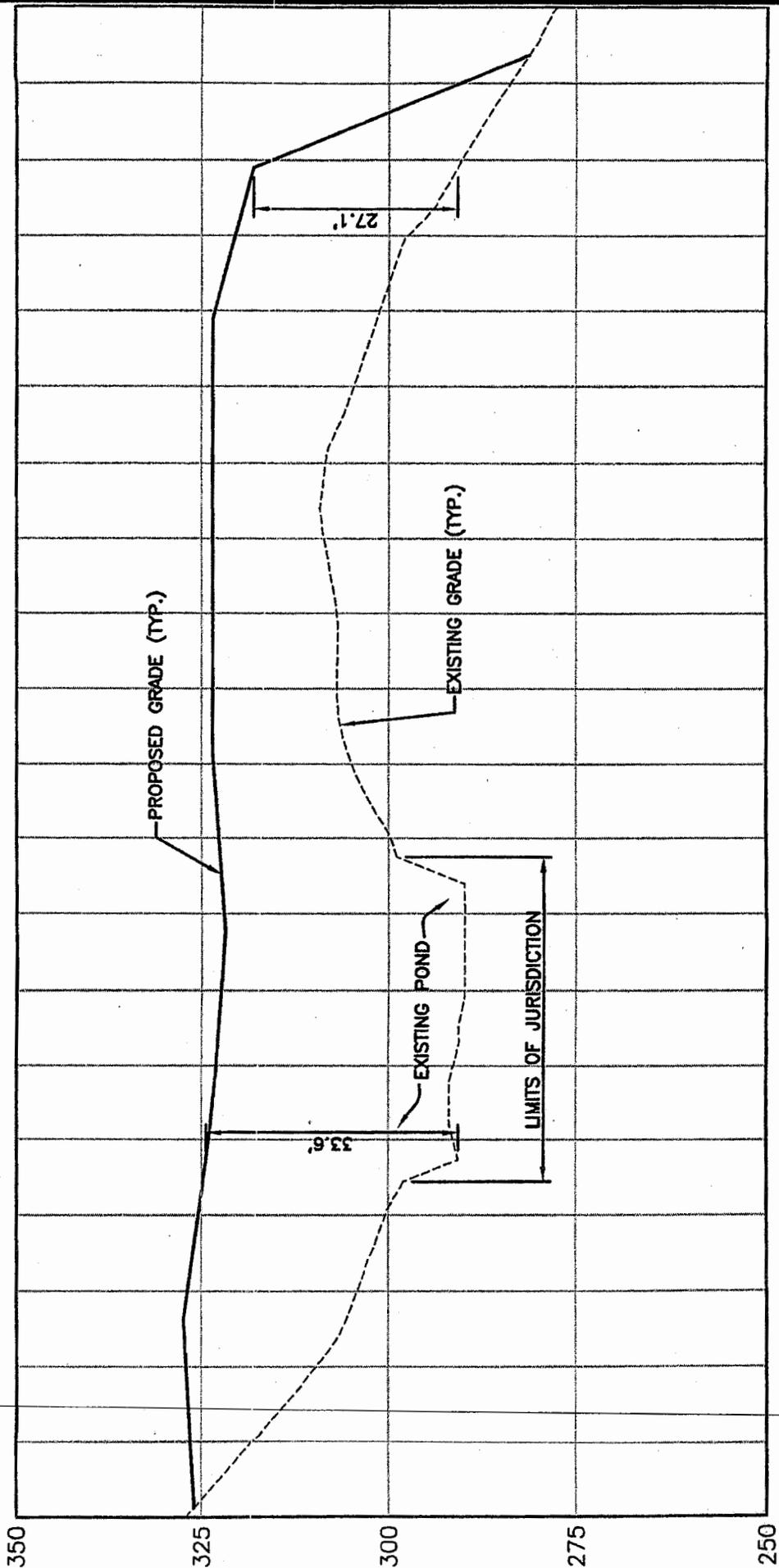
**SOURCE:** Survey by Woolpert, LLP.

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**Cross-Section Locations**  
 Sheet 5 of 9  
 February 25, 2005  
 Lat: N 33° 55' 12" Long: W 80° 54' 23"

1"=100' HORIZONTAL  
1"=20' VERTICAL



SOURCE: Survey by Woolpert, LLP.

