

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
Water Quality Certification and Wetlands Section
2600 Bull Street
Columbia, South Carolina 29201

REGULATORY DIVISION
Refer to: P/N SAC-2018-00463

August 5, 2019

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

Ms. Sydni Redmond
Passarella and Associates
363 Wando Place Drive
Suite 200
Mt. Pleasant, South Carolina 29464

On behalf of:

Mr. Jackson Cobb
Dorchester Industrial Center, Inc.
1126 Pine Croft Drive
West Columbia, South Carolina 29170

for a permit to construct an industrial warehouse facility in

freshwater wetlands adjacent to Platt Branch

located near Deming Way, Dorchester County, South Carolina (Latitude: 33.0508 °, Longitude: - 80.2146 °), **Summerville Quad** .

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 **impacting a total of 5.6 acres of jurisdictional wetlands and previously protected areas recorded under Restrictive Covenants associated with a prior Department of the Army permit, SAC-26-95-0111-X.** In detail, **the applicant is proposing to place fill material in 4.05 acres of previously recorded restrictive covenant areas, excavate 0.34 acres of previously recorded restrictive covenant areas, and place fill material in 1.21 acres of jurisdictional wetlands.** The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by **purchasing 80.40 wetland mitigation credits from a Corps approved mitigation bank. Of note, the applicant is proposing to double mitigate for impacts to the previously recorded restrictive covenant areas, which is included in the 80.40 credit total referenced above.** The project purpose as stated by the applicant is to provide economic development, increased tax revenue, and employment opportunities to the residents of Dorchester County through the construction of an industrial facility.

NOTE: This public notice and associated plans are available on the Corps' website at: <http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> .

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 Coastal Zone Management Program (15 CFR 930). This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S. C. Department of Health and Environmental Control. 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 **5.6** acres of estuarine substrates, emergent wetlands, and/or protected upland buffer utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. The District Engineer's 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). The District Engineer's final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the Corps has reviewed the project area, examined all information provided by the applicant, and the District Engineer has determined, based on the most recently available information 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 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 Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(f)(1)), and has initially determined that no historic properties are present; therefore, there will be no effect on historic properties. To ensure that other historic properties 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 and any other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

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.

