

**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 # 2009-00052

May 12, 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

**SC NORTH CHARLESTON UPTOWN, LLC.**  
C/O LENN JEWEL  
4975 CENTRE POINTE DRIVE  
NORTH CHARLESTON, SC 29418

**CITY OF NORTH CHARLESTON**  
KEITH SUMMY, MAYOR  
2500 CITY HALL LANE  
NORTH CHARLESTON, SC 29418

for a permit to place fill in freshwater wetlands adjacent to

**FILBIN CREEK**

at a location near the intersection of Centre Pointe Boulevard and International Boulevard in North Charleston, Charleston County, South Carolina. (Latitude 32.873636°, Longitude -80.025181°)

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.

**COMMENTS PREVIOUSLY RECEIVED FOR NOTICES UNDER P/N # 2009-00052  
FOR PROJECTS AT THIS LOCATION WILL NOT BE CONSIDERED.**

The proposed work consists of placing 318,440 cubic yards of fill material in 28.22 acres of wetlands and clearing 0.35 acres of wetlands associated with construction of a mixed-use town center including roads and infrastructure, a transit facility, retail shops, restaurants, municipal office space, commercial facilities, and residential housing. As mitigation for the proposed impacts to aquatic resources, the applicant proposes to preserve 461 acres of jurisdictional wetlands, enhance 45 acres of marsh habitat through vegetation management, and restore tidal hydrology in approximately 40 acres of salt marsh.

**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 40 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, 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.

**NO HISTORIC PROPERTIES PRESENT, NO EFFECT:**

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.

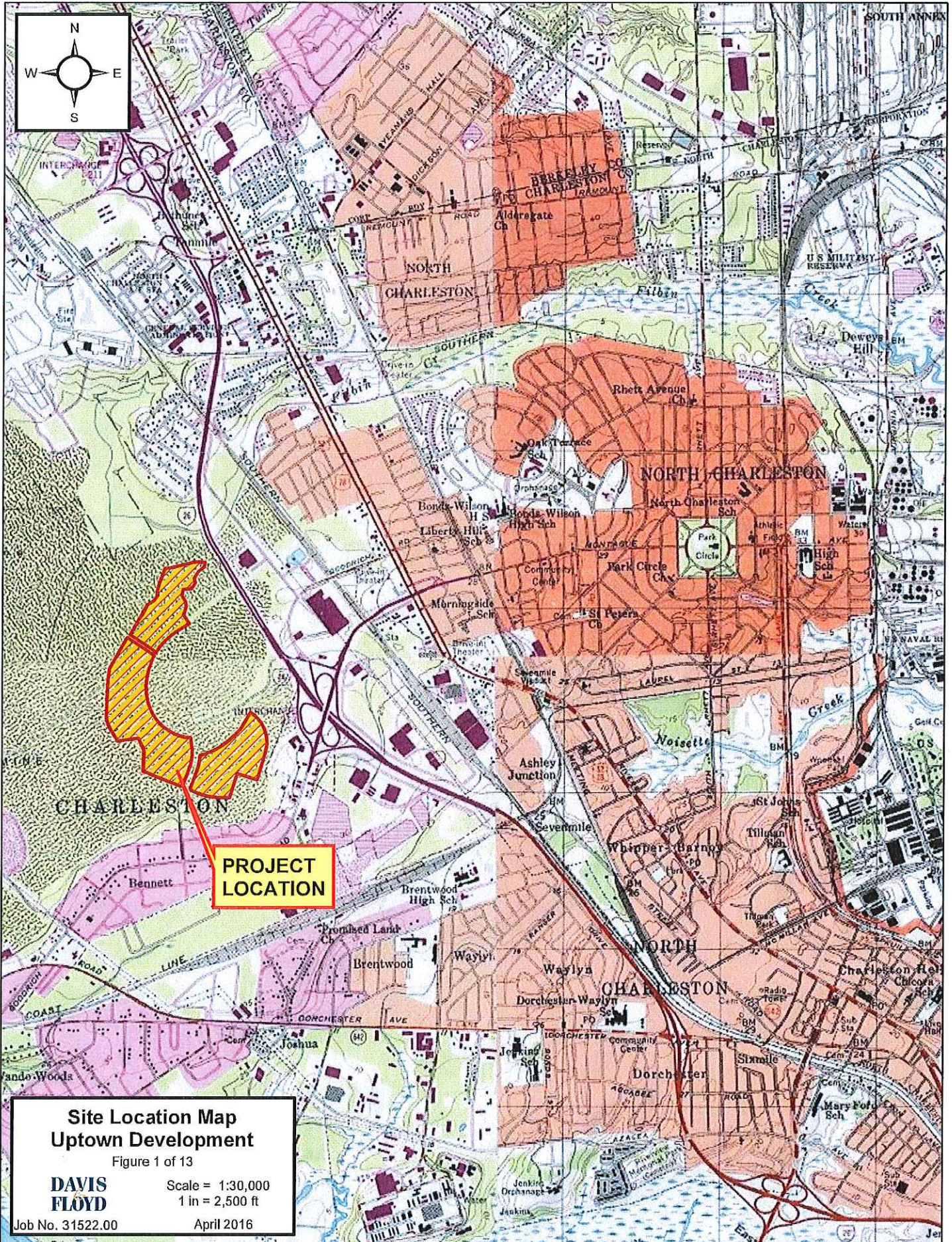
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All 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.

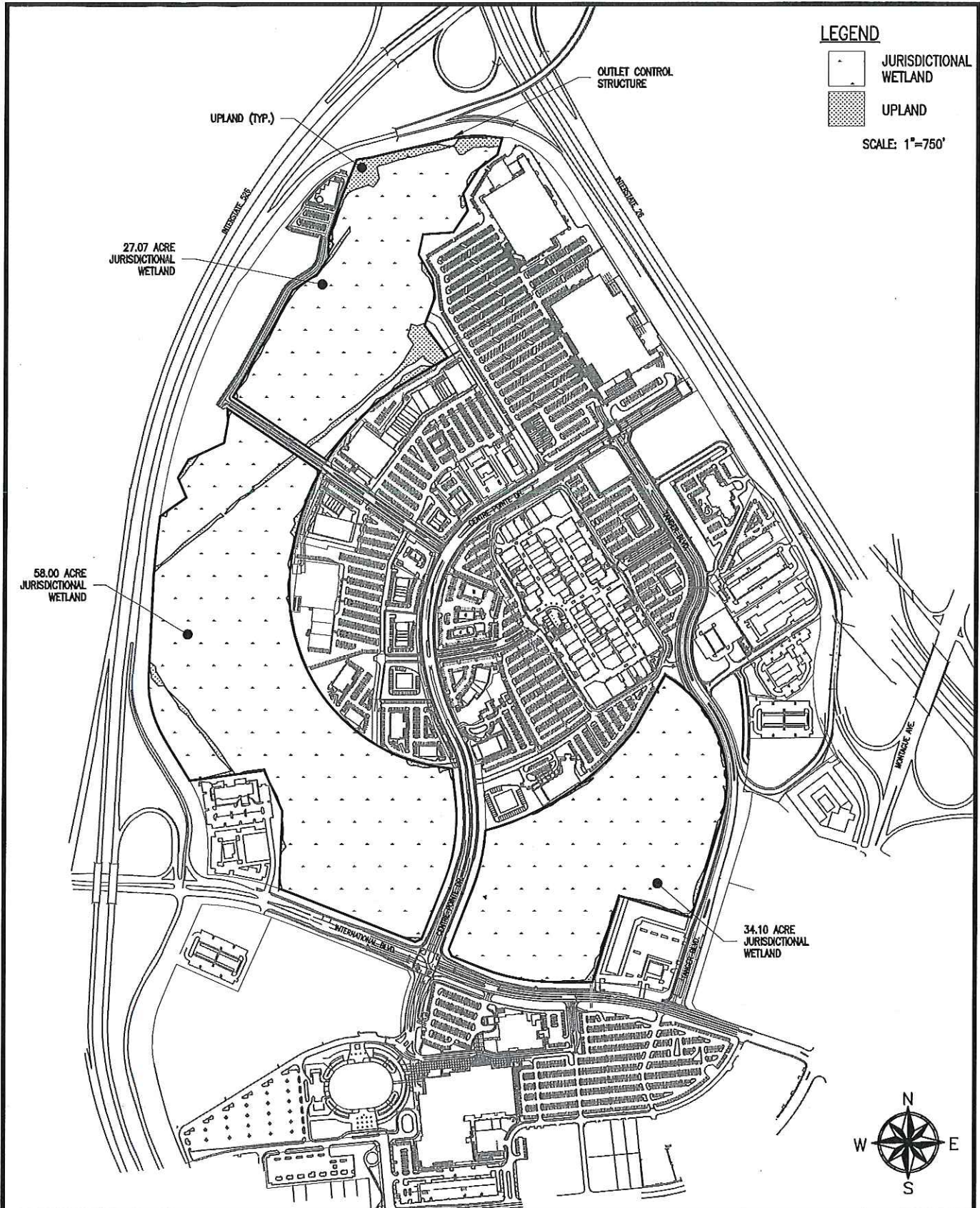
If there are any questions concerning this public notice, please contact Shawn Boone at 843-329-8044 or toll free at 1-866-329-8187.