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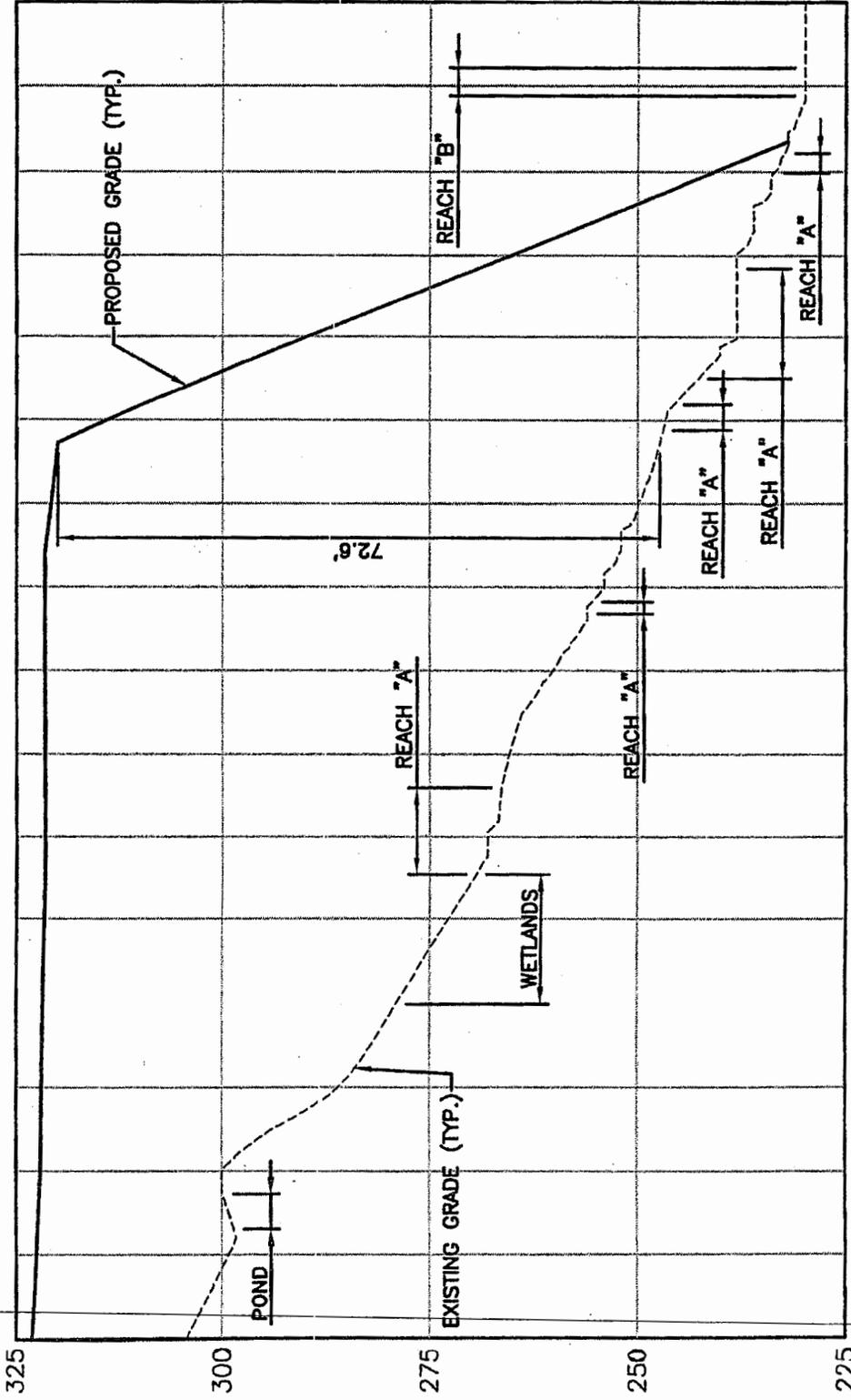
Cross-Section A-A

Sheet 6 of 9

February 25, 2005

Lat: N 33° 55' 12" Long: W 80° 54' 23"

1"=100' HORIZONTAL  
1"=20' VERTICAL



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720 Gracern Road, Suite 132 Columbia, SC 29210

Cross-Section B-B

Sheet 7 of 9

February 25, 2005

Lat: N 33° 55' 12" Long: W 80° 54' 23"

THIS PLAN IS BASED UPON  
FIELD OBSERVATION ONLY AND  
IS NOT BASED UPON SURVEYED  
DATA.

STREAM PRESERVATION/RIPARIAN  
BUFFER AREA (200' FROM NORTH  
SIDE CREEK, 100' SOUTH SIDE OF  
CREEK AS SHOWN)

Target-U.S. Highway 378  
Shopping Center  
PROJECT SITE

RESTORATION AREA 2  
50 LF  
34°00'23"  
81°11'16.3"

12 MILE CREEK

RESTORATION AREA 4  
100 LF  
34°00'22.5"  
81°11'12.2"

RESTORATION  
AREA 3  
100 LF

RESTORATION  
AREA 5  
110 LF

RESTORATION AREA 1  
100 LF

27' SANITARY  
SEWER EASEMENT

HWY. 378



1" = 300'

