

**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 Ocean and Coastal Resource Management**  
**1362 McMillan Avenue, Suite 400**  
**Charleston, South Carolina 29405**

REGULATORY DIVISION  
Refer to: P/N SAC-2001-12283

March 26, 2018

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. Matt Rogers**  
**Hawthorne at Daniel Island Apartments, LLC**  
**2918-A Martinsville Road**  
**Greensboro, North Carolina 27408**

for a permit to construct a multi-family housing development and community dock in

**freshwater wetlands adjacent to and the waters of Clouter Creek,**

at a location described as 2790 Clements Ferry Road on Daniel Island, Berkeley County, South Carolina (Latitude: 32.8783 °N, Longitude: -79.9327 °W), North Charleston 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 a multi-family housing development and associated infrastructure. The proposed project also includes the construction of a community dock. In detail, the proposed project involves impacts to not more than 0.567 acre of freshwater wetlands for the construction of road crossings, building sites, parking areas, and emergency access. The applicant also proposes to construct a community dock that would consist of a 502' by

6' walkway leading to a 15' by 15' pierhead. A kayak launch would be constructed waterward of the pierhead. The applicant has proposed to mitigate for impacts to wetlands and/or waters of the United States by purchasing 5.4 wetland credits from the Congaree Carton Mitigation Bank. Additionally, the applicant proposes to preserve and buffer 0.903 acre of the remaining jurisdictional wetlands on-site. The project purpose is to provide multi-family housing.

**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 0.01 acres 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 that the project may affect but is not likely to adversely affect the Northern Long-eared Bat (*Myotis septentrionalis*), West Indian manatee (*Trichechus manatus*), Red-cockaded woodpecker (*Pocoides borealis*), Wood Stork (*Mycteria americana*), Frosted Flatwoods salamander (*Ambystoma cingulatum*), or 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)(j)(1)), and has initially determined that no historic properties are present;

therefore, there will be no effect on historic properties. To ensure that other historic properties that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office and any other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

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

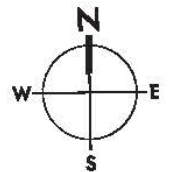
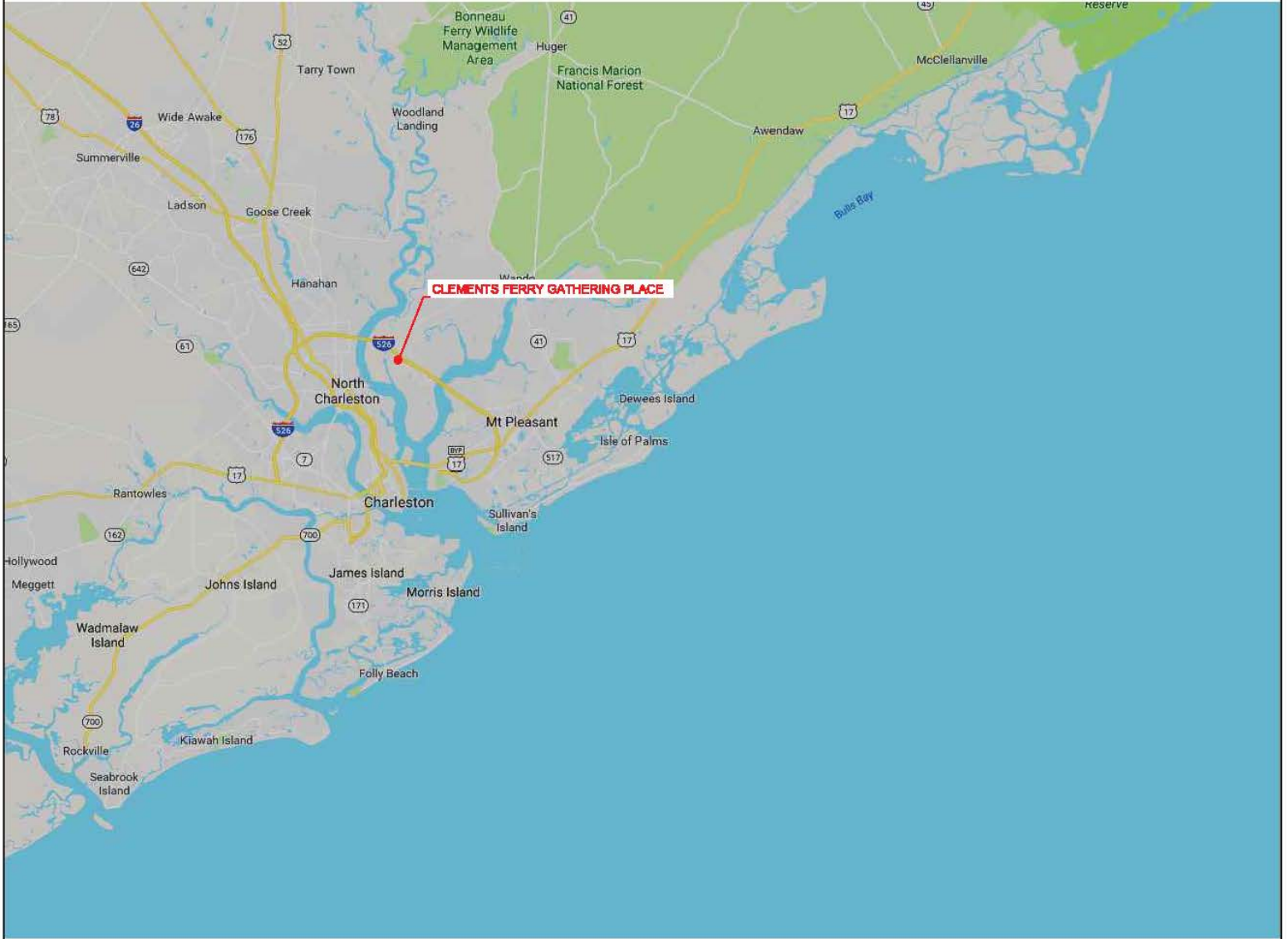
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps cannot undertake to adjudicate rival claims.