**Site Location Map**  
**Uptown Development**  
 Figure 1 of 13  
**DAVIS FLOYD** Scale = 1:30,000  
 1 in = 2,500 ft  
 Job No. 31522.00 April 2016





**LEGEND**

JURISDICTIONAL WETLAND  
 UPLAND

SCALE: 1"=750'



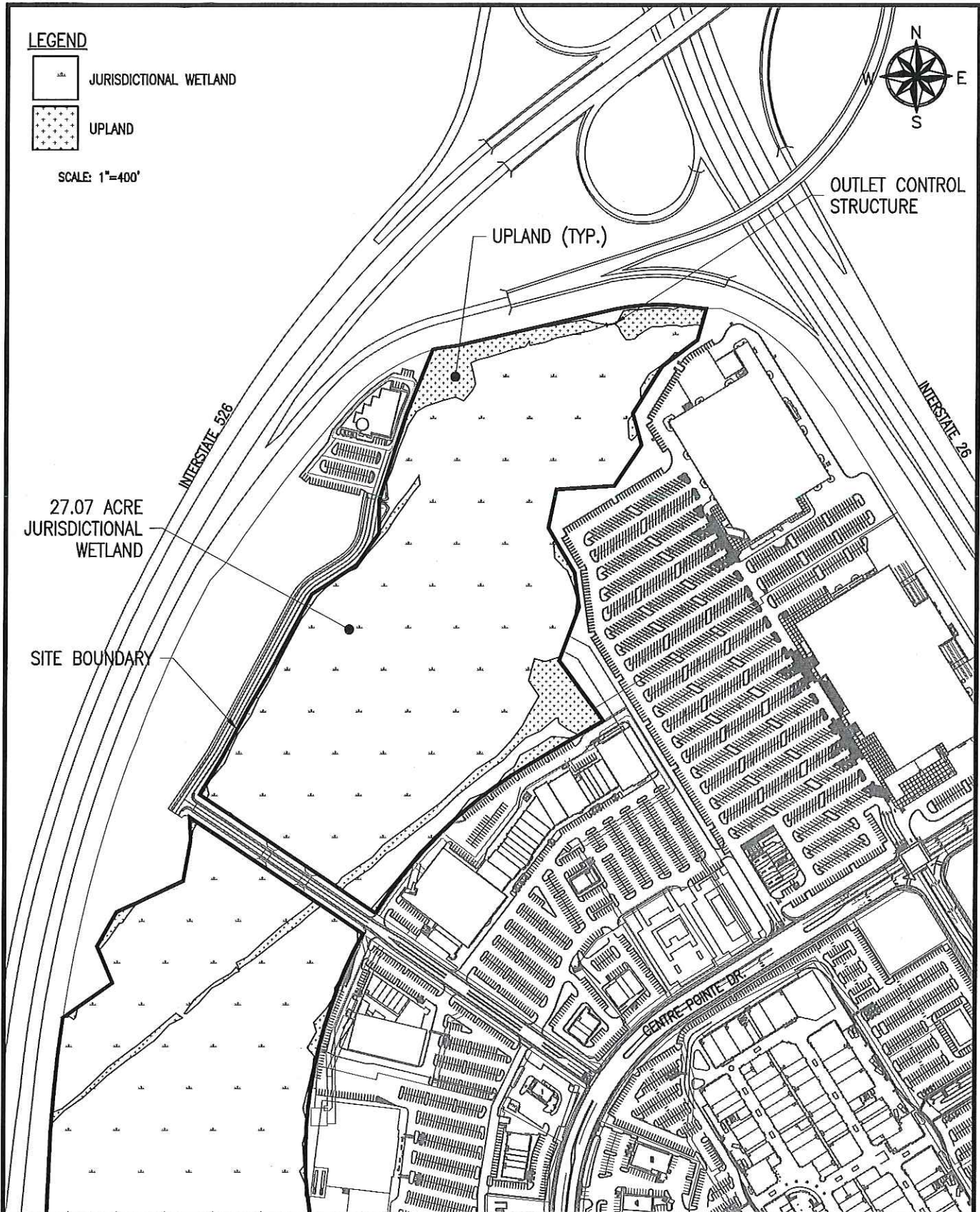
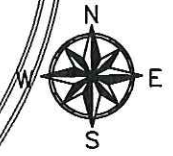
<p><b>DAVIS</b> Engineering &amp; <b>FLOYD</b> Architecture Environmental &amp; Laboratory Services</p> <p><small>GREENWOOD, SC • CHARLESTON, SC • COLUMBIA, SC • GREENVILLE, SC • FLORENCE, SC • HICKORY, NC</small></p>	<p>P.O. BOX 61599 CHARLESTON, SC 29419 843-554-8602</p>	<p>Owner SC N. CHARLESTON UPTOWN, LLC</p>	<p>Project Title UPTOWN AT CENTRE POINTE</p>	<p>Date APR 2016</p>	
	<p>Drawing Title EXISTING CONDITIONS IMPROVEMENT AREA</p>	<p>Sketch Reference</p>	<p>Project Location NORTH CHARLESTON, SC</p>	<p>Job No. 31522.00</p>	<p>FIG-2</p>
				<p>Sht. 2 of 13</p>	



**LEGEND**

-  JURISDICTIONAL WETLAND
-  UPLAND

SCALE: 1"=400'



**DAVIS** Engineering  
 &  
**FLOYD** Architecture  
 Environmental & Laboratory Services

P.O. BOX 61589  
 CHARLESTON, SC 29419  
 843-554-8602

GREENWOOD, SC • CHARLESTON, SC • COLUMBIA, SC • GREENVILLE, SC • FLORENCE, SC • HICKORY, NC

Owner  
 SC N. CHARLESTON UPTOWN, LLC  
 Drawing Title  
 EXISTING CONDITIONS IMPROVEMENT AREA

Sketch Reference

Project Title  
 UPTOWN AT CENTRE POINTE



Project Location  
 NORTH CHARLESTON, SC

Date  
 APR 2016  
 Job No.  
 31522.00

FIG-3  
 Sht. 3 of 13



**LEGEND**

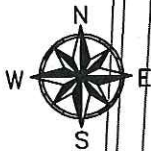
-  JURISDICTIONAL WETLAND
-  UPLAND

SCALE: 1"=400'

58.00 ACRE  
JURISDICTIONAL  
WETLAND

UPLAND (TYP.)

