

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and
THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
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-2012-01071-1T

22 March 2016

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

The Town of Hilton Head
c/o Tidewater, a JMT Division
Ross Nelson
952 Houston Northcutt Blvd, Suite 100
Mt. Pleasant, South Carolina 29464

for a permit to place fill material in freshwater wetlands and waters associated with the

Atlantic Ocean

at a Town of Hilton Head owned property on Pope Road near South Forest Beach Drive in the Coligny District on Hilton Head Island, Beaufort Count, South Carolina (32.143769 LATITUDE/ - 80.755328 LONGITUDE) (Bluffton 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 placement of fill material in a total of 0.27 acres of freshwater wetlands and a total of 0.91 acres waters of the U.S. for the development of a multipurpose park. In detail, the proposed project involves the following: the placement of fill material into 0.14 acres of wetlands (Wetlands A, B, and C) for the construction of a playground and a Children's museum; the placement of fill material into 0.13 acres of wetlands (Wetlands D and E) for the addition of a new right turn lane from Pope Avenue to Lagoon Road and relocation of an existing pedestrian walkway; the placement of fill material into a total of 0.82 acres of waters of the U.S. (Open Water A) at two locations to extend Lagoon Road, provide parking along Lagoon Road and Nassau Street, and link pedestrian pathways around the park; and the placement of fill material into 0.09 acres of waters of the U.S. (Open Water B) for the extension of Lagoon Road and additional parking areas. In addition, a total of approximately 0.27 acres of uplands will be excavated, resulting in a 0.55 acre net loss of the waters of the U.S. (Open Water A). A total of 0.27 acres of freshwater wetlands and 0.91 acres of waters of the U.S. will be impacted by the proposed project.

The purpose of the proposed project is to develop a multipurpose park that provides passive and active recreational opportunities while enhancing access to nearby beaches.

According to the applicant, impacts to wetlands and waters of the U.S. are unavoidable but stated that the Town of Hilton Head began developing a plan to revitalize the Coligny District and create the new park in 2014 and that input from local citizens and other interested parties, including Town boards and commissions, have been used to develop the plans for the area.

The applicant is proposing to purchase 1.6 non-buffer enhancement/restoration credits and 3.1 preservation credits from Sweatleaf Mitigation Bank. In addition, the applicant is proposing permittee responsible mitigation at an offsite location as a result of the Town of Hilton Head's municipal code (Section 16-6-102) that requires applicants to offset fill of wetlands within Town limits by enhancing, restoring, or creating wetlands within Town limits. The proposed offsite location is at Jarvis Creek Park on Hilton Head and the proposed enhancement activities include the removal of concrete and other construction debris from the wetland and replanting the area. The applicant anticipates the work will generate 1.5 wetland enhancement credits. No other information and details of the proposed offsite permittee-responsible mitigation plan have been provided at this time.

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
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

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 1.18 acres of freshwater wetlands and waters of the U.S. upstream 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)(1)(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.

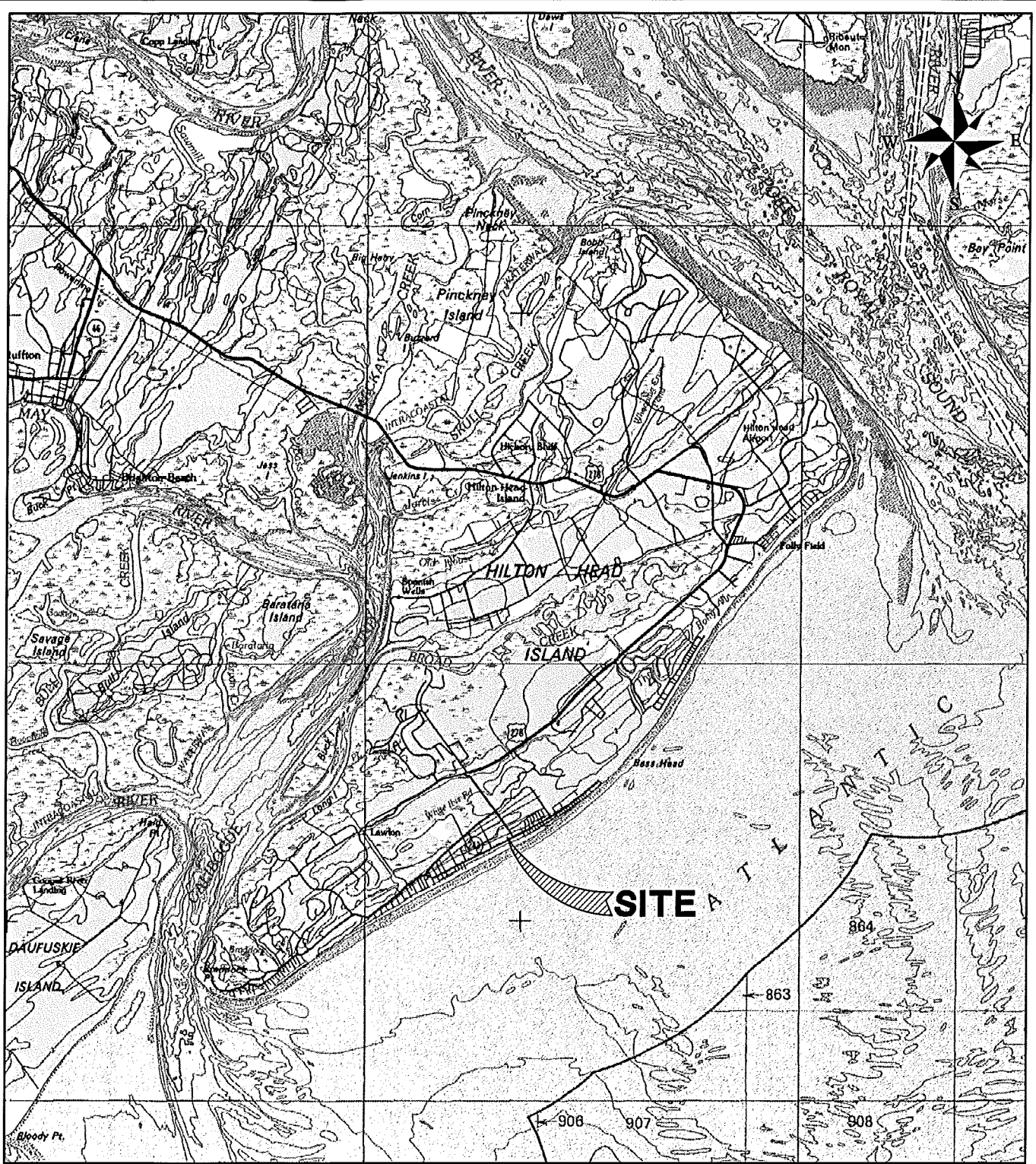
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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.

