

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
1835 Assembly Street
Columbia, South Carolina 29201
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 # SAC-2014-01197-5K

June 23, 2015

Pursuant to 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 S.C. Department of Health and Environmental Control by

Elizabeth McMillan, Crescent Resources
c/o Gregg C. Antemann
Carolina Wetland Services, Inc.
550 E. Westinghouse Blvd.
Charlotte, North Carolina 28273

for a permit to expand an existing industrial park through the construction an industrial facility and its associated infrastructure which entail the placement of fill material in

Unnamed Tributaries to Steel Creek

at a location adjacent to and in the south east quadrant of the intersection of Pleasant Road and Carowinds Boulevard, in the Town of Fort Mill, York County, South Carolina (LATITUDE 35.097016 N, LONGITUDE 80.943566 W)

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 placement of fill material in 1,345 linear feet or 0.08 acres of waters of the United States, which are tributaries defined as perennial Relatively

Permanent Water (pRPW), to expand an existing industrial park through the construct an industrial facility and its associated infrastructure. In detail, the 1,345 linear feet of pRPWs will be filled to construct a 384,000 square foot industrial building with associated truck court and parking areas. The pRPW flow will be routed by a single 54 inch pipe from its outfall from under Carowinds Blvd., around the perimeter of the facility, and discharged back into the main pRPW channel at a downstream location. The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by Permittee Responsible Mitigation which, as stated by the applicant, will consist of on-site mitigation through restoration, enhancement and preservation of the remaining waters of the United States, specifically restoration of 1,277 linear feet and preservation of 2,762 linear feet of pRPWs and seasonal RPWs. The applicant has stated that a detailed compensatory mitigation plan with natural channel design restoration is being prepared for agency review. As of the date of this notice, the Corps has not approved a compensatory mitigation plan for the proposed project. The project purpose, as stated by the applicant, is to expand the existing industrial park by 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> . For those unable to access the website, a copy of this notice and the associated plans will be provided, upon receipt of a written request. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided. Your request should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
1835 Assembly Street
Columbia, South Carolina 29201**

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. 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 0.08 acre of habitat upstream 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.

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 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

June 23, 2015

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 the NHPA, 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 initially determined that no historic properties, nor properties eligible for inclusion in the National Register, are present; therefore, there will be no effect on historic properties. This determination may be supported by the SHPO's earlier assessment, referenced as SHPO Project Number 15-ED0037 and provided to the applicant by the SHPO by letter dated April 8, 2015, that that no properties listed in or eligible for listing in the National Register will be affected by the proposed project. The SHPO's assessment is dated prior to the applicant's submittal of the permit application to the Corps and the Corps' subsequent identification of the Permit Area. As such, this public notices 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.

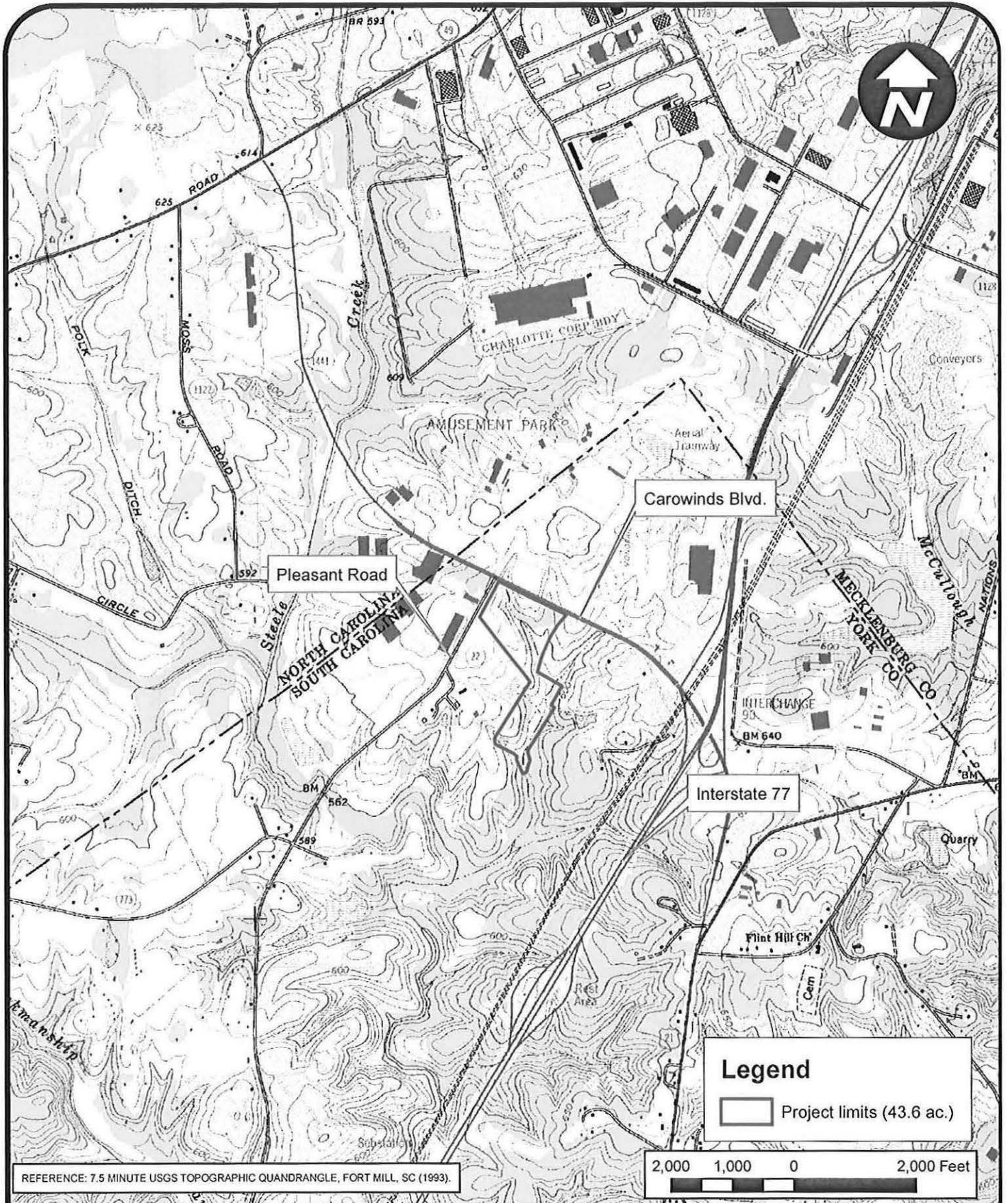
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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 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

June 23, 2015

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 Leslie Parker at 803-253-3444.



REFERENCE: 7.5 MINUTE USGS TOPOGRAPHIC QUADRANGLE, FORT MILL, SC (1993).

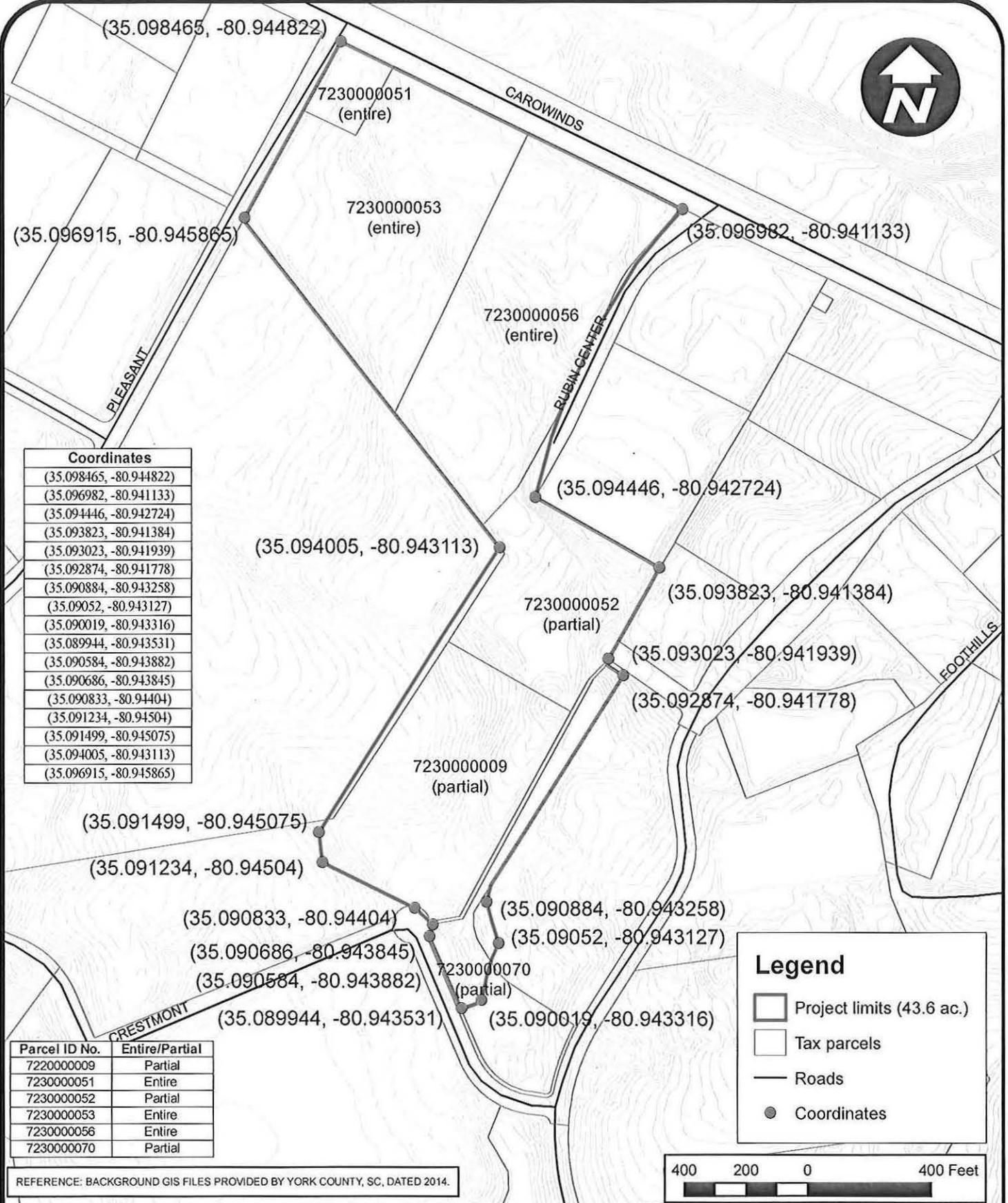
SCALE: 1" : 400'
 CWS PROJECT NO: 2014-3435
 APPLICANT: Crescent Resources

