

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, SC 29403
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-2010-00064

29 JANUARY 2021 (Revised)

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

Stratford Land
5949 Sherry Lane
Dallas, Texas 75225

for a permit to construct a mixed-use development with associated infrastructure, including new interchange on Interstate 95 (I-95) and improvements to a portion of Purrysburg Road, in

tributaries and wetlands that carry flow to Savannah River

at a location known as the Riverport Tract, Jasper County, South Carolina (Latitude: 32.2594°, Longitude: -81.1018°), Limehouse quadrangle.

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 construction of mixed-use development including industrial, commercial, civic and residential uses. In detail, the proposed project is a master planned development at the 4,260.81-acre Riverport Tract situated north and south of I-95, with improvements to the existing two-lane Purrysburg Road as well as a new interchange with I-95 at Mile Marker 3. Residential development, including 3,339 residential dwelling units, would occupy

the project area north of I-95, with commercial and civic development situated along both sides of the new interchange and within the southern portion of the site, including over 10.6 million square feet of industrial warehouse space and 2.6 million square feet of commercial space (restaurant and hotel, grocery store, hospital, and office/retail space). Purrysburg Road would be a two-lane paved section from U.S. Highway 17 north of I-95, continuing south for the length of the development, crossing I-95 at Exit 3 (proposed) and terminating at the existing paved two-lane section of Purrysburg Road. The proposed work would require the placement of fill material into 23.26 acres of wetlands and other waters of the U.S. to accomplish road crossings for internal project access as well as for improvements to Purrysburg Road and I-95 where Exit 3 is proposed. The applicant has proposed to offset impacts to wetlands and other waters of the United States by implementing on-site preservation of remaining federally jurisdictional wetlands, with associated upland buffers, and the purchase of available credits at an approved wetland mitigation bank. A total of 200.6 wetland mitigation credits will be purchased in three phases corresponding the onset of construction at Riverport Parkway, Exit 3, and the site's interior road crossings. According to the applicant, the project purpose is to construct a development in Jasper County, South Carolina, incorporating residential, commercial and industrial uses with direct access to Interstate 95 to meet projected future growth associated with the existing Port of Savannah and Jasper Ocean Terminal.

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 23.26 acres of forested and emergent wetlands that ultimately flow to estuarine substrates 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 Section 7 of the Endangered Species Act of 1973 (as amended), the applicant has provided the results of protected species surveys for the property associated with the activity described above. Based upon this report, the District Engineer has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or

the National Marine Fisheries Service on this determination.

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 historic properties, are present; moreover, these historic properties may be affected by the undertaking. This public notice serves to notify the State Historic Preservation Office that the Corps plans to continue Section 106 consultation on these historic properties. Individuals or groups who would like to be consulting parties for the purposes of the NHPA should make such a request to the Corps in writing within 30 days of this public notice. 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 other interested parties to provide any information they may have with regard to historic properties.

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. 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.

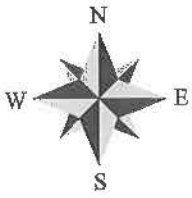
The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, 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 (EA) and/or an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act. Prior to receipt of this permit application, the Corps has been engaged in the preparation of an EIS since 2014, suspended that effort in

2019, and based on this application will determine whether to continue with an EIS or EA. 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**

If there are any questions concerning this public notice, please contact Richard L. Darden, Ph.D., Project Manager, at (843) 329-8043, toll free at 1-866-329-8187, or by email at Richard.L.Darden@usace.army.mil.

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RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 8-13-2020
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

SHEET: P01
SCALE: 1" = 6000'



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
LEGEND

ACREAGE SUMMARY TABLE




	TOTAL PROJECT ACREAGE	4,260.81 AC
	TOTAL JURISDICTIONAL WETLAND AREA	1,203.69 AC.
	TOTAL EXCLUDED WETLAND AREA	215.01 AC.
	TOTAL UPLAND AREA	2,841.98 AC.

WETLAND IMPACTS



JURISDICTIONAL WETLAND FILL IMPACTS

	ROAD IMPACT	18.78 AC.
	RIVERPORT PARKWAY IMPACT	3.20 AC.
	EXIT 3 INTERCHANGE IMPACTS	1.28 AC.
TOTAL JURISDICTIONAL WETLAND FILL IMPACTS -- INCLUDING INTERCHANGE		23.26 AC.

EXCLUDED WETLAND FILL IMPACTS

	ROAD IMPACT	0 AC.
	RIVERPORT PARKWAY IMPACT	9.15 AC.
	EXIT 3 INTERCHANGE IMPACTS	1.43 AC.
TOTAL EXCLUDED WETLAND FILL IMPACTS -- INCLUDING INTERCHANGE		10.58 AC.

WETLAND PRESERVATION

	JURISDICTIONAL WETLAND PRESERVATION	1,161.38 AC.
	JURISDICTIONAL WETLAND UPLAND BUFFER	184.15 AC.
TOTAL WETLAND PRESERVATION		1,345.51 AC.

RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT SUMMARY

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC

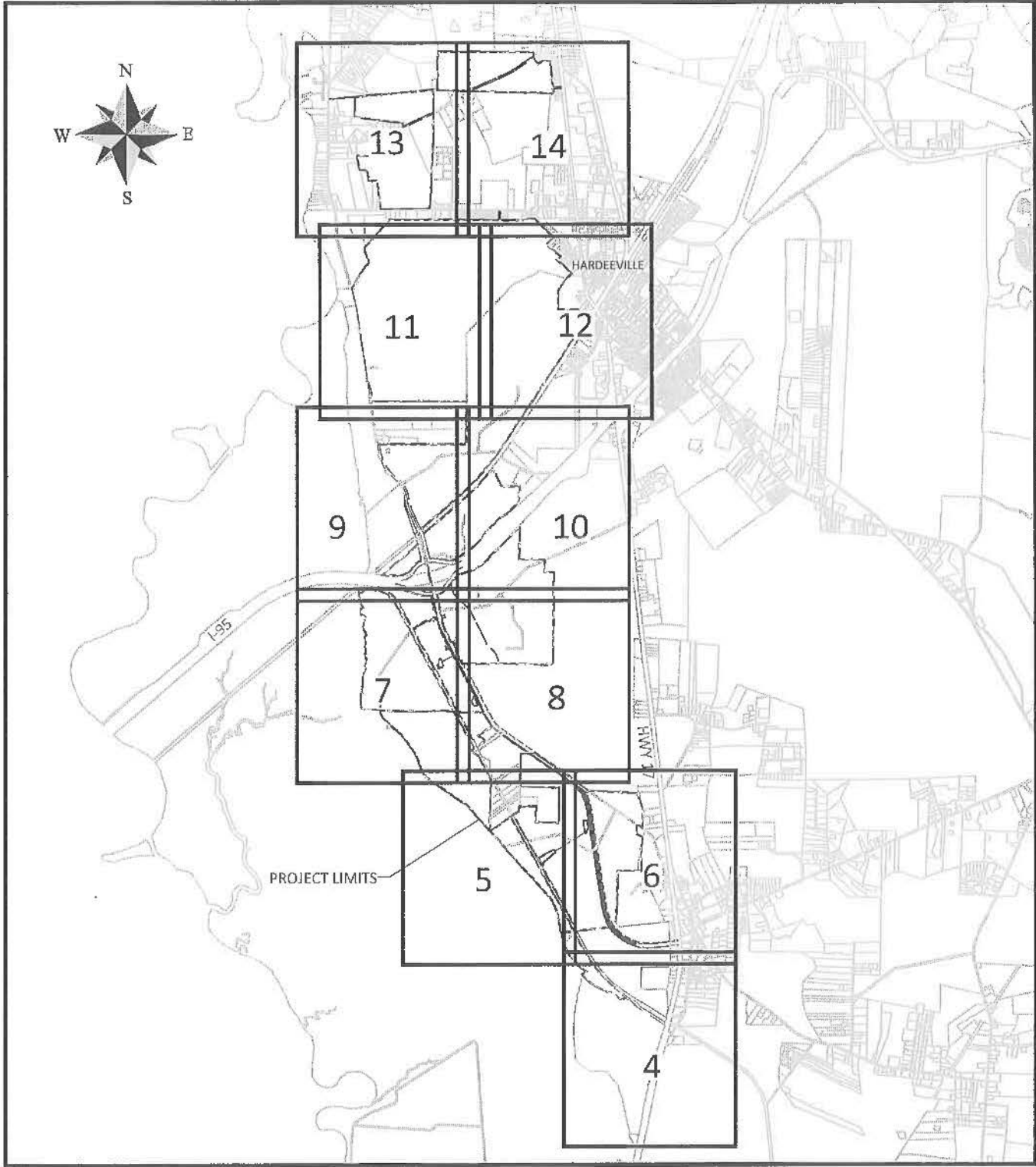
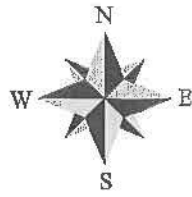
DATE: 8-13-2020 DRAWN BY: DSG SHEET: P02
JOB NUMBER: J-22127.0001 REVIEWED BY: LM SCALE: N.T.S.

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RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT SHEET INDEX

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 8-13-2020
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

SHEET: P03
SCALE: 1" = 6000'

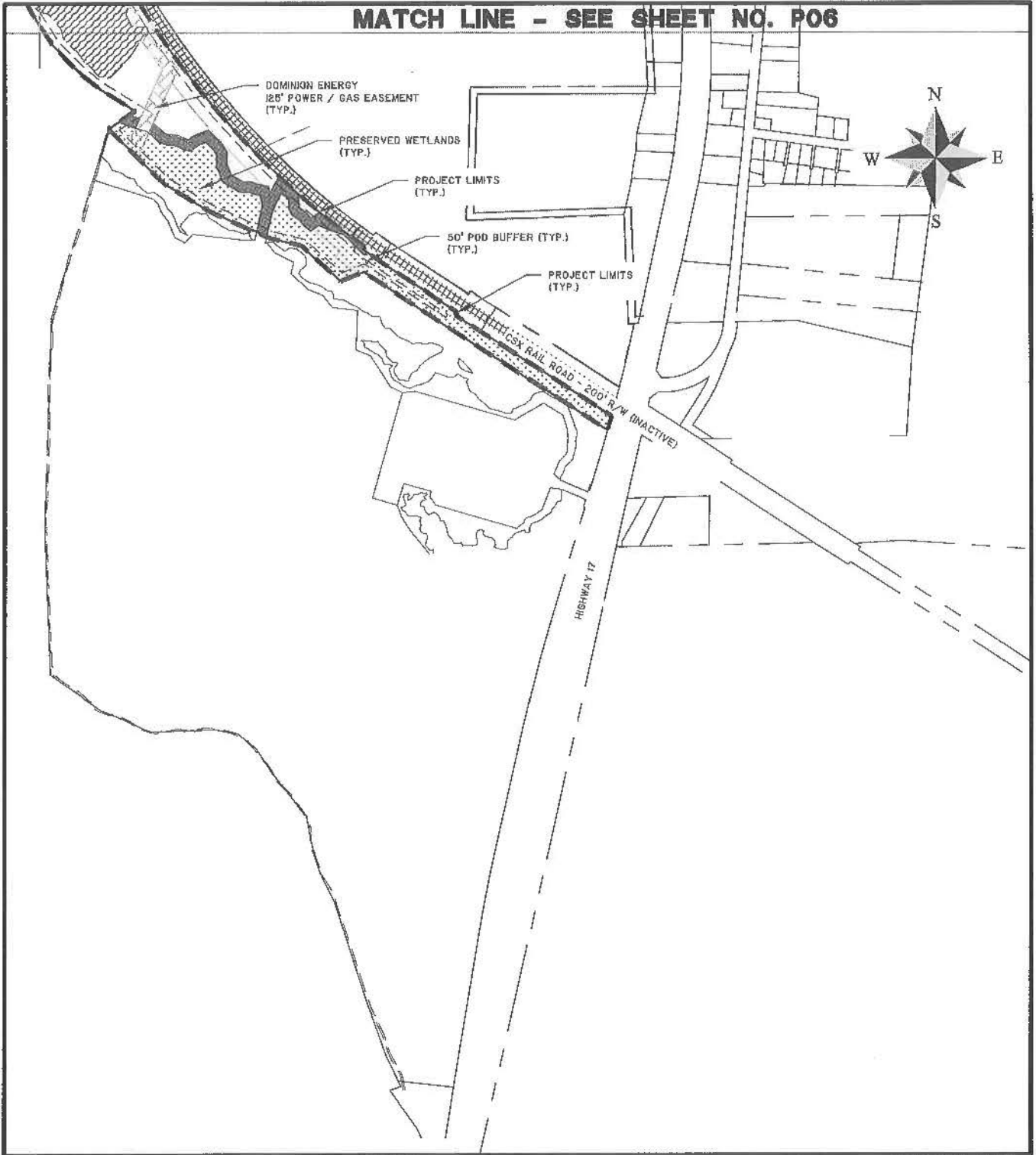


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MATCH LINE - SEE SHEET NO. P06



RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:

404 INDIVIDUAL WETLAND PERMIT

CLIENT:

SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC

DATE: 8-13-2020

DRAWN BY: DSG

SHEET: P04

JOB NUMBER: J-22127.0001

REVIEWED BY: LM

SCALE: 1" = 1000'

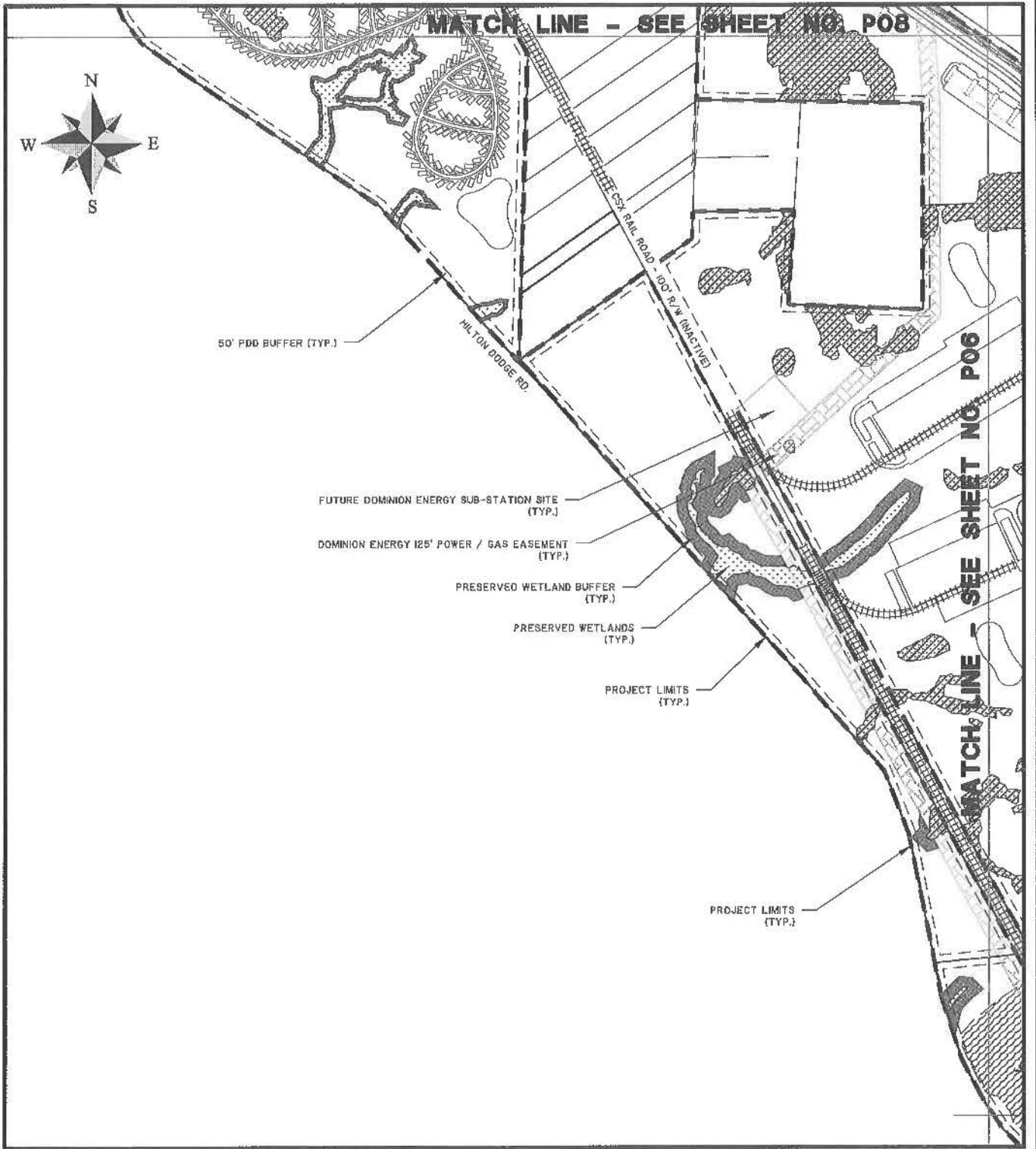


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RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 8-13-2020
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

SHEET: P05
SCALE: 1" = 1000'

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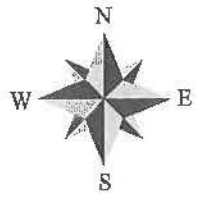
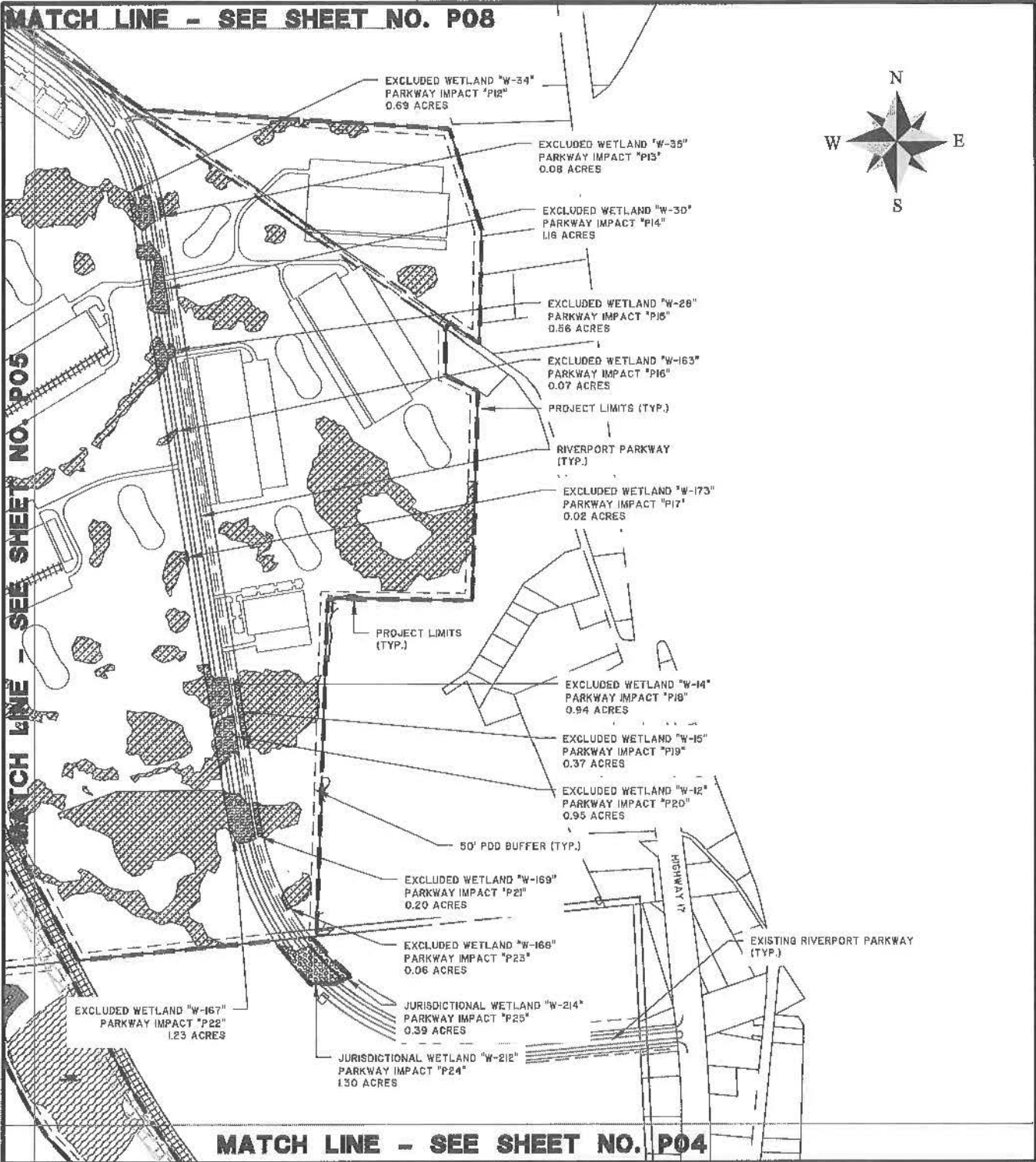
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MATCH LINE - SEE SHEET NO. P08

