

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69 A 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-2019-00058

DATE: January 18, 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

Mr. William McKenzie
Carnes Crossroads Associates, LLC
230 Seven Farms Drive, Suite 201
Daniel Island, South Carolina 29492-7556

for a permit to construct three (3) road crossings in

1.35 acre of a freshwater wetland and 0.04 acre of a perennial stream

at a location within the intersection of Sate Road and South Live Oak Drive, Berkeley County, South Carolina (Latitude: 33.0682 °N, Longitude: -80.0917 °W), Mount Holly, SC 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 constructing three (3) road crossing for a commercial development. In detail, approximately 452 cubic yards of fill material and a 48" reinforced concrete

pipe (RCP) would be discharged into 0.04 acre of a perennial stream and a total of 4,600 cubic yards of fill material and two (2) 36" RCPs would be discharged into 1.35 acre of a freshwater wetland at two (2) separate locations. The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by purchasing 10.3 wetland mitigation credits from a Corps approved mitigation bank. Additionally, the applicant has proposed to preserve the remaining 20.4 acres of on-site wetlands and 3.19 acres of upland buffer. The project purpose is to provide access to a proposed commercial development that may provide additional services for the adjacent medical facilities.

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 have no impacts to 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 following Federally endangered or threatened species are present in the vicinity of the project: Frosted flatwoods salamander (*Ambystoma cingulatum*), American wood stork (*Mycteria americana*), Red-cockaded woodpecker (*Picoides borealis*), Atlantic sturgeon (*Acipenser oxyrinchus*), Shortnose sturgeon (*Acipenser brevirostrum*), Northern long-eared bat (*Myotis septentrionalis*), West Indian manatee (*Trichechus manatus*), American chaffseed (*Schwalbea americana*), Canby's dropwort (*Oxypolis canbyi*), and Pondberry (*Lindera melissifolia*). However, it has been determined that the project may affect, but is not likely to adversely affect the Red-cockaded woodpecker and Northern long-eared bat and will have no effect on the Frosted flatwoods salamander, American wood stork, Atlantic sturgeon, Shortnose sturgeon, West Indian manatee, American chaffseed, Canby's dropwort, and Pondberry and will not result in the destruction or adverse modification of designated or proposed critical habitat.

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 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:**

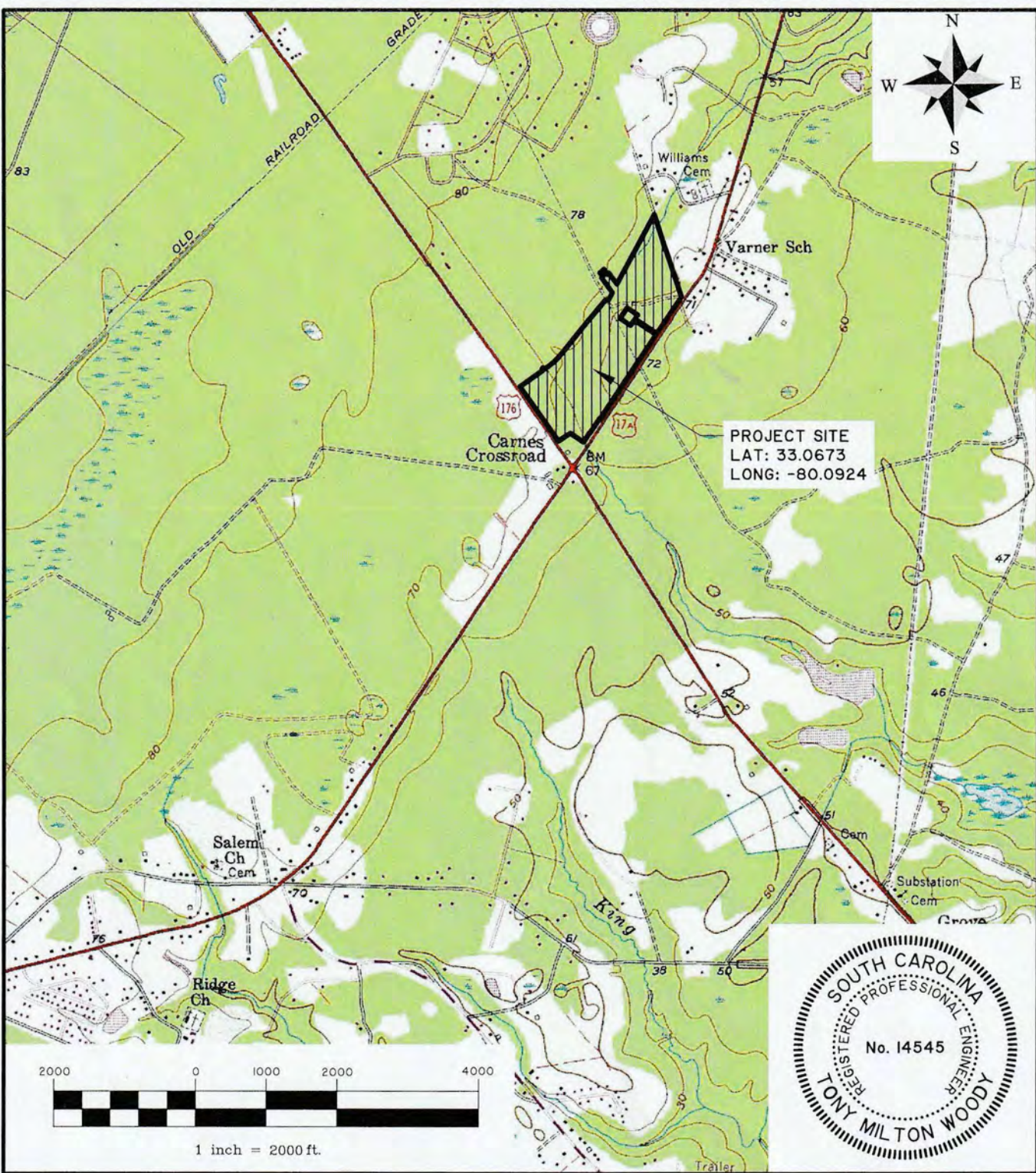
REGULATORY DIVISION
SAC-2019-00058

DATE: January 18, 2019

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

If there are any questions concerning this public notice, please contact Jeremy M. Kinney, Project Manager, at 843-329-8033.