If there are any questions concerning this public notice, please contact **Tracy Sanders** at 843-329-8044 or toll free at 1-866-329-8187.

Z:\24634\24634_0010\Engineering_Drawings\Wetlands\24634_0010 - Vicinity Map.dwg - Dec 29, 2015 - 2:38:26 PM



COLIGNY DISTRICT REDEVELOPMENT

HILTON HEAD ISLAND, SOUTH CAROLINA
 WETLAND PERMIT - VICINITY MAP

CLIENT:
 TOWN OF HILTON HEAD ISLAND

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: December 29, 2015

JOB NUMBER: J-24634.0010

SHEET: 1 of 9

SCALE: 1" = 2 mi.

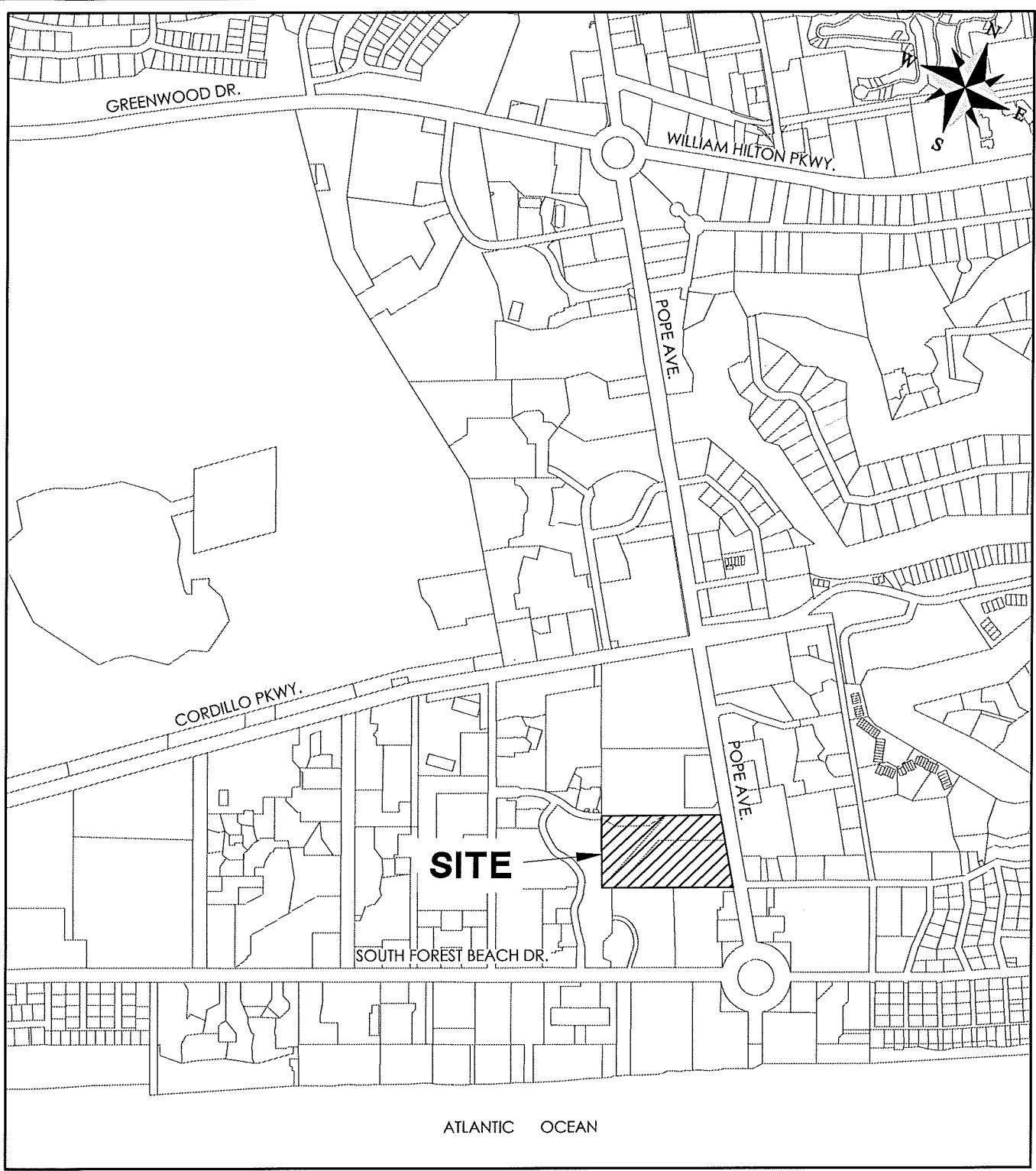


THOMAS & HUTTON
 Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
 Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Z:\24634\24634.0010\Engineering\Drawings\Wetlands\24634.0010 - Location Map.dwg - Dec 29, 2015 - 2:39:59 PM



COLIGNY DISTRICT REDEVELOPMENT

HILTON HEAD ISLAND, SOUTH CAROLINA
WETLAND PERMIT - LOCATION MAP

CLIENT:
TOWN OF HILTON HEAD ISLAND

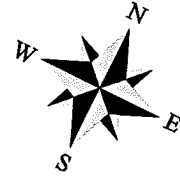
LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA
DATE: December 29, 2015
JOB NUMBER: J-24634.0010

SHEET: 2 of 9
SCALE: 1" = 1000'



50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



NASSAU STREET
R/W VARIES

R553 018 000 0268 0000
BRE RETAIL RESIDUAL CIRCLE CENTER
429 LEXINGTON AVE
NEW YORK NY 10170

R553 018 000 0269 0000
BRE RETAIL RESIDUAL CIRCLE CENTER
420 LEXINGTON AVE
NEW YORK NY 10170

PROJECT LIMITS

FRESHWATER WETLANDS C
0.11 AC. 4,709 S.F.

PROJECT LIMITS

R553 018 000 0230 0000
SOULEVARD MOTEL CORP. FIRST AMERICA
10770 COLUMBIA PIKE STE 200
SILVER SPRING MD 20901

R553 018 000 065A 0000
TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER CT