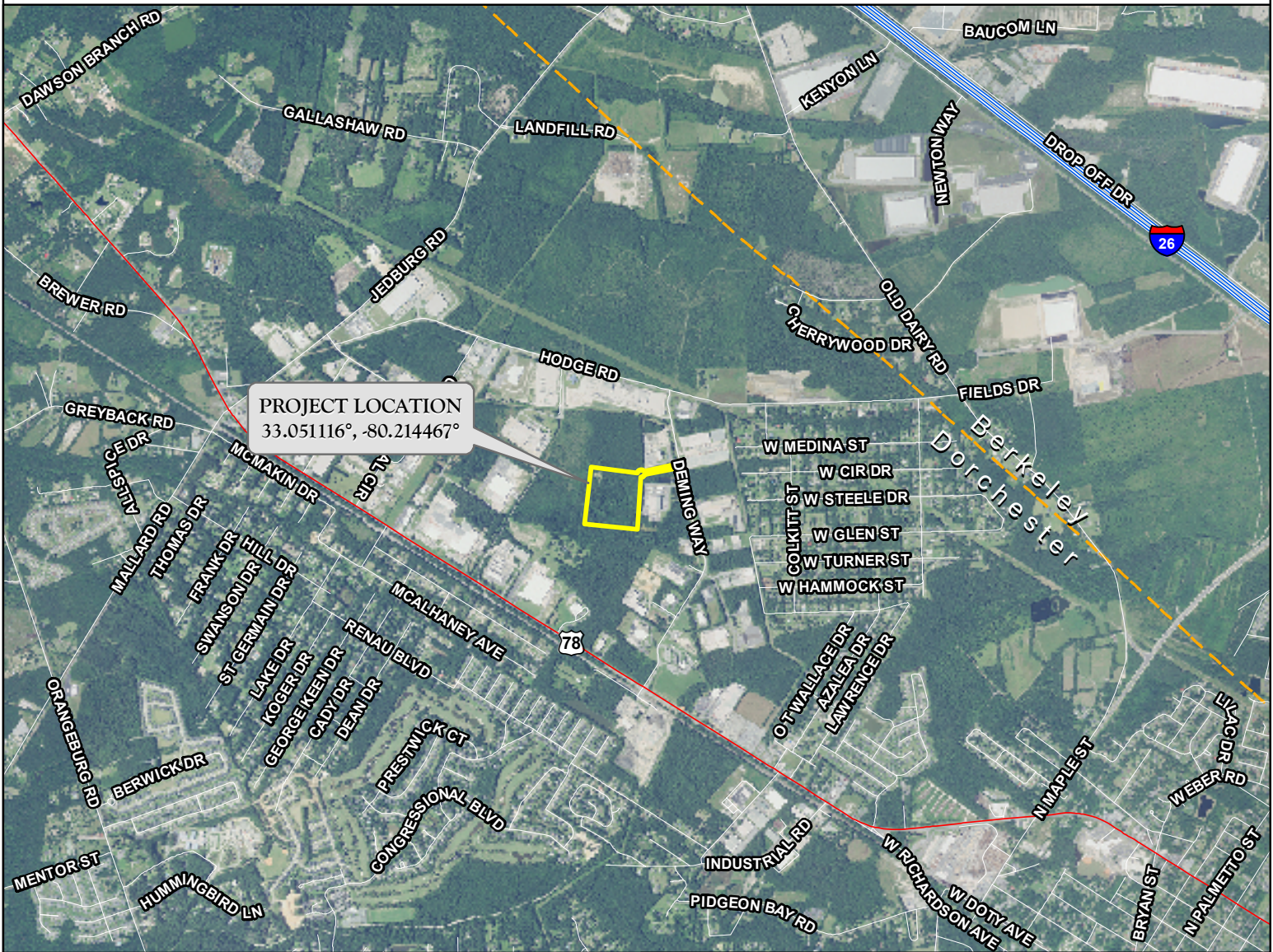
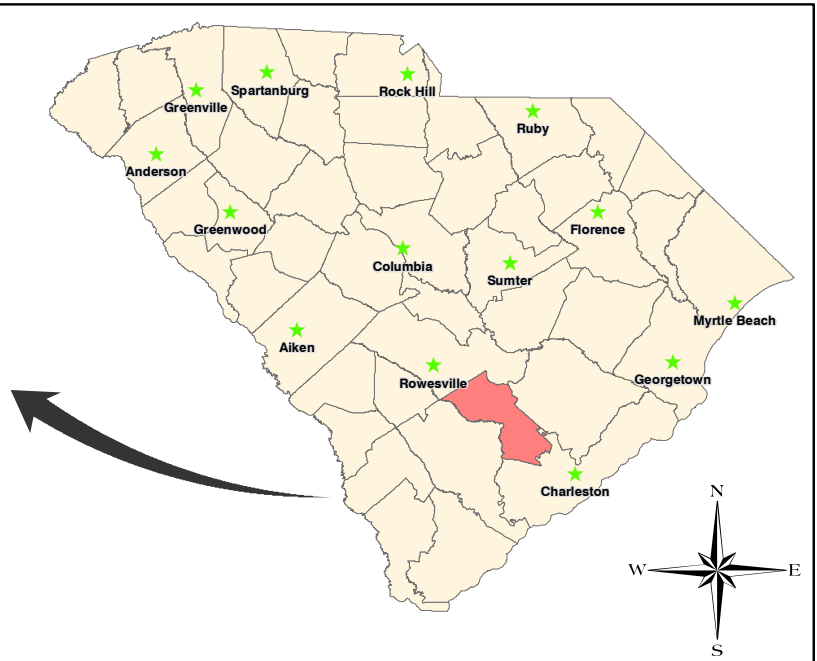
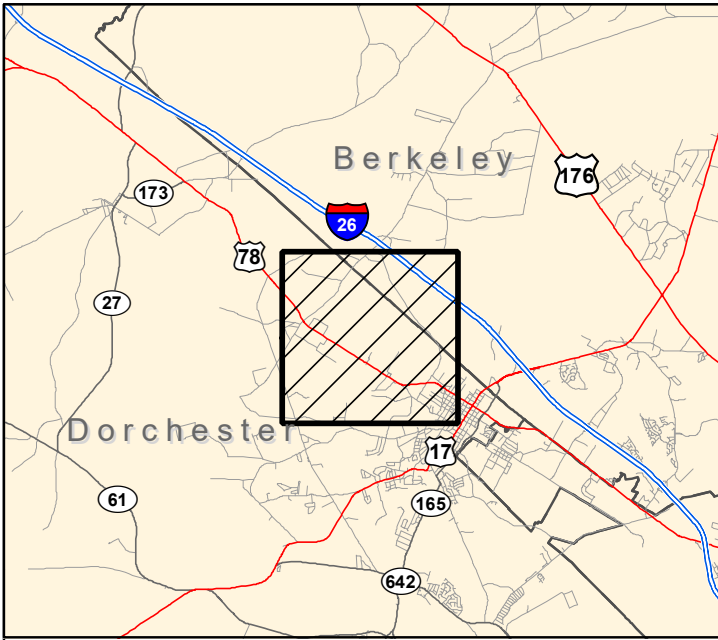
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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 cannot undertake to adjudicate rival claims.