Z:\18717\18717.000\Engineering\Drawings\Wetland Permits\North Tract Individual Wetland Permit\18717.0001 - Quad Map.dwg - Oct 22, 2018 - 3:44:32 PM



CARNES CROSSROADS - NORTH TRACT
 INDIVIDUAL WETLAND PERMIT
QUAD MAP
 CLIENT:
CARNES CROSSROADS ASSOCIATES, LLC
 LOCATION: BERKELY COUNTY, SC
 DATE: 01/02/19 DRAWN BY: BAL SHEET: 1
 JOB NUMBER: J-18717.0001 REVIEWED BY: BDR SCALE: 1" = 2000'

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EXISTING SITE CHARACTERISTICS

Upland Area = 38.32 ACRES
Wetland Area* = 23.88 ACRES
 Total Project Area = 62.20 ACRES

Wetland Impact / Preservation Summary

Carnes Crossroads

Berkeley County, SC

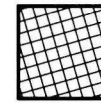
Prepared For: Carnes Crossroads Associates, LLC

Prepared By: Thomas & Hutton

Date: January 2, 2019

Item	Wetland Number	Wetland Size (acres)	FILL (acres)	Tributary Length (LF)	EXCAVATE (acres)	PRESERVE (acres)	BUFFER (acres)	FILL (CY)	EXCAVATE (CY)
1	2 (J.F.W.)	21.65	1.35	N/A	0.00	20.30	3.19	4356.03	0.00
2	3 (N.J.F.W.)	2.09	2.09	N/A	0.00	0.00	0.00	6743.77	0.00
3	B (Jur. Tributary)	0.14	0.04	89.00	0.00	0.10	0.00	129.07	0.00
	Total	23.88	3.48	89.00	0.00	20.40	3.19	11,228.87	0.00

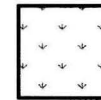
LEGEND



SITE DEVELOPMENT FILL
 ROAD CROSSING FILL



PROPOSED WETLAND BUFFER



WETLAND TO BE PRESERVED

ABBREVIATIONS

J.F.W	JURISDICTIONAL FRESHWATER WETLAND
N.J.F.W	NON -JURISDICTIONAL FRESHWATER WETLAND

* = WITHIN PROJECT AREA

CARNES CROSSROADS - NORTH TRACT

INDIVIDUAL WETLAND PERMIT
 IMPACT SUMMARY

CLIENT:

CARNES CROSSROADS ASSOCIATES, LLC

LOCATION: BERKELEY COUNTY, SC

DATE: 01/02/19

DRAWN BY: BAL

SHEET: 2

JOB NUMBER: J-18717.0001

REVIEWED BY: BDR

SCALE: N.T.S.

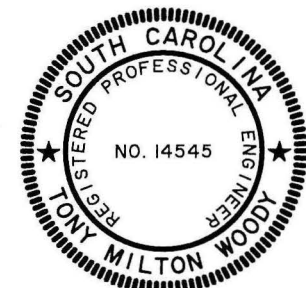


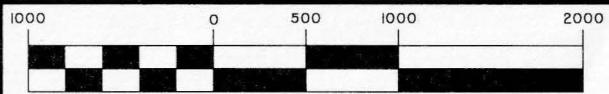
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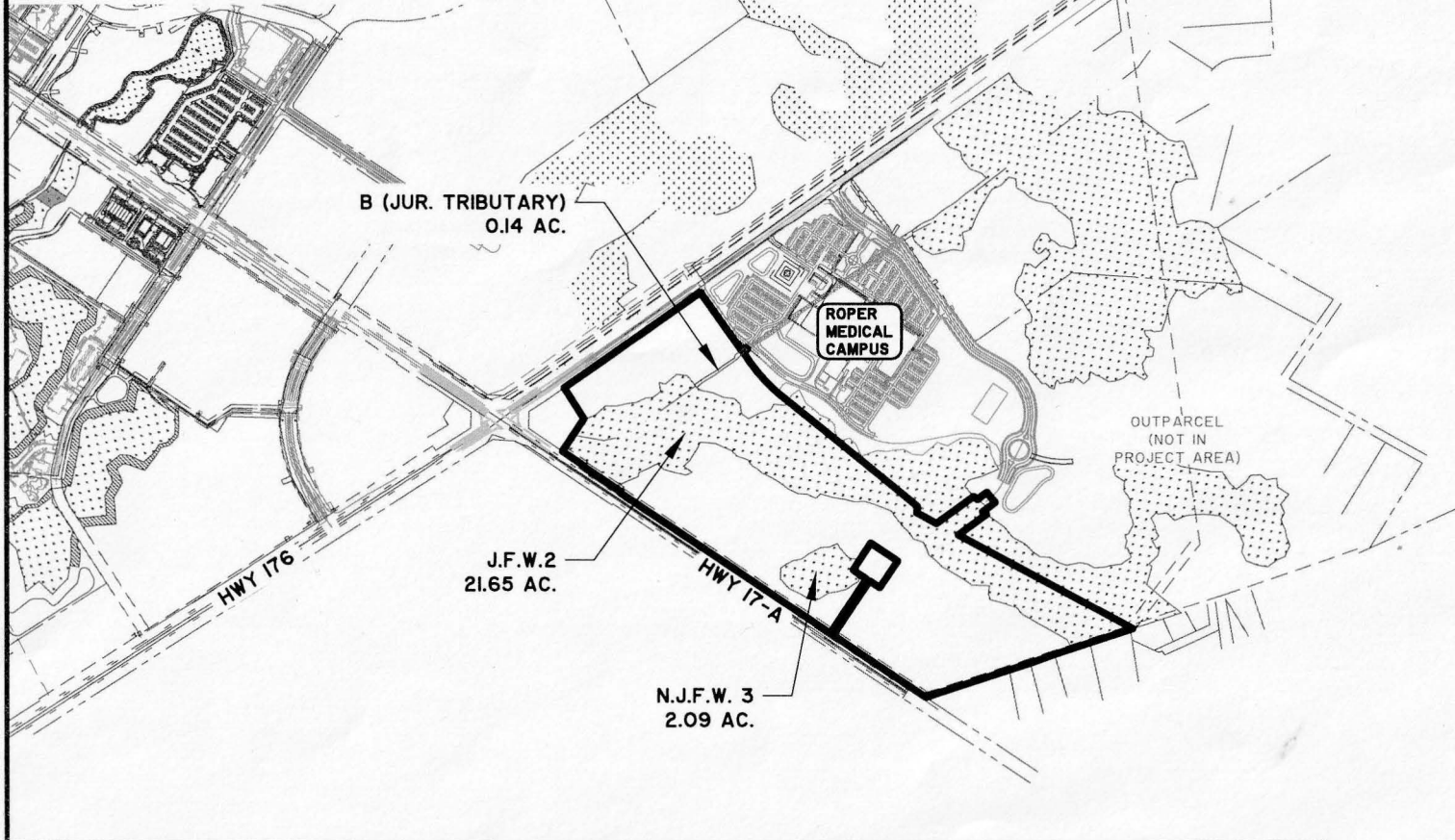
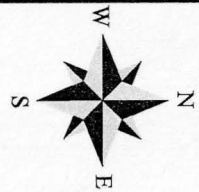
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(IN FEET)
1 inch = 1000 ft.