DATE: 5/8/2015
 DRAWN BY: EBS
 PARCELS: 7230000051-3, 7230000056, 7230000070, 7220000009



USGS Site Location
 Lakemont Carowinds
 Fort Mill, York County, South Carolina
 CWS Project No. 2014-3435

FIGURE NO. 1

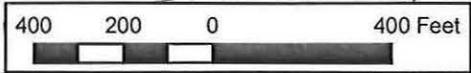


Coordinates
(35.098465, -80.944822)
(35.096982, -80.941133)
(35.094446, -80.942724)
(35.093823, -80.941384)
(35.093023, -80.941939)
(35.092874, -80.941778)
(35.090884, -80.943258)
(35.09052, -80.943127)
(35.090019, -80.943316)
(35.089944, -80.943531)
(35.090584, -80.943882)
(35.090686, -80.943845)
(35.090833, -80.94404)
(35.091234, -80.94504)
(35.091499, -80.945075)
(35.094005, -80.943113)
(35.091234, -80.94504)
(35.090833, -80.94404)
(35.090686, -80.943845)
(35.090584, -80.943882)
(35.089944, -80.943531)
(35.090019, -80.943316)
(35.090884, -80.943258)
(35.09052, -80.943127)

Parcel ID No.	Entire/Partial
7220000009	Partial
7230000051	Entire
7230000052	Partial
7230000053	Entire
7230000056	Entire
7230000070	Partial

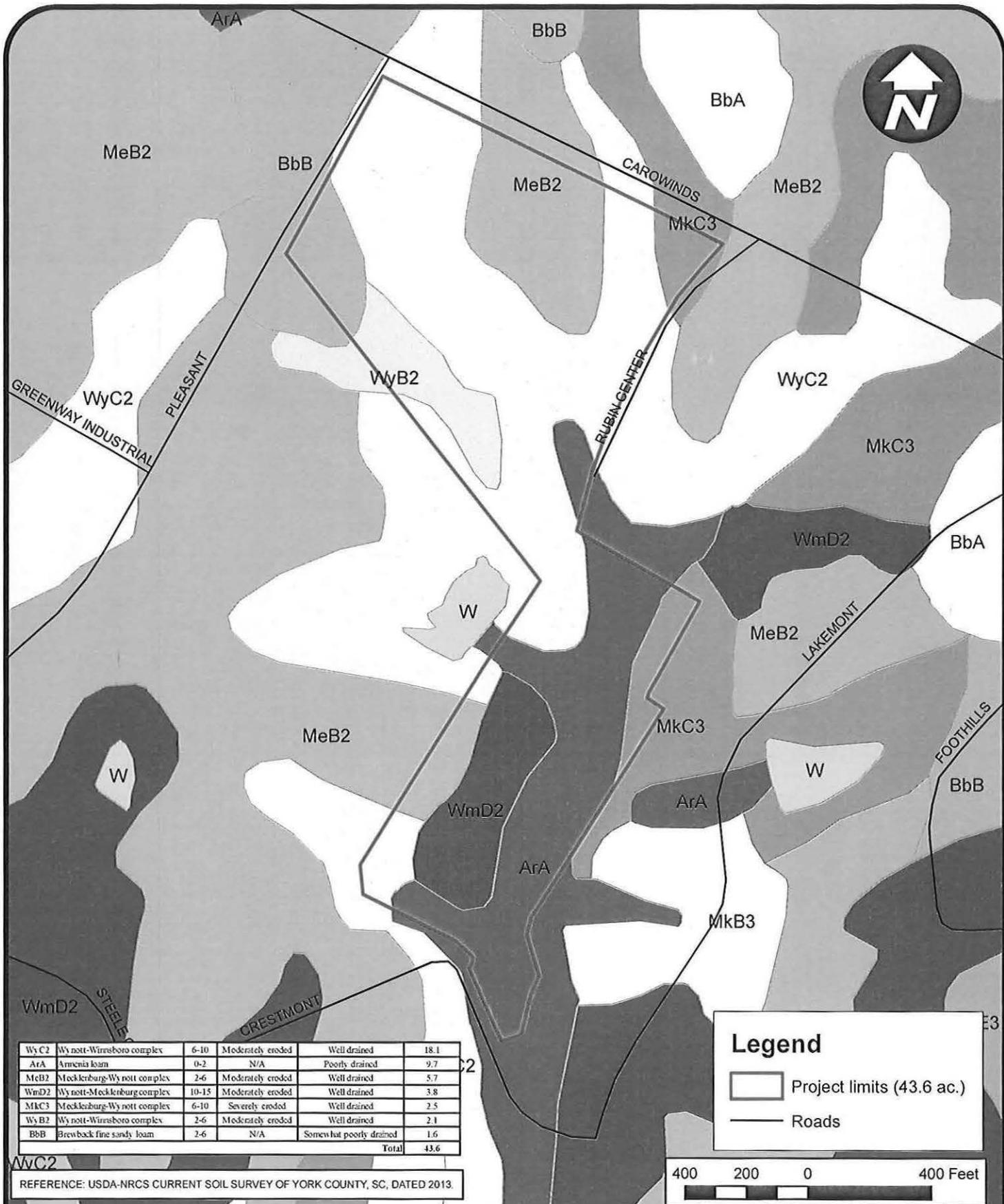
Legend

- Project limits (43.6 ac.)
- Tax parcels
- Roads
- Coordinates



REFERENCE: BACKGROUND GIS FILES PROVIDED BY YORK COUNTY, SC, DATED 2014.

SCALE: 1" : 400'	DATE: 5/8/2015	 CWS Carolina Wetland Services WWW.CWS-INC.NET	Site Map	FIGURE NO.
CWS PROJECT NO. 2014-3435	DRAWN BY: EBS		Lakemont Carowinds Fort Mill, York County, South Carolina CWS Project No. 2014-3435	2
APPLICANT: Crescent Resources		PARCELS: 7230000051-3, 7230000056, 7230000070, 7220000009		



WyC2	Wy nott-Wirreboro complex	6-10	Moderately eroded	Well drained	18.1
ArA	Armenia loam	0-2	N/A	Poorly drained	9.7
MeB2	Mecklenburg-Wy nott complex	2-6	Moderately eroded	Well drained	5.7
WmD2	Wy nott-Mecklenburg complex	10-15	Moderately eroded	Well drained	3.8
MkC3	Mecklenburg-Wy nott complex	6-10	Severely eroded	Well drained	2.5
WyB2	Wy nott-Wirreboro complex	2-6	Moderately eroded	Well drained	2.1
BbB	Brewback fine sandy loam	2-6	N/A	Somewhat poorly drained	1.6
Total					43.6

Legend

Project limits (43.6 ac.)

Roads

REFERENCE: USDA-NRCS CURRENT SOIL SURVEY OF YORK COUNTY, SC, DATED 2013

SCALE: 1" : 400'