SITE BOUNDARY



**DAVIS** Engineering  
&  
**FLOYD** Architecture  
Environmental & Laboratory Services

P.O. BOX 61599  
CHARLESTON, SC 29419  
843-554-8602

GREENWOOD, SC • CHARLESTON, SC • COLUMBIA, SC • GREENVILLE, SC • FLORENCE, SC • ROCKFORD, NC

Owner  
SC N. CHARLESTON UPTOWN, LLC

Drawing Title  
EXISTING CONDITIONS IMPROVEMENT AREA

Sketch Reference

Project Title  
UPTOWN AT CENTRE POINT

Project Location  
NORTH CHARLESTON, SC

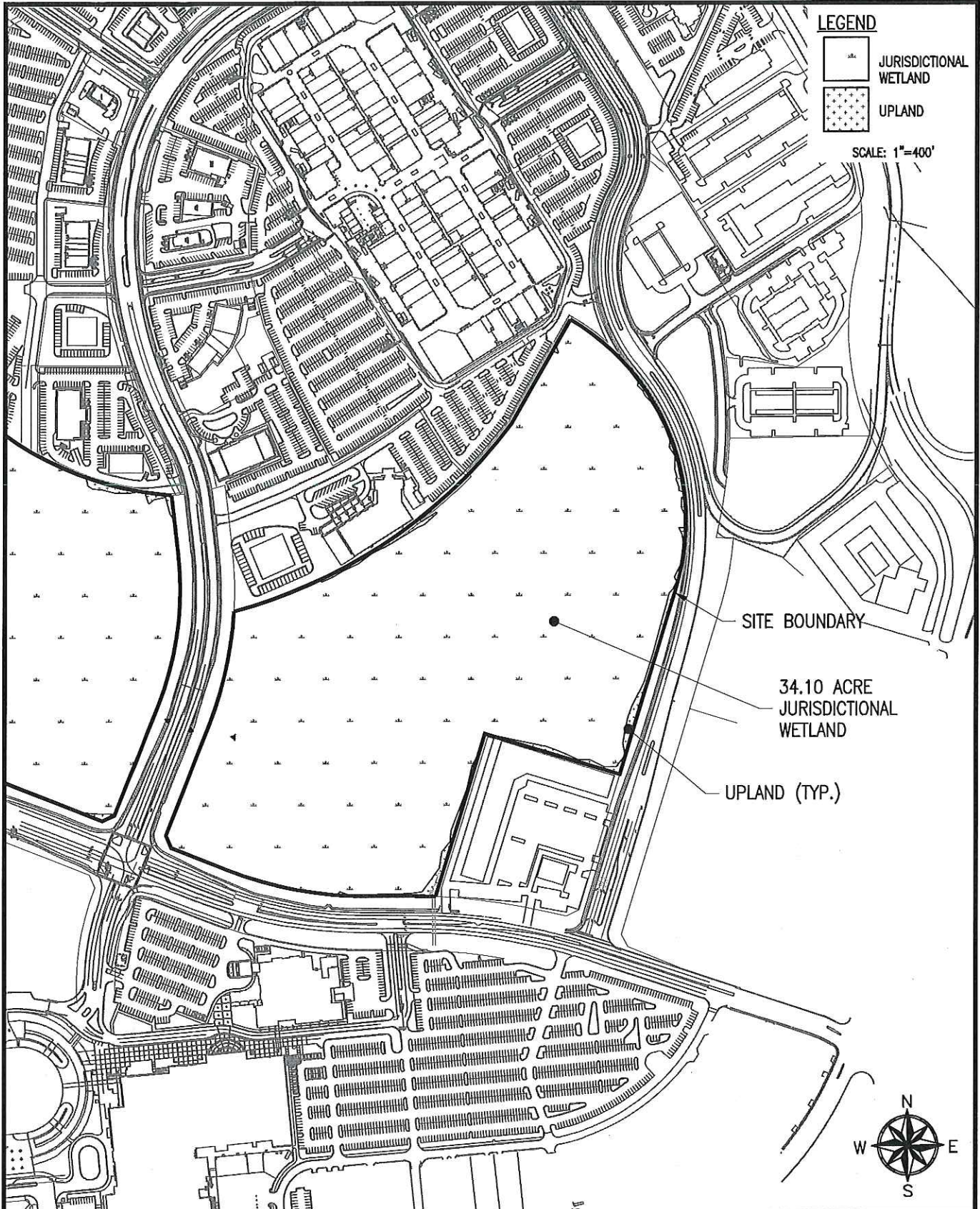
Date  
APR 2016

Job No.  
31522.00



FIG-4

Sht. 4 of 13





**LEGEND**

-  JURISDICTIONAL WETLAND
-  UPLAND

SCALE: 1"=400'

SITE BOUNDARY

34.10 ACRE JURISDICTIONAL WETLAND

UPLAND (TYP.)









<b>DAVIS</b> Engineering & <b>FLOYD</b> Architecture Environmental & Laboratory Services <small>GREENWOOD, SC • CHARLESTON, SC • COLUMBIA, SC • GREENVILLE, SC • FLORENCE, SC • HICKORY, NC</small>	P.O. BOX 61599 CHARLESTON, SC 29419 843-554-8602	Owner SC N. CHARLESTON UPTOWN, LLC	Project Title UPTOWN AT CENTRE POINTE	Date APR 2016
		Drawing Title EXISTING CONDITIONS IMPROVEMENT AREA		Job No. 31522.00
		Sketch Reference	Project Location NORTH CHARLESTON, SC	FIG-5 Sht. 5 of 13

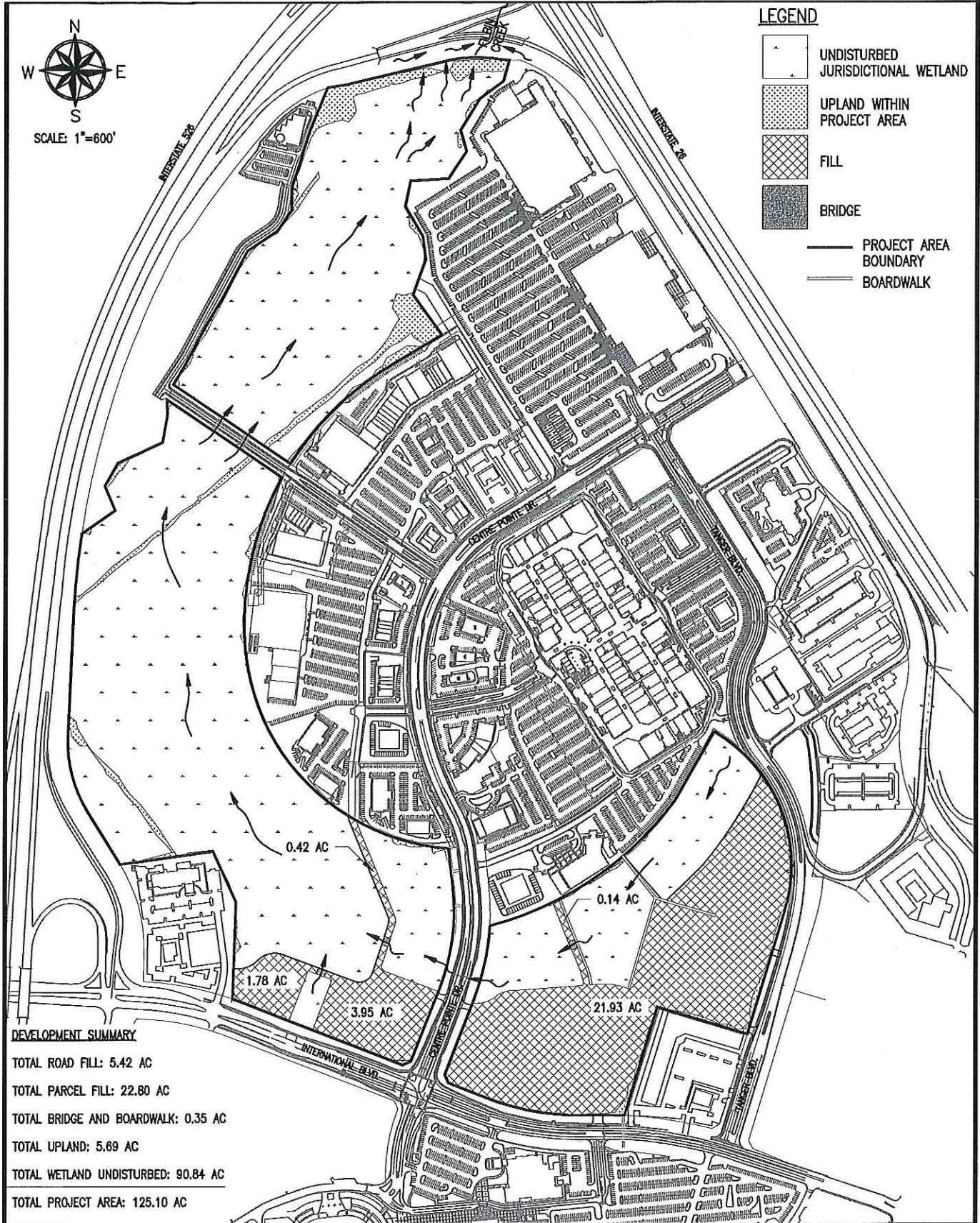




SCALE: 1"=600'