The Corps 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 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. **Please submit comments in writing, identifying the project of interest by public notice number, to the following address:**

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

If there are any questions concerning this public notice, please contact Tyler L. Sgro, Project Manager, at (843) 329-8037, or by email at Tyler.L.Sgro@usace.army.mil.



J:\SOUTH CAROLINA\2018\SC-18dic2808\00_LOT_13_AND_HORTON_RD\GIS\COE_PERMIT\FIGURES\1_SHEET_1_PROJECT_LOCATION_MAP_053119.MXD

PROJECT NAME: LOT 13

APPLICANT: DORCHESTER INDUSTRIAL CENTER, INC.

PROJECT LOCATION MAP

DWG. No. SC-18dic2808-1

DRAWN BY: D.B.

REVISIONS: 5/31/19

SHEET: 1 OF 7

DATE: 11/15/18

SCALE: N.T.S



SCALE: 1" = 200'

P/L
↓

DEMING WAY

NOTES:

AERIAL PHOTOGRAPH WAS ACQUIRED FROM GOOGLE EARTH AND THE U.S. GEOLOGICAL SURVEY WITH A FLIGHT DATE OF MARCH 2017.

PROPERTY BOUNDARY PER STANTEC DRAWING NO. ACAD-2018030_EASTPORT_LOT13_2-MODEL.DWG DATED OCTOBER 31, 2018.

PROJECT NAME: LOT 13

AERIAL WITH BOUNDARY

DWG. No. SC-I8dic2808-2

SHEET: 2 OF 7

APPLICANT: DORCHESTER INDUSTRIAL CENTER, INC

DRAWN BY: D.B.

DATE: 11/15/18

REVISIONS: 5/31/19

SCALE: 1" = 200'