CWS PROJECT NO:
2014-3435

APPLICANT
Crescent Resources

DATE: 4/15/2015

DRAWN BY: EBS

PARCELS: 7230000051-3, 7230000056, 7230000070, 7220000009

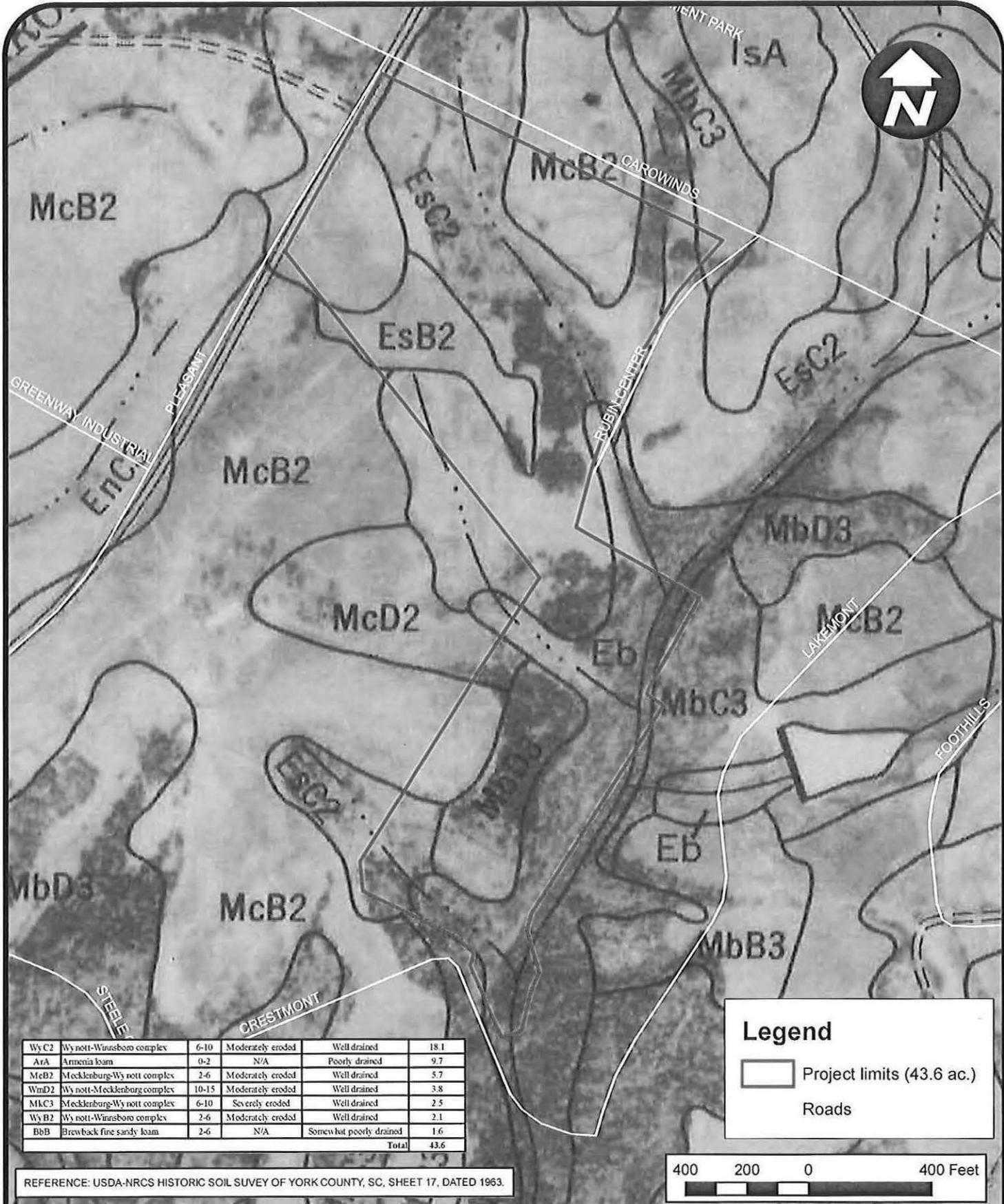
CWS
Carolina Wetland Services

WWW.CWS-INC.NET

USDA-NRCS Current Soil Survey

Lakemont Carowinds
Fort Mill, York County, South Carolina
CWS Project No. 2014-3435

FIGURE NO.
3

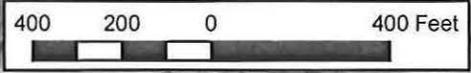


WyC2	Wynott-Winnsboro complex	6-10	Moderately eroded	Well drained	18.1
AtA	Armenia loam	0-2	N/A	Poorly drained	9.7
McB2	Mecklenburg-Wynott complex	2-6	Moderately eroded	Well drained	5.7
WmD2	Wynott-Mecklenburg complex	10-15	Moderately eroded	Well drained	3.8
MkC3	Mecklenburg-Wynott complex	6-10	Severely eroded	Well drained	2.5
WyB2	Wynott-Winnsboro complex	2-6	Moderately eroded	Well drained	2.1
BbB	Brewback fine sandy loam	2-6	N/A	Somewhat poorly drained	1.6
Total					43.6

Legend

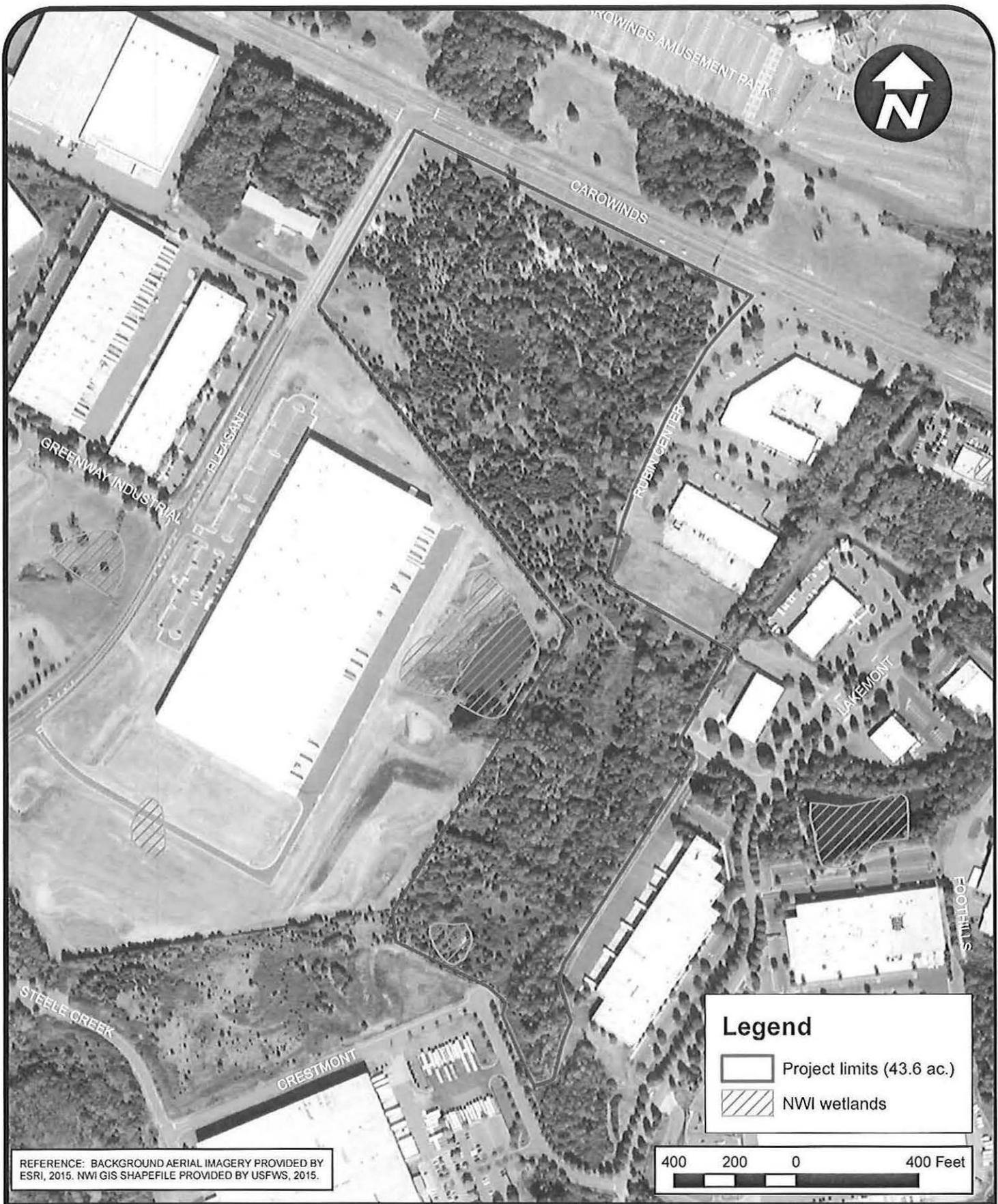
Project limits (43.6 ac.)

Roads



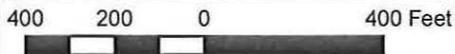
REFERENCE: USDA-NRCS HISTORIC SOIL SURVEY OF YORK COUNTY, SC, SHEET 17, DATED 1963.

SCALE: 1" : 400'	DATE: 5/8/2015		USDA-NRCS Historic Soil Survey Lakemont Carowinds Fort Mill, York County, South Carolina CWS Project No. 2014-3435	FIGURE NO.
CWS PROJECT NO: 2014-3435	DRAWN BY: EBS			4
APPLICANT Crescent Resources	PARCELS: 7230000051-3, 7230000056, 7230000070, 7220000009	WWW.CWS-INC.NET		



Legend

-  Project limits (43.6 ac.)
-  NWI wetlands



REFERENCE: BACKGROUND AERIAL IMAGERY PROVIDED BY ESRI, 2015. NWI GIS SHAPEFILE PROVIDED BY USFWS, 2015.

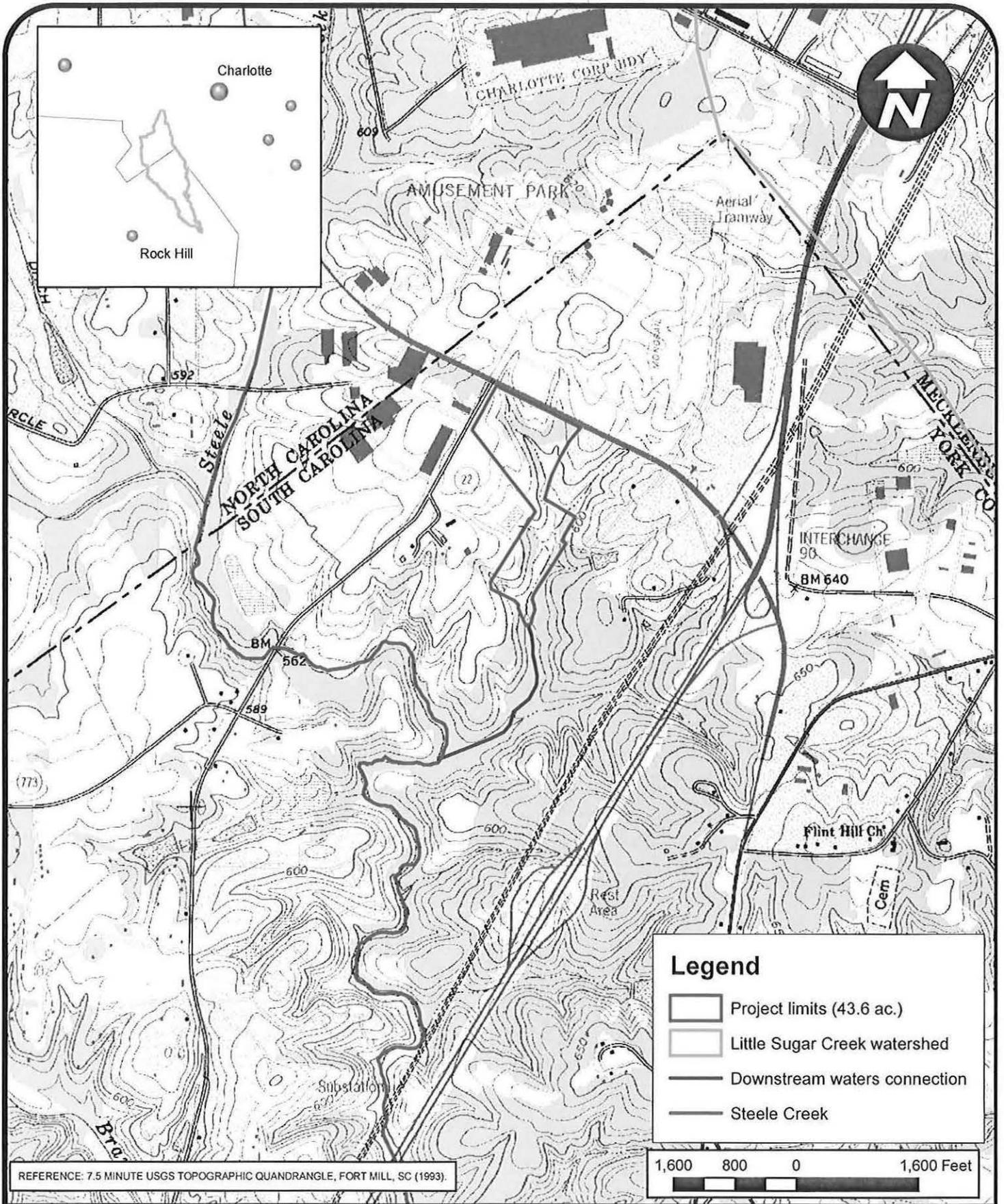
SCALE: 1" : 400'	DATE: 5/8/2015
CWS PROJECT NO. 2014-3435	DRAWN BY: EBS
APPLICANT Crescent Resources	PARCELS: 7230000051-3, 7230000056, 7230000070, 7220000009