**LEGEND**

-  UNDISTURBED JURISDICTIONAL WETLAND
-  UPLAND WITHIN PROJECT AREA
-  FILL
-  BRIDGE
-  PROJECT AREA BOUNDARY
-  BOARDWALK



**DEVELOPMENT SUMMARY**

- TOTAL ROAD FILL: 5.42 AC
- TOTAL PARCEL FILL: 22.80 AC
- TOTAL BRIDGE AND BOARDWALK: 0.35 AC
- TOTAL UPLAND: 5.69 AC
- TOTAL WETLAND UNDISTURBED: 90.84 AC
- TOTAL PROJECT AREA: 125.10 AC

**DAVIS Engineering & Architecture**  
**FLOYD Environmental & Laboratory Services**  
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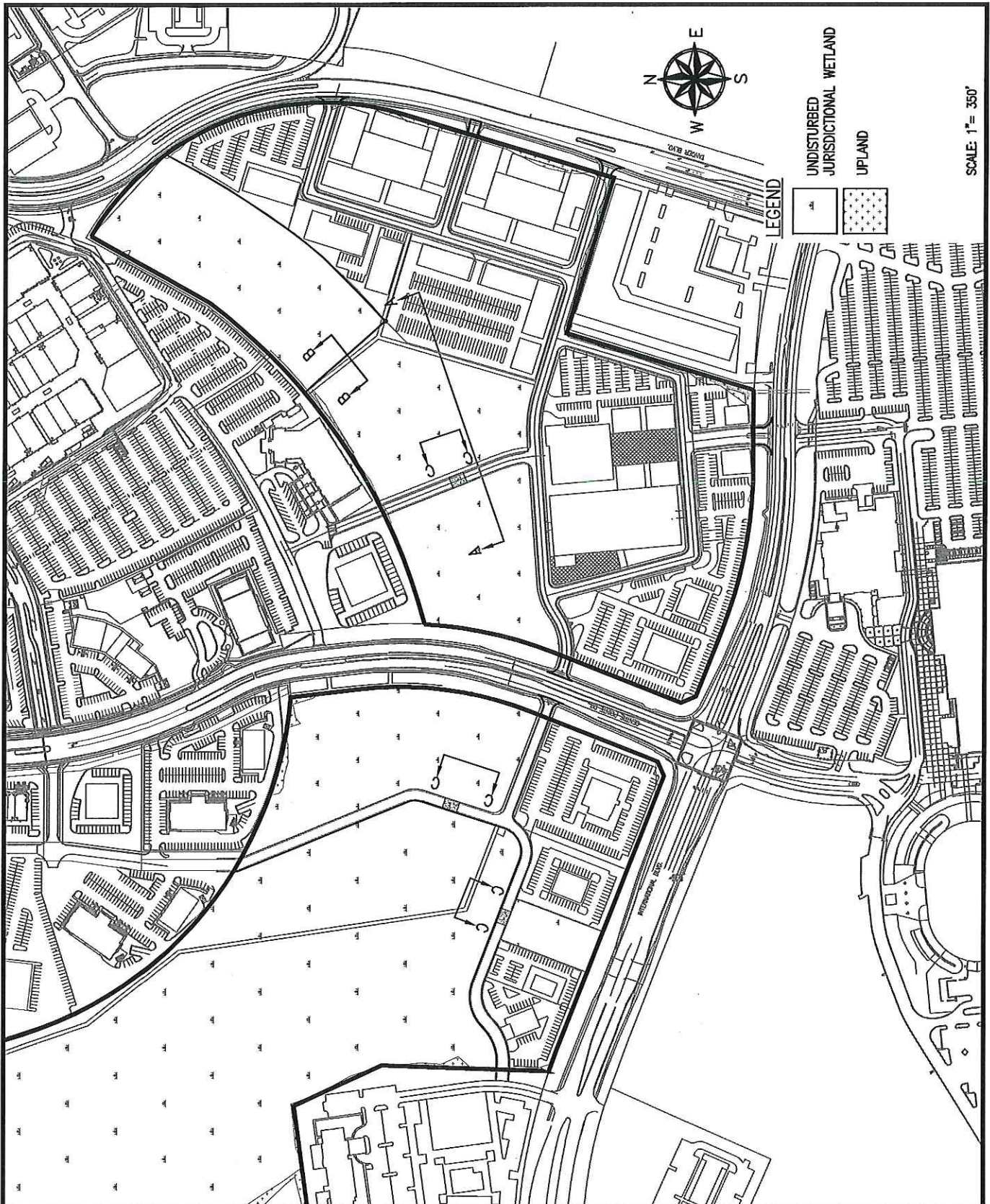
P.O. BOX 61599  
 CHARLESTON, SC 29419  
 843-554-8602

Owner	SC N. CHARLESTON UPTOWN, LLC
Drawing Title	MASTER PLAN DEVELOPMENT
Sketch Reference	

Project Title	UPTOWN AT CENTRE POINTE
Project Location	NORTH CHARLESTON, SC

Date	APR 2016
Job No.	31522.00
FIG-6	
Sht. 6 of 13	





**DAVIS** Engineering  
**& FLOYD** Architecture  
 Environmental & Laboratory Services  
GREENWOOD, SC • CHARLESTON, SC • COLUMBIA, SC • GERRYSVILLE, SC • FLORENCE, SC • MCKEY, MO

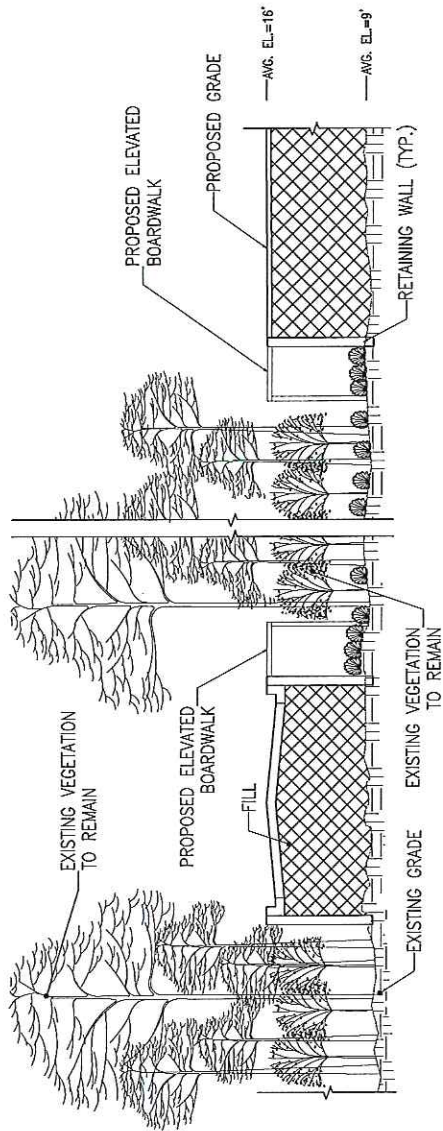
P.O. BOX 61599  
 CHARLESTON, SC 29419  
 843-554-8802

Owner	SC N. CHARLESTON UPTOWN, LLC
Drawing Title	PROPOSED SITE PLAN
Sketch Reference	