HILTON HEAD ISLAND SC 29928

FRESHWATER WETLAND A
0.02 AC. 655 S.F.

LAGOON

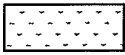
FRESHWATER WETLANDS B
0.01 AC. 527 S.F.

OPEN WATER A
167 AC. 72,761 S.F.

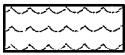
TOP OF BANK

MATCH SHEET - NO.4

LEGEND:



FRESHWATER WETLANDS
~0.27 AC. TOTAL



OPEN WATER
~1.76 AC. TOTAL

R553 018 000 0232 0000
PAUL R. HUTCHINS
3720 SOUTHPORT DRIVE
PLANO, TX 75025

PROJECT LIMITS

COLIGNY DISTRICT REDEVELOPMENT

HILTON HEAD ISLAND, SOUTH CAROLINA
WETLAND PERMIT - EXISTING CONDITIONS

CLIENT:
TOWN OF HILTON HEAD ISLAND

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA
DATE: December 29, 2015
JOB NUMBER: J-24634.0010

SHEET: 3 of 9
SCALE: 1" = 100'



THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Z:\24634\24634.000\Engineering\Drawings\Wetlands\24634.000 - Existing Conditions.dwg - Dec 29, 2015 - 2:45:53 PM

MATCH SHEET - NO.3

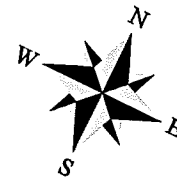
R553 018 000 0258 0000
BRE RETAIL RESIDUAL CIRCLE CENTER
429 LEXINGTON AVE
NEW YORK NY 10170

R553 018 000 0258 0000
TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND SC 29928

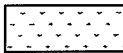
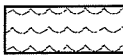
R553 018 000 0256 0000
TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER CT
HILTON HEAD ISLAND SC 29928

R553 018 000 0235 0000
TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND SC 29928

R553 018 000 235A 0000
TOWN OF HILTON HEAD ISLAND
ONE TOWN CENTER COURT
HILTON HEAD ISLAND SC 29928



LEGEND:

-  FRESHWATER WETLANDS
~0.27 AC. TOTAL
-  OPEN WATER
~1.76 AC. TOTAL

FRESHWATER WETLANDS E
0.09 AC. 3,756 S.F.