WWW.CWS-INC.NET

National Wetlands Inventory
 Lakemont Carowinds
 Fort Mill, York County, South Carolina
 CWS Project No. 2014-3435

FIGURE NO. **5**



SCALE: 1" : 1600'

DATE: 5/8/2015

CWS PROJECT NO. 2014-3435

DRAWN BY: EBS

APPLICANT Crescent Resources

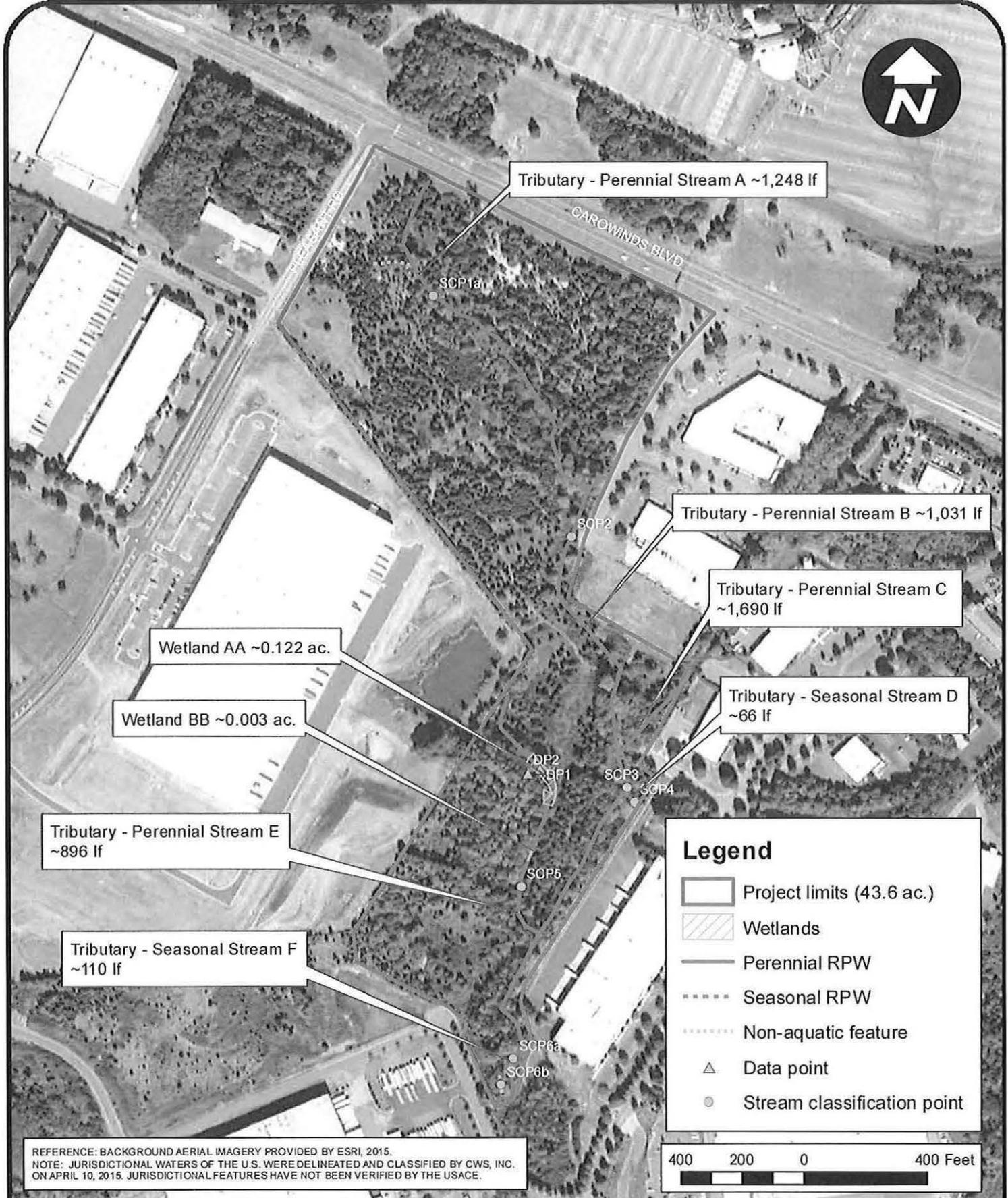
PARCELS: 7230000051-3, 7230000056, 7230000070, 7220000009



Downstream Waters Connection

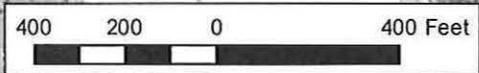
Lakemont Carowinds
Fort Mill, York County, South Carolina
CWS Project No. 2014-3435

FIGURE NO. **6**



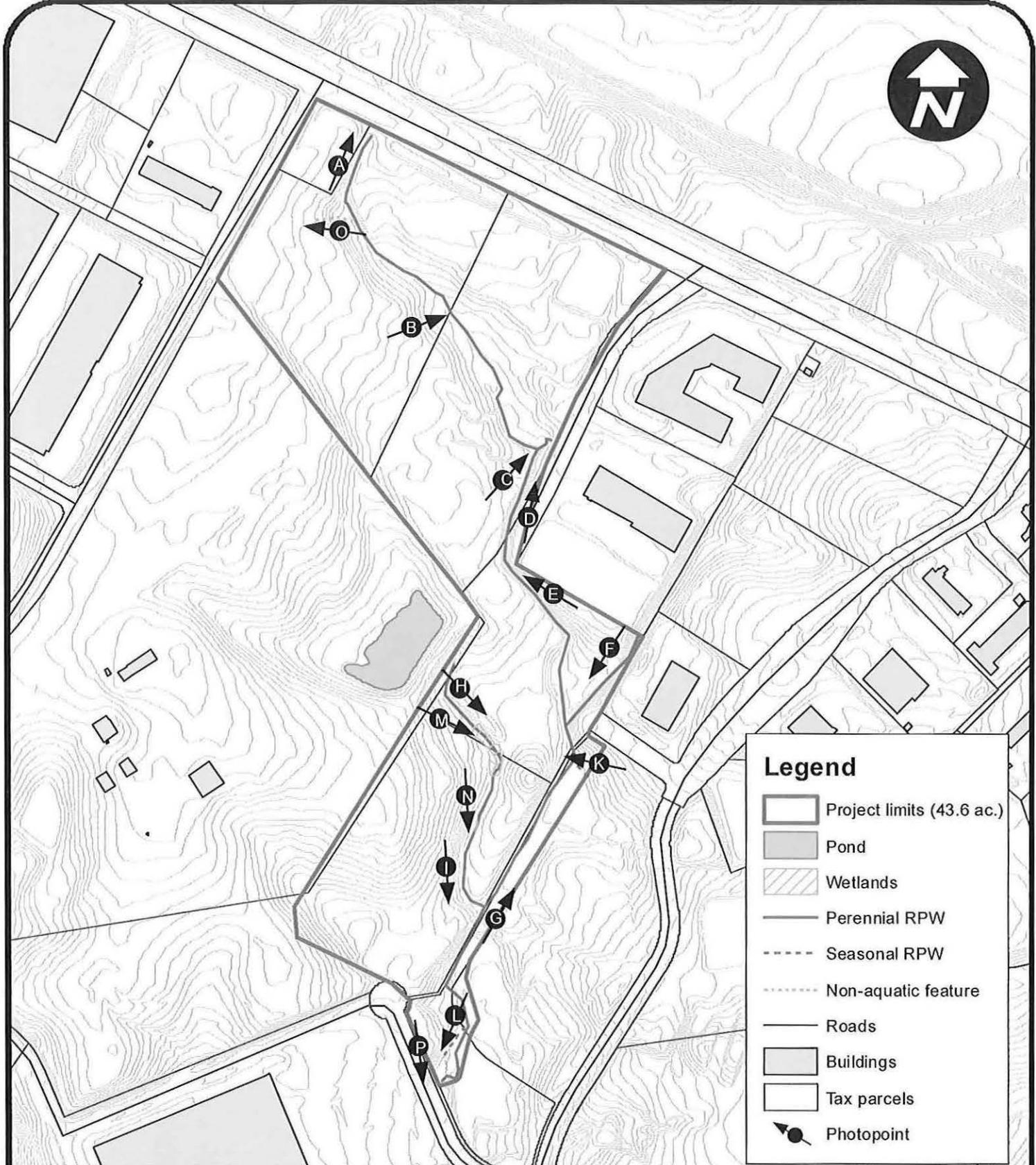
Legend

- Project limits (43.6 ac.)
- Wetlands
- Perennial RPW
- Seasonal RPW
- Non-aquatic feature
- Data point
- Stream classification point



REFERENCE: BACKGROUND AERIAL IMAGERY PROVIDED BY ESRI, 2015.
 NOTE: JURISDICTIONAL WATERS OF THE U.S. WERE DELINEATED AND CLASSIFIED BY CWS, INC. ON APRIL 10, 2015. JURISDICTIONAL FEATURES HAVE NOT BEEN VERIFIED BY THE USACE.