CARNES CROSSROADS - NORTH TRACT

INDIVIDUAL WETLAND PERMIT
EXISTING CONDITIONS

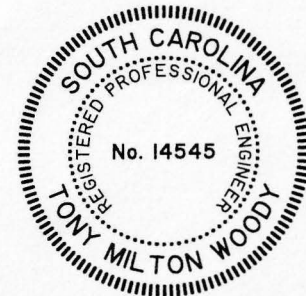
CLIENT:
CARNES CROSSROADS ASSOCIATES, LLC

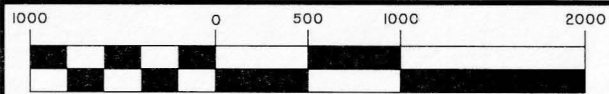
LOCATION: BERKELY COUNTY, SC
DATE: 01/02/19 DRAWN BY: BAL SHEET: 4
JOB NUMBER: J-18717.0001 REVIEWED BY: BDR SCALE: 1" = 1000'

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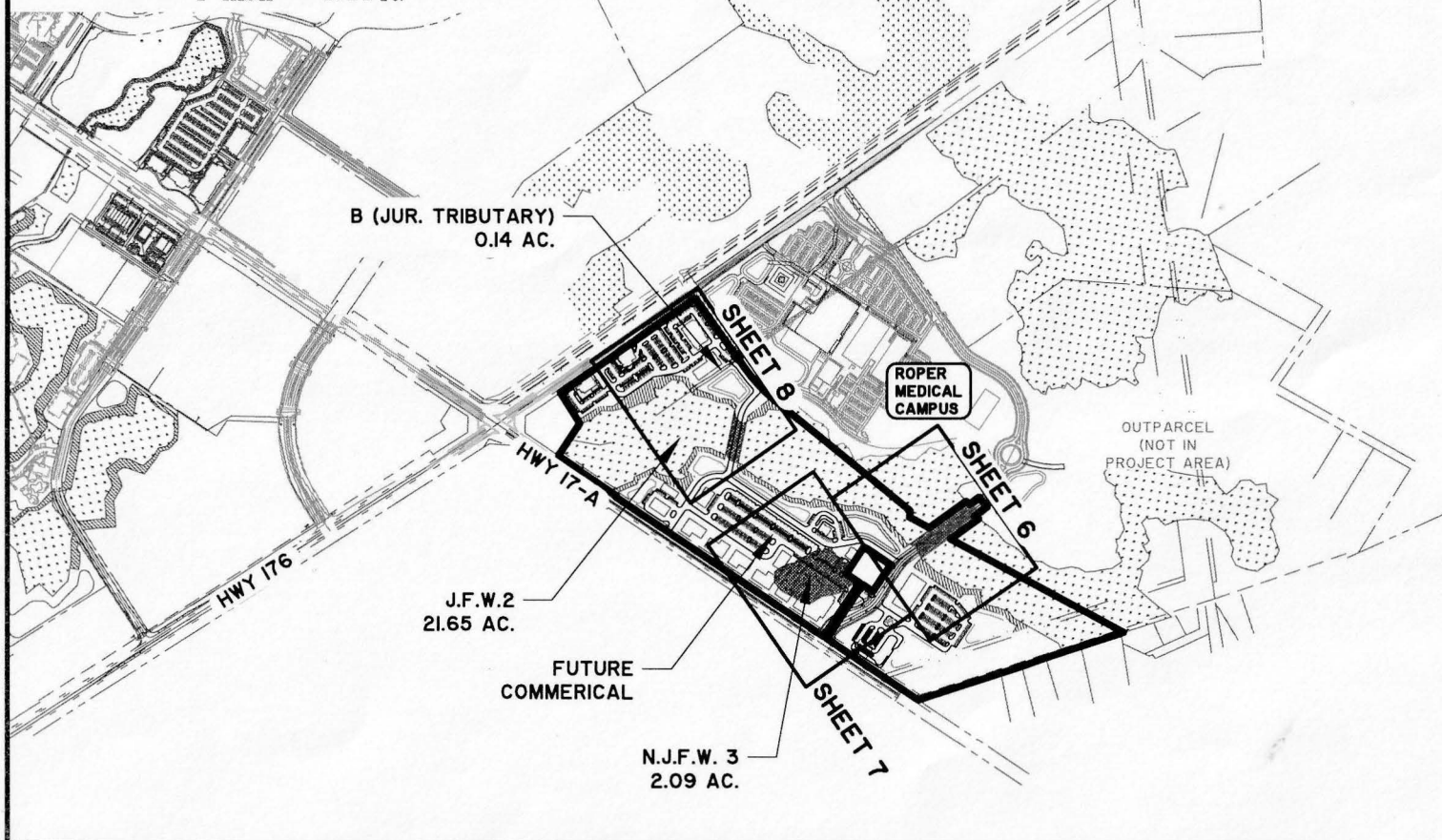
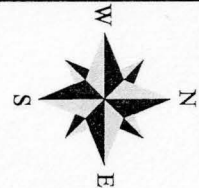
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(IN FEET)
1 inch = 1000 ft.