The Corps is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

**Please submit comments in writing, identifying the project of interest by public notice number, to the following address:**

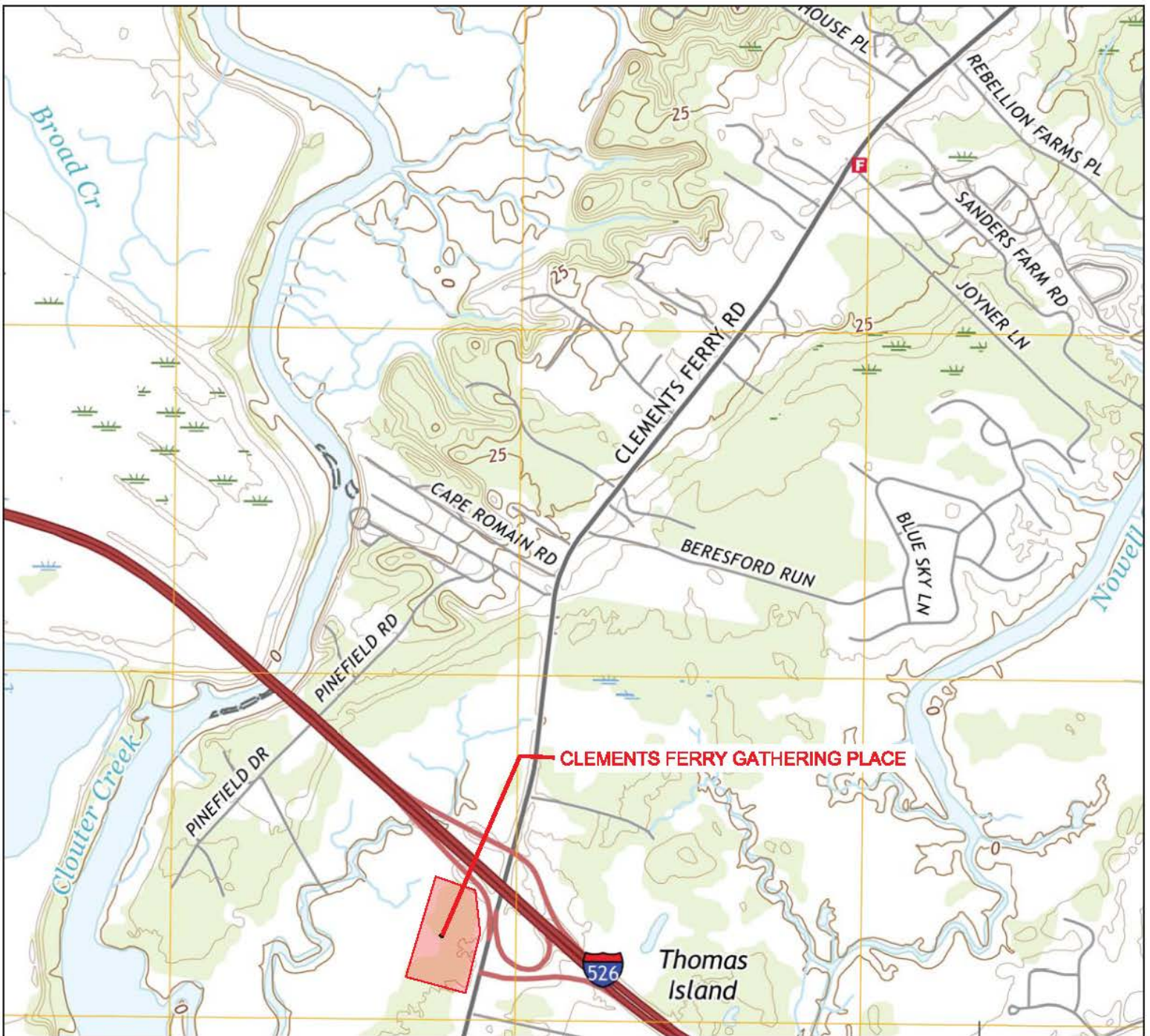
**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69A Hagood Avenue  
Charleston, South Carolina 29403-5107**

If there are any questions concerning this public notice, please contact Courtney M. Stevens, Project Manager, at (843) 329-8027 or toll free at 1-866-329-8187.

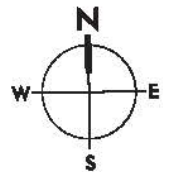


**PROJECT: CLEMETS FERRY GATHERING PLACE**  
**APPLICANT: EVOLVE COMPANIES**  
**LOCATION: CITY OF CHARLESTON**  
**DATE: 2/20/18**