SCALE: 1" : 400'	DATE: 5/8/2015		Approximate Jurisdictional Boundaries	FIGURE NO. 7
CWS PROJECT NO: 2014-3435	DRAWN BY: EBS			
APPLICANT: Crescent Resources	PARCELS: 7230000051-3, 7230000056, 7230000070, 7220000009	WWW.CWS-INC.NET	Lakemont Carowinds Fort Mill, York County, South Carolina CWS Project No. 2014-3435	



Legend

- Project limits (43.6 ac.)
- Pond
- Wetlands
- Perennial RPW
- Seasonal RPW
- Non-aquatic feature
- Roads
- Buildings
- Tax parcels
- Photopoint

REFERENCE: BACKGROUND GIS FILES PROVIDED BY YORK COUNTY, SC.
 NOTE: JURISDICTIONAL WATERS OF THE U.S. WERE DETERMINED AND CLASSIFIED BY CWS, INC. ON APRIL 10, 2015. JURISDICTIONAL FEATURES HAVE NOT BEEN VERIFIED BY THE USACE



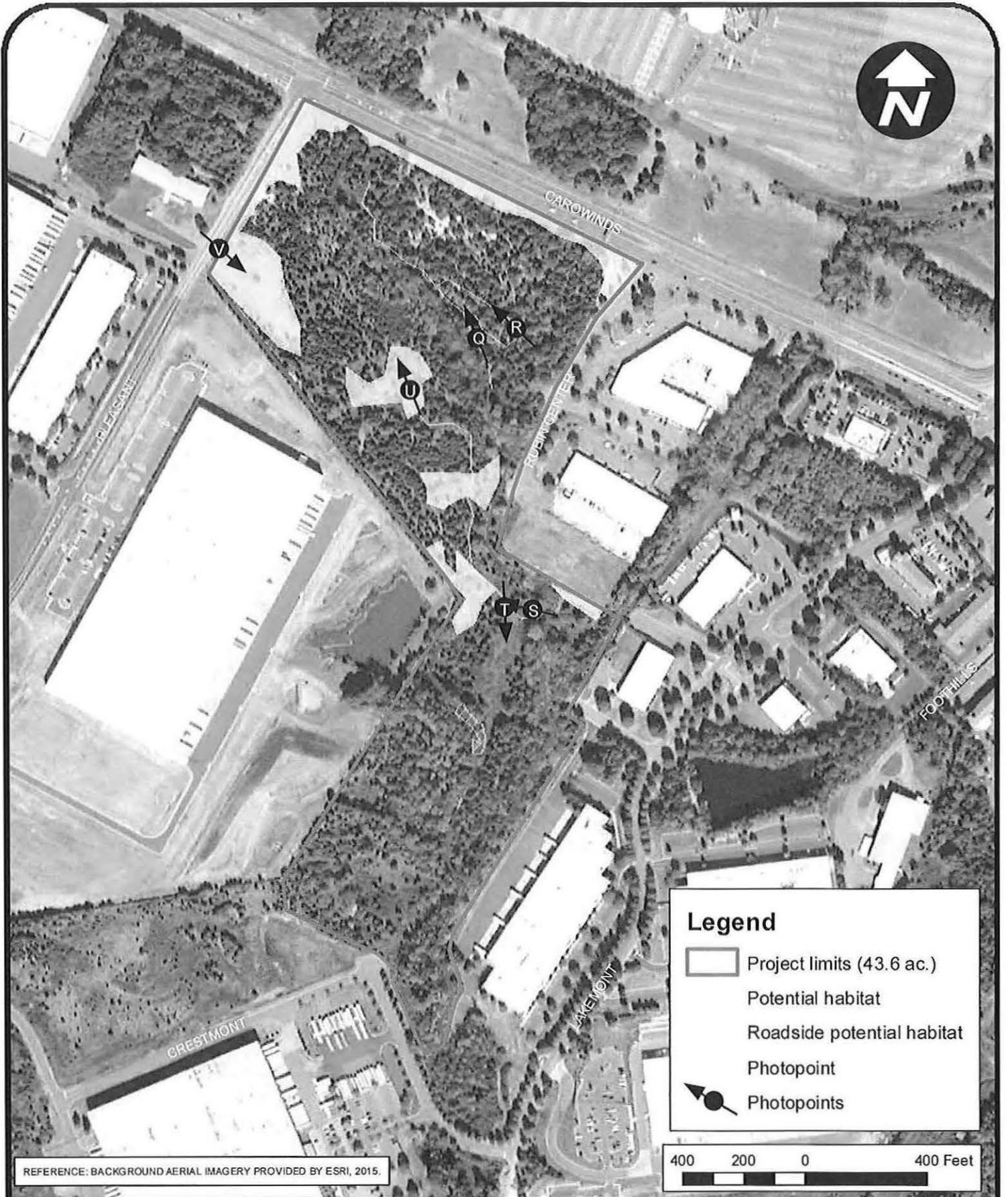
SCALE: 1" : 400'
 CWS PROJECT NO: 2014-3435
 APPLICANT: Crescent Resources

DATE: 5/8/2015
 DRAWN BY: EBS
 PARCELS: 7230000051-3, 7230000056, 7230000070, 7220000009

WWW.CWS-INC.NET

Photopoint Locations Map
 Lakemont Carowinds
 Fort Mill, York County, South Carolina
 CWS Project No. 2014-3435

FIGURE NO
8



Legend

-  Project limits (43.6 ac.)
-  Potential habitat
-  Roadside potential habitat
-  Photopoint
-  Photopoints



REFERENCE: BACKGROUND AERIAL IMAGERY PROVIDED BY ESRI, 2015.

SCALE: 1" : 400'	DATE: 5/8/2015
CWS PROJECT NO: 2014-3435	DRAWN BY: EBS
APPLICANT: Crescent Resources	PARCELS: 7230000051-3, 7230000056, 7230000070, 7220000009



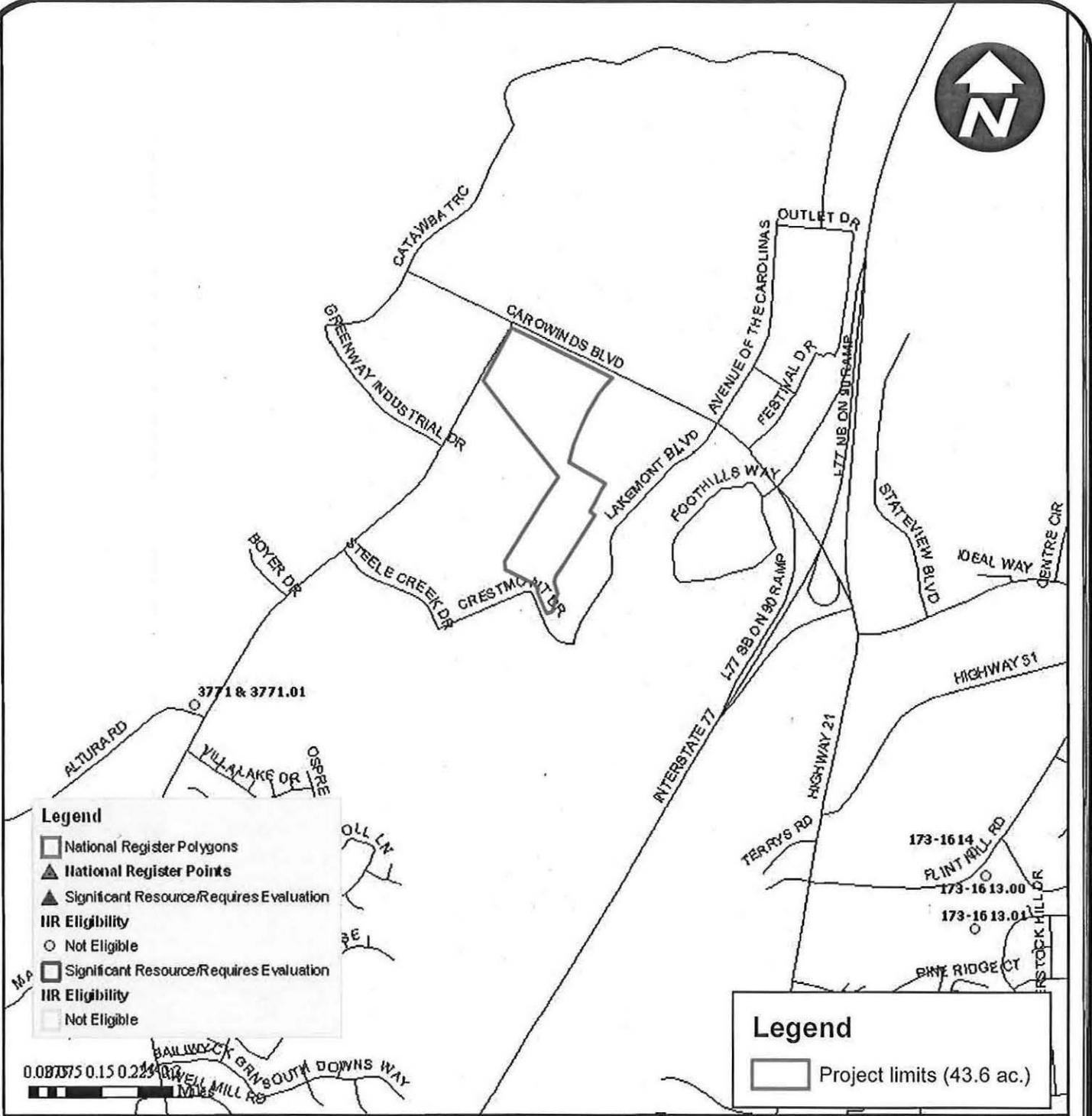
CWS
Carolina Wetland Services

WWW.CWS-INC.NET

Potential Habitats Map

Lakemont Carowinds
Fort Mill, York County, South Carolina
CWS Project No. 2014-3435

FIGURE NO
9

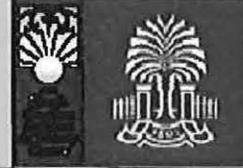


Legend

Project limits (43.6 ac.)