CARNES CROSSROADS - NORTH TRACT

INDIVIDUAL WETLAND PERMIT
OVERALL LAYOUT PLAN

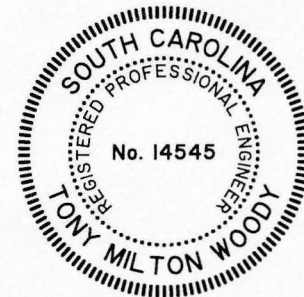
CLIENT:
CARNES CROSSROADS ASSOCIATES, LLC

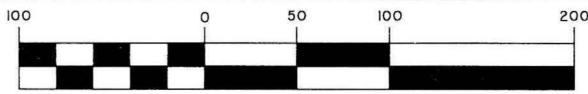
LOCATION: BERKELY COUNTY, SC
DATE: 01/02/19 DRAWN BY: BAL SHEET: 5
JOB NUMBER: J-18717.0001 REVIEWED BY: BDR SCALE: 1" = 1000'

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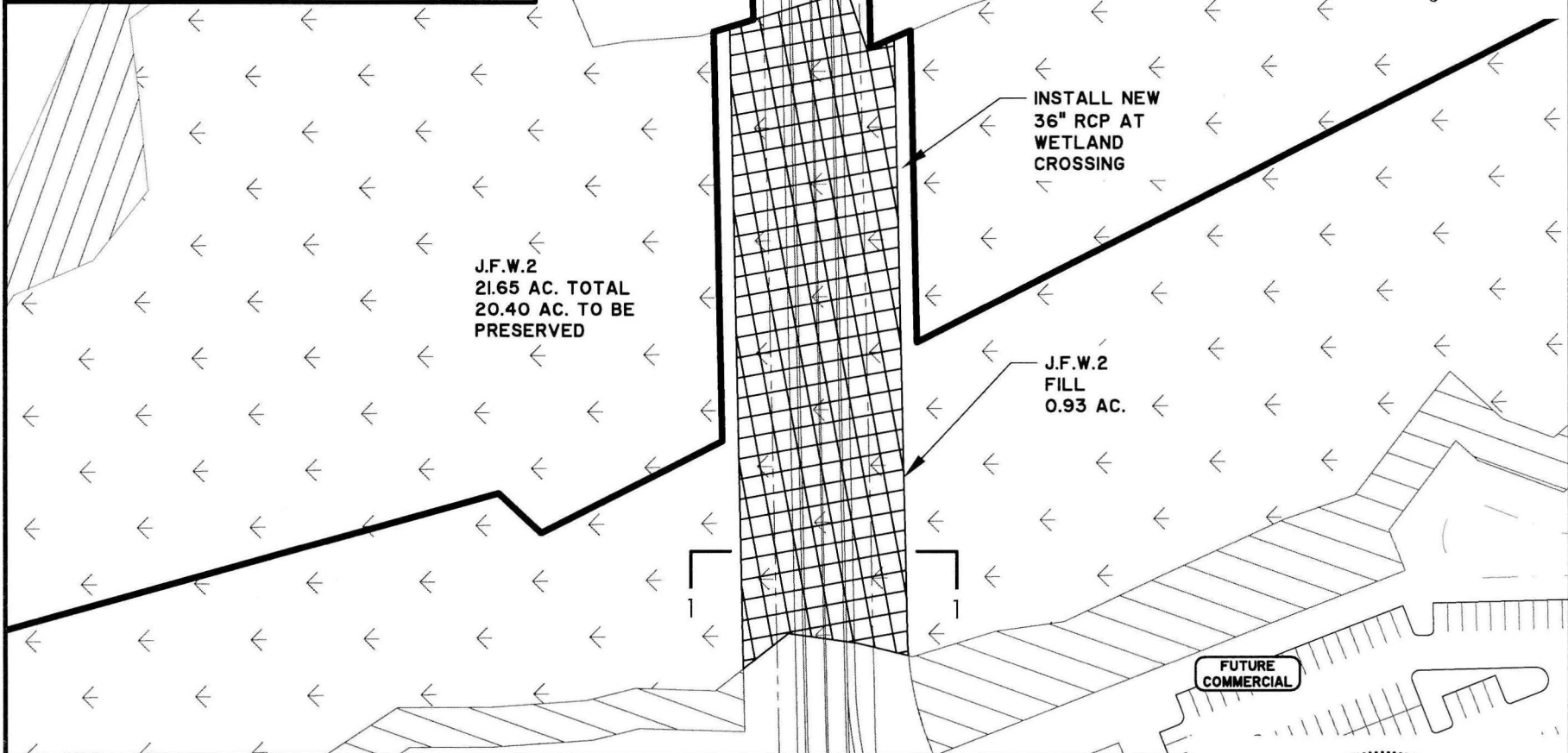
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(IN FEET)
1 inch = 100 ft.



J.F.W.2
21.65 AC. TOTAL
20.40 AC. TO BE
PRESERVED

INSTALL NEW
36" RCP AT
WETLAND
CROSSING

J.F.W.2
FILL
0.93 AC.

FUTURE
COMMERCIAL

CARNES CROSSROADS - NORTH TRACT

INDIVIDUAL WETLAND PERMIT
SITE PLAN

CLIENT:
CARNES CROSSROADS ASSOCIATES, LLC

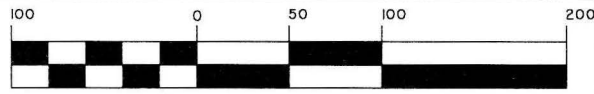
LOCATION: BERKELY COUNTY, SC
DATE: 01/02/19 DRAWN BY: BAL SHEET: 6
JOB NUMBER: J-18717.0001 REVIEWED BY: BDR SCALE: 1" = 100'

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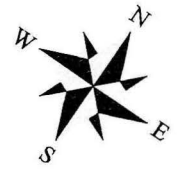
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(IN FEET)
1 inch = 100 ft.