SEE SHEET NO. P05



MATCH LINE - SEE SHEET NO. P04

RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

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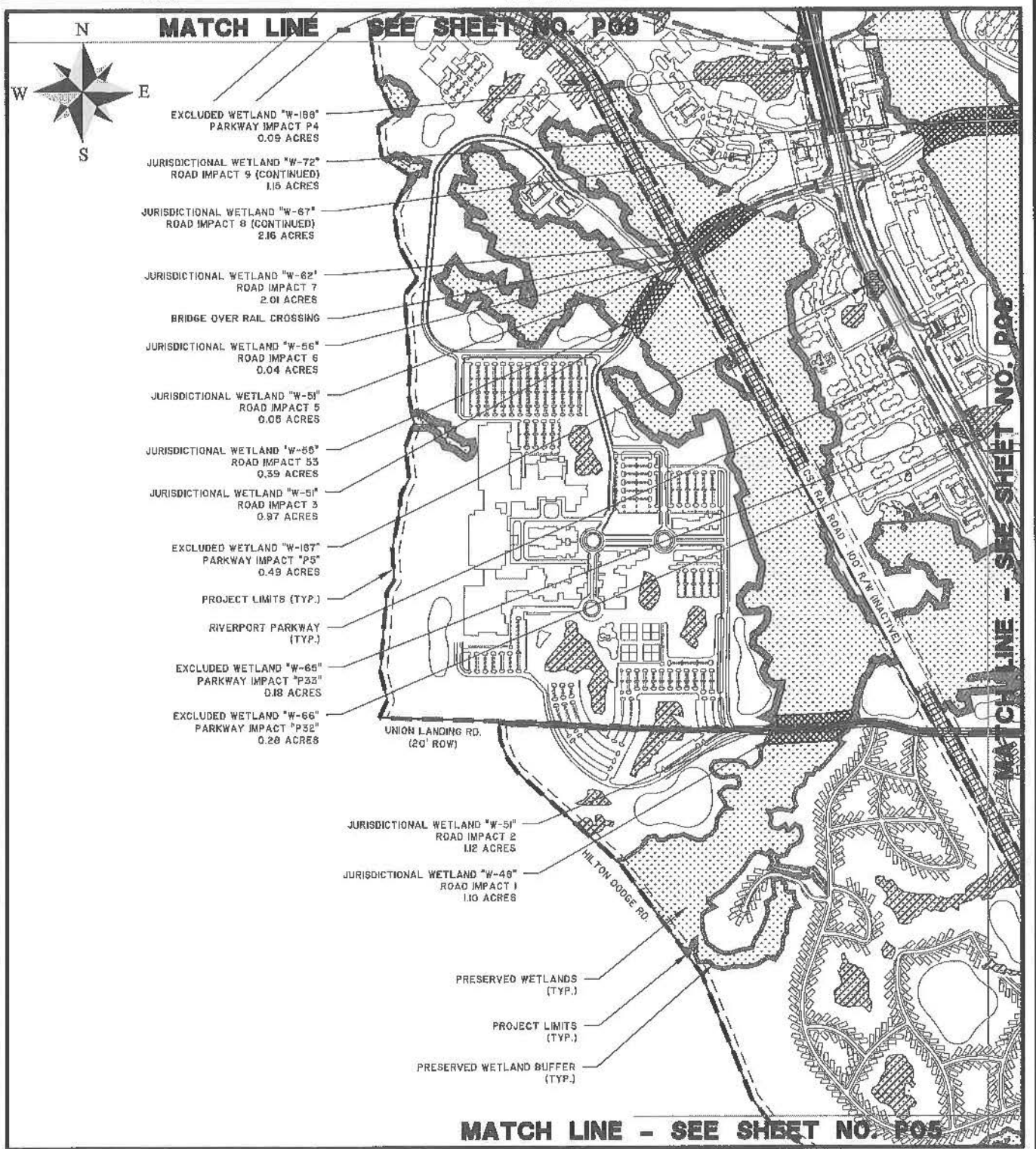
SHEET: P06
SCALE: 1" = 1000'

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RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
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JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