Disclaimer: This map is a product of the University of South Carolina Department of Computer Services. The data depicted on this map have been developed through a joint project involving the South Carolina Institute of Archaeology and Anthropology, the South Carolina Department of Archives and History, and the South Carolina Department of Transportation. These parties expressly disclaim responsibility for damages or liability that may arise from the use of this map.

Lakemont Carowinds ArchGIS



REFERENCE: BACKGROUND MAPPING PROVIDED BY SC DEPARTMENT OF ARCHIVES AND HISTORY (SCDAH) ARCHSITE.



SCALE: 1" : 1500'	DATE: 5/8/2015
CWS PROJECT NO: 2014-3435	DRAWN BY: EBS
APPLICANT: Crescent Resources	PARCELS: 7230000051-3, 7230000056, 7230000070, 7220000009

CWS
Carolina Wetland Services
WWW.CWS-INC.NET

ArchSite Map
Lakemont Carowinds
Fort Mill, York County, South Carolina
CWS Project No. 2014-3435

FIGURE NO.
10



Perennial RPW Stream A
~1,268 lf impact (fill)

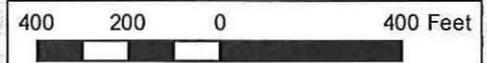
Perennial RPW Stream B
~77 lf impact (culvert)

Impacts authorized by Permit
No. 99-1A-034 (1,045 lf/0.36 ac.)
not completed

Legend

- Project limits
- Avoided wetlands
- Perennial RPW
- Seasonal RPW
- Impacted perennial RPW
- Tax parcels
- Buildings
- Roads

REFERENCE: BACKGROUND GIS FILES PROVIDED BY YORK COUNTY, SC.
NOTE: JURISDICTIONAL WATERS OF THE U.S. WERE DETERMINED AND CLASSIFIED BY CWS, INC.
ON APRIL 10, 2015. JURISDICTIONAL FEATURES HAVE NOT BEEN VERIFIED BY THE USACE



SCALE: 1" : 400'	DATE: 5/8/2015
CWS PROJECT NO: 2014-3435	DRAWN BY: EBS
APPLICANT Crescent Resources	PARCELS: 7230000051-3, 7230000056, 7230000070, 7220000009



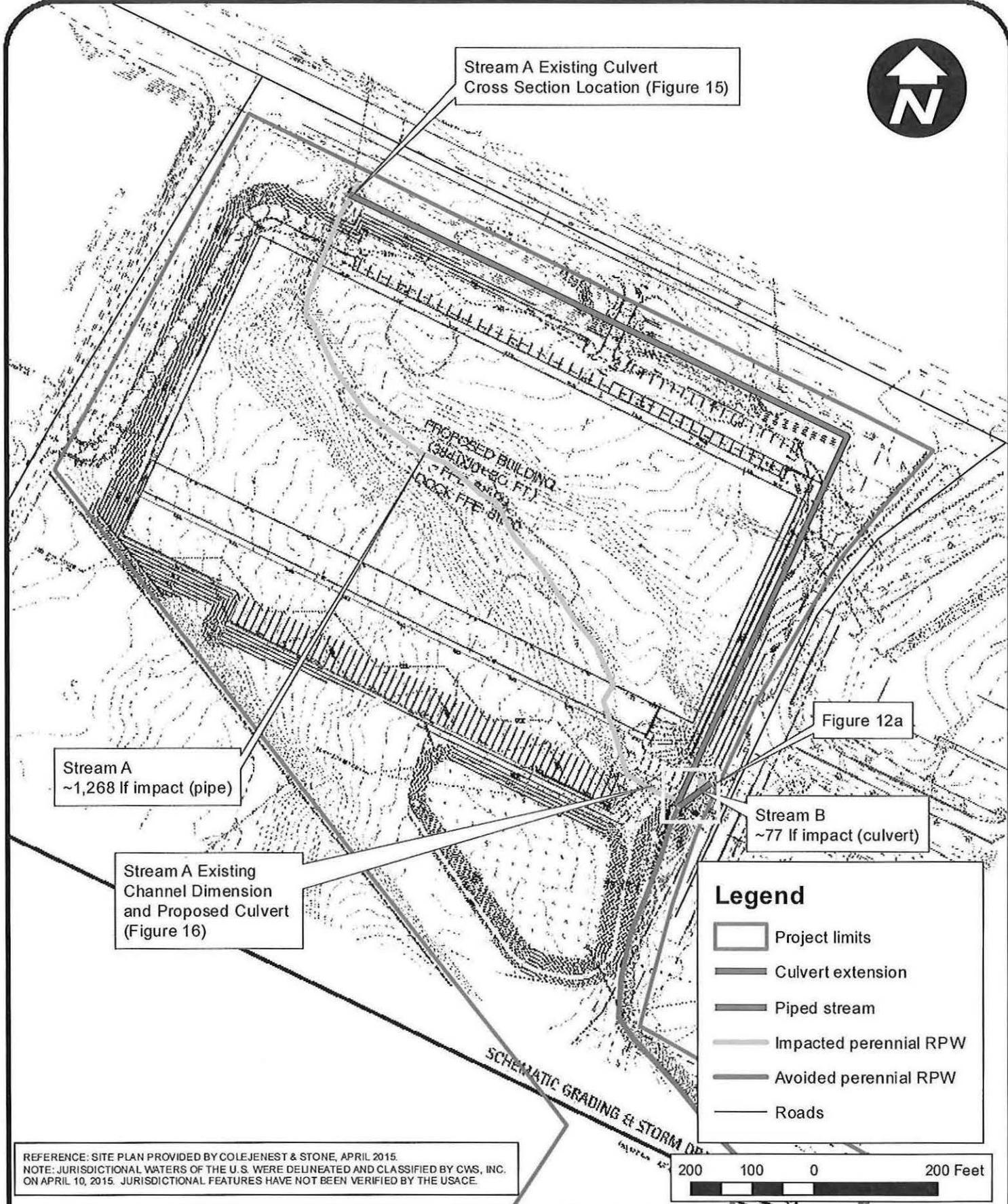
Proposed Impacts - Overview

Lakemont Carowinds
Fort Mill, York County, South Carolina
CWS Project No. 2014-3435

FIGURE NO.
11



Stream A Existing Culvert
Cross Section Location (Figure 15)



Stream A
~1,268 lf impact (pipe)

Stream A Existing
Channel Dimension
and Proposed Culvert
(Figure 16)

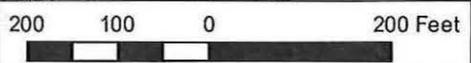
Figure 12a

Stream B
~77 lf impact (culvert)

Legend

-  Project limits
-  Culvert extension
-  Piped stream
-  Impacted perennial RPW
-  Avoided perennial RPW
-  Roads

REFERENCE: SITE PLAN PROVIDED BY COLEJENEST & STONE, APRIL 2015.
NOTE: JURISDICTIONAL WATERS OF THE U.S. WERE DELINEATED AND CLASSIFIED BY CWS, INC. ON APRIL 10, 2015. JURISDICTIONAL FEATURES HAVE NOT BEEN VERIFIED BY THE USACE.