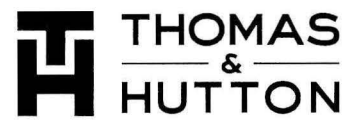


CARNES CROSSROADS - NORTH TRACT

INDIVIDUAL WETLAND PERMIT
SITE PLAN

CLIENT:
CARNES CROSSROADS ASSOCIATES, LLC

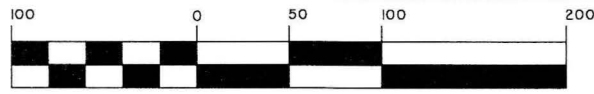
LOCATION: BERKELY COUNTY, SC
DATE: 01/02/19 DRAWN BY: BAL SHEET: 7
JOB NUMBER: J-18717.0001 REVIEWED BY: BDR SCALE: 1" = 100'



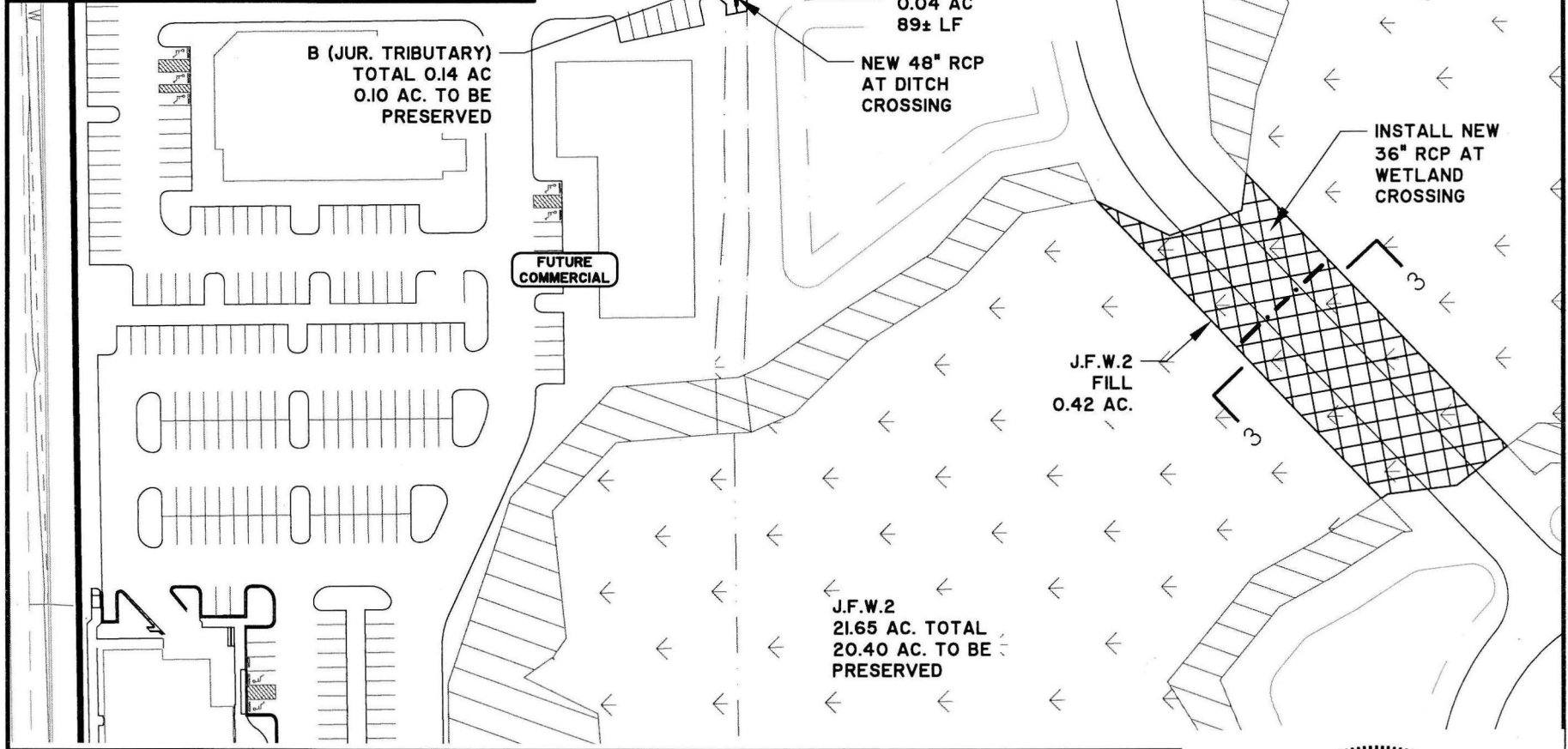
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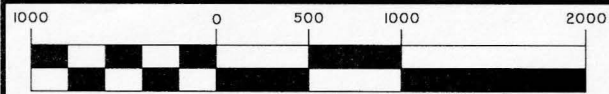
(IN FEET)
1 inch = 100 ft.