CULVERT  
CULVERT  
BRIDGE

CULVERT

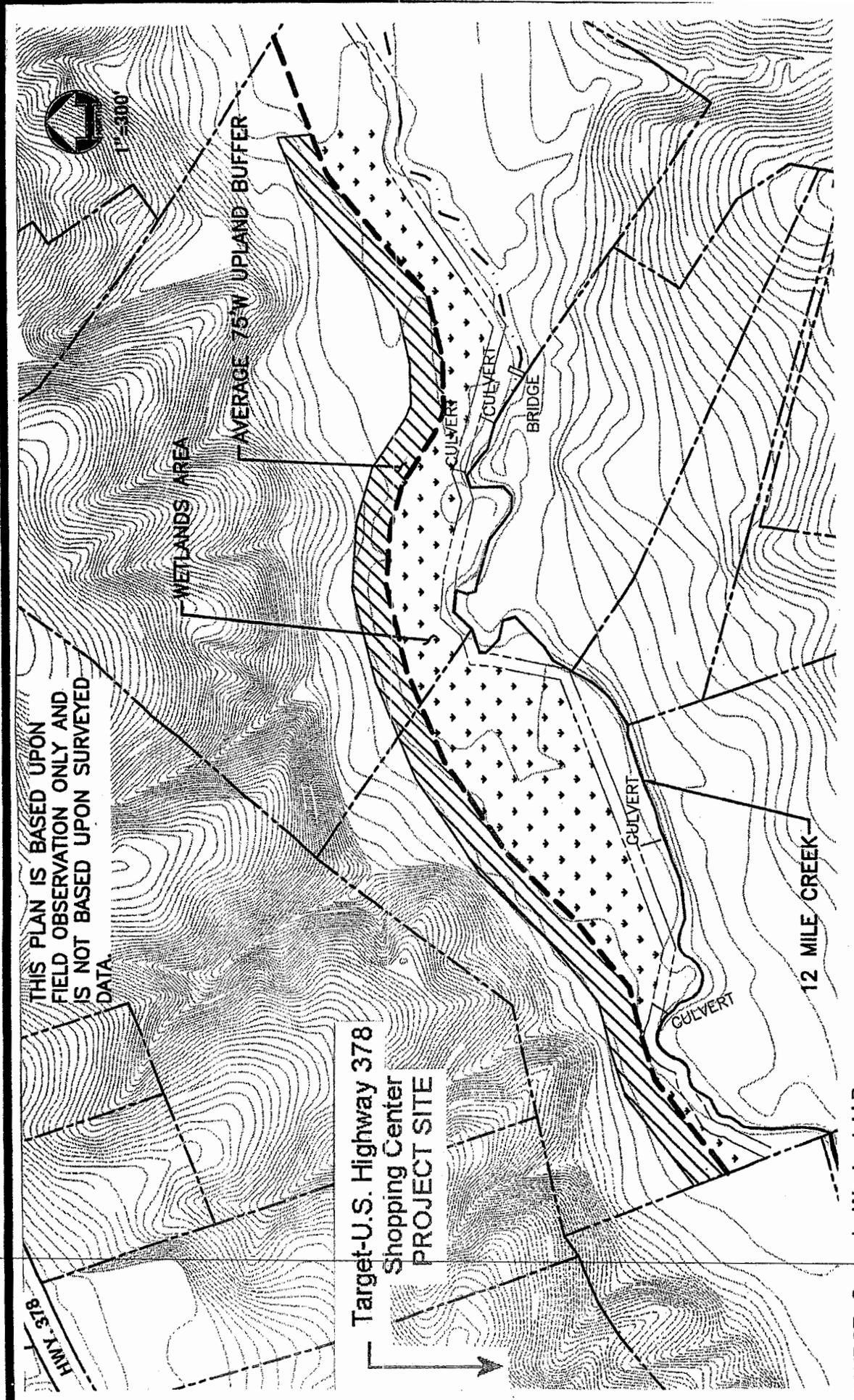
CULVERT

SOURCE: Survey by Woolpert, LLP.

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720 Gracern Road, Suite 132 Columbia, SC 29210

Conceptual Stream Mitigation Plan  
Sheet 8 of 9  
February 25, 2005  
Lat: N 34° 00' 23.9" Long: W 81° 11' 4.6"



THIS PLAN IS BASED UPON  
FIELD OBSERVATION ONLY AND  
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DATA.

HWY. 378

Target-U.S. Highway 378  
Shopping Center  
PROJECT SITE

WETLANDS AREA

AVERAGE 75' W UPLAND BUFFER

CULVERT

CULVERT

BRIDGE

CULVERT

CULVERT

12 MILE CREEK

SOURCE: Survey by Woolpert, LLP.

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**Conceptual Wetland Mitigation Plan**  
Sheet 9 of 9  
February 25, 2005  
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