**VICINITY MAP**  
**SHEET 1**

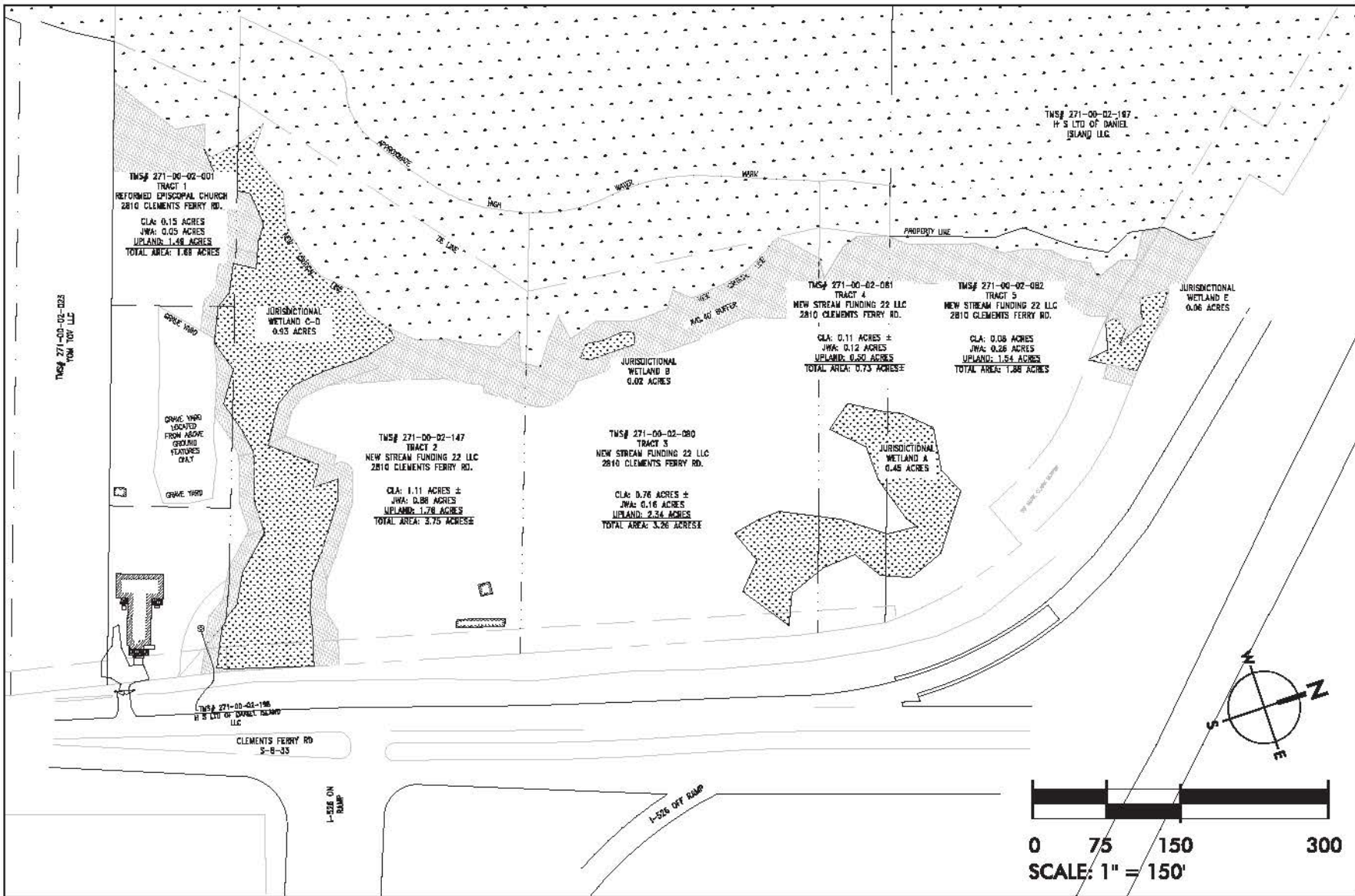


LAT:32.8775°  
LONG:79.9328°



PROJECT: CLEMENTS FERRY GATHERING PLACE  
APPLICANT: EVOLVE COMPANIES  
LOCATION: CITY OF CHARLESTON  
DATE: 2/20/18

QUADRANGLE MAP  
SHEET 2



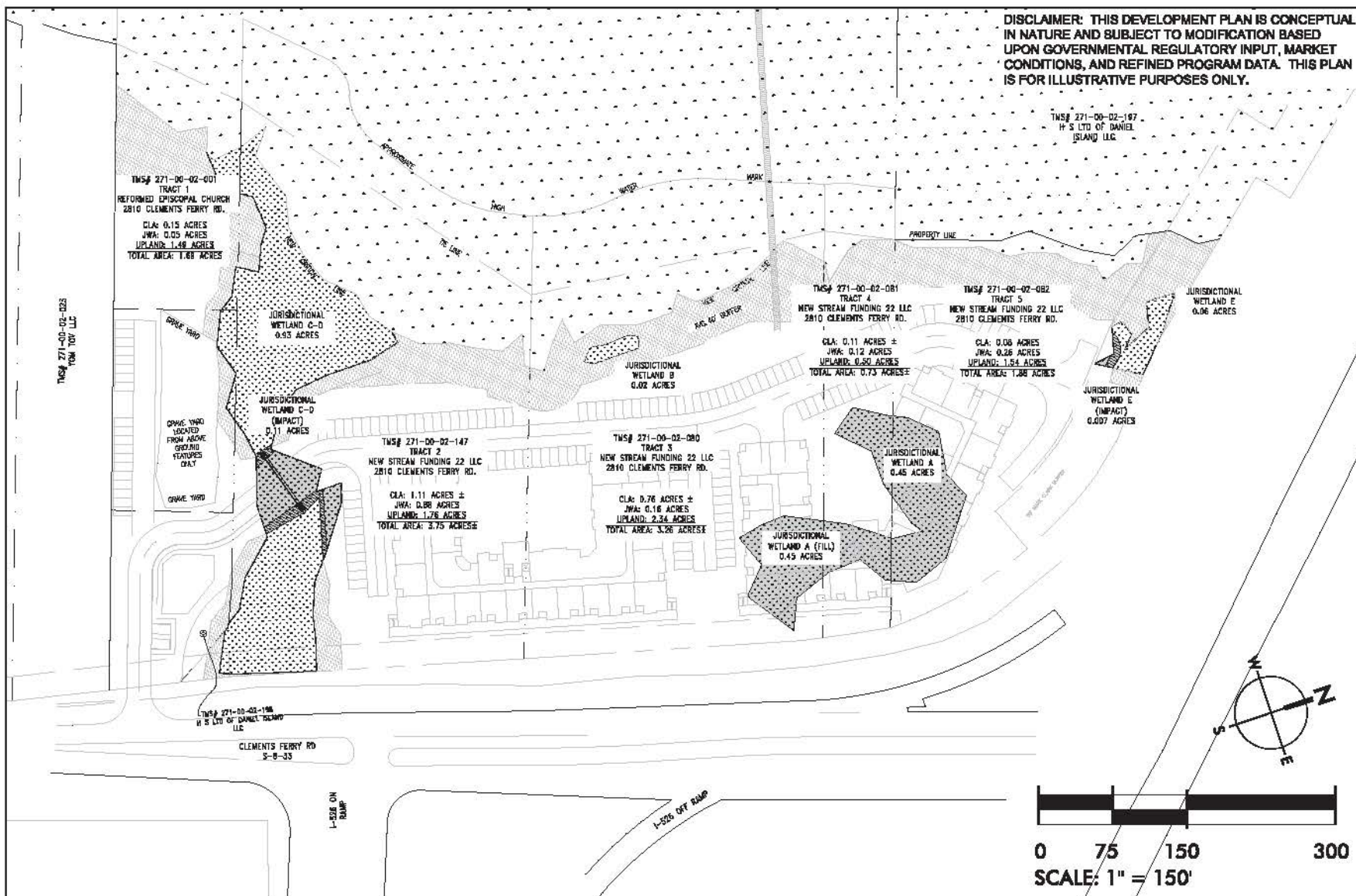
PROJECT: CLEMENTS FERRY GATHERING PLACE  
 APPLICANT: EVOLVE COMPANIES  
 LOCATION: CITY OF CHARLESTON  
 DATE: 2/20/18

<b>TOTAL PROJECT AREA:</b>	<b>11.31 ACRES</b>
<b>EXISTING CONDITIONS:</b>	
JURISDICTIONAL WETLANDS:	1.47 ACRES
CRITICAL AREA:	± 2.21 ACRES
UPLAND AREA:	7.63 ACRES
WETLAND/CRITICAL AREA BUFFER:	1.81 ACRES
<b>TOTAL:</b>	<b>±11.31 ACRES</b>

-  JURISDICTIONAL WETLAND (CURRENT DELINEATION AREA)
-  CRITICAL AREA
-  WETLAND/CRITICAL AREA BUFFER








DISCLAIMER: THIS DEVELOPMENT PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATION BASED UPON GOVERNMENTAL REGULATORY INPUT, MARKET CONDITIONS, AND REFINED PROGRAM DATA. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.