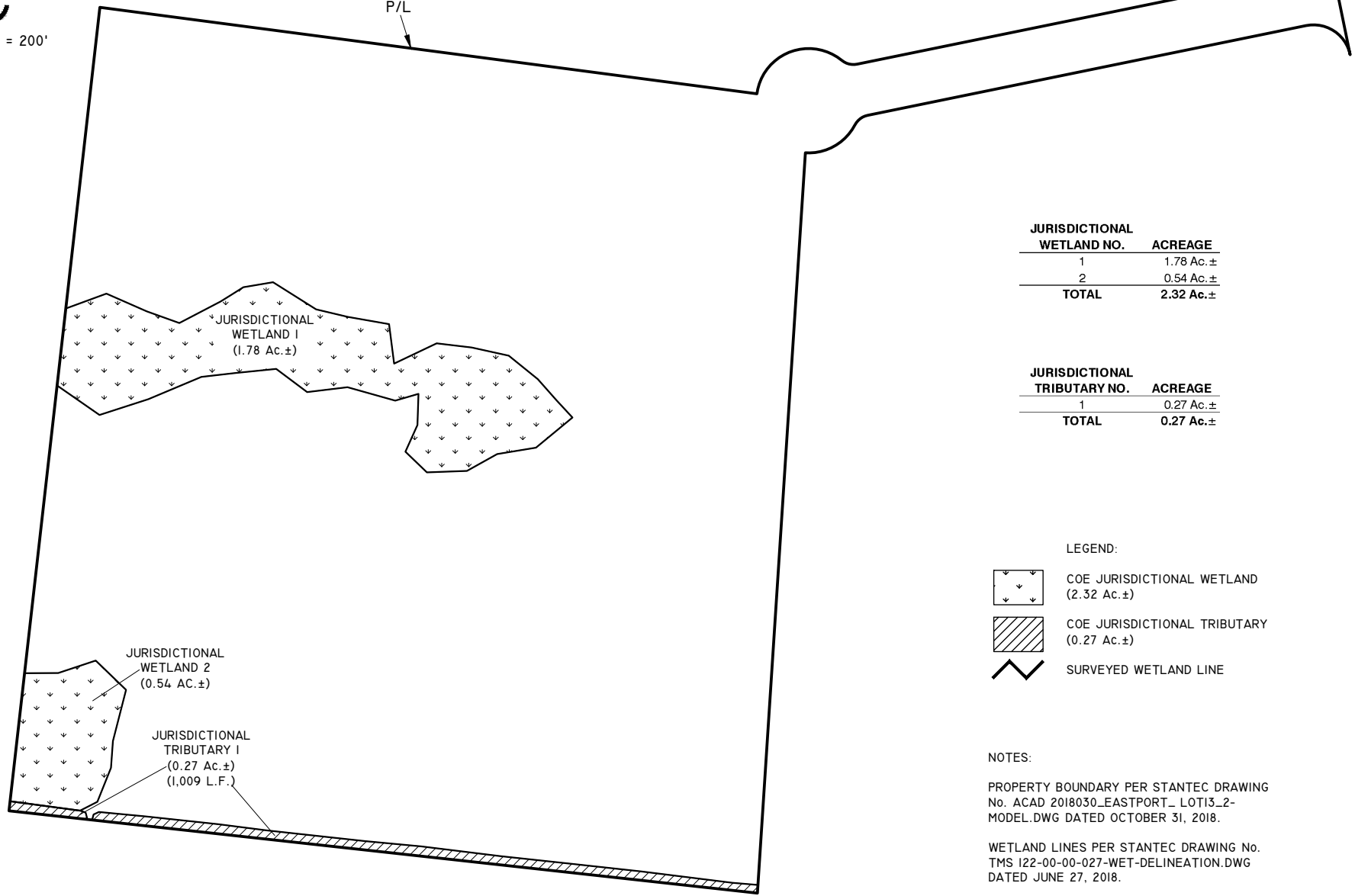
J:\SOUTH CAROLINA\2018\SC-I8dic2808\LOT_13_AND_HORTON_F012018\COE PERMIT\SHEET 2 AERIAL WITH BOUNDARY 05119.DWG TAB SHEET 2 AUG 01, 2019 - 3:41PM PLOTTED BY: DONB



SCALE: 1" = 200'

P/L




-DENING WAY-



JURISDICTIONAL WETLAND NO.	ACREAGE
1	1.78 Ac.±
2	0.54 Ac.±
TOTAL	2.32 Ac.±

JURISDICTIONAL TRIBUTARY NO.	ACREAGE
1	0.27 Ac.±
TOTAL	0.27 Ac.±

LEGEND:

-  COE JURISDICTIONAL WETLAND (2.32 Ac.±)
-  COE JURISDICTIONAL TRIBUTARY (0.27 Ac.±)
-  SURVEYED WETLAND LINE

NOTES:

PROPERTY BOUNDARY PER STANTEC DRAWING No. ACAD 2018030_EASTPORT_LOT13_2-MODEL.DWG DATED OCTOBER 31, 2018.

WETLAND LINES PER STANTEC DRAWING No. TMS 122-00-00-027-WET-DELINEATION.DWG DATED JUNE 27, 2018.

PROJECT NAME: LOT 13

COE WETLAND MAP

DWG. No. SC-18Dic2808-3

SHEET: 3 OF 7

APPLICANT: DORCHESTER INDUSTRIAL CENTER, INC

DRAWN BY: D.B.

DATE: 11/15/18

REVISIONS: 5/31/19

SCALE: 1" = 200'

J:\SOUTH CAROLINA\2018\SC-18Dic2808\LOT_13_AND_HORTON_F012\018\COE PERMIT\SHEET 3 COE WETLAND MAP 05.31.19.DWG TAB SHEET 3 AUG 01, 2019 - 3:41PM PLOTTED BY: DONB



SCALE: 1" = 200'

P/L

RESTRICTIVE COVENANT AREA 1
(3.50 Ac.±)

RESTRICTIVE COVENANT AREA 2
(0.89 Ac.±)

JURISDICTIONAL WETLAND 2
(0.03 Ac.±)

JURISDICTIONAL TRIBUTARY 1
(0.27 Ac.±)
(1,009 L.F.)