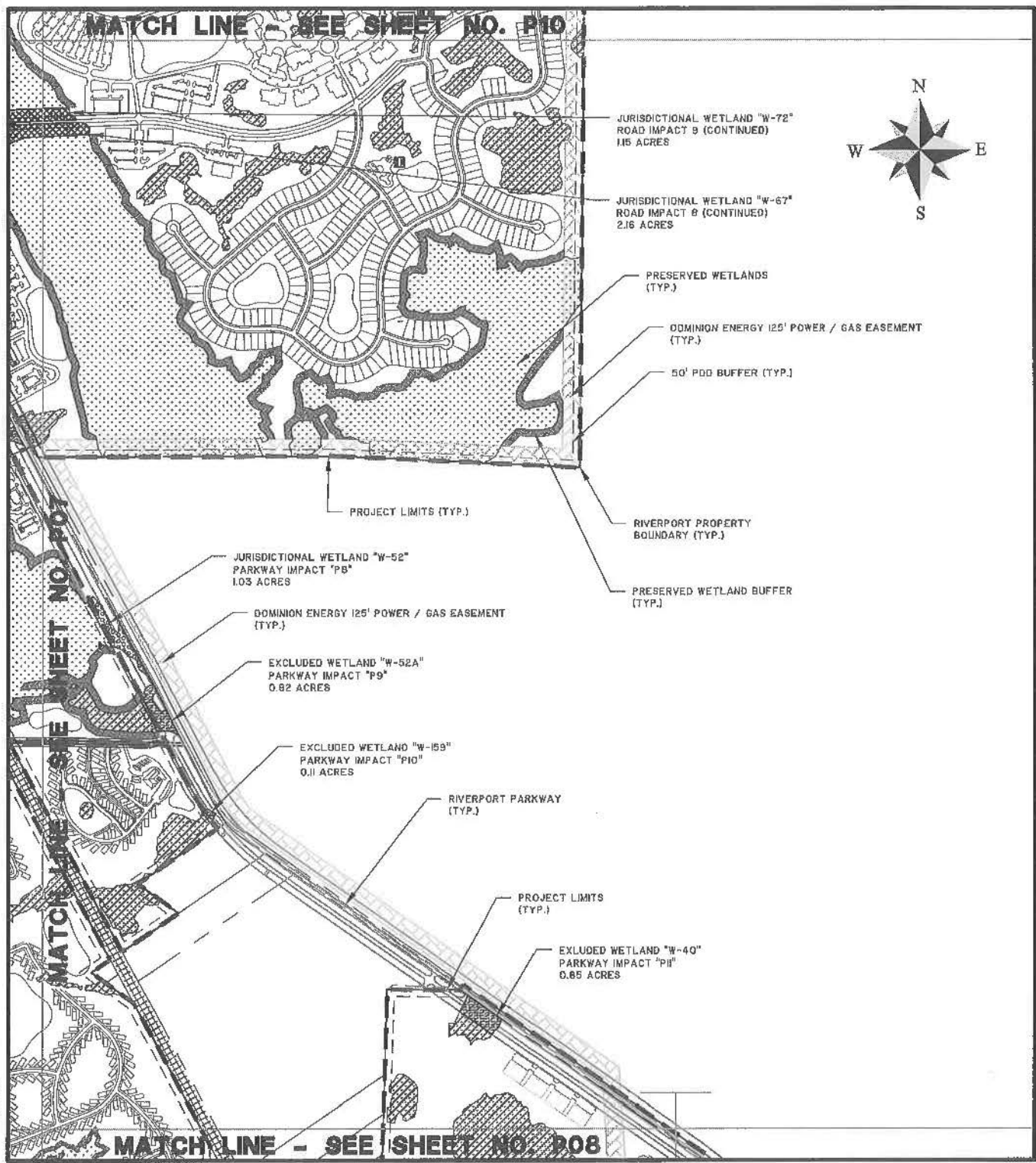
SHEET: P07
SCALE: 1" = 1000'

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RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 8-13-2020
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

SHEET: P08
SCALE: 1" = 1000'

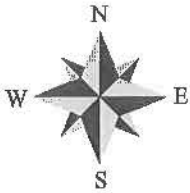
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MATCH LINE - SEE SHEET NO. P11



- PRESERVED WETLANDS (TYP.)
- PRESERVED WETLAND BUFFER (TYP.)
- WATERS OF THE U.S.
- JURISDICTIONAL WETLAND "W-83" PARKWAY IMPACT "P1" 0.25 ACRES
- JURISDICTIONAL WATERS OF THE U.S. "3" PARKWAY IMPACT "P2" 0.08 ACRES
- JURISDICTIONAL WETLAND "W-94" PARKWAY IMPACT "P3" 0.10 ACRES
- JURISDICTIONAL WETLAND "W-86" ROAD IMPACT I2 0.21 ACRES
- JURISDICTIONAL WATERS OF THE U.S. "2" ROAD IMPACT I1 0.04 ACRES
- JURISDICTIONAL WETLAND "W-85" ROAD IMPACT I0 0.06 ACRES
- JURISDICTIONAL WETLAND "W-86" INTERCHANGE IMPACT "E8" 0.01 ACRES
- JURISDICTIONAL WATERS OF THE U.S. "2" ROAD IMPACT E7 0.01 ACRES
- JURISDICTIONAL WETLAND "W-85" INTERCHANGE IMPACT "E6" 0.07 ACRES
- JURISDICTIONAL WETLAND "W-72" INTERCHANGE IMPACT "E5" 1.19 ACRES
- EXCLUDED WETLAND "W-191" INTERCHANGE IMPACT "E4" 0.21 ACRES
- EXCLUDED WETLAND "W-189" INTERCHANGE IMPACT "E3" - 0.31 ACRES
- EXCLUDED WETLAND "W-190" INTERCHANGE IMPACT "E2" - 0.20 ACRES
- EXCLUDED WETLAND "W-61" INTERCHANGE IMPACT "E1" 0.03 ACRES

MATCH LINE - SEE SHEET NO. P07

MATCH LINE - SEE SHEET NO. P10

INTERSTATE 95
FUTURE INTERCHANGE EXIT 3 (OPTION B)