PROJECT: CLEMENTS FERRY GATHERING PLACE  
 APPLICANT: EVOLVE COMPANIES  
 LOCATION: CITY OF CHARLESTON  
 DATE: 2/20/18

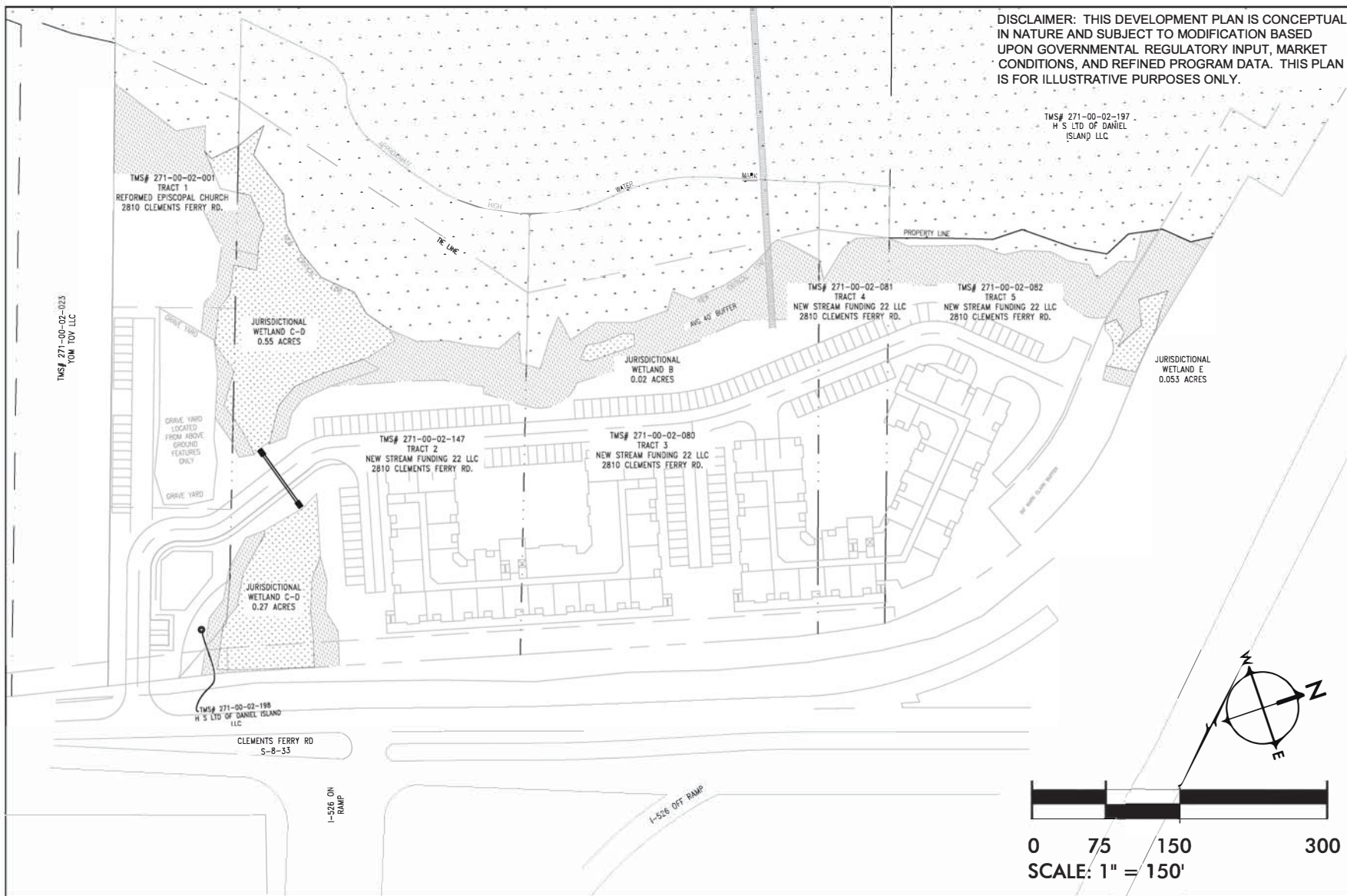
<b>TOTAL PROJECT AREA:</b>	<b>11.31 ACRES</b>
<b>EXISTING CONDITIONS:</b>	
JURISDICTIONAL WETLANDS:	1.47 ACRES
WETLAND/CRITICAL AREA BUFFER:	1.61 ACRES
<b>IMPACTS:</b>	
WETLAND/CRITICAL AREA BUFFER IMPACT:	0.096 ACRES
JURISDICTIONAL WETLAND FILL:	0.537 ACRES
TOTAL APPROX. WETLAND FILL:	5,000 CY
CLEARING IMPACT:	0.030 ACRES
<b>REMAINING AREAS TO BE PRESERVED:</b>	
REMAINING JURISDICTIONAL WETLANDS:	0.903 ACRES
REMAINING WETLAND/CRITICAL AREA BUFFER:	1.514 ACRES

-  JURISDICTIONAL WETLAND (CURRENT DELINEATION AREA)
-  JURISDICTIONAL WETLAND FILL
-  CLEARING IMPACT
-  CRITICAL AREA
-  WETLAND/CRITICAL AREA BUFFER





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TMS# 271-00-02-197  
H S LTD OF DANIEL ISLAND LLC

TMS# 271-00-02-001  
TRACT 1  
REFORMED EPISCOPAL CHURCH  
2810 CLEMENTS FERRY RD.

JURISDICTIONAL WETLAND C-D  
0.55 ACRES

TMS# 271-00-02-081  
TRACT 4  
NEW STREAM FUNDING 22 LLC  
2810 CLEMENTS FERRY RD.

TMS# 271-00-02-082  
TRACT 5  
NEW STREAM FUNDING 22 LLC  
2810 CLEMENTS FERRY RD.

JURISDICTIONAL WETLAND E  
0.053 ACRES

TMS# 271-00-02-147  
TRACT 2  
NEW STREAM FUNDING 22 LLC  
2810 CLEMENTS FERRY RD.