JURISDICTIONAL WETLAND 1
(1.18 Ac.±)

JURISDICTIONAL WETLAND No.	ACREAGE
1	1.18 Ac.±
2	0.03 Ac.±
TOTAL	1.21 Ac.±

JURISDICTIONAL TRIBUTARY NO.	ACREAGE
1	0.27 Ac.±
TOTAL	0.27 Ac.±

RESTRICTIVE COVENANT AREA	ACREAGE
1	3.50 Ac.±
2	0.89 Ac.±
TOTAL	4.39 Ac.±

LEGEND:

-  COE JURISDICTIONAL WETLAND
(1.21 Ac.±)
-  COE JURISDICTIONAL TRIBUTARY
(0.27 Ac.±)
-  RESTRICTIVE COVENANT AREAS
(4.39 Ac.±)
-  SURVEYED WETLAND LINE

NOTES:

PROPERTY BOUNDARY AND RESTRICTIVE COVENANTS PER STANTEC DRAWING No. ACAD 2018030_EASTPORT_LOT13_2-MODEL.DWG DATED OCTOBER 31, 2018.

WETLAND LINES PER STANTEC DRAWING No. TMS 122-00-00-027-WET-DELINEATION.DWG DATED JUNE 27, 2018.

-DENING WAY-

PROJECT NAME: LOT 13

RESTRICTIVE COVENANT AREA AND COE WETLAND MAP

DWG. No. SC-18dic2808-4

SHEET: 4 OF 7

APPLICANT: DORCHESTER INDUSTRIAL CENTER, INC

DRAWN BY: D.B., T.S.