FRESHWATER WETLANDS D
0.04 AC. 1,735 S.F.

OPEN WATER B
0.09 AC. 4,129 S.F.

PROJECT LIMITS

POPE AVENUE 100' R/W

PROJECT LIMITS

COLIGNY DISTRICT REDEVELOPMENT

HILTON HEAD ISLAND, SOUTH CAROLINA
WETLAND PERMIT - EXISTING CONDITIONS

CLIENT:
TOWN OF HILTON HEAD ISLAND

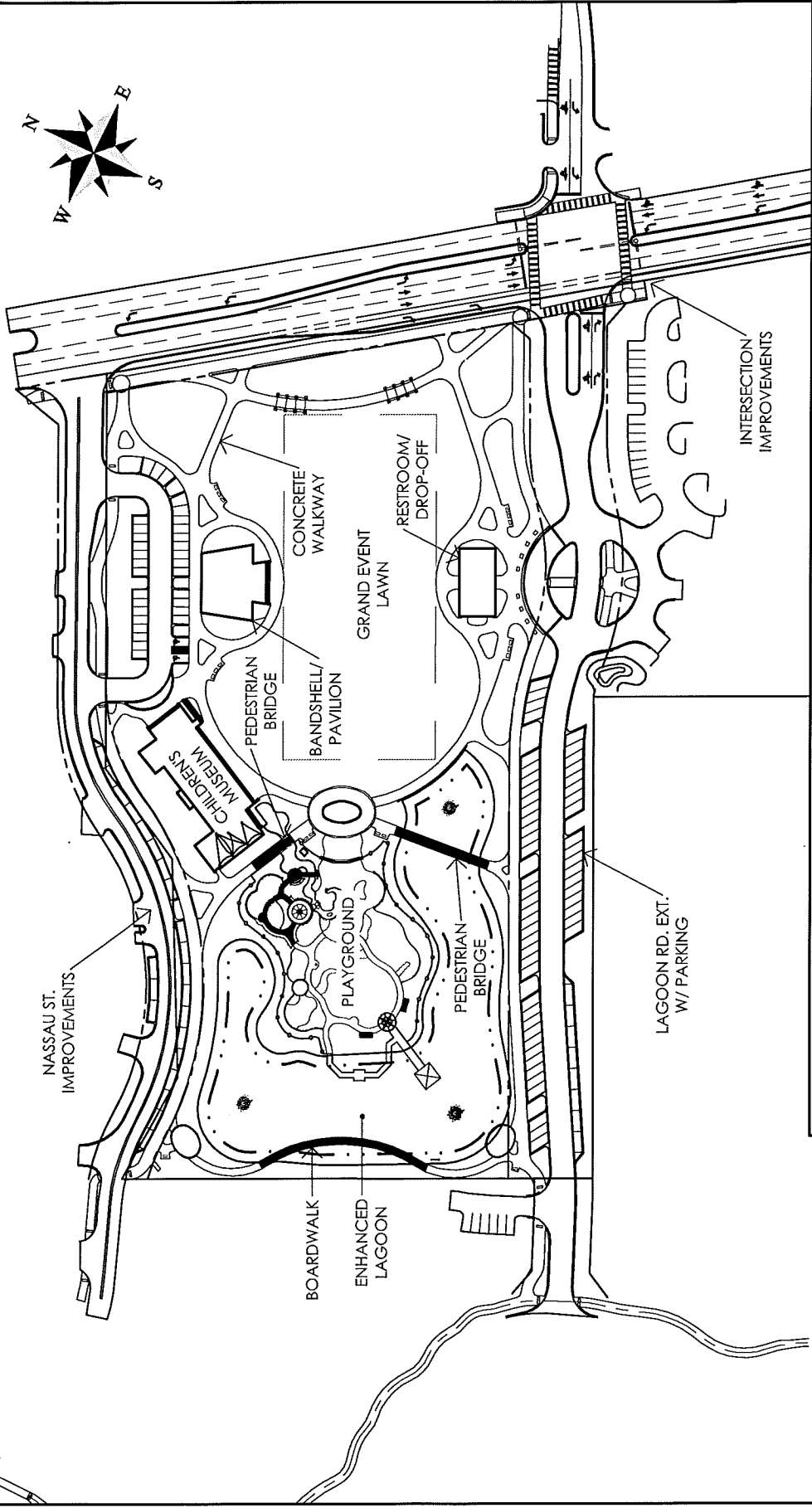
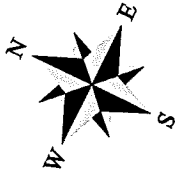
LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA
DATE: December 29, 2015
JOB NUMBER: J-24634.0010