TMS# 271-00-02-080  
TRACT 3  
NEW STREAM FUNDING 22 LLC  
2810 CLEMENTS FERRY RD.

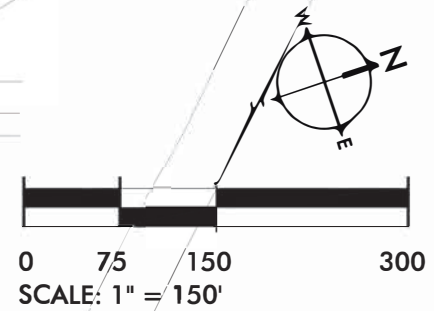
JURISDICTIONAL WETLAND C-D  
0.27 ACRES

TMS# 271-00-02-198  
H S LTD OF DANIEL ISLAND LLC

CLEMENTS FERRY RD  
S-8-33






I-526 ON RAMP

I-526 OFF RAMP



PROJECT: CLEMENTS FERRY GATHERING PLACE  
APPLICANT: EVOLVE COMPANIES  
LOCATION: CITY OF CHARLESTON  
DATE: 2/20/18

<b>TOTAL PROJECT AREA:</b>	11.31 ACRES
<b>EXISTING CONDITIONS:</b>	
JURISDICTIONAL WETLANDS:	1.47 ACRES
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<b>IMPACTS:</b>	
WETLAND/CRITICAL AREA BUFFER IMPACT:	0.096 ACRES
JURISDICTIONAL WETLAND FILL:	0.537 ACRES
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REMAINING WETLAND/CRITICAL AREA BUFFER:	1.514 ACRES

-  JURISDICTIONAL WETLAND (CURRENT DELINEATION AREA)
-  JURISDICTIONAL WETLAND FILL
-  CLEARING IMPACT
-  CRITICAL AREA
-  WETLAND/CRITICAL AREA BUFFER



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TNS# 271-00-02-197  
H S LTD OF DANIEL ISLAND LLC

TNS# 271-00-02-025  
H S LTD LLC

CLA: 0.15 ACRES  
JWA: 0.05 ACRES  
UPLAND: 1.48 ACRES  
TOTAL AREA: 1.68 ACRES

JURISDICTIONAL WETLAND C-D  
0.93 ACRES

JURISDICTIONAL WETLAND C-D (IMPACT)  
0.11 ACRES

OPAC 1990 LOCATED FROM AERIAL PHOTO FEATURES ONLY

CLA: 1.11 ACRES ±  
JWA: 0.88 ACRES  
UPLAND: 1.78 ACRES  
TOTAL AREA: 3.75 ACRES

CLA: 0.76 ACRES ±  
JWA: 0.18 ACRES  
UPLAND: 2.34 ACRES  
TOTAL AREA: 3.28 ACRES

CLA: 0.11 ACRES ±  
JWA: 0.12 ACRES  
UPLAND: 0.50 ACRES  
TOTAL AREA: 0.73 ACRES

CLA: 0.08 ACRES  
JWA: 0.28 ACRES  
UPLAND: 1.54 ACRES  
TOTAL AREA: 1.88 ACRES

JURISDICTIONAL WETLAND E  
0.06 ACRES

JURISDICTIONAL WETLAND E (IMPACT)  
0.007 ACRES

VIEW 3

VIEW 1

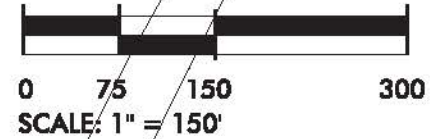
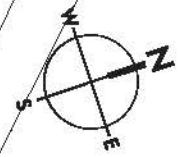
VIEW 2





