

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, SC 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-2019-01657

December 23, 2019

Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), the South Carolina Coastal Zone Management Act (48-39-10 et. seq.), and the S.C. Construction in Navigable Waters Permit Program (R. 19-450, et. seq., 1976 S.C. Code of Laws, as amended), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

Applicant:
Mr. Rhett Lott
City of Hardeeville
205 E. Main Street
Hardeeville, South Carolina 29927

Agent:
Mr. Bret Davis
S&ME, Inc.
620 Wando Park Boulevard
Mt. Pleasant, South Carolina 29464

for a permit to place fill material in non-tidal freshwater wetlands associated with the

SAVANNAH RIVER

located on Mockingbird Drive adjacent to I-95 in Hardeeville, Jasper County, South Carolina (Latitude: 32.2739 °N, Longitude: -81.0882 °W) (Hardeeville Quad Sheet)

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 the discharge of fill material into a total of 2.96 acres of jurisdictional freshwater, non-tidal wetlands for the construction of a commerce park. In detail, the proposed work involves the permanent discharge of fill material into 2.89 acres of jurisdictional freshwater, non-tidal for the construction of internal road crossings and temporary impacts to 0.07 acre of wetlands by trenching for the installation of an 8-inch wastewater line. Additionally, the proposed project would impact 1.87 acres of non-jurisdictional freshwater, non-tidal wetlands to facilitate the construction of the commerce park. As stated in the application, the purpose of the proposed project is to develop a commerce park within close proximity to the Port of Savannah, the Port of Charleston, I-95, and I-16. The commerce park will offer thirteen industrial/commercial parcels ranging from 1.36 acres to 41.98 acres in size, to regional and national clients looking to expand into the Hardeeville and larger Jasper County area, and create a footprint along the I-95 corridor. The proposed commerce park is expected to provide employment opportunities, infrastructure improvements, related economic investment, and jobs to the Hardeeville and larger Beaufort/Jasper County areas.

With regards to Wetland Impact 1 and a portion of Wetland Impact 2, shown in detail on Page 5 of the project drawings, are impacts associated with a spur road designed to access an approximate 42.5-acre property adjacent to the south of the current project site. This adjacent property would be used for a planned expansion of the commerce park. The permittee is currently in discussions with the property owner to purchase the property and requests a designed and permitted access road to this property to assist in the financing of this expansion. The access road will provide access to a currently inaccessible parcel. The spur road will not be constructed until the additional property is purchased and designs for the commerce park expansion are complete and additional permitting (if necessary) is completed. If the adjacent property is not able to be purchased and/or the expansion is not conducted, the road will end at the cul-de-sac located to the north of this spur road and the proposed impacts associated with this spur road will not be exercised.

With regards to Wetland Impact 6, shown in detail on Page 8 of the project plans, are 0.48 acre of wetland impacts that were previously approved in a November 28, 2017, Nationwide Permit verification (SAC-2017-01479) submitted by the City of Hardeeville. The previously approved impacts were for the construction of a 20,000 square foot building on a sub-divided approximate 3.3 acre parcel (Parcel #4). The impacts associated with the construction of this building were necessary to make Parcel #4 a usable parcel for a future tenant. The remaining sub-divided parcels and infrastructure improvements east of Mockingbird Drive were designed to avoid any additional impacts to wetlands on the parcel. The inclusion of this smaller approximate 34-acre parcel, east of Mockingbird Drive, into the larger commerce park allows for an access road from Whyte Hardee Boulevard which will provide improved access to the property west of Mockingbird Drive. If an Individual Permit is issued for the proposed project described in this public notice, the City of Hardeeville will not exercise the right to complete the above impacts under the current Nationwide Permit verification.

The applicant stated that impacts to wetlands have been avoided by designing the road corridor to maximize usable upland acreage while satisfying the essential project needs, including ingress/egress concerns, suitable number of parcels, and those parcels being of a suitable size to meet the needs of anticipated future tenants. The preferred alternative avoids impacts to 61.91 acres of jurisdictional wetlands onsite.

To compensate for the 2.89 acres of unavoidable wetland impacts, the applicant is proposing to purchase 28.4 credits from an approved mitigation bank that services the Lower Savannah watershed (HUC 03060109). The City of Hardeeville purchased 4.2 credits from Sweetleaf Swamp Mitigation Bank for the previously approved impacts to 0.48 acre of wetlands. The applicant is requesting that the 4.2 purchased credits be transferred for use as mitigation for the proposed project pending permit issuance. The applicant also stated to satisfy the requirement by SCDHEC, they propose to purchase 18.5 credits from an approved mitigation bank to compensate for impacts to the 2.03 acres of non-jurisdictional wetlands.

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 2.96 acres of freshwater, non-tidal wetlands inland of estuarine substrates and emergent wetlands 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.

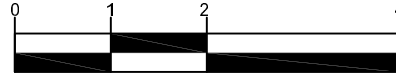
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, 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, SC 29403-5107**

If there are any questions concerning this public notice, please contact Tracy D. Sanders, Project Manager, at (843) 329-8190, toll free at 1-866-329-8187, or by email at Tracy.D.Sanders@usace.army.mil.