SHEET: 4 of 9
SCALE: 1" = 100'

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

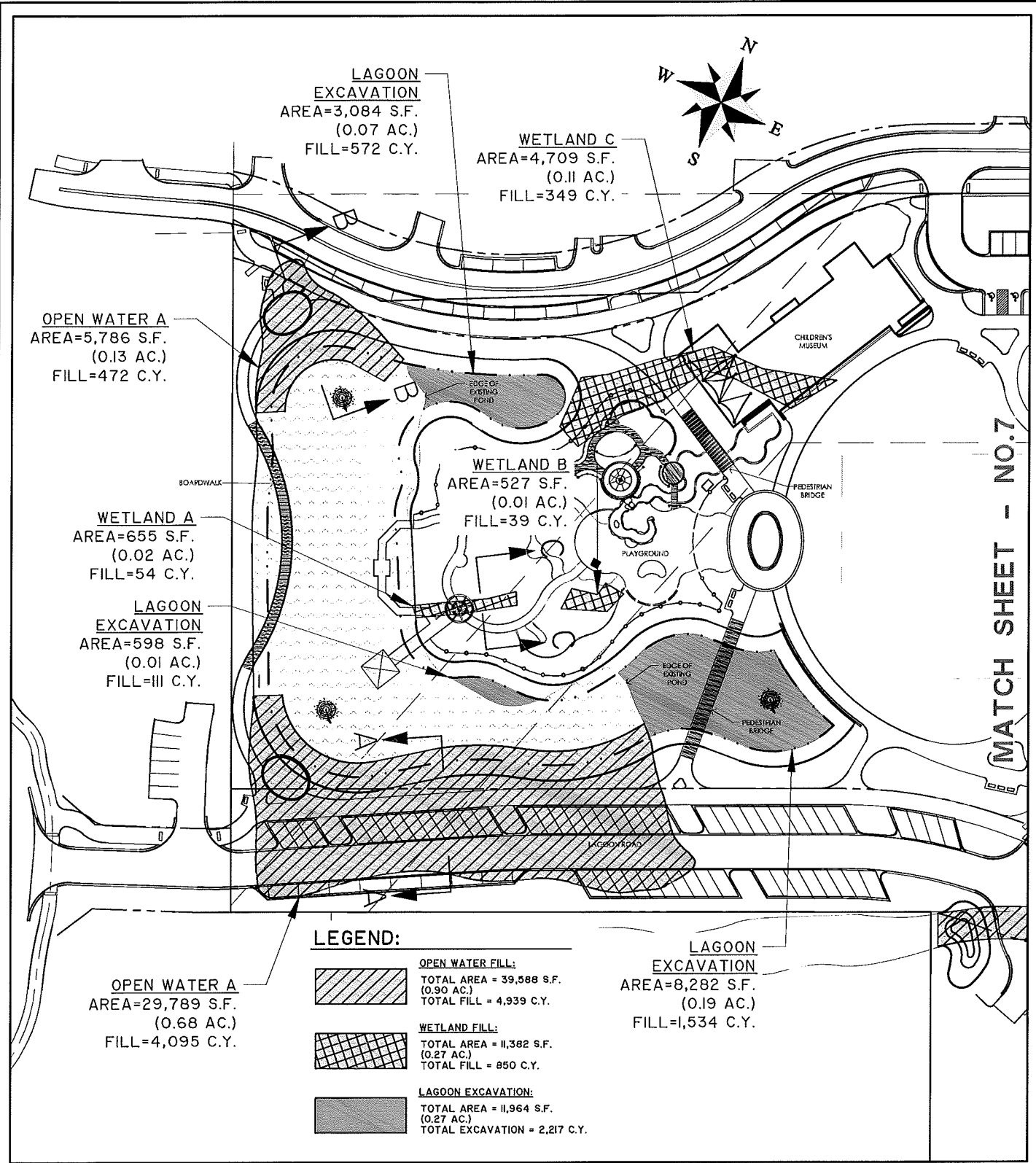
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



COLIGNY DISTRICT REDEVELOPMENT
HILTON HEAD ISLAND, SOUTH CAROLINA
WETLAND PERMIT - PROPOSED IMPROVEMENTS
CLIENT:
TOWN OF HILTON HEAD ISLAND
LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA
DATE: December 29, 2015
JOB NUMBER: J-24634.0010