RIVERPORT/EXIT 3/RIVERPORT PKWY

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REVIEWED BY: LM

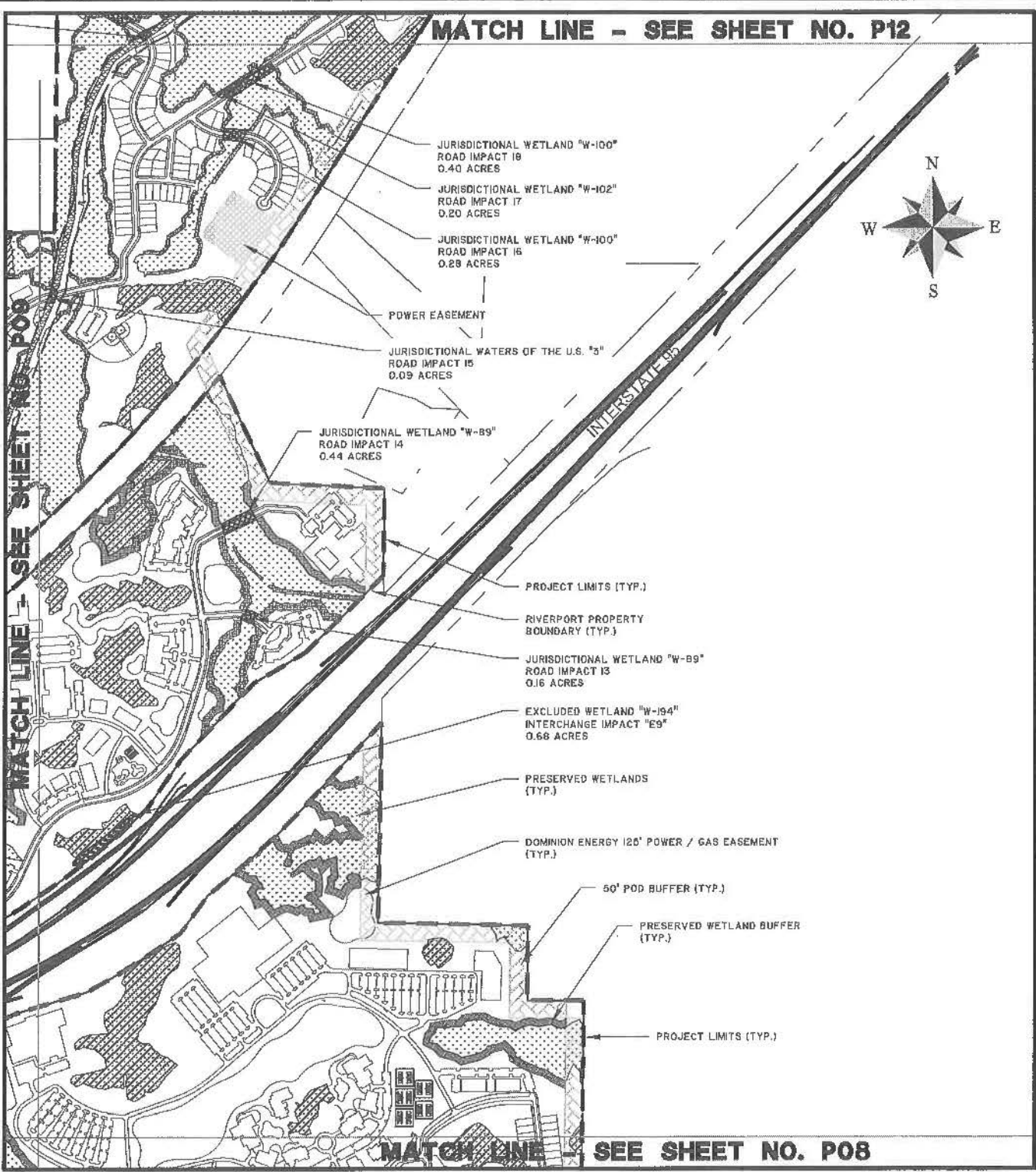
SHEET: P09
SCALE: 1" = 1000'

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RIVERPORT/EXIT 3/RIVERPORT PKWY

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DRAWN BY: DSG
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SHEET: P10
SCALE: 1" = 1000'

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MATCH LINE - SEE SHEET NO. P13

- JURISDICTIONAL WETLAND "W-17"
ROAD IMPACT 41
0.40 ACRES
- JURISDICTIONAL WETLAND "W-17"
ROAD IMPACT 40
0.03 ACRES
- JURISDICTIONAL WETLAND "W-17"
ROAD IMPACT 39
0.46 ACRES
- PRESERVED WETLAND BUFFER
(TYP.)
- PRESERVED WETLANDS
(TYP.)
- JURISDICTIONAL WETLAND "W-17"
ROAD IMPACT 38
0.48 ACRES
- PROJECT LIMITS (TYP.)
- JURISDICTIONAL WETLAND "W-11"
ROAD IMPACT 50
0.07 ACRES
- JURISDICTIONAL WETLAND "W-104"
ROAD IMPACT 24
0.10 ACRES
- JURISDICTIONAL WETLAND "W-104"
ROAD IMPACT 23
0.68 ACRES
- JURISDICTIONAL WETLAND "W-104"
ROAD IMPACT 22
0.56 ACRES
- JURISDICTIONAL WETLAND "W-104"
ROAD IMPACT 21
0.23 ACRES
- JURISDICTIONAL WETLAND "W-104"
ROAD IMPACT 20
0.31 ACRES
- JURISDICTIONAL WATERS OF THE U.S. "3"
ROAD IMPACT 19
0.07 ACRES

FLATWOODS SALAMANDER
CRITICAL HABITAT AREA
NO DISTURBANCE WITHIN LIMITS



MATCH LINE - SEE SHEET NO. P12

MATCH LINE - SEE SHEET NO. P09

RIVERPORT/EXIT 3/RIVERPORT PKWY

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404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

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DRAWN BY: DSG
REVIEWED BY: LM

SHEET: P11
SCALE: 1" = 100'

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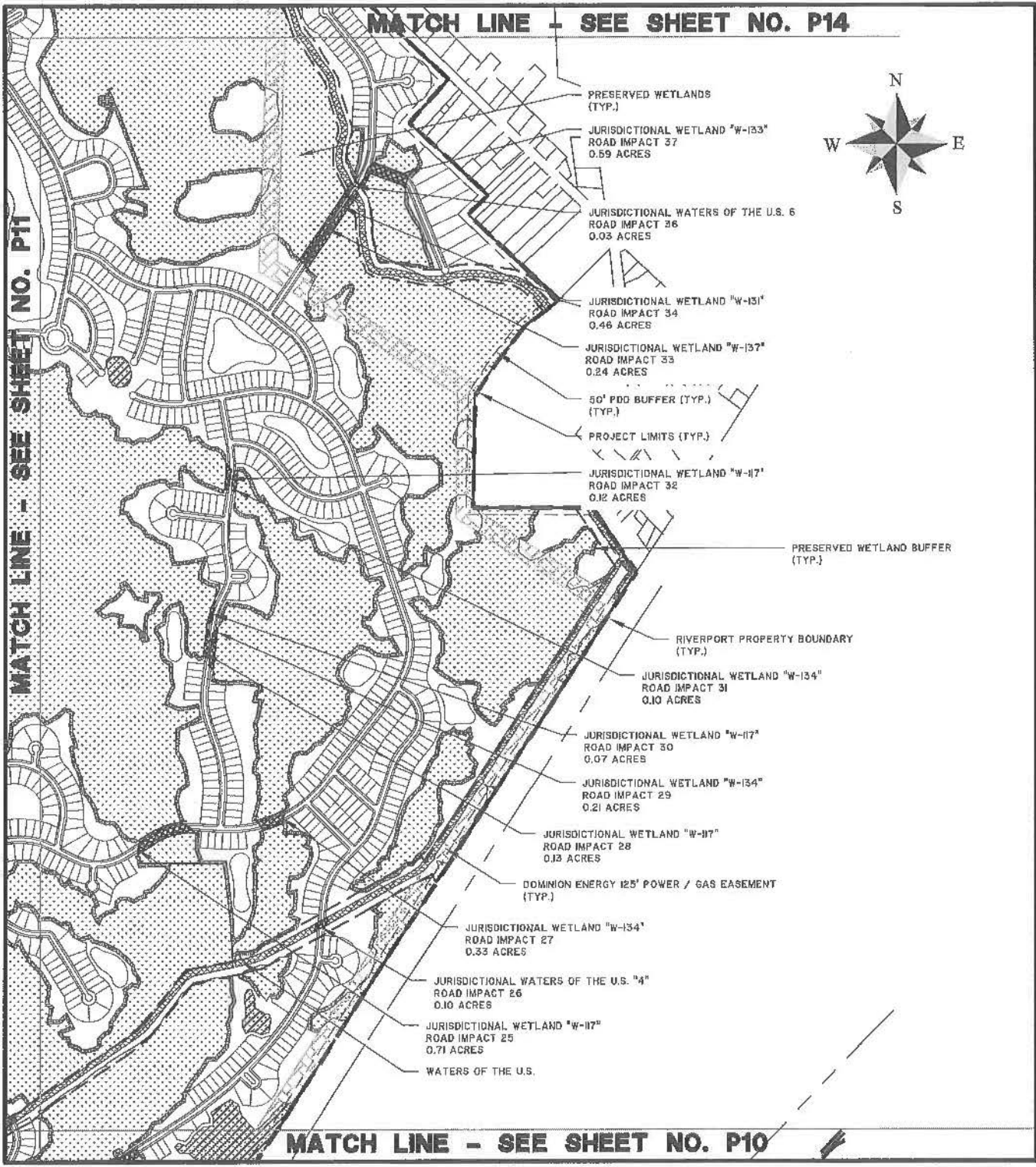
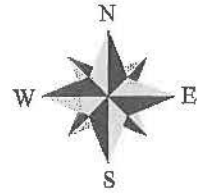
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MATCH LINE - SEE SHEET NO. P14