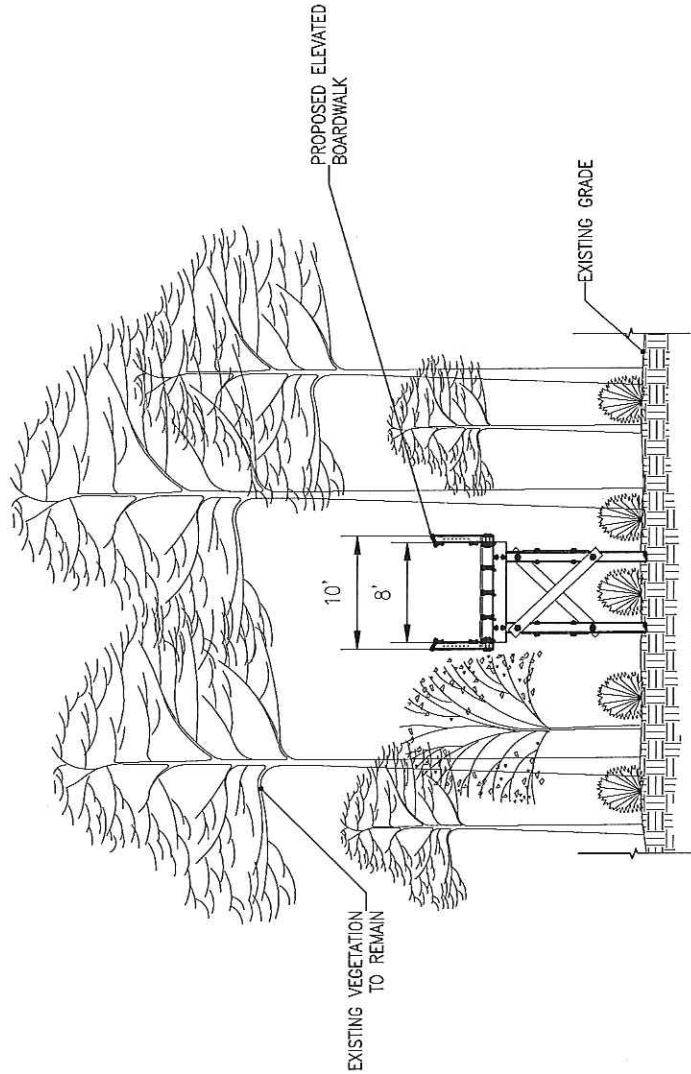
Project Title	UPTOWN AT CENTRE POINTE
Project Location	NORTH CHARLESTON, SC

Date	APR 2016
Job No.	31522.00
FIG-7	
Sht. 7 of 13	





TYPICAL SECTION A  
N.T.S.



TYPICAL SECTION B  
N.T.S.

**DAVIS** Engineering  
& Architecture  
**FLOYD** Environmental & Laboratory Services  
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P.O. BOX 61599  
CHARLESTON, SC 29419  
843-554-8602

Owner  
SC N. CHARLESTON UPTOWN, LLC

Drawing Title  
TYPICAL SECTIONS

Sketch Reference

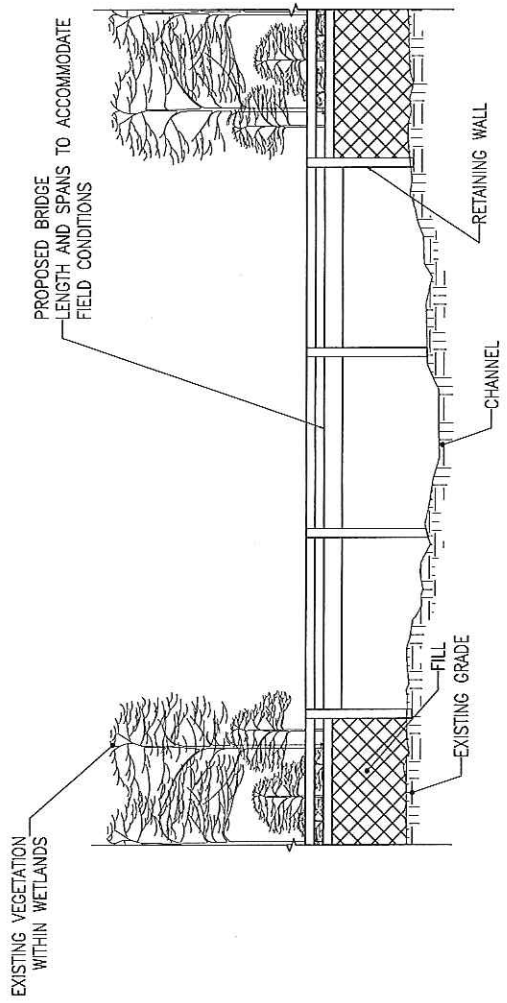
Project Title  
UPTOWN AT CENTRE POINTE

Project Location  
NORTH CHARLESTON, SC

Date  
APR 2016  
Job No.  
31565.00

FIG-8  
Sht. 8 of 13





TYPICAL SECTION C  
N.T.S.

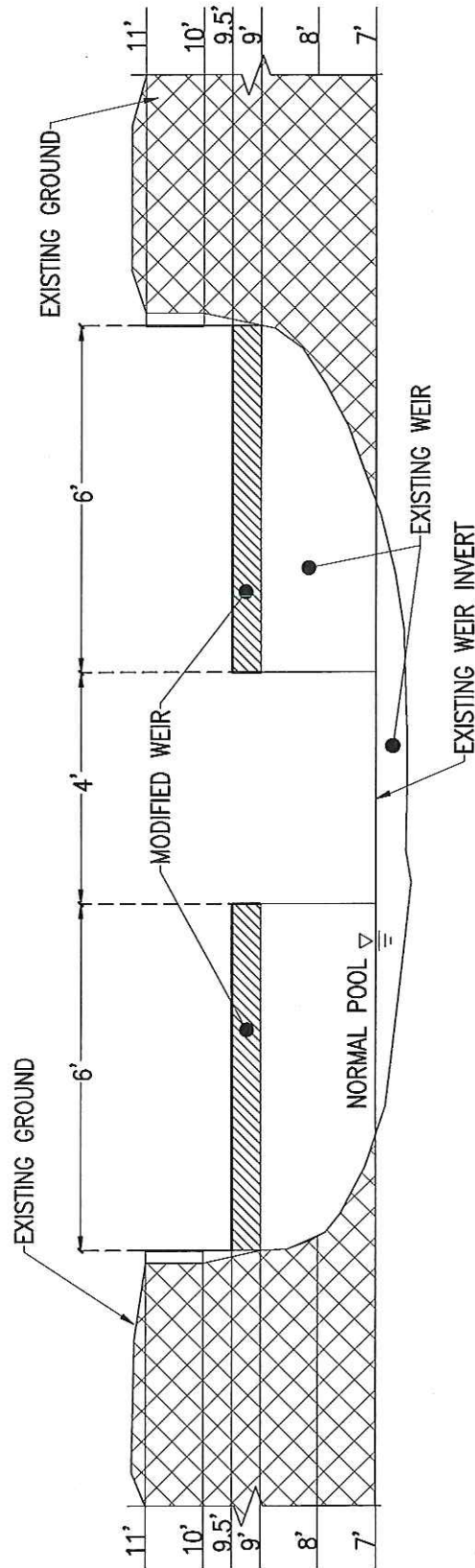
**DAVIS** Engineering  
& Architecture  
**FLOYD** Environmental & Laboratory Services  
GREENWOOD, SC • CHARLESTON, SC • COLUMBIA, SC • GREENVILLE, SC • FLORENCE, SC • HICKORY, NC

P.O. BOX 61599  
CHARLESTON, SC 29419  
843-554-8602

Owner	SC N. CHARLESTON UPTOWN, LLC
Drawing Title	TYPICAL SECTIONS
Sketch Reference	

Project Title	UPTOWN AT CENTRE POINTE
Project Location	NORTH CHARLESTON, SC

Date	APR 2016
Job No.	31565.00
	FIG-9
Sht. 9 of 13	



WEIR CROSS SECTION W  
N.T.S.