TNS# 271-00-02-196  
H S LTD OF DANIEL ISLAND LLC

CLEMENTS FERRY RD  
S-8-33

1-SIDE ON RAMP

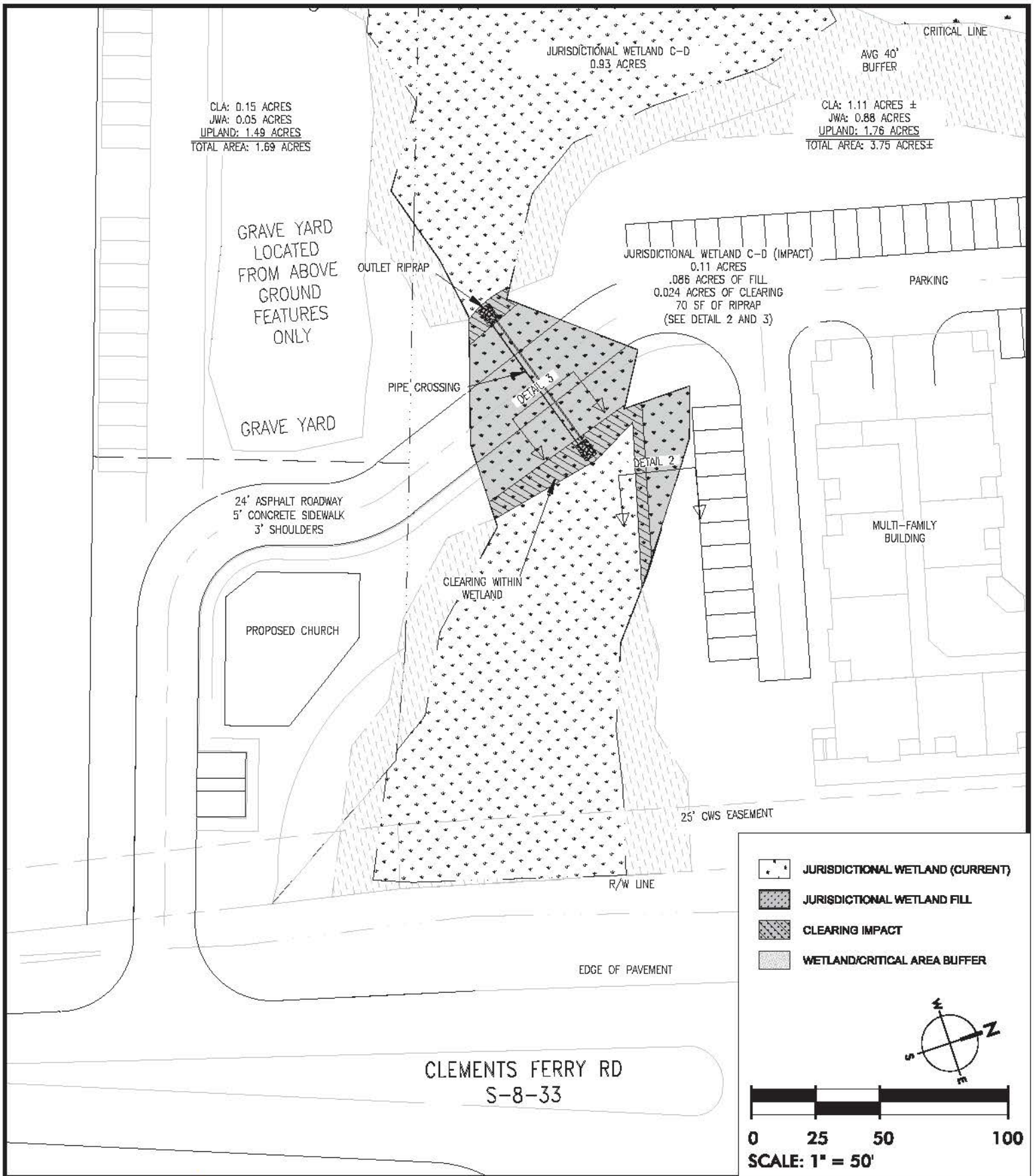
1-205 OFF RAMP



-  JURISDICTIONAL WETLAND (CURRENT DELINEATION AREA)
-  JURISDICTIONAL WETLAND FILL
-  CRITICAL AREA
-  WETLAND/CRITICAL AREA BUFFER

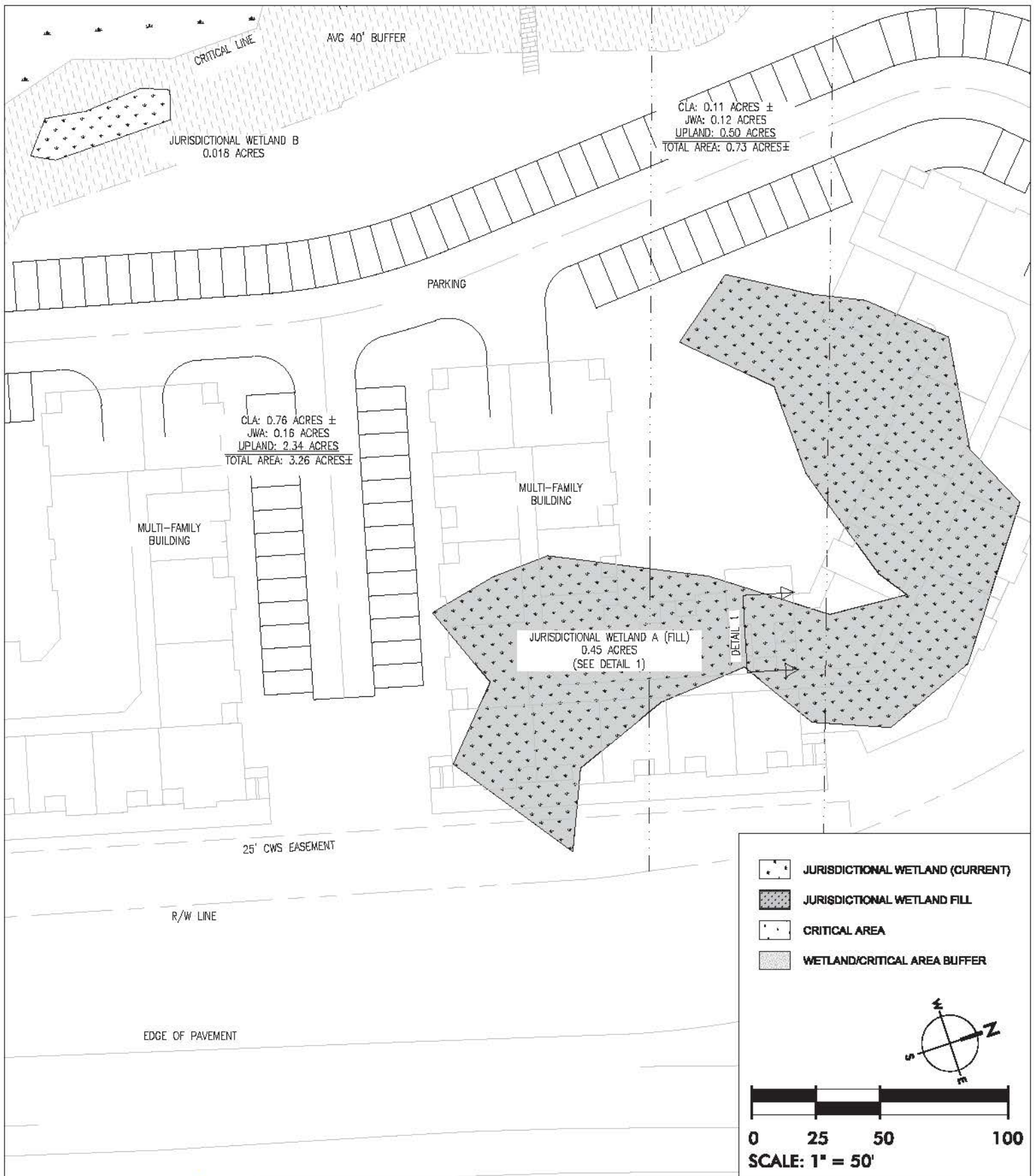
PROJECT: CLEMENTS FERRY GATHERING PLACE  
APPLICANT: EVOLVE COMPANIES  
LOCATION: CITY OF CHARLESTON  
DATE: 2/20/18





**PROJECT: CLEMENTS FERRY GATHERING PLACE**  
**APPLICANT: EVOLVE COMPANIES**  
**LOCATION: CITY OF CHARLESTON**  
**DATE: 2/20/18**

**VIEW 1  
SHEET 7**



PROJECT: CLEMENTS FERRY GATHERING PLACE  
 APPLICANT: EVOLVE COMPANIES  
 LOCATION: CITY OF CHARLESTON  
 DATE: 2/20/18

VIEW 2  
 SHEET 8

50' CRITICAL  
BUFFER

CLA: 0.08 ACRES  
JWA: 0.26 ACRES  
UPLAND: 1.54 ACRES  
TOTAL AREA: 1.88 ACRES

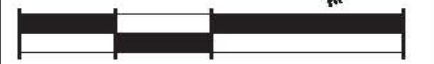
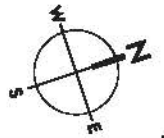
DETAIL 2