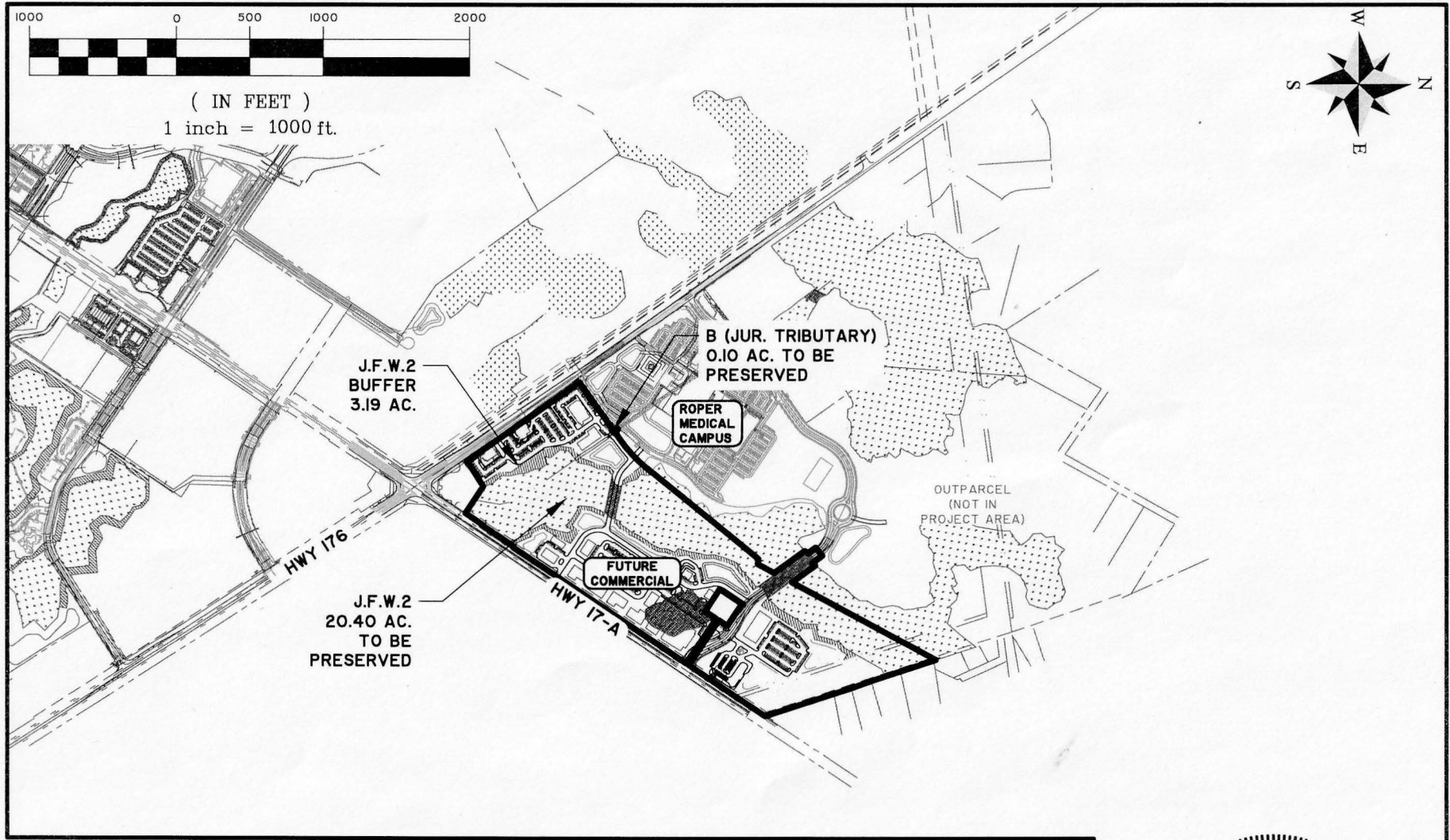
CARNES CROSSROADS - NORTH TRACT
 INDIVIDUAL WETLAND PERMIT
 SITE PLAN
 CLIENT:
CARNES CROSSROADS ASSOCIATES, LLC
 LOCATION: BERKELY COUNTY, SC
 DATE: 01/02/19 DRAWN BY: BAL SHEET: 8
 JOB NUMBER: J-18717.0001 REVIEWED BY: BDR SCALE: 1" = 100'

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(IN FEET)
1 inch = 1000 ft.



CARNES CROSSROADS - NORTH TRACT

INDIVIDUAL WETLAND PERMIT
WETLAND PRESERVATION AND BUFFER PLAN

CLIENT:
CARNES CROSSROADS ASSOCIATES, LLC

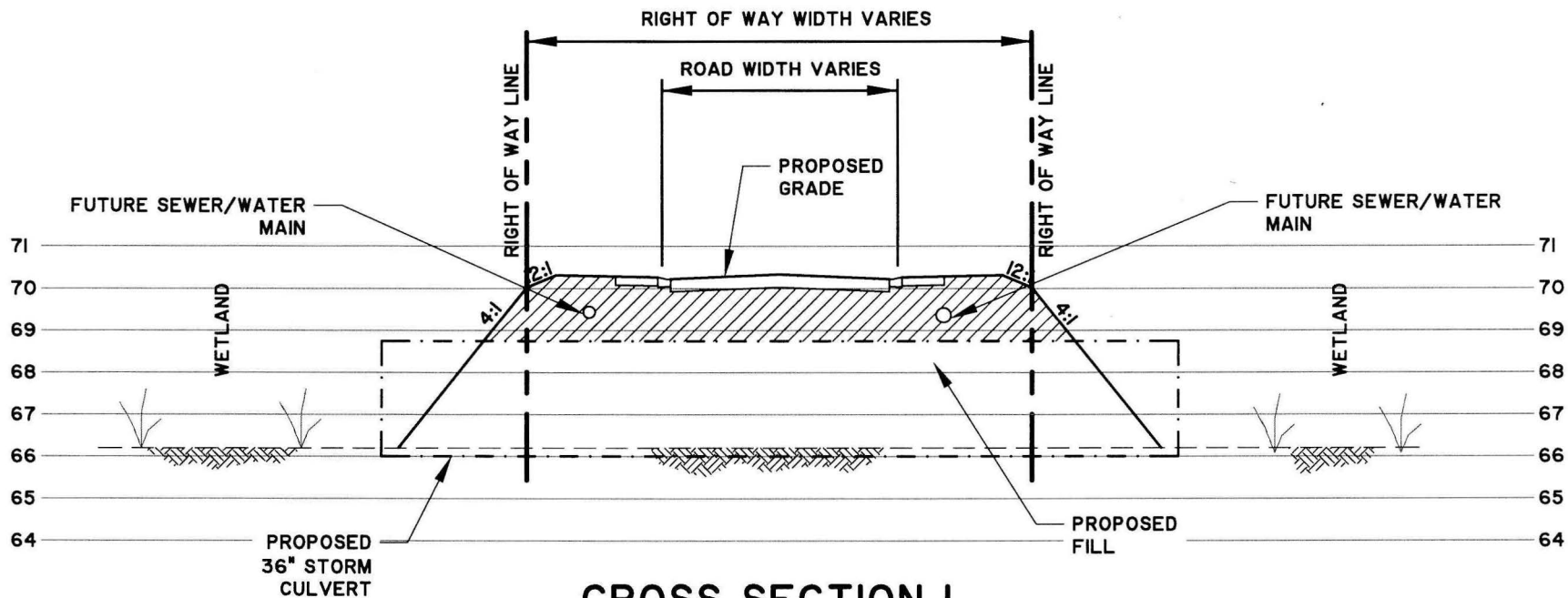
LOCATION: BERKELY COUNTY, SC
DATE: 01/02/19 DRAWN BY: BAL SHEET: 9
JOB NUMBER: J-18717.0001 REVIEWED BY: BDR SCALE: 1" = 1000'