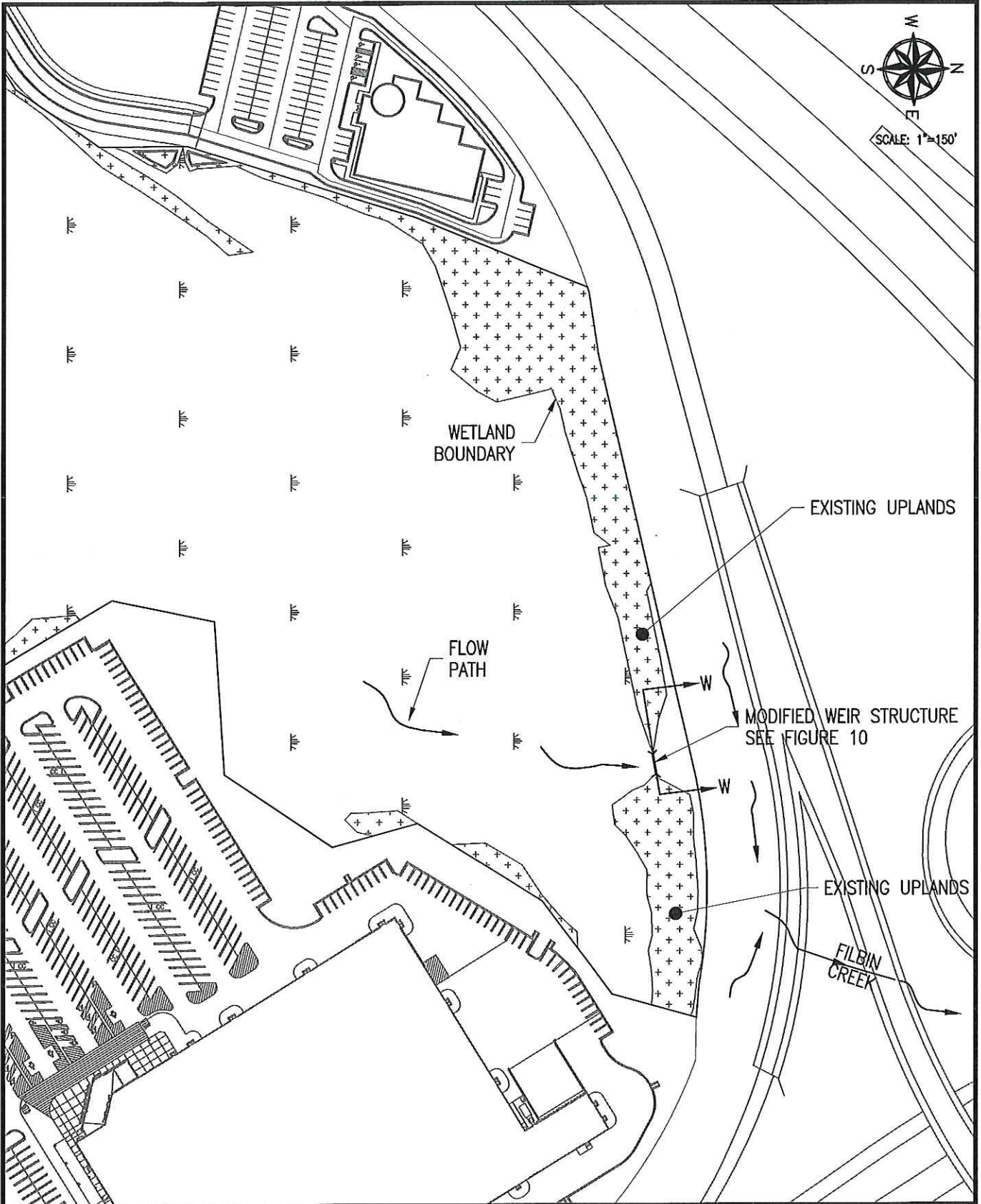
**DAVIS** Engineering  
& Architecture  
**FLOYD** Environmental & Laboratory Services  
GREENWOOD, SC • CHARLESTON, SC • COLUMBIA, SC • GREENVILLE, SC • FLORENCE, SC • HICKORY, NC

P.O. BOX 61599  
CHARLESTON, SC 29419  
843-554-8602

Owner SC N. CHARLESTON UPTOWN, LLC
Drawing Title PROPOSED WEIR MODIFICATIONS
Sketch Reference REFERENCE DRAWING

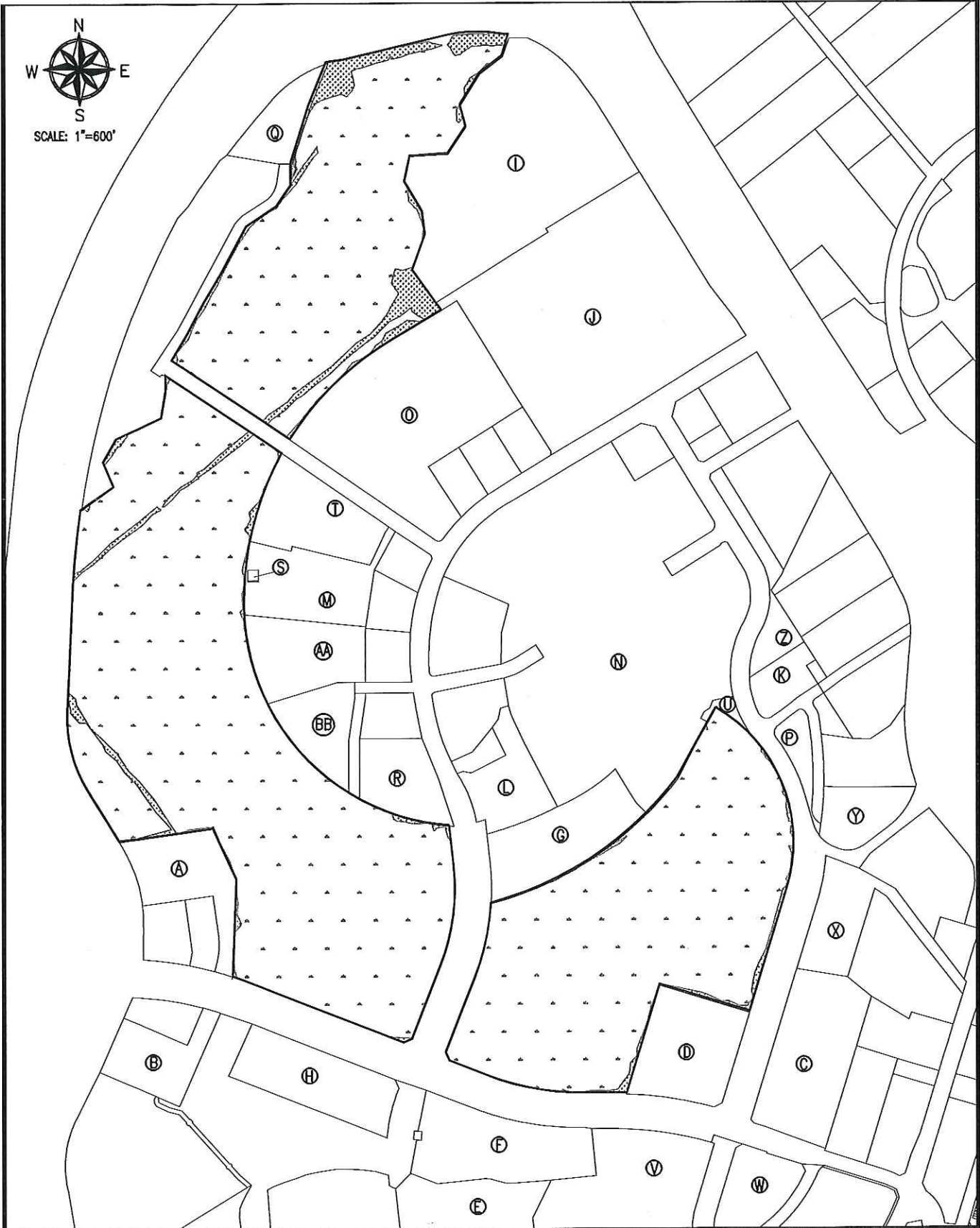
Project Title UPTOWN AT CENTRE POINTE
Project Location NORTH CHARLESTON, SC