- PRESERVED WETLANDS (TYP.)
- JURISDICTIONAL WETLAND "W-133" ROAD IMPACT 37 0.59 ACRES
- JURISDICTIONAL WATERS OF THE U.S. 6 ROAD IMPACT 36 0.03 ACRES
- JURISDICTIONAL WETLAND "W-131" ROAD IMPACT 34 0.46 ACRES
- JURISDICTIONAL WETLAND "W-137" ROAD IMPACT 33 0.24 ACRES
- 50' PDO BUFFER (TYP.) (TYP.)
- PROJECT LIMITS (TYP.)
- JURISDICTIONAL WETLAND "W-117" ROAD IMPACT 32 0.12 ACRES
- PRESERVED WETLAND BUFFER (TYP.)
- RIVERPORT PROPERTY BOUNDARY (TYP.)
- JURISDICTIONAL WETLAND "W-134" ROAD IMPACT 31 0.10 ACRES
- JURISDICTIONAL WETLAND "W-117" ROAD IMPACT 30 0.07 ACRES
- JURISDICTIONAL WETLAND "W-134" ROAD IMPACT 29 0.21 ACRES
- JURISDICTIONAL WETLAND "W-117" ROAD IMPACT 28 0.13 ACRES
- DOMINION ENERGY 125' POWER / GAS EASEMENT (TYP.)
- JURISDICTIONAL WETLAND "W-134" ROAD IMPACT 27 0.33 ACRES
- JURISDICTIONAL WATERS OF THE U.S. "4" ROAD IMPACT 26 0.10 ACRES
- JURISDICTIONAL WETLAND "W-117" ROAD IMPACT 25 0.71 ACRES
- WATERS OF THE U.S.

MATCH LINE - SEE SHEET NO. P10

RIVERPORT/EXIT 3/RIVERPORT PKWY

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404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 8-13-2020
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

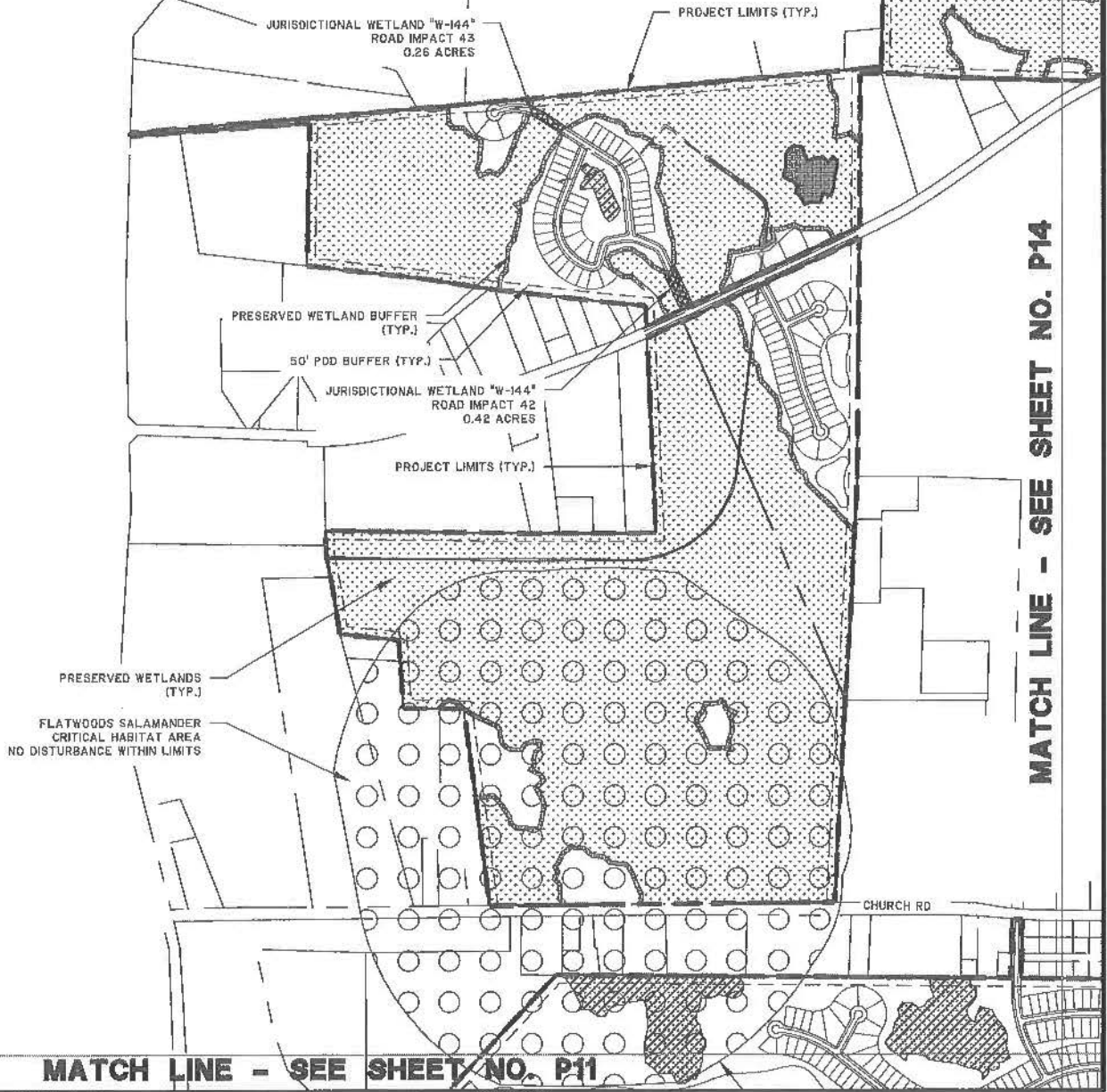
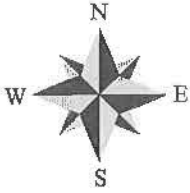
SHEET: P12
SCALE: 1" = 1000'