ROADWAY & UTILITY IMPROVEMENTS FOR THE HARDEEVILLE COMMERCE PARK IN THE CITY OF HARDEEVILLE JASPER COUNTY, SOUTH CAROLINA SITE LOCATION MAP



GRAPHIC SCALE (MILES)
DECEMBER 11, 2019



PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
SCDOT HIGHWAY MAP
JASPER COUNTY, SOUTH CAROLINA
DATED 2019

SITE

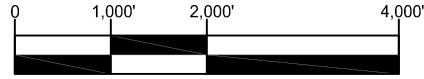
HARDEEVILLE
POP. 1,793

EXIT 5

CSX

WHITE HARDEEVILLE BOULEVARD

ROADWAY & UTILITY IMPROVEMENTS FOR THE HARDEEVILLE COMMERCE PARK IN THE CITY OF HARDEEVILLE JASPER COUNTY, SOUTH CAROLINA AERIAL MAP



GRAPHIC SCALE
DECEMBER 11, 2019



PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
JASPER COUNTY, SOUTH CAROLINA
JSLJA NIKOS (HOSPITAL) GATEWAY
DATED 2019

SITE

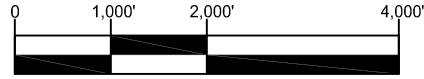
WHITE HARDEE BOULEVARD



EXIT 5



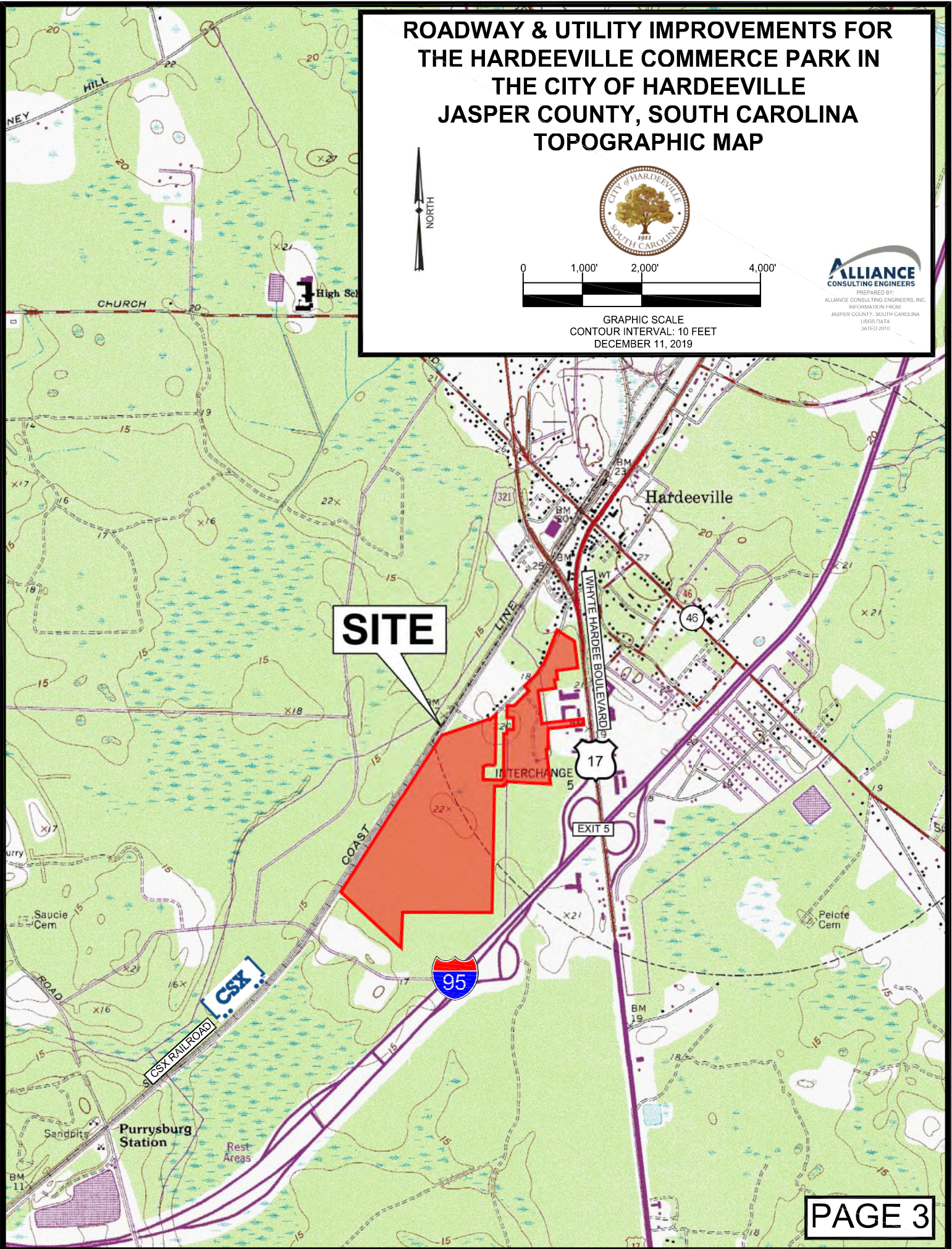
ROADWAY & UTILITY IMPROVEMENTS FOR THE HARDEEVILLE COMMERCE PARK IN THE CITY OF HARDEEVILLE JASPER COUNTY, SOUTH CAROLINA TOPOGRAPHIC MAP



PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
JASPER COUNTY, SOUTH CAROLINA
LRS DATA
DATED 2018

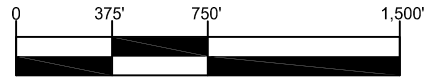
GRAPHIC SCALE
CONTOUR INTERVAL: 10 FEET
DECEMBER 11, 2019

SITE

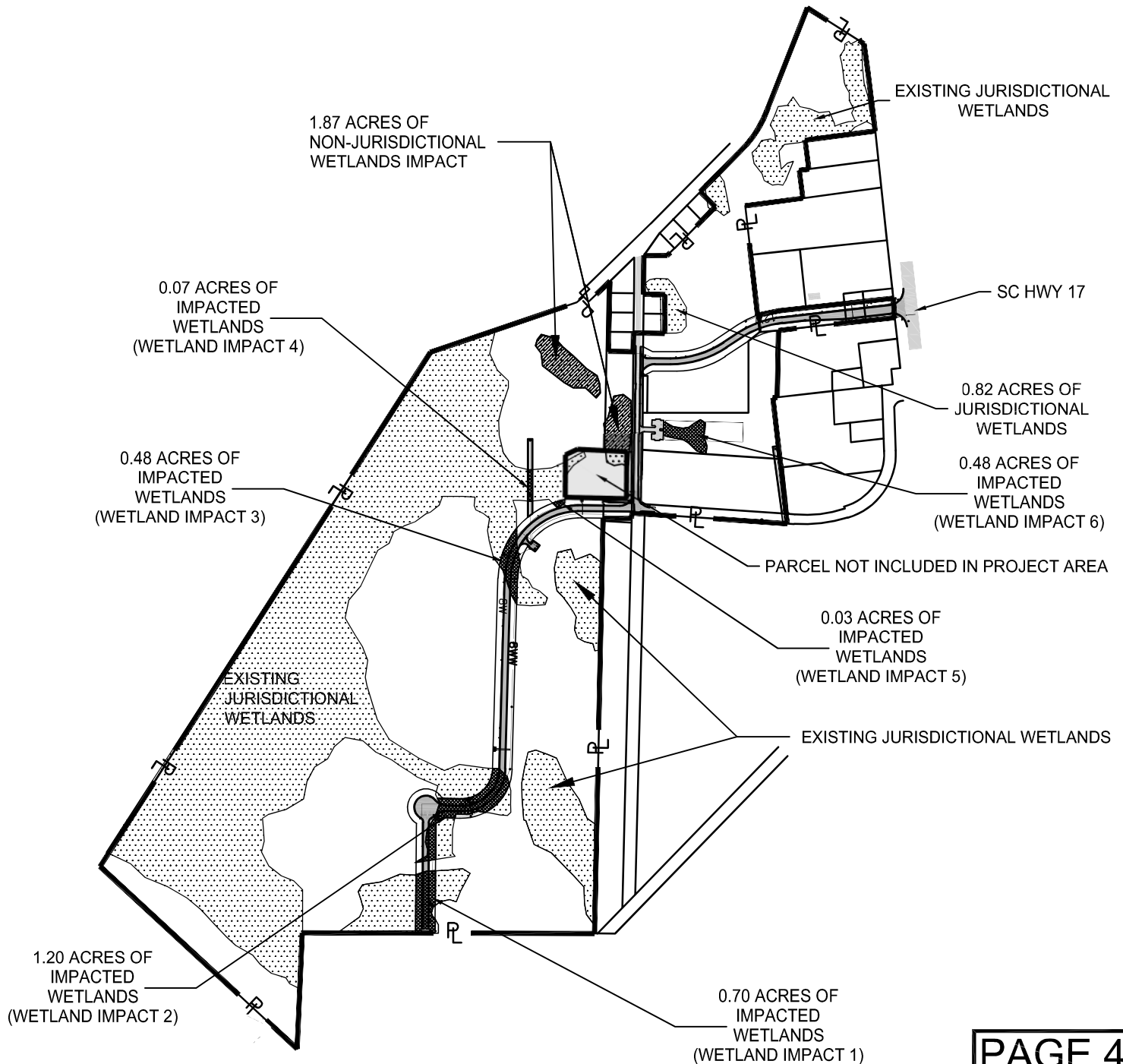


| | |
|---------------------------------|-------|
| TOTAL JD WETLANDS | 64.87 |
| TOTAL NON-JD WETLANDS | 1.87 |
| PROPOSED JD WETLANDS IMPACTS | 2.96 |
| PROPOSED NON-JD WETLAND IMPACTS | 1.87 |

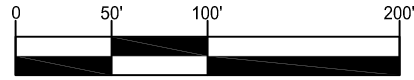
ROADWAY & UTILITY IMPROVEMENTS FOR THE HARDEEVILLE COMMERCE PARK IN THE CITY OF HARDEEVILLE JASPER COUNTY, SOUTH CAROLINA OVERALL PLAN