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CROSS SECTION I

SCALE: N.T.S.

CARNES CROSSROADS - NORTH TRACT

INDIVIDUAL WETLAND PERMIT
CROSS SECTIONS

CLIENT:

CARNES CROSSROADS ASSOCIATES, LLC

LOCATION: BERKELY COUNTY, SC

DATE: 01/02/19

DRAWN BY: BAL

SHEET: 10

JOB NUMBER: J-18717.0001

REVIEWED BY: BDR

SCALE: N.T.S.



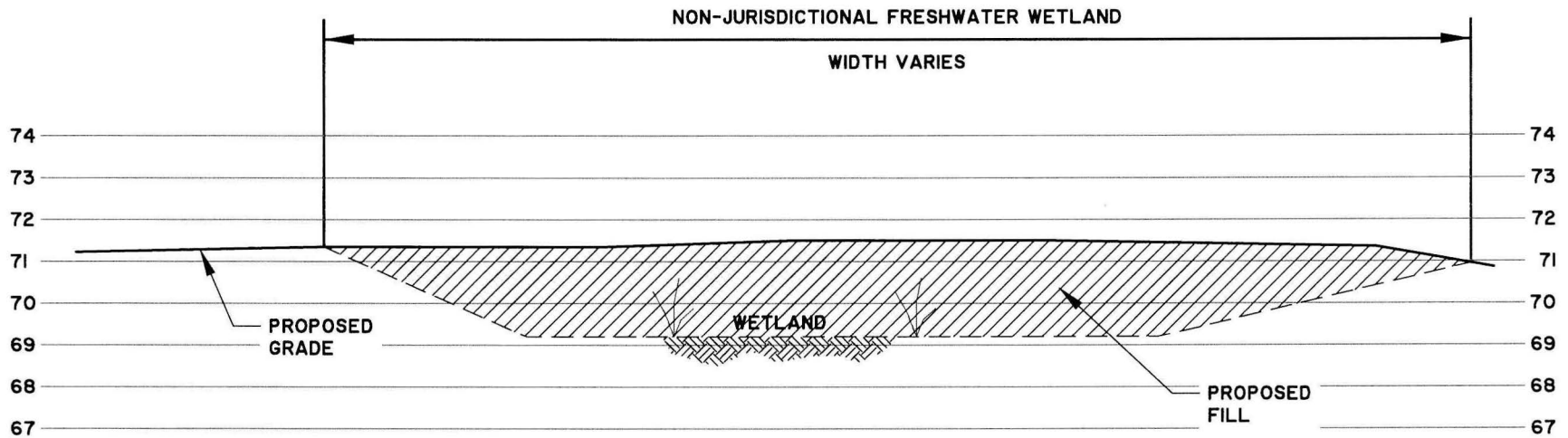
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CROSS SECTION 2

SCALE: N.T.S.

CARNES CROSSROADS - NORTH TRACT

INDIVIDUAL WETLAND PERMIT
CROSS SECTIONS

CLIENT:

CARNES CROSSROADS ASSOCIATES, LLC

LOCATION: BERKELY COUNTY, SC

DATE: 01/02/19

DRAWN BY: BAL

SHEET: 11

JOB NUMBER: J-18717.0001

REVIEWED BY: BDR

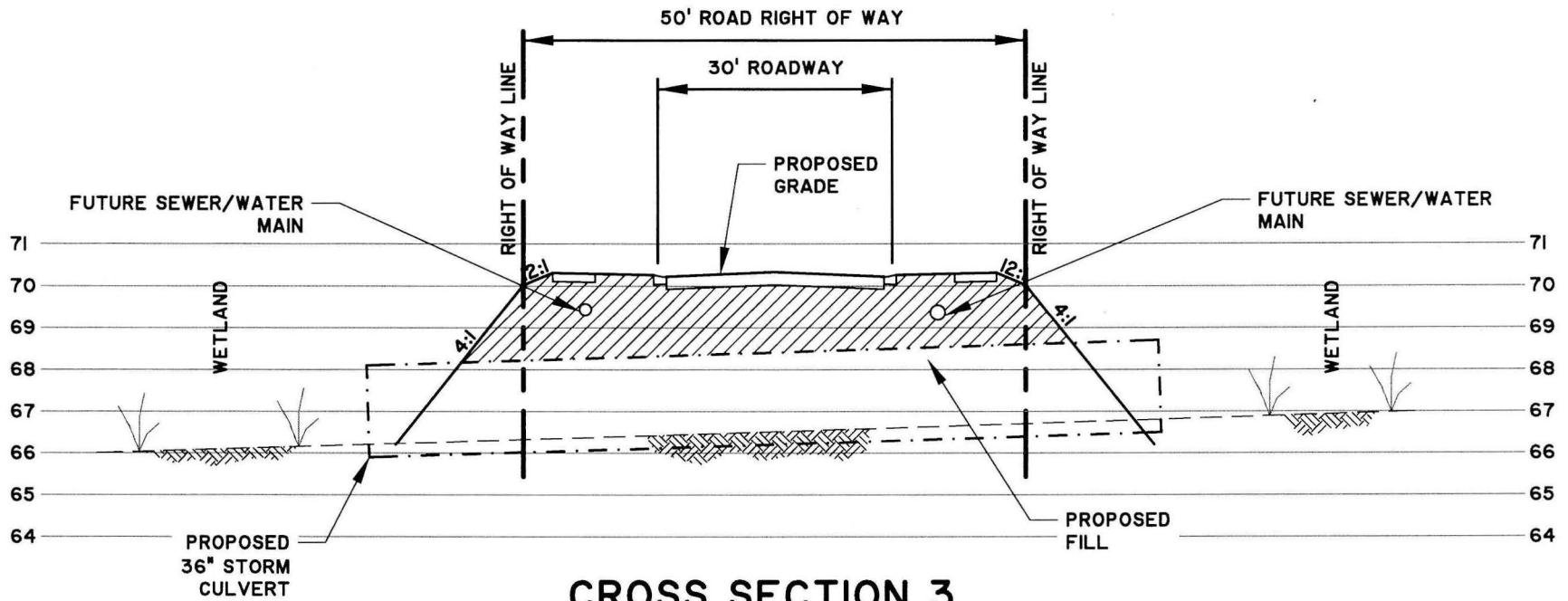
SCALE: N.T.S.