Date APR 2016
Job No. 31522.00
FIG-10
Sht. 10 of 13



<b>DAVIS</b> Engineering Architecture <b>FLOYD</b> Environmental & Laboratory Services <small>GREENWOOD, SC • CHARLESTON, SC • COLUMBIA, SC • GREENVILLE, SC • FLEMING, SC • HICKORY, NC</small>	P.O. BOX 61599 CHARLESTON, SC 29419 843-554-8602	Owner <b>SC N. CHARLESTON UPTOWN, LLC</b>	Project Title <b>UPTOWN AT CENTRE POINTE</b>	Date <b>APR 2016</b>
		Drawing Title <b>MODIFIED OUTLET CONTROL STRUCTURE</b>		Job No. <b>31522.00</b>
		Sketch Reference	Project Location <b>NORTH CHARLESTON, SC</b>	<b>FIG-11</b> Sht. 11 of 13

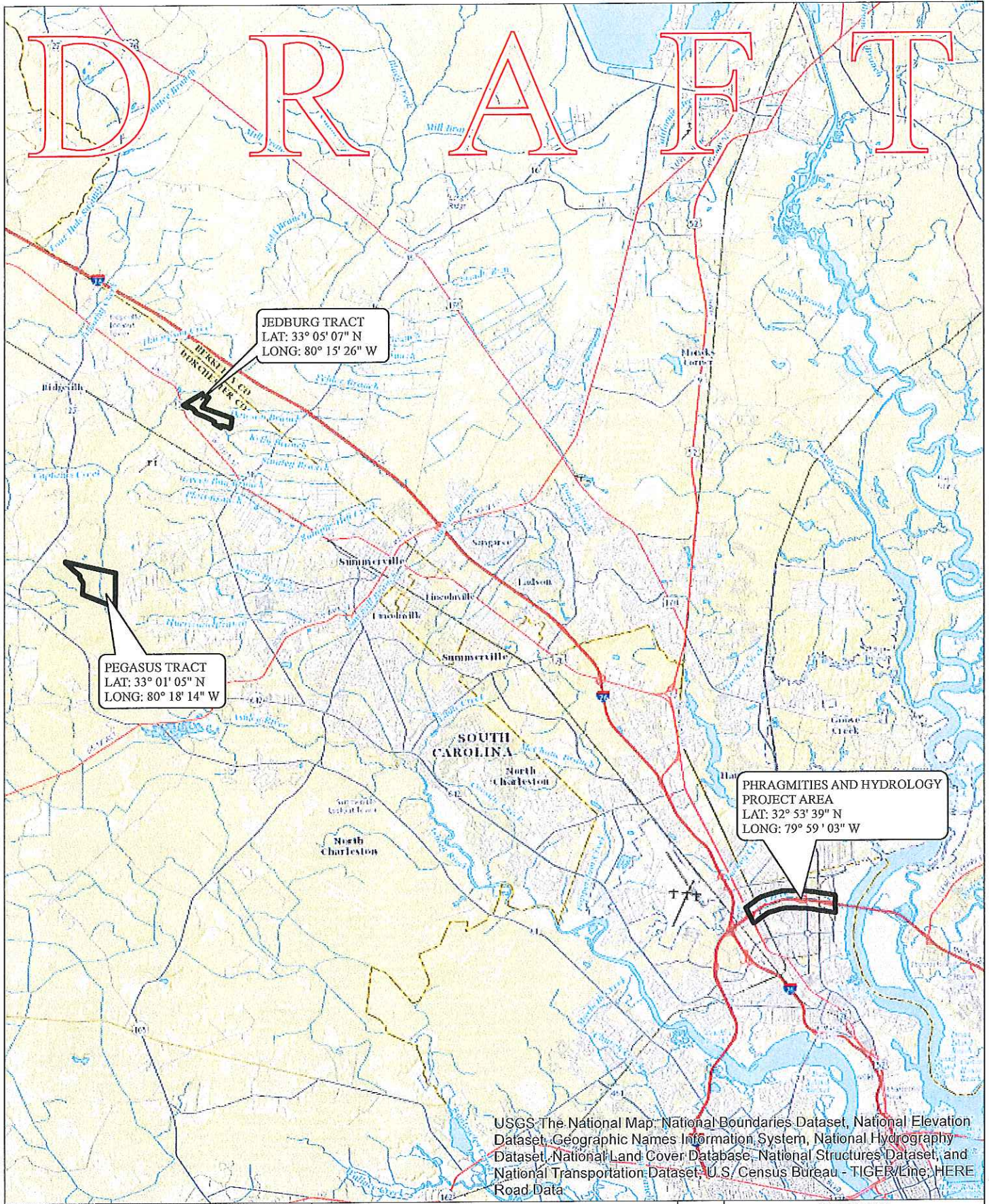




<b>DAVIS</b> Engineering Architecture <b>FLOYD</b> Environmental & Laboratory Services <small>GREENWOOD, SC • CHARLESTON, SC • COLUMBIA, SC • GREENVILLE, SC • FLORENCE, SC • HICKORY, NC</small>	P.O. BOX 61599 CHARLESTON, SC 29419 843-554-8602	Owner <b>SC N. CHARLESTON UPTOWN, LLC</b>	Project Title <b>UPTOWN AT CENTRE POINTE</b>	Date <b>APR 2016</b>
		Drawing Title <b>ADJACENT PROPERTY OWNERS</b>		Job No. <b>31522.00</b>
		Sketch Reference	Project Location <b>NORTH CHARLESTON, SC</b>	<b>FIG-12</b> Sht. 12 of 13



# DRAFT



USGS: The National Map: National Boundaries Dataset, National Elevation Dataset, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line, HERE Road Data

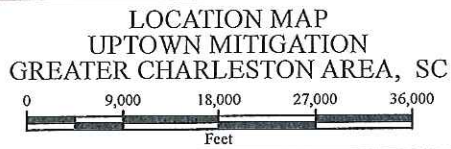
EXTERNAL SOURCES: BERKELEY AND DORCHESTER COUNTY GIS PARCELS

Created By: Stephen Bennett  
 Date Created: February 10, 2016  
 Copyright 2016 Sabine & Waters, Inc.  
 R:\cust\at\ready\link\kuptown\location\_all.mxd  
 http://www.sabine.net

Sabine & Waters, Inc.  
 Environmental Land Management Consultants  
 P.O. Box 1072 Summerville, SC 29484  
 843.871.5383 (phone) 843.871.2050 (fax)

Disclaimer: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Sabine & Waters, Inc. disclaims all responsibility and liability for the use of this map.