GRAPHIC SCALE
DECEMBER 12, 2019



ROADWAY & UTILITY IMPROVEMENTS FOR THE HARDEEVILLE COMMERCE PARK IN THE CITY OF HARDEEVILLE JASPER COUNTY, SOUTH CAROLINA WETLAND IMPACTS 1 AND 2



GRAPHIC SCALE
OCTOBER 1, 2019



PROPOSED PAVEMENT

PROPOSED
8-INCH WATER

PROPOSED STORMWATER
CULVERT

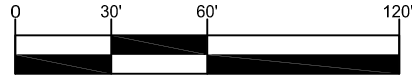
1.20 ACRES OF
IMPACTED
WETLANDS
(WETLAND IMPACT 2)

PROPOSED
8-INCH WASTEWATER

EXISTING JURISDICTIONAL WETLANDS

0.70 ACRES OF
IMPACTED
WETLANDS
(WETLAND IMPACT 1)

ROADWAY & UTILITY IMPROVEMENTS FOR THE HARDEEVILLE COMMERCE PARK IN THE CITY OF HARDEEVILLE JASPER COUNTY, SOUTH CAROLINA WETLAND IMPACT 3



GRAPHIC SCALE
OCTOBER 1, 2019



EXISTING
JURISDICTIONAL
WETLANDS

PROPOSED
8-INCH WATER MAIN

PROPOSED
WASTEWATER PUMP STATION AND
6-INCH WASTEWATER FORCE MAIN

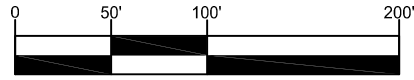
PROPOSED
8-INCH WASTEWATER MAIN

PROPOSED STORMWATER
CULVERT

0.48 ACRES OF
IMPACTED
WETLANDS
(WETLAND IMPACT 3)

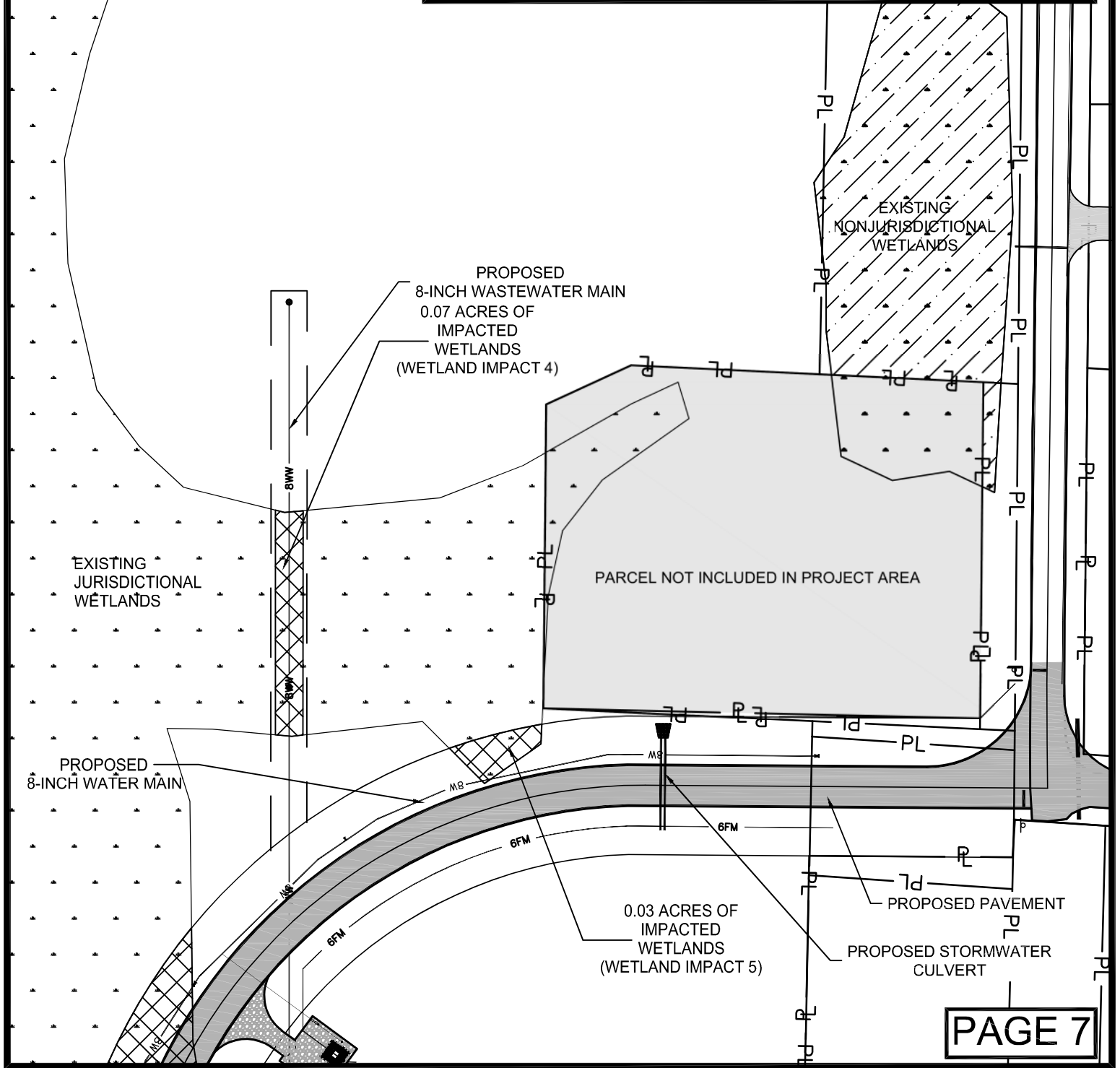
EXISTING
JURISDICTIONAL
WETLANDS