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com



MATCH SHEET - NO.7

COLIGNY DISTRICT REDEVELOPMENT

HILTON HEAD ISLAND, SOUTH CAROLINA
WETLAND PERMIT - PROPOSED IMPACTS

CLIENT:
TOWN OF HILTON HEAD ISLAND

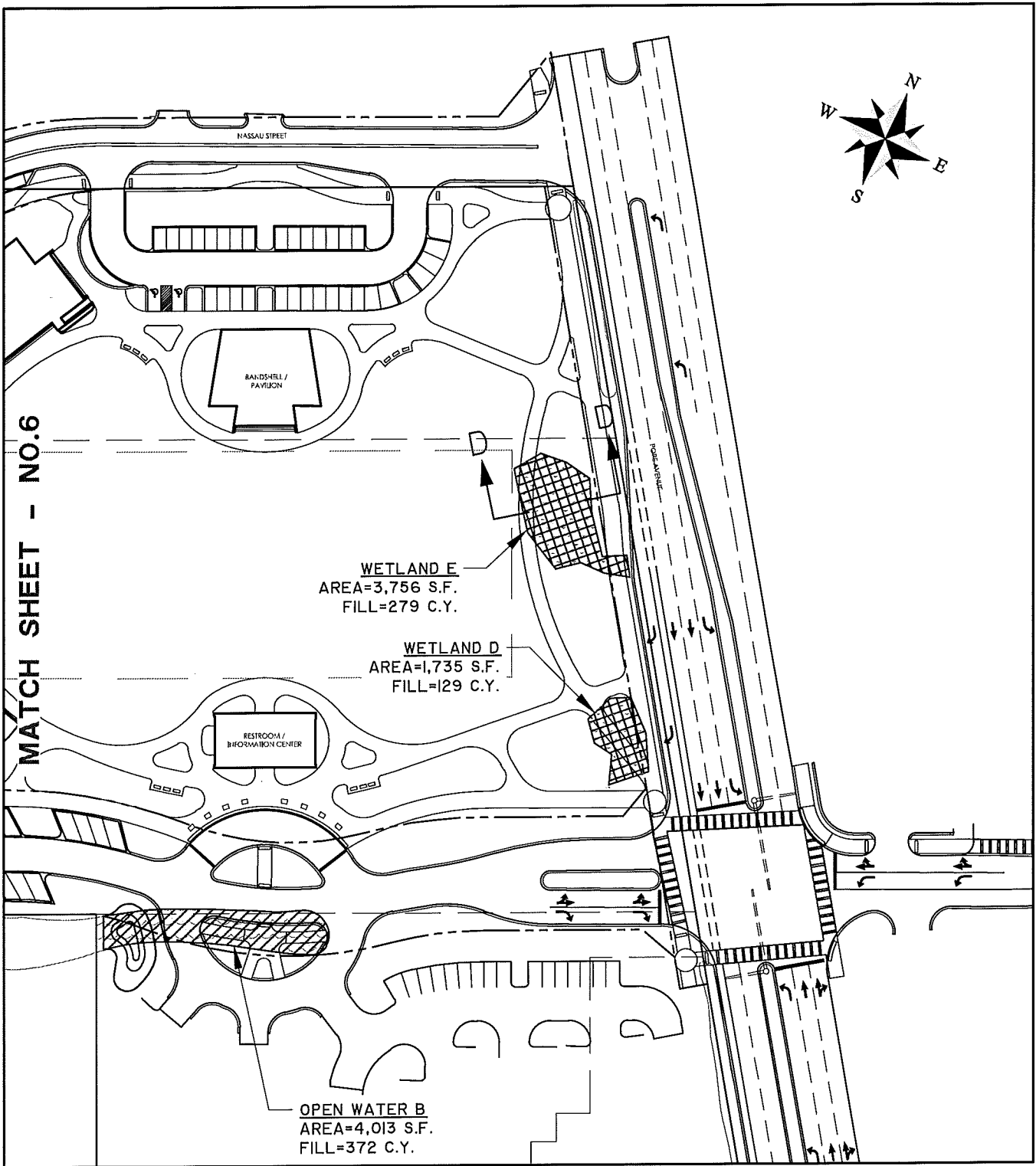
LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA
DATE: December 29, 2015 REV: 3/1/16
JOB NUMBER: J-24634.0010

SHEET: 6 of 9
SCALE: 1" = 100'

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



MATCH SHEET - NO.6

WETLAND E
AREA=3,756 S.F.
FILL=279 C.Y.

WETLAND D
AREA=1,735 S.F.
FILL=129 C.Y.

OPEN WATER B
AREA=4,013 S.F.
FILL=372 C.Y.