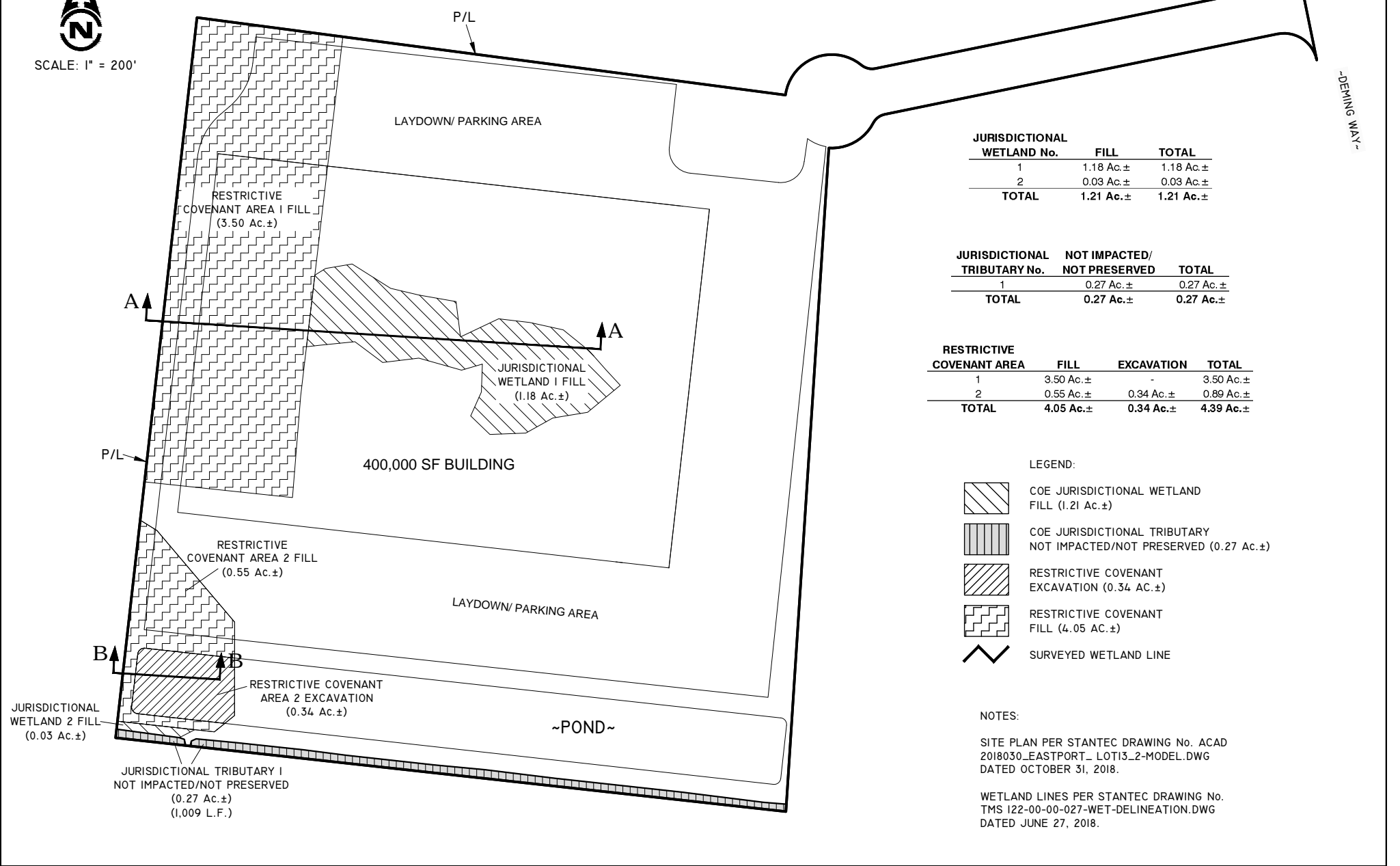
DATE: 11/15/18

REVISIONS: 5/31/19, 7/30/19

SCALE: 1" = 200'



SCALE: 1" = 200'



JURISDICTIONAL WETLAND No.	FILL	TOTAL
1	1.18 Ac.±	1.18 Ac.±
2	0.03 Ac.±	0.03 Ac.±
TOTAL	1.21 Ac.±	1.21 Ac.±

JURISDICTIONAL TRIBUTARY No.	NOT IMPACTED/NOT PRESERVED	TOTAL
1	0.27 Ac.±	0.27 Ac.±
TOTAL	0.27 Ac.±	0.27 Ac.±

RESTRICTIVE COVENANT AREA	FILL	EXCAVATION	TOTAL
1	3.50 Ac.±	-	3.50 Ac.±
2	0.55 Ac.±	0.34 Ac.±	0.89 Ac.±
TOTAL	4.05 Ac.±	0.34 Ac.±	4.39 Ac.±

LEGEND:

- COE JURISDICTIONAL WETLAND FILL (1.21 Ac.±)
- COE JURISDICTIONAL TRIBUTARY NOT IMPACTED/NOT PRESERVED (0.27 Ac.±)
- RESTRICTIVE COVENANT EXCAVATION (0.34 Ac.±)
- RESTRICTIVE COVENANT FILL (4.05 Ac.±)
- SURVEYED WETLAND LINE

NOTES:

SITE PLAN PER STANTEC DRAWING No. ACAD 2018030_EASTPORT_LOT13_2-MODEL.DWG DATED OCTOBER 31, 2018.

WETLAND LINES PER STANTEC DRAWING No. TMS 122-00-00-027-WET-DELINEATION.DWG DATED JUNE 27, 2018.

PROJECT NAME: LOT 13

RESTRICTIVE COVENANT AREA IMPACT, WETLAND IMPACT, AND CROSS SECTION LOCATIONS MAP

DWG. No. SC-I8dic2808-5

SHEET: 5 OF 7

APPLICANT: DORCHESTER INDUSTRIAL CENTER, INC

DRAWN BY: D.B., T.S.