ROADWAY & UTILITY IMPROVEMENTS FOR THE HARDEEVILLE COMMERCE PARK IN THE CITY OF HARDEEVILLE JASPER COUNTY, SOUTH CAROLINA WETLAND IMPACT 4 AND 5

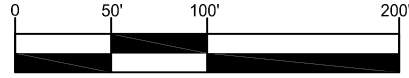


GRAPHIC SCALE
DECEMBER 12, 2019

ALLIANCE
CONSULTING ENGINEERS
PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.



ROADWAY & UTILITY IMPROVEMENTS FOR THE HARDEEVILLE COMMERCE PARK IN THE CITY OF HARDEEVILLE JASPER COUNTY, SOUTH CAROLINA WETLAND IMPACT 6



GRAPHIC SCALE
NOVEMBER 13, 2019



TMS #029-57-00-028
N.F. LAURA GRAVES ROBINSON

PROPOSED 12-INCH WATER MAIN

EXISTING NON-JURISDICTIONAL WETLANDS

PROPOSED CONCEPTUAL
20,000 SF BUILDING

EXISTING
JURISDICTIONAL
WETLANDS

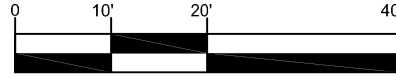
0.48 ACRES OF
IMPACTED
WETLANDS

PROPOSED CONCEPTUAL
PARKING LOT

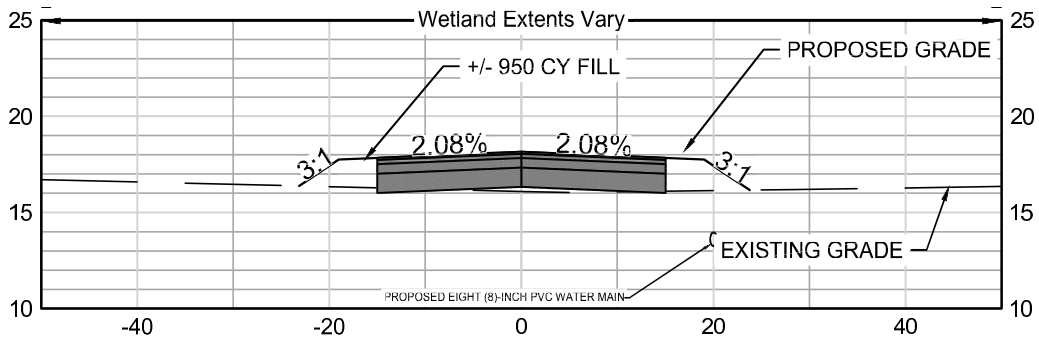
PROPOSED CONCEPTUAL
20,000 SF BUILDING EXPANSION

PROPOSED 8-INCH GRAVITY WASTEWATER MAIN

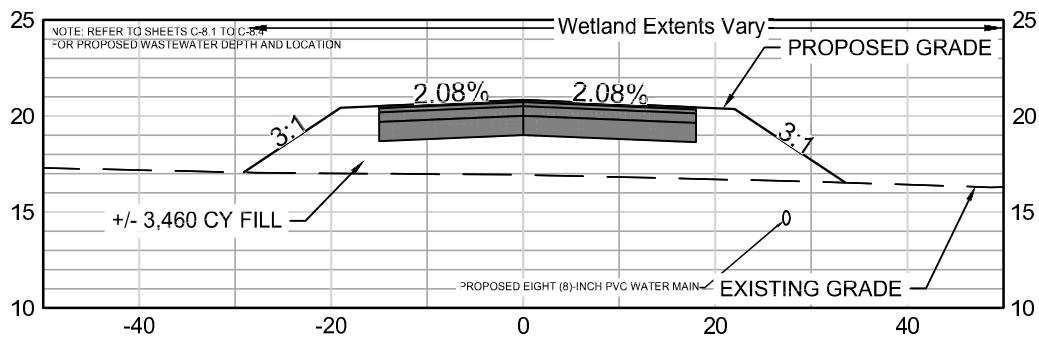
ROADWAY & UTILITY IMPROVEMENTS FOR THE HARDEEVILLE COMMERCE PARK IN THE CITY OF HARDEEVILLE JASPER COUNTY, SOUTH CAROLINA ROAD SECTIONS