COLIGNY DISTRICT REDEVELOPMENT

HILTON HEAD ISLAND, SOUTH CAROLINA
WETLAND PERMIT - PROPOSED IMPACTS

CLIENT:
TOWN OF HILTON HEAD ISLAND

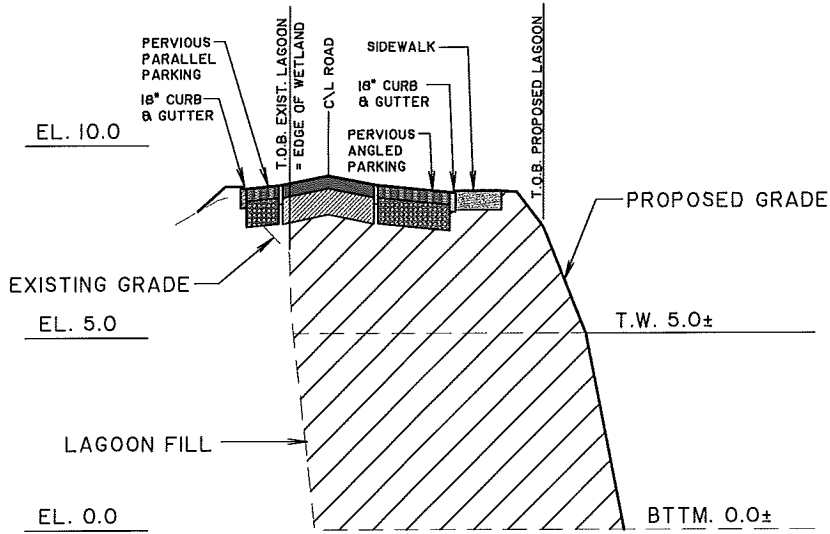
LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA
DATE: December 29, 2015
JOB NUMBER: J-24634.0010

SHEET: 7 of 9
SCALE: 1" = 100'

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

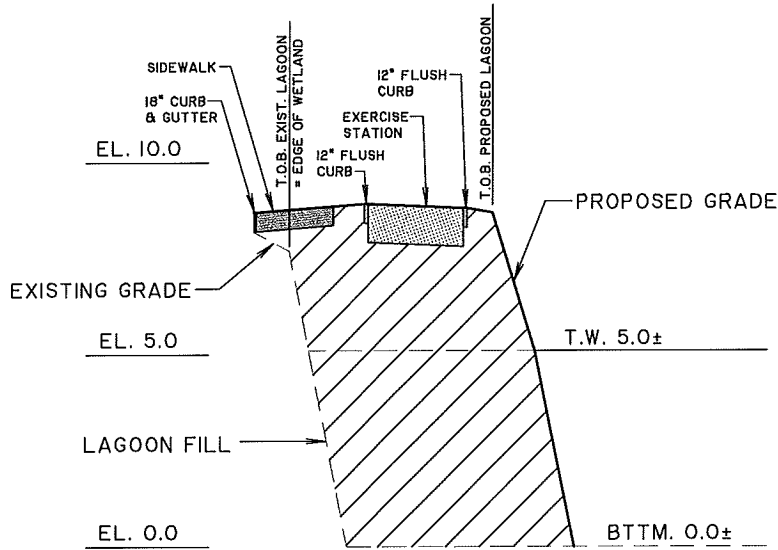
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com



**LAGOON
CROSS SECTION A-A**

HORIZ: 1" = 50'
VERT: 1" = 5'



**LAGOON
CROSS SECTION B-B**

HORIZ: 1" = 50'
VERT: 1" = 5'

COLIGNY DISTRICT REDEVELOPMENT

HILTON HEAD ISLAND, SOUTH CAROLINA
WETLAND PERMIT - SECTIONS

CLIENT:

TOWN OF HILTON HEAD ISLAND

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA

DATE: December 29, 2015 REV: 3/1/16

JOB NUMBER: J-24634.0010

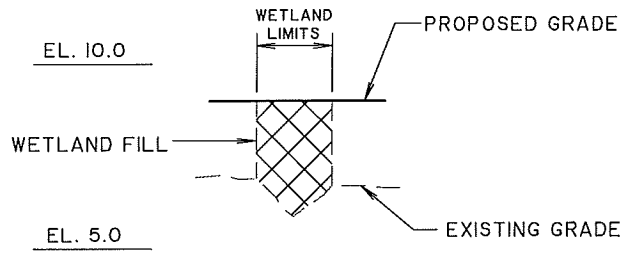
SHEET: 8 of 9
SCALE: 1" = 50'

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

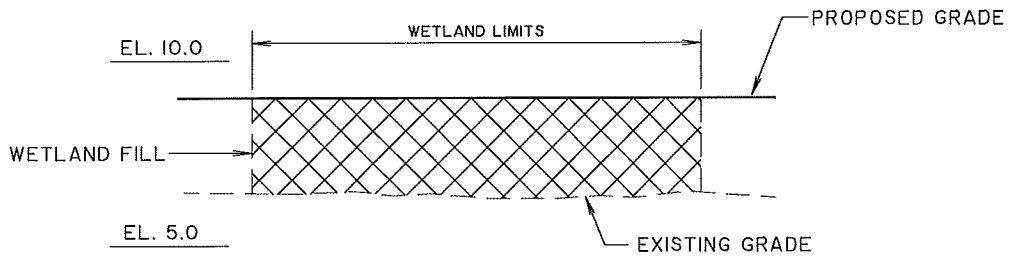
www.thomasandhutton.com

Z:\24634\24634.000\Engineering\Drawings\Wetlands\24634.000 - Sections.dwg - Dec 29, 2015 - 4:08:49 PM



DITCH CROSS SECTION C-C

HORIZ: 1" = 20'
VERT: 1" = 2'