JURISDICTIONAL WETLAND E (IMPACT)  
0.007 ACRES  
0.002 ACRES OF FILL  
0.005 ACRES OF CLEARING  
(SEE DETAIL 2)

50' BUFFER

R/W LINE

-  JURISDICTIONAL WETLAND (CURRENT)
-  JURISDICTIONAL WETLAND FILL
-  CLEARING IMPACT
-  WETLAND/CRITICAL AREA BUFFER

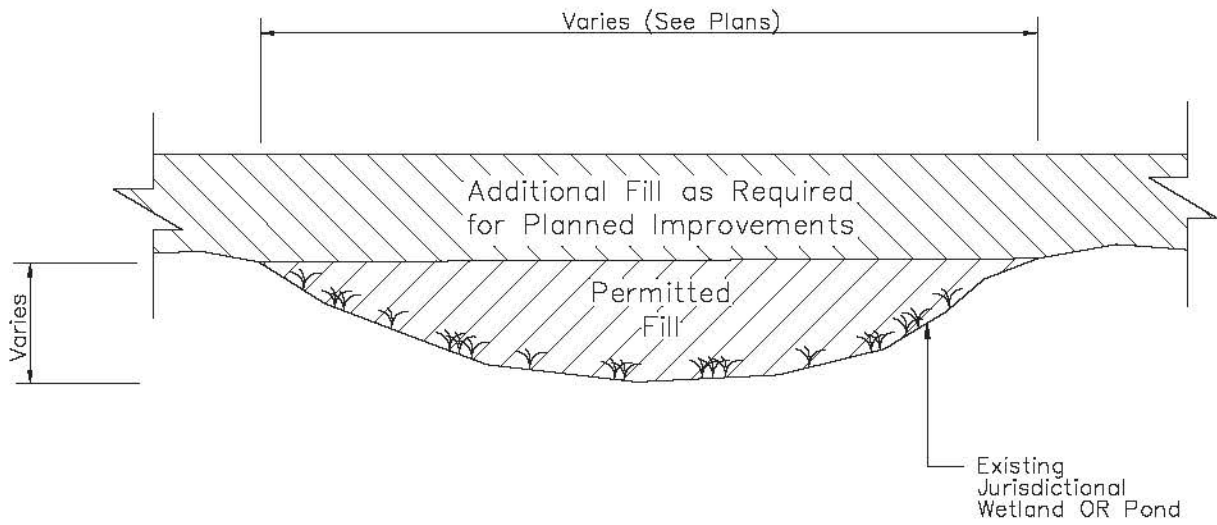


SCALE: 1" = 20'