GRAPHIC SCALE
OCTOBER 1, 2019

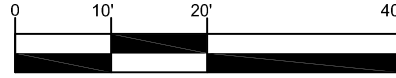


Wetland Impact 1 Typical Road Section
Scale: 1" = 20' H 1" = 10' V

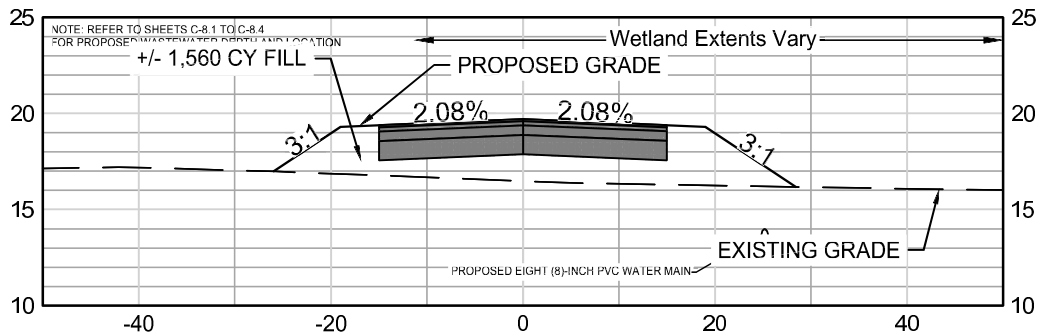


Wetland Impact 2 Typical Road Section
Scale: 1" = 20' H 1" = 10' V

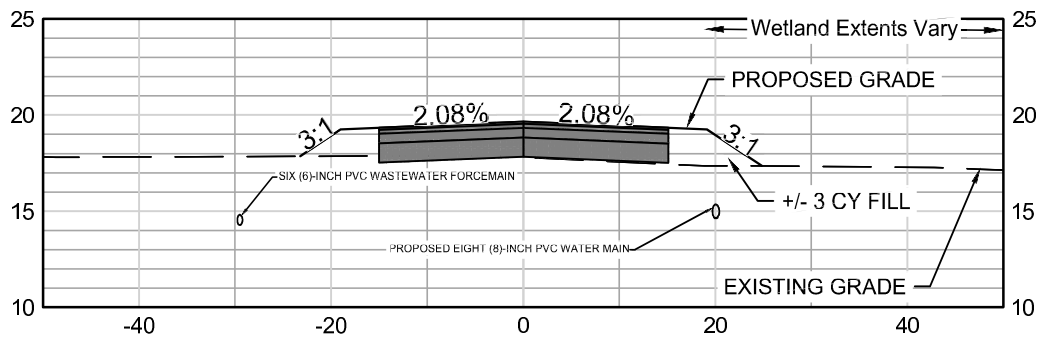
ROADWAY & UTILITY IMPROVEMENTS FOR THE HARDEEVILLE COMMERCE PARK IN THE CITY OF HARDEEVILLE JASPER COUNTY, SOUTH CAROLINA ROAD SECTIONS