DATE: 11/15/18

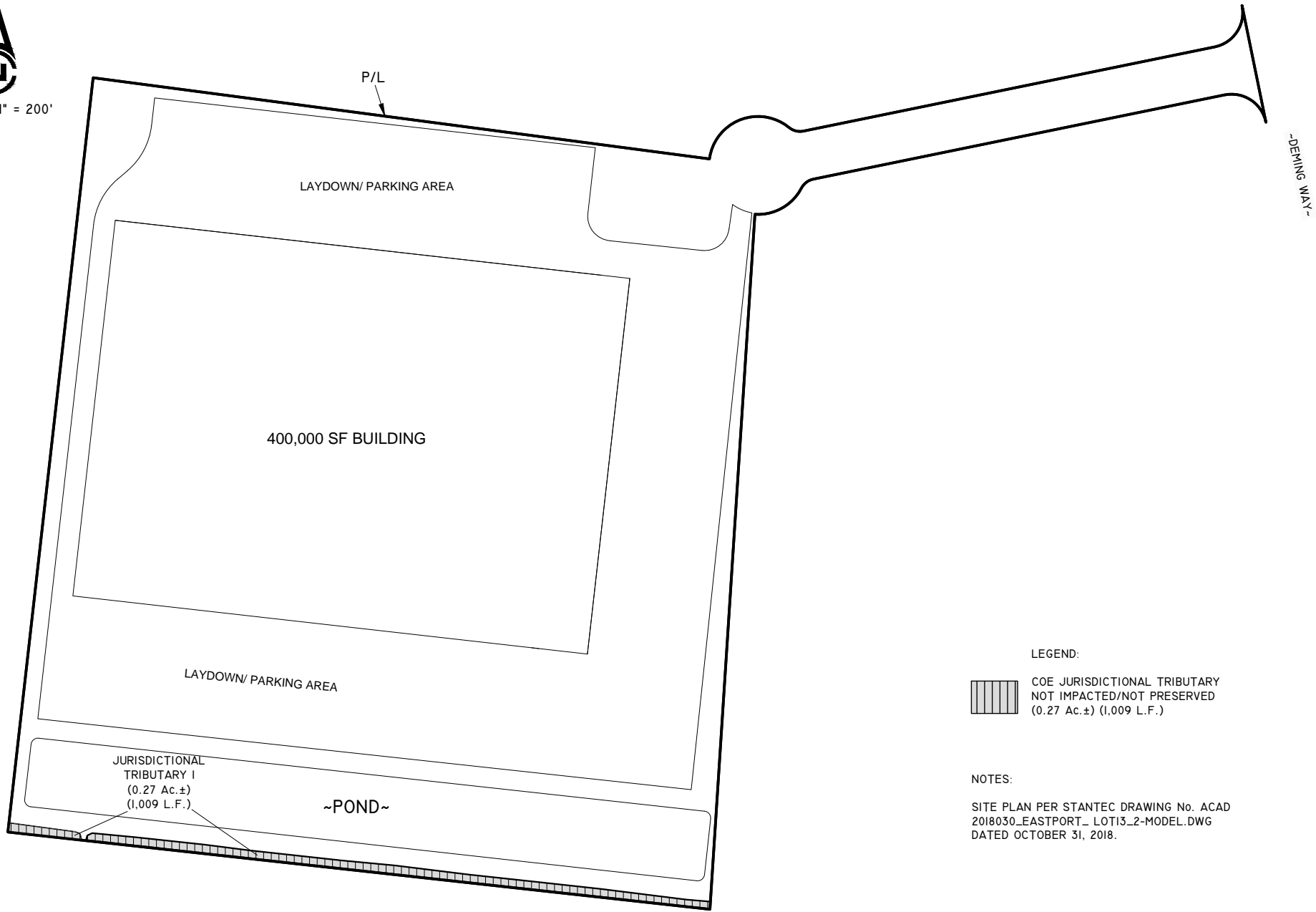
REVISIONS: 7/11/19, 7/30/19

SCALE: 1" = 200'

J:\SOUTH CAROLINA\2018\SC-I8dic2808\LOT_13_AND_HORTON_F012018\COE PERMIT\SHEET 5 RC AND WETLAND IMPACT AND CROSS-SECTION LOCATION Map 073019.DWG TAB: SHEET 5 AUG 01, 2019 - 3:40PM PLOTTED BY: DONB



SCALE: 1" = 200'



LEGEND:



COE JURISDICTIONAL TRIBUTARY
NOT IMPACTED/NOT PRESERVED
(0.27 Ac.±) (1,009 L.F.)

NOTES:

SITE PLAN PER STANTEC DRAWING No. ACAD
2018030_EASTPORT_ LOT13_2-MODEL.DWG
DATED OCTOBER 31, 2018.