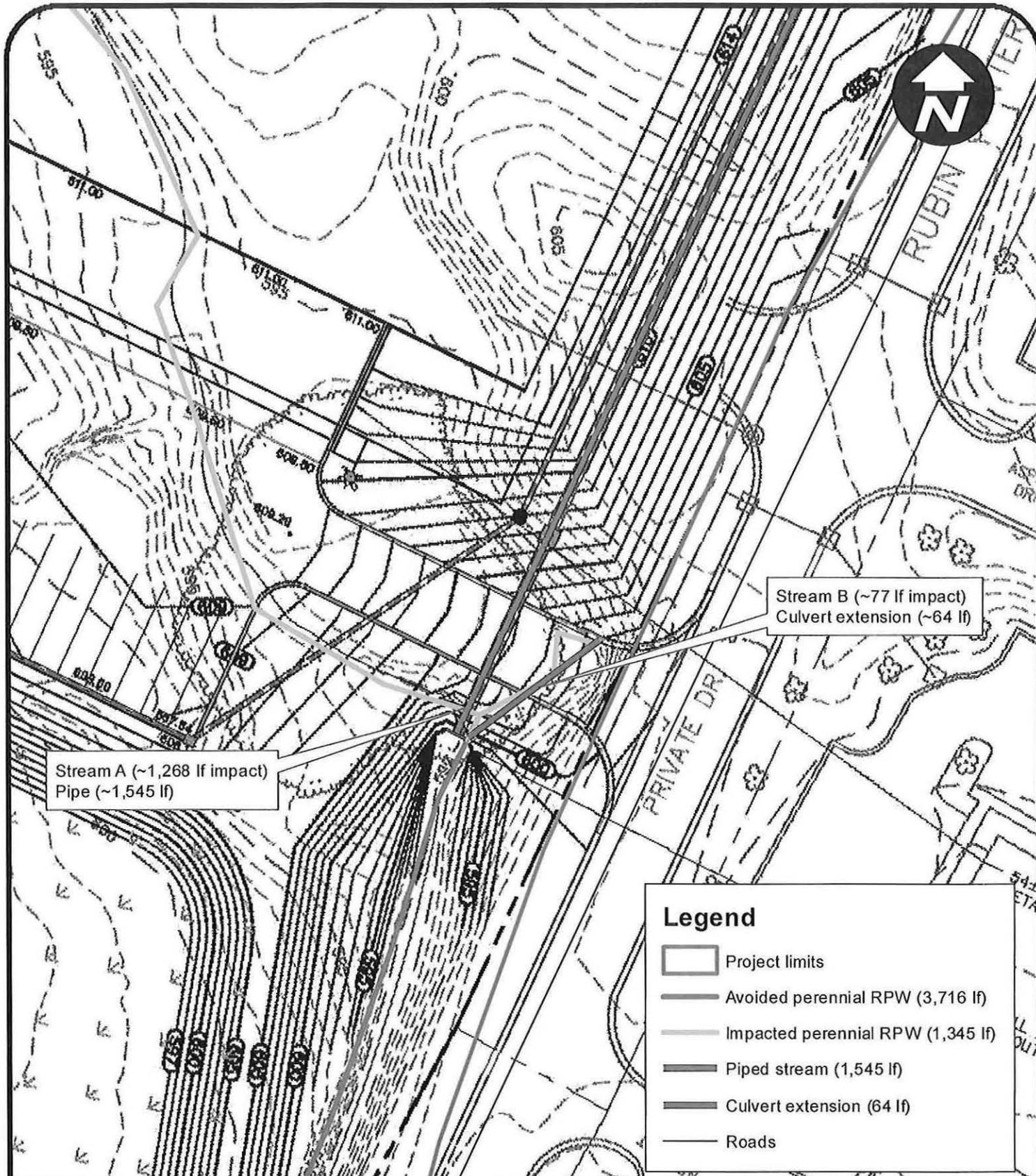
SCALE: 1" : 200'	DATE: 5/8/2015
CWS PROJECT NO: 2014-3435	DRAWN BY: EBS
APPLICANT Crescent Resources	PARCELS: 7230000051-3, 7230000056, 7230000070, 7220000009



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Proposed Impacts
Lakemont Carowinds
Fort Mill, York County, South Carolina
CWS Project No. 2014-3435

FIGURE NO.
12



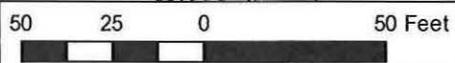
Stream B (~77 lf impact)
Culvert extension (~64 lf)

Stream A (~1,268 lf impact)
Pipe (~1,545 lf)

Legend

- Project limits
- Avoided perennial RPW (3,716 lf)
- Impacted perennial RPW (1,345 lf)
- Piped stream (1,545 lf)
- Culvert extension (64 lf)
- Roads

REFERENCE: SITE PLAN PROVIDED BY COLEJENEST & STONE, APRIL 2015.
NOTE: JURISDICTIONAL WATERS OF THE U.S. WERE DELINEATED AND CLASSIFIED BY CWS, INC. ON APRIL 10, 2015. JURISDICTIONAL FEATURES HAVE NOT BEEN VERIFIED BY THE USACE.



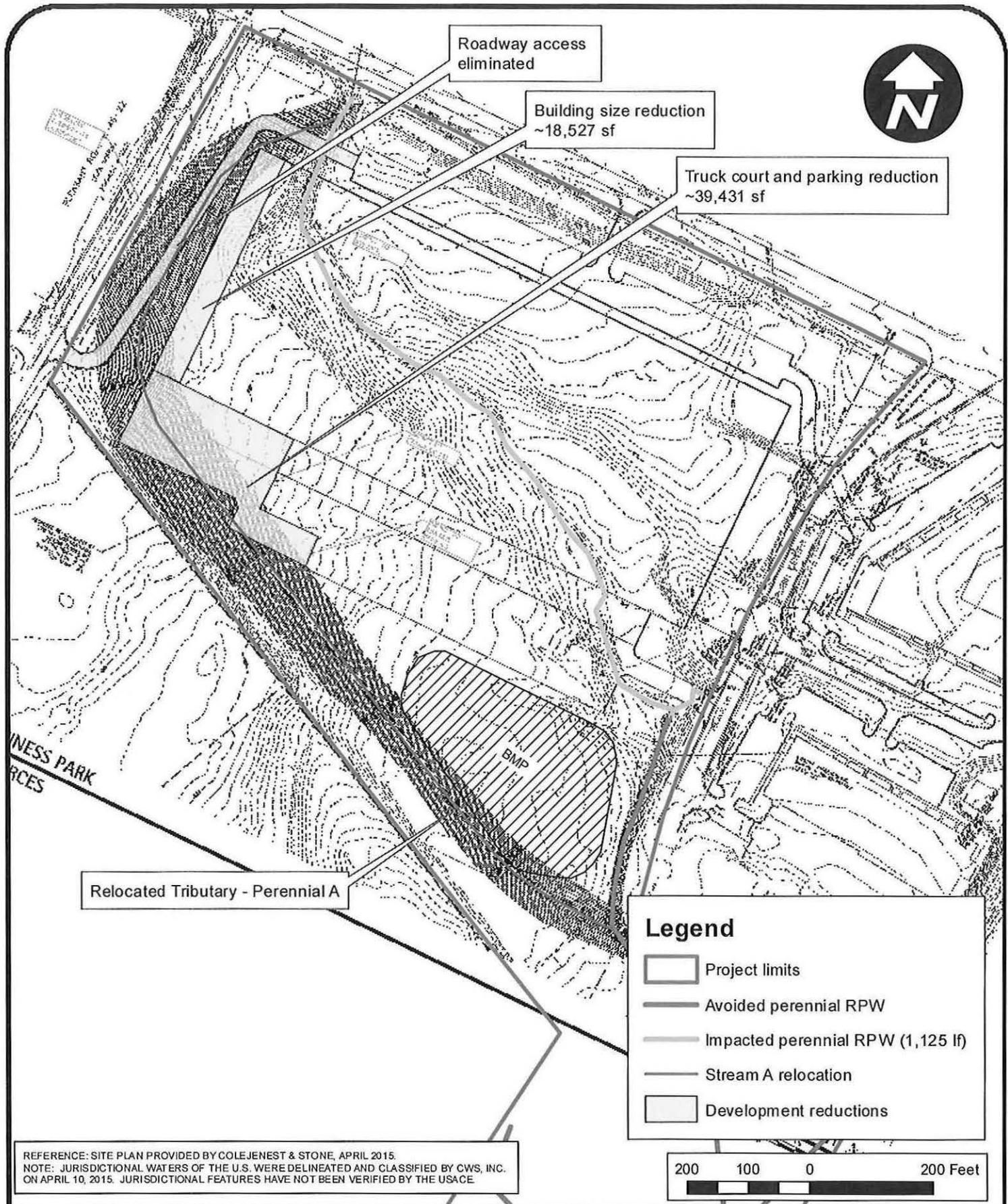
SCALE: 1" : 50'
CWS PROJECT NO: 2014-3435
APPLICANT: Crescent Resources

DATE: 5/8/2015
DRAWN BY: EBS
PARCELS: 7230000051-3, 7230000056, 7230000070, 7220000009



Proposed Impacts - Pipe Confluence
Lakemont Carowinds
Fort Mill, York County, South Carolina
CWS Project No. 2014-3435

FIGURE NO. **12a**



Roadway access eliminated

Building size reduction
~18,527 sf

Truck court and parking reduction
~39,431 sf

Relocated Tributary - Perennial A

Legend

-  Project limits
-  Avoided perennial RPW
-  Impacted perennial RPW (1,125 lf)
-  Stream A relocation
-  Development reductions

REFERENCE: SITE PLAN PROVIDED BY COLEJENEST & STONE, APRIL 2015.
NOTE: JURISDICTIONAL WATERS OF THE U.S. WERE DELINEATED AND CLASSIFIED BY CWS, INC. ON APRIL 10, 2015. JURISDICTIONAL FEATURES HAVE NOT BEEN VERIFIED BY THE USACE