GRAPHIC SCALE
OCTOBER 1, 2019

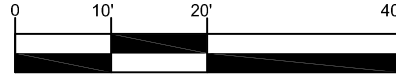


Wetland Impact 3 Typical Road Section
Scale: 1" = 20' H 1" = 5' V

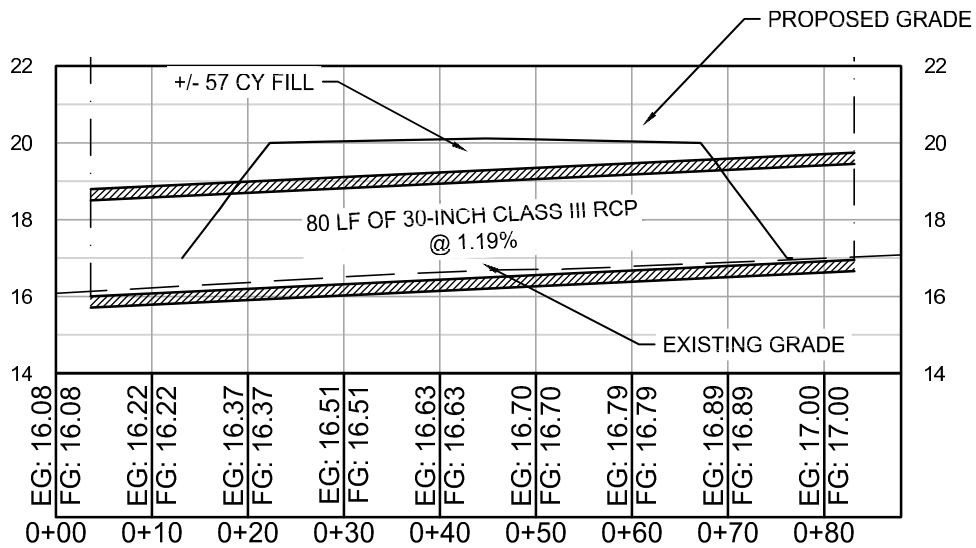


Wetland Impact 4 Typical Road Section
Scale: 1" = 20' H 1" = 5' V

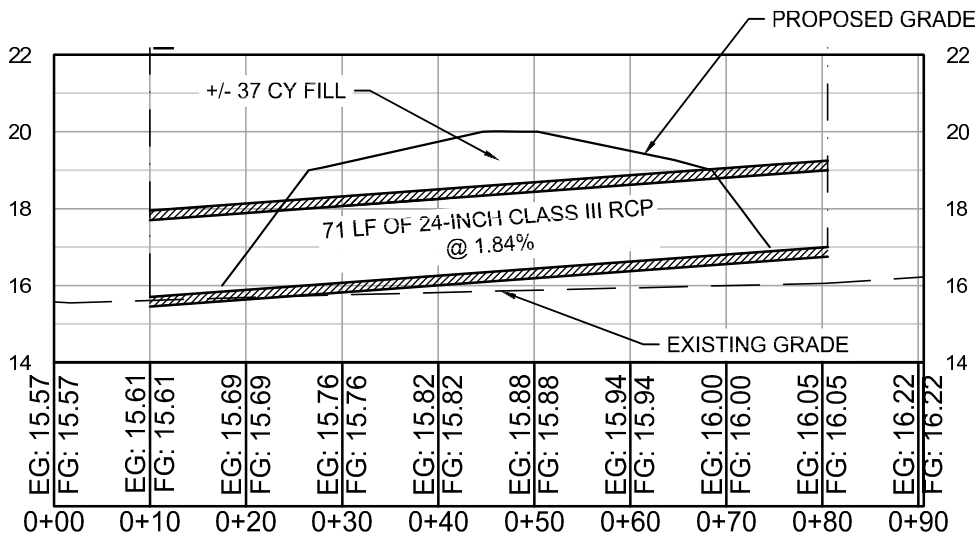
ROADWAY & UTILITY IMPROVEMENTS FOR THE HARDEEVILLE COMMERCE PARK IN THE CITY OF HARDEEVILLE JASPER COUNTY, SOUTH CAROLINA CULVERT CROSSINGS