PROJECT NAME: LOT 13

SITE PLAN

DWG. No. SC-I8dic2808-6

SHEET: 6 OF 7

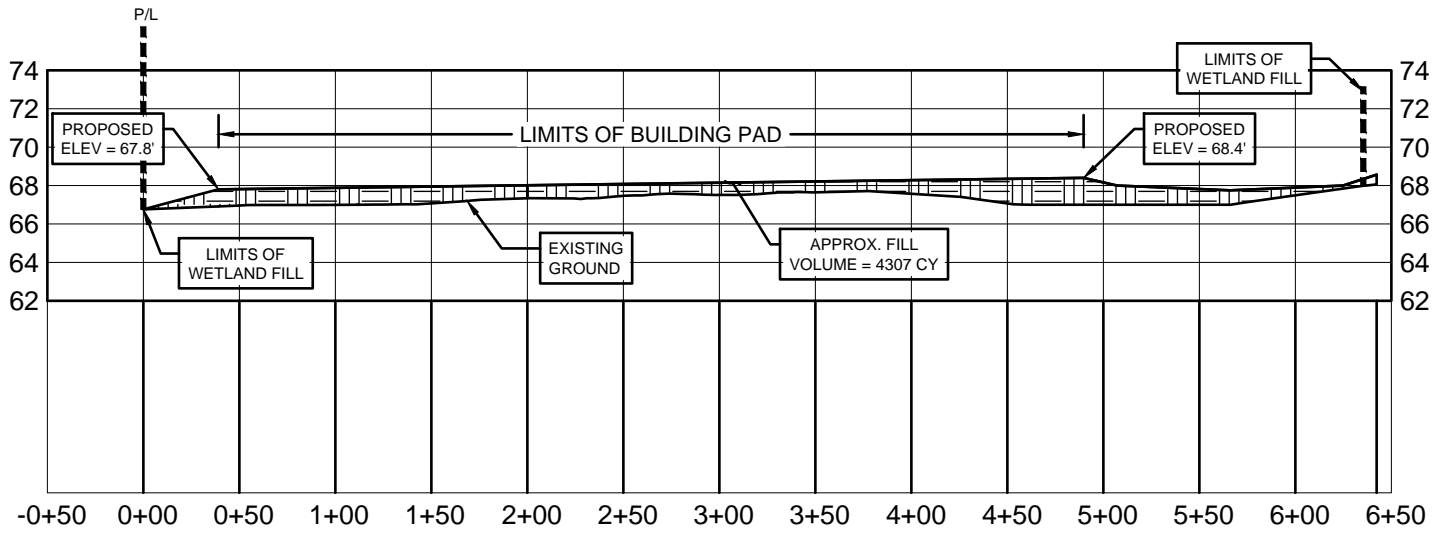
APPLICANT: DORCHESTER INDUSTRIAL CENTER, INC

DRAWN BY: D.B.

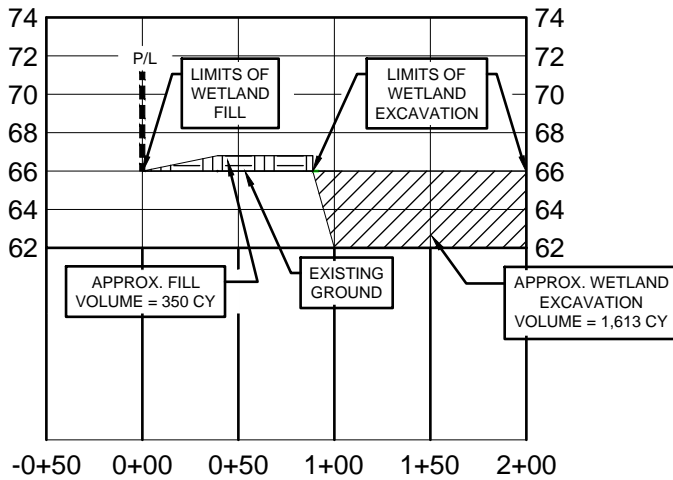
DATE: 11/15/18



REVISIONS:

SCALE: 1" = 200'



TYPICAL CROSS-SECTION "A~A"



- LEGEND:
-  WETLAND FILL (4,657 CY)
 -  WETLAND EXCAVATION (1,613 CY)

NOTES:
 TYPICAL CROSS-SECTIONS PER STANTEC
 DRAWING NO. 879_WETLAND_LAYOUT 2.DWG
 DATED JULY 8, 2019.

TYPICAL CROSS-SECTION "B~B"

PROJECT NAME: LOT 13	TYPICAL CROSS SECTIONS	
	DWG. No. SC-18dic2808-7	SHEET: 7 OF 7
APPLICANT: DORCHESTER INDUSTRIAL CENTER, INC	DRAWN BY: D.B.	DATE: 6/6/19
	REVISIONS: 7/11/19	SCALE: N.T.S.