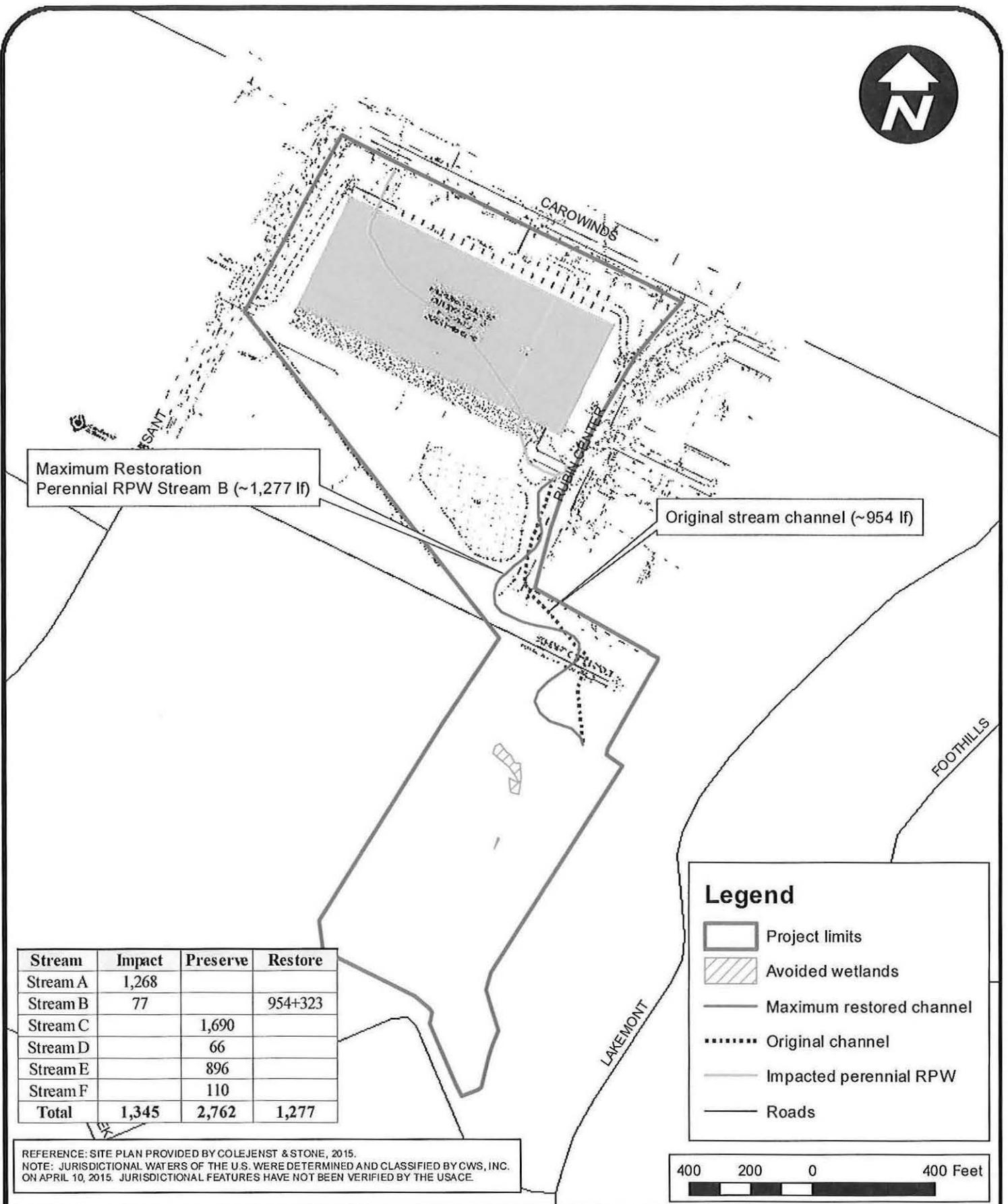
SCALE: 1" : 200'	DATE: 5/8/2015
CWS PROJECT NO: 2014-3435	DRAWN BY: EBS
APPLICANT: Crescent Resources	PARCELS: 7230000051-3, 7230000056, 7230000070, 7220000009



WWW.CWS-INC.NET

Alternative Site Plan
Lakemont Carowinds
Fort Mill, York County, South Carolina
CWS Project No. 2014-3435

FIGURE NO. **13**

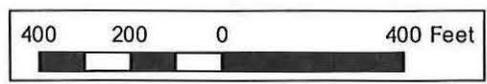


Legend

- Project limits
- Avoided wetlands
- Maximum restored channel
- Original channel
- Impacted perennial RPW
- Roads

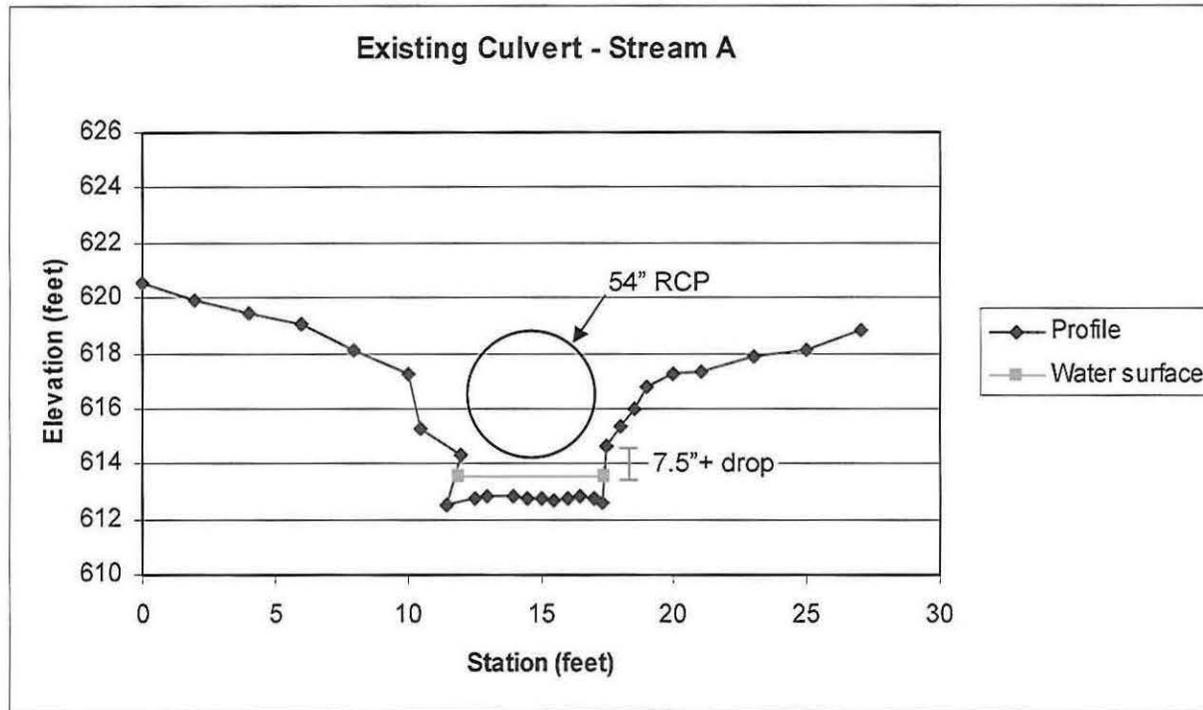
Stream	Impact	Preserve	Restore
Stream A	1,268		
Stream B	77		954+323
Stream C		1,690	
Stream D		66	
Stream E		896	
Stream F		110	
Total	1,345	2,762	1,277

REFERENCE: SITE PLAN PROVIDED BY COLEJENST & STONE, 2015.
 NOTE: JURISDICTIONAL WATERS OF THE U.S. WERE DETERMINED AND CLASSIFIED BY CWS, INC. ON APRIL 10, 2015. JURISDICTIONAL FEATURES HAVE NOT BEEN VERIFIED BY THE USACE.



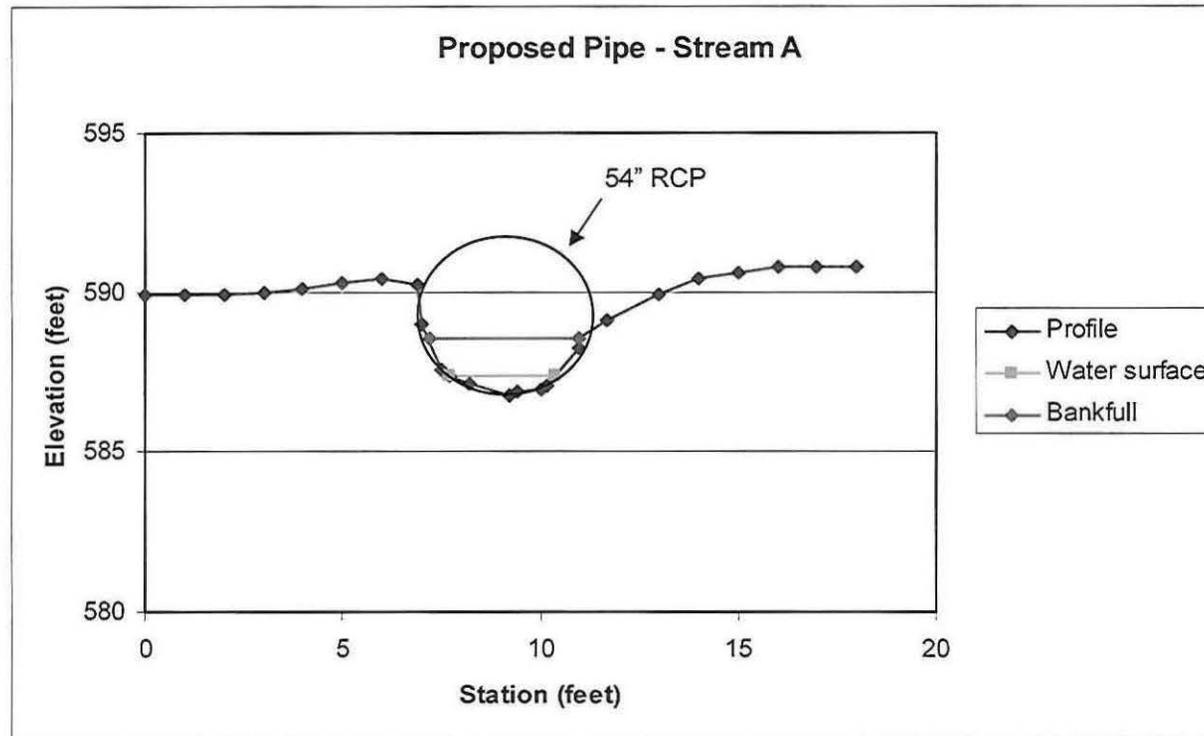
SCALE: 1" : 400'	DATE: 5/8/2015	 WWW.CWS-INC.NET	Proposed Mitigation Plan Lakemont Carowinds Fort Mill, York County, South Carolina CWS Project No. 2014-3435	FIGURE NO. 14
CWS PROJECT NO: 2014-3435	DRAWN BY: EBS		APPLICANT Crescent Resources	PARCELS: 7230000051-3, 7230000056, 7230000070, 7220000009

Figure 15. Existing Culvert Outlet of Stream A



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Figure 16. Proposed RCP of Stream A



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