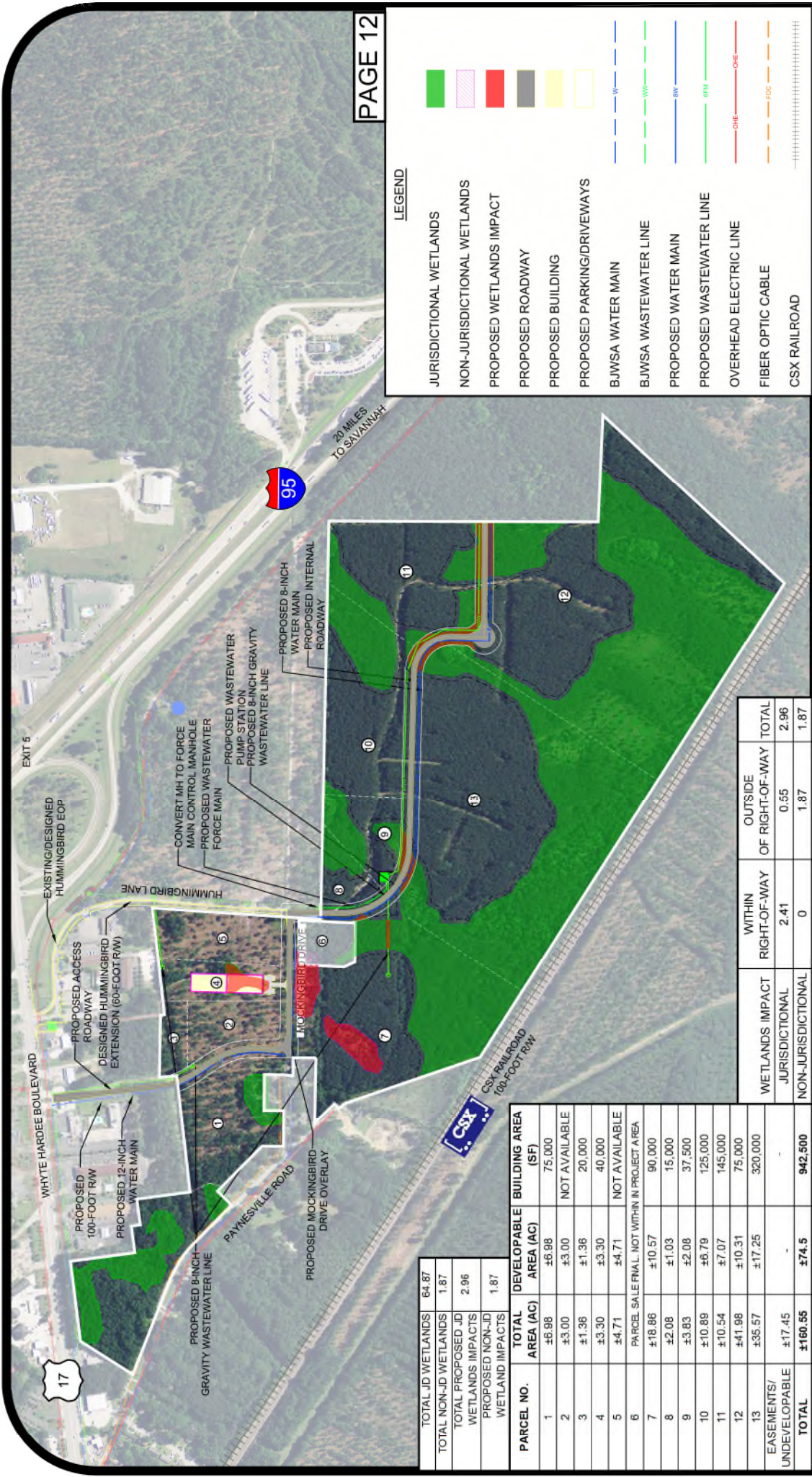
GRAPHIC SCALE
OCTOBER 1, 2019



Wetland Impact 2 Typical Culvert Crossing Section
Scale: 1" = 20' H 1" = 5' V



Wetland Impact 3 Typical Culvert Crossing Section
Scale: 1" = 20' H 1" = 5' V



LEGEND

- JURISDICTIONAL WETLANDS
- NON-JURISDICTIONAL WETLANDS
- PROPOSED WETLANDS IMPACT
- PROPOSED ROADWAY
- PROPOSED BUILDING
- PROPOSED PARKING/DRIVEWAYS
- BJWSA WATER MAIN
- BJWSA WASTEWATER LINE
- PROPOSED WATER MAIN
- PROPOSED WASTEWATER LINE
- OVERHEAD ELECTRIC LINE
- FIBER OPTIC CABLE
- CSX RAILROAD

| PARCEL NO. | TOTAL AREA (AC) | DEVELOPABLE AREA (AC) | BUILDING AREA (SF) |
|-------------------------|---|-----------------------|--------------------|
| 1 | +6.98 | +6.98 | 75,000 |
| 2 | +3.00 | +3.00 | NOT AVAILABLE |
| 3 | +1.36 | +1.36 | 20,000 |
| 4 | +3.30 | +3.30 | 40,000 |
| 5 | +4.71 | +4.71 | NOT AVAILABLE |
| 6 | PARCEL SALE FIRM. NOT WITHIN PROJECT AREA | | |
| 7 | +18.86 | +10.57 | 90,000 |
| 8 | +2.08 | +1.03 | 15,000 |
| 9 | +3.83 | +2.08 | 37,500 |
| 10 | +10.89 | +6.79 | 125,000 |
| 11 | +10.54 | +7.07 | 145,000 |
| 12 | +41.98 | +10.31 | 75,000 |
| 13 | +35.57 | +17.25 | 320,000 |
| EASEMENTS/UNDEVELOPABLE | +17.45 | | |
| TOTAL | +160.55 | +74.5 | 942,500 |

| WETLANDS IMPACT | WITHIN RIGHT-OF-WAY | OUTSIDE OF RIGHT-OF-WAY | TOTAL |
|--------------------|---------------------|-------------------------|-------|
| JURISDICTIONAL | 2.41 | 0.55 | 2.96 |
| NON-JURISDICTIONAL | 0 | 1.87 | 1.87 |



Conceptual Master Development Plan for the ±162-Acre Hardeeville Commerce Park Jasper County, South Carolina



(IN FEET)
 Project No.: 18223-0027
 December 12, 2019

Prepared by Alliance Consulting Engineers, Inc.



Alternative Site Design #2

LEGEND

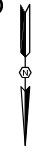
| | | |
|-----------------|--|--------------------------|
| EXISTING | BEAUFORT JASPER WATER & SEWER AUTHORITY 6-INCH WATER MAIN | --- (Blue dashed line) |
| | BEAUFORT JASPER WATER & SEWER AUTHORITY 8-INCH WATER MAIN | --- (Blue dashed line) |
| | BEAUFORT JASPER WATER & SEWER AUTHORITY 8-INCH GRAVITY WASTEWATER LINE | --- (Green dashed line) |
| | HARGRAY COMMUNICATIONS TELECOMMUNICATIONS LINE | --- (Yellow dashed line) |
| | SC&G OVERHEAD 12-KV ELECTRIC LINE | --- (Red dashed line) |
| | RAILROAD | --- (Black dashed line) |
| | JURISDICTIONAL WETLANDS | █ (Green box) |
| | NON JURISDICTIONAL WETLANDS | █ (Pink box) |
| | WETLANDS IMPACT | █ (Red box) |

| Parcel No. | Total Area (AC) | Building Footprint (SF) |
|-------------------------|-----------------|-------------------------|
| 1 | ±8 | 60,000 |
| 2 | ±3 | |
| 3 | ±1 | |
| 4 | ±4 | |
| 5 | ±4 | 40,000 |
| 6 | ±1 | |
| 7 | ±1 | |
| 8 | ±9 | 44,500 |
| 9 | ±10 | 95,000 |
| 10 | ±10 | 120,000 |
| 11 | ±19 | 260,000 |
| 12 | ±37 | 125,000 |
| 13 | ±33 | 225,000 |
| 14 | ±15 | 45,000 |
| Easements/Undevelopable | ±11 | - |
| TOTAL | ±165 | 1,014,500 |

| | |
|---------------------------------|-------|
| TOTAL JD WETLANDS | 64.87 |
| TOTAL NON-JD WETLANDS | 1.87 |
| PROPOSED JD WETLANDS IMPACTS | 1.86 |
| PROPOSED NON-JD WETLAND IMPACTS | 1.87 |



**Conceptual Master Development Plan for the
± 162 Hardeeville Commerce Park
Jasper County, South Carolina**



(IN FEET)
Project No.: 17183-0027
August 31, 2018