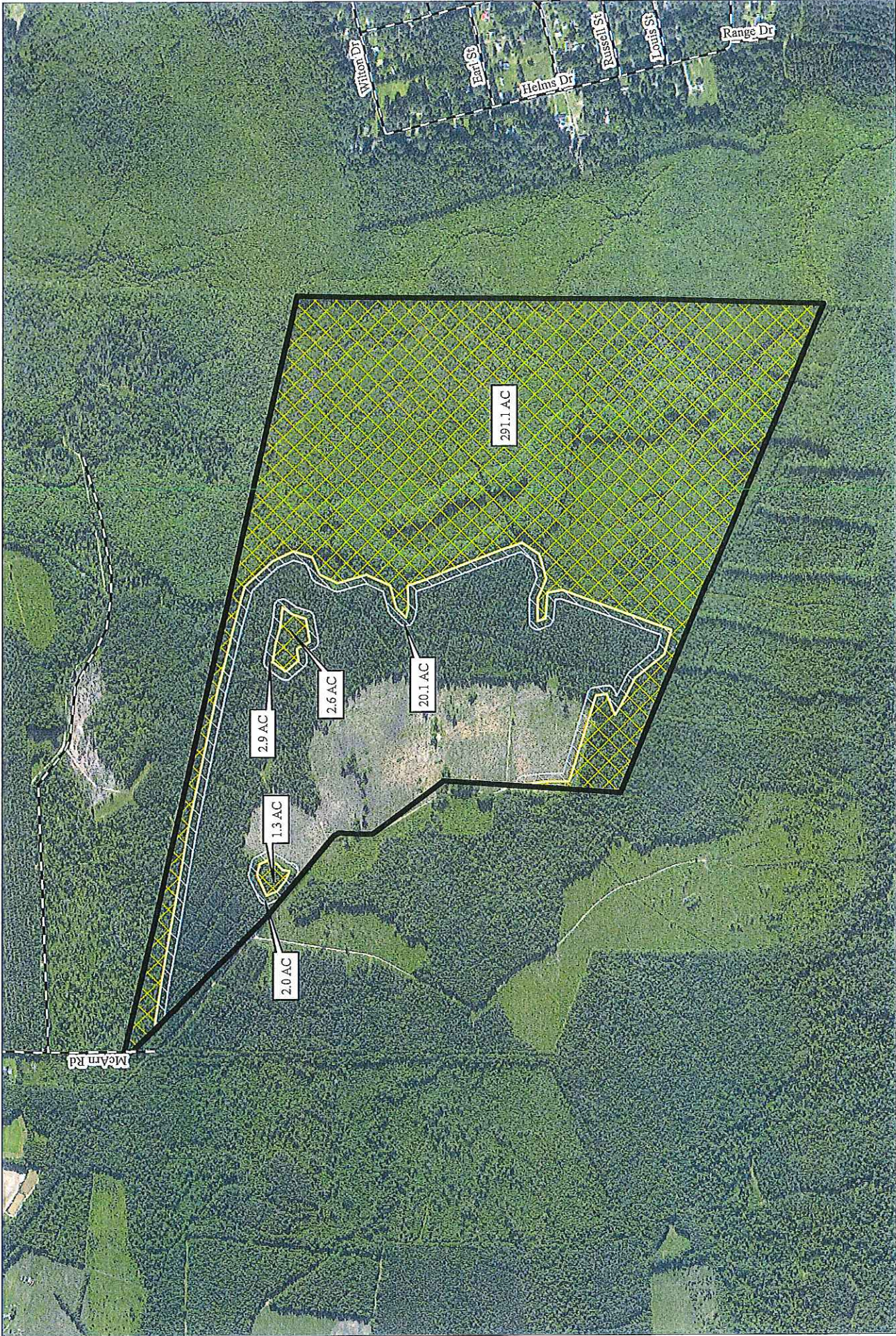
**REVISED: 4/20/2016**



**LEGEND**

TRACTS AND PROJECT AREA





**EXTERNAL SOURCES:** NAIP 2014 TRUE COLOR AERIAL, U.S. CENSUS ROADS.

**SABINE AND WATERS INC. APPROXIMATE PROPERTY BOUNDARY**

Created By: Stephen Bennett  
 Date Created: January 4, 2016  
 Prepared For: Sabine & Waters, Inc.  
 Estimated total wetland: 291.1 AC  
 north section 481, as indicated on wetland map: 291.1 AC (acc)  
 north section 481, as indicated on wetland map: 291.1 AC (acc)

**DISCLAIMER:** This map is a graphic representation of data obtained from various sources. All users have been made to warrant the accuracy of this map. However, the user shall be responsible for the accuracy of the data.

**REVISID: 2/10/2016**

**APPROXIMATE WETLANDS**  
**PEGASUS: TMS #134-00-00-001**  
**DORCHESTER COUNTY, SC**

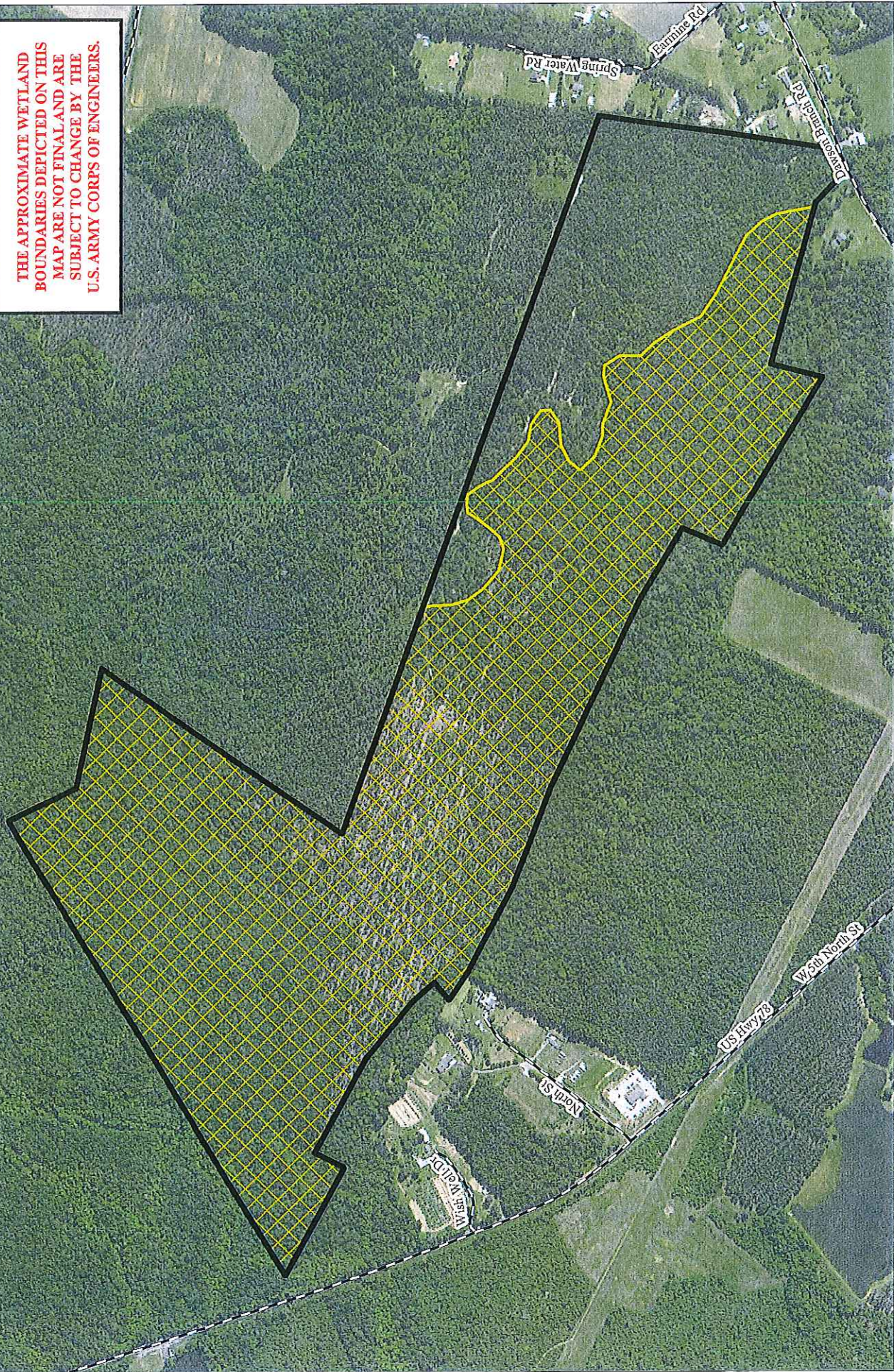
**LEGEND**

- PROPERTY BOUNDARY: +/- 481 AC
- APPROXIMATE WETLANDS: +/- 295 AC
- 75 FT BUFFER AREAS: +/- 25 AC
- ROADS

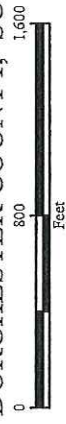
0 1,200 2,400  
 Feet



THE APPROXIMATE WETLAND BOUNDARIES DEPICTED ON THIS MAP ARE NOT FINAL AND ARE SUBJECT TO CHANGE BY THE U.S. ARMY CORPS OF ENGINEERS.

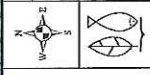


**APPROXIMATE WETLANDS 2016  
JEDBURG TRACT  
DORCHESTER COUNTY, SC**



**LEGEND**

- PROPERTY BOUNDARY: +/- 254 AC
- APPROXIMATE WETLANDS: +/- 191 AC
- ROADS



**EXTERNAL SOURCES:** NAD 2011 TRUE COLOR AERIAL, U.S. CENSUS ROADS, DORCHESTER COUNTY GIS PARCEL

Created by: Stephen Barnwell  
 Date Created: February 2, 2016  
 Researched by: Sabine & Waters, Inc.  
 approx. wetland