TYPICAL WETLAND CROSS SECTION D-D

HORIZ: 1" = 20'
VERT: 1" = 2'

COLIGNY DISTRICT REDEVELOPMENT

HILTON HEAD ISLAND, SOUTH CAROLINA
WETLAND PERMIT - SECTIONS

CLIENT:
TOWN OF HILTON HEAD ISLAND

LOCATION: HILTON HEAD ISLAND, SOUTH CAROLINA
DATE: December 29, 2015
JOB NUMBER: J-24634.0010



SHEET: 9 of 9
SCALE: 1" = 20'

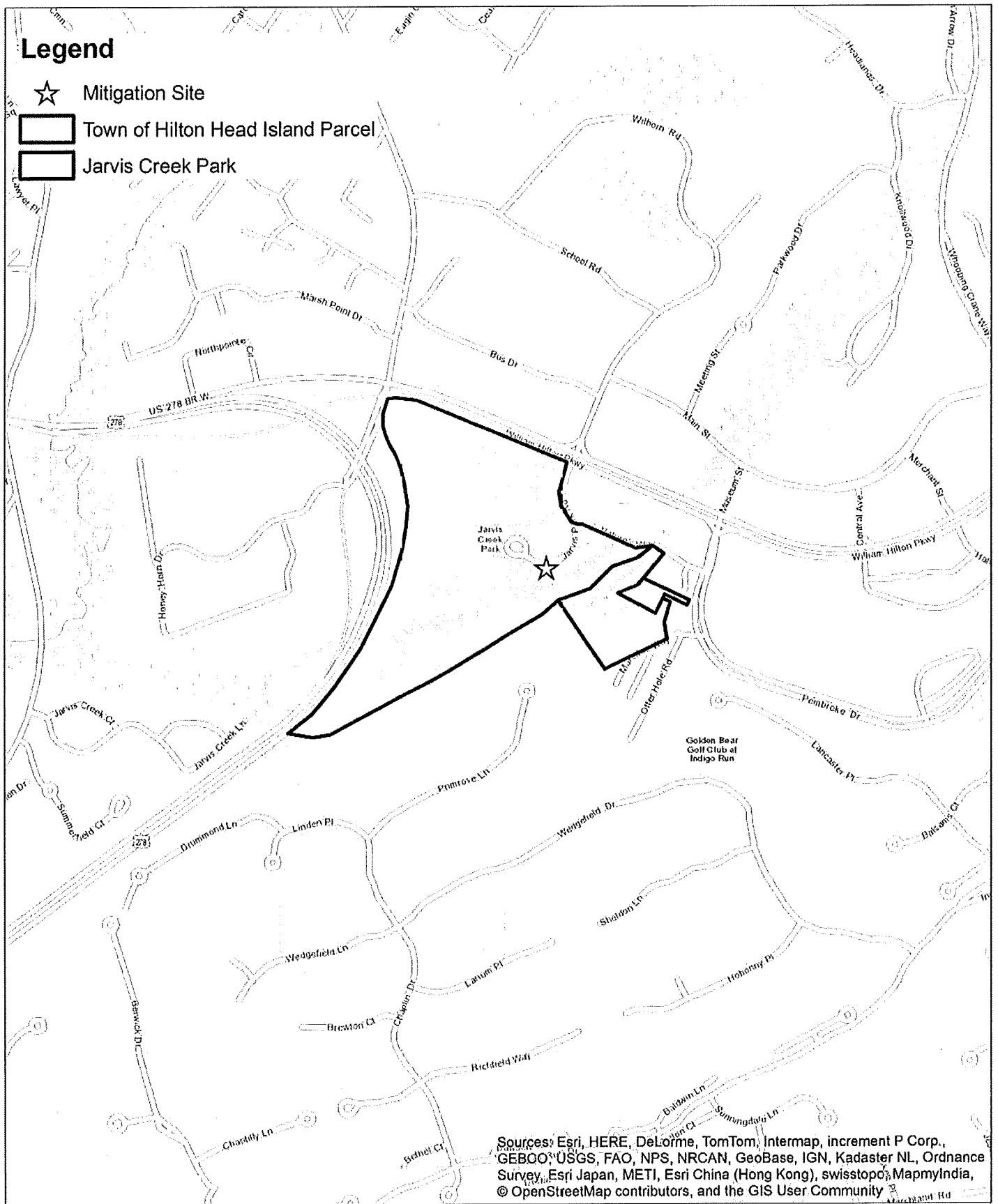
TH **THOMAS & HUTTON**
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Legend

- ★ Mitigation Site
-  Town of Hilton Head Island Parcel
-  Jarvis Creek Park



Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



A JMT Division
 Post Office Box 21415, Charleston, SC 29413
 Ph: (843) 762-3750 Fx: (843) 762-3795
www.tidewaterenvironmental.com

Sheet 14: Mitigation Site Map
 Coligny District Redevelopment Project
 Hilton Head Island, South Carolina
 Source: Shown above
 Date: February 2016

1 inch = 1,000 feet