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CROSS SECTION 3

SCALE: N.T.S.

CARNES CROSSROADS - NORTH TRACT

INDIVIDUAL WETLAND PERMIT
CROSS SECTIONS

CLIENT:

CARNES CROSSROADS ASSOCIATES, LLC

LOCATION: BERKELY COUNTY, SC

DATE: 01/02/19

DRAWN BY: BAL

SHEET: 12

JOB NUMBER: J-18717.0001

REVIEWED BY: BDR

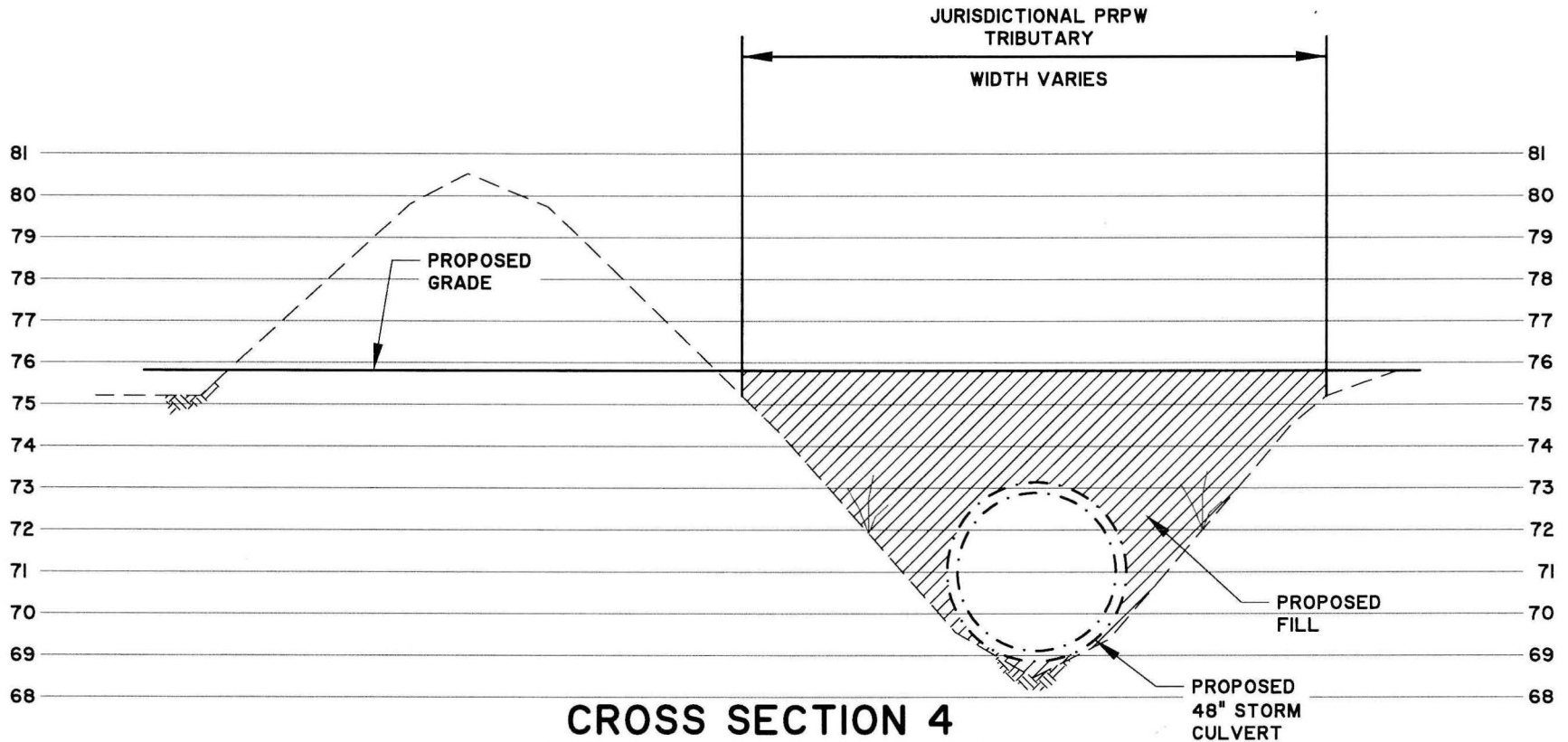
SCALE: N.T.S.



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CROSS SECTION 4

SCALE: N.T.S.

CARNES CROSSROADS - NORTH TRACT

INDIVIDUAL WETLAND PERMIT
CROSS SECTIONS

CLIENT:

CARNES CROSSROADS ASSOCIATES, LLC

LOCATION: BERKELY COUNTY, SC

DATE: 01/02/19

DRAWN BY: BAL

SHEET: 13

JOB NUMBER: J-18717.0001

REVIEWED BY: BDR

SCALE: N.T.S.



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