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MATCH LINE - SEE SHEET NO. P14

MATCH LINE - SEE SHEET NO. P11

RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC

DATE: 8-13-2020
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

SHEET: P13
SCALE: 1" = 1000'

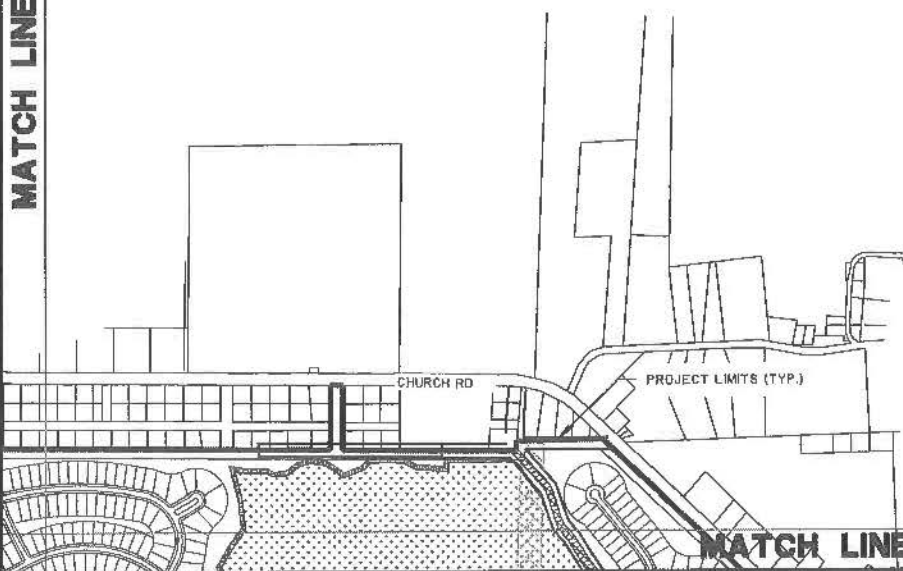
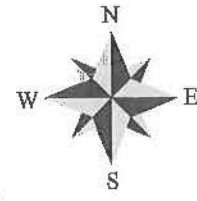
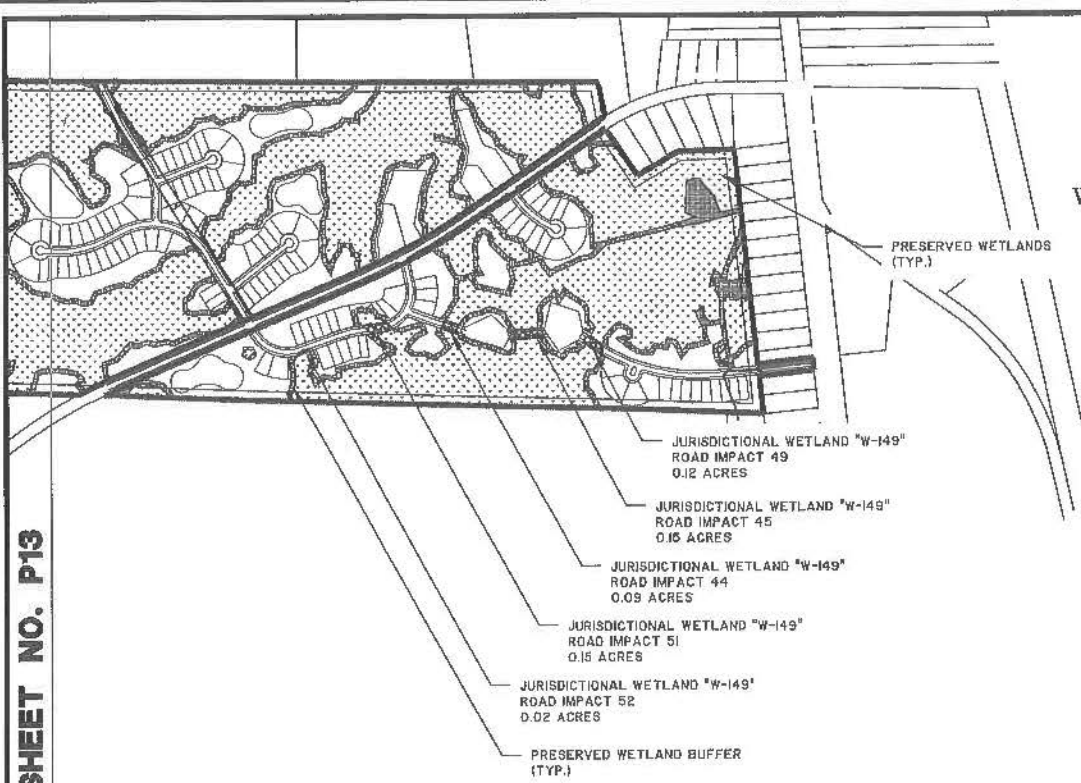
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MATCH LINE - SEE SHEET NO. P13



MATCH LINE - SEE SHEET NO. P12

RIVERPORT/EXIT 3/RIVERPORT PKWY

PROPOSED ACTIVITY:
404 INDIVIDUAL WETLAND PERMIT

CLIENT:
SLF III - HARDEVILLE, LLC

LOCATION: HARDEVILLE, SC
DATE: 8-13-2020
JOB NUMBER: J-22127.0001

DRAWN BY: DSG
REVIEWED BY: LM

SHEET: P14
SCALE: 1" = 100'



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