PROJECT: CLEMENTS FERRY GATHERING PLACE  
APPLICANT: EVOLVE COMPANIES  
LOCATION: CITY OF CHARLESTON  
DATE: 2/20/2018

VIEW 3  
SHEET 9



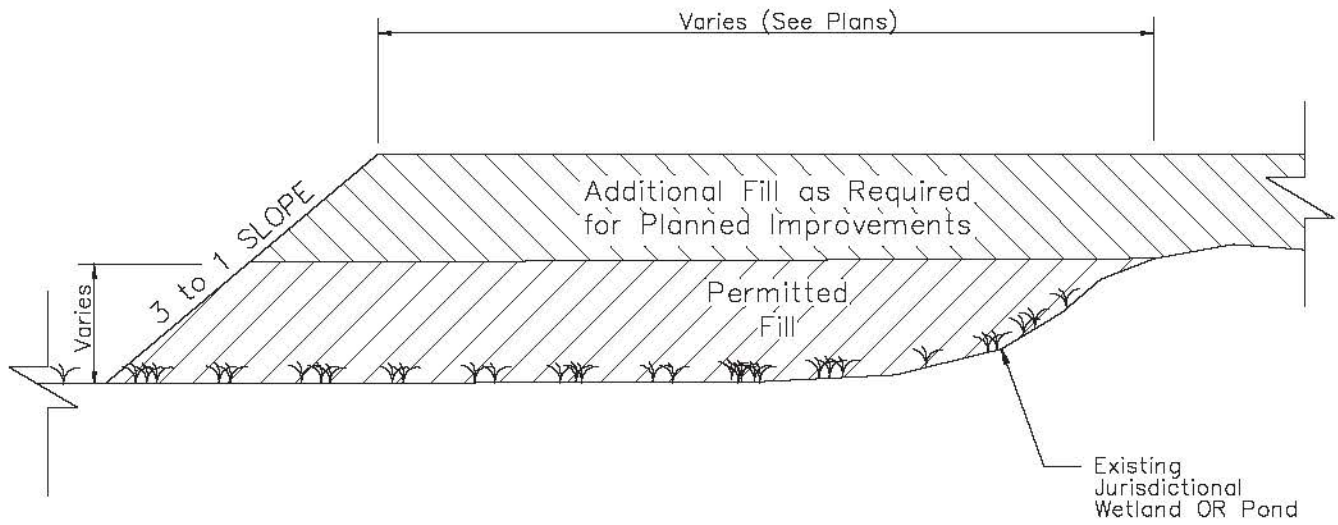
1

**Typical Jurisdictional Wetland/Pond Fill**  
(NOT TO SCALE)



PROJECT: CLEMENTS FERRY GATHERING PLACE  
 APPLICANT: EVOLVE COMPANIES  
 LOCATION: CITY OF CHARLESTON  
 DATE: 02/20/18

**DETAIL 1**  
**SHEET 10**



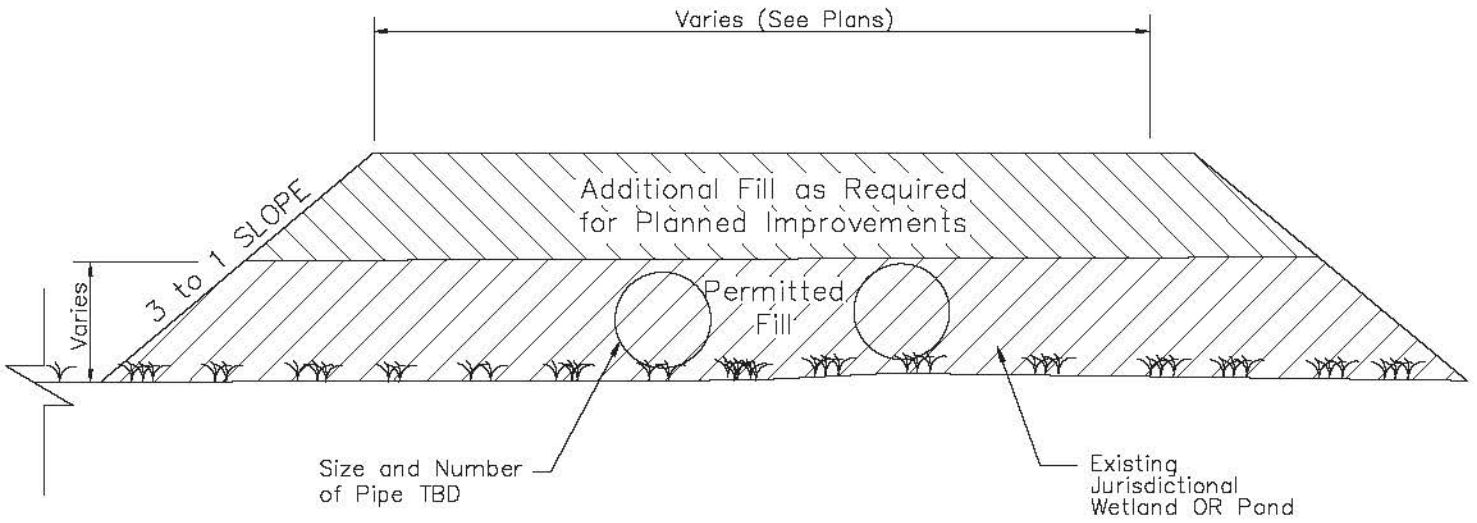
2

Typical Partial Jurisdictional Wetland/Pond Fill  
(NOT TO SCALE)



PROJECT: CLEMENTS FERRY GATHERING PLACE  
 APPLICANT: EVOLVE COMPANIES  
 LOCATION: CITY OF CHARLESTON  
 DATE: 2/20/18

DETAIL 2  
SHEET 11



3

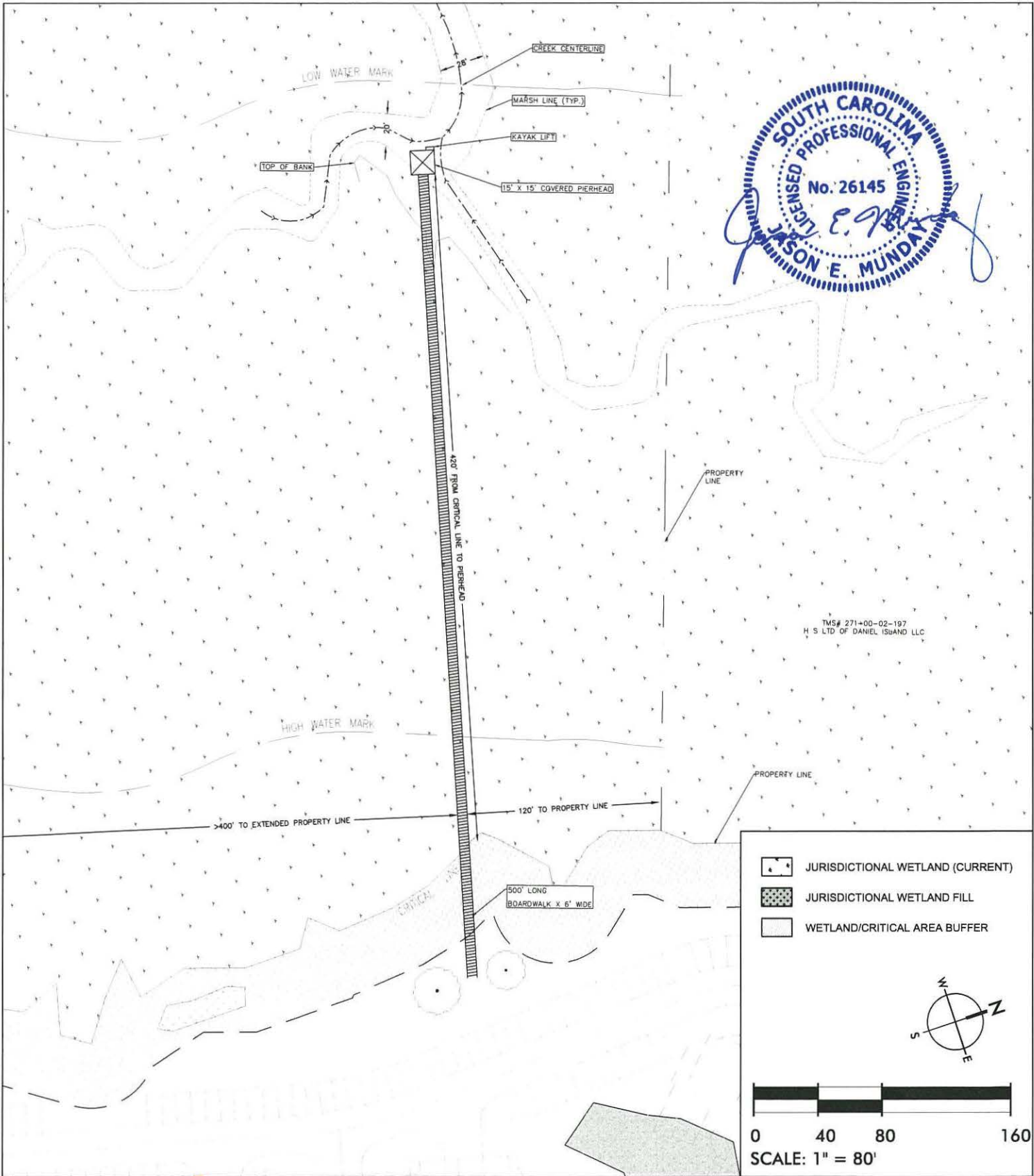
**Typical Jurisdictional Wetland Crossing**  
(NOT TO SCALE)



PROJECT: CLEMENTS FERRY GATHERING PLACE  
 APPLICANT: EVOLVE COMPANIES  
 LOCATION: CHARLESTON, SC  
 DATE: 2/16/18

**DETAIL 3**  
**SHEET 12**





PROJECT: CLEMENTS FERRY GATHERING PLACE  
 APPLICANT: EVOLVE COMPANIES  
 LOCATION: CITY OF CHARLESTON  
 DATE: 2/20/18

DOCK LAYOUT  
 SHEET 13

PROJECT: CLEMENTS FERRY GATHERING PLACE  
 APPLICANT: EVOLVE COMPANIES  
 LOCATION: CITY OF CHARLESTON  
 DATE: 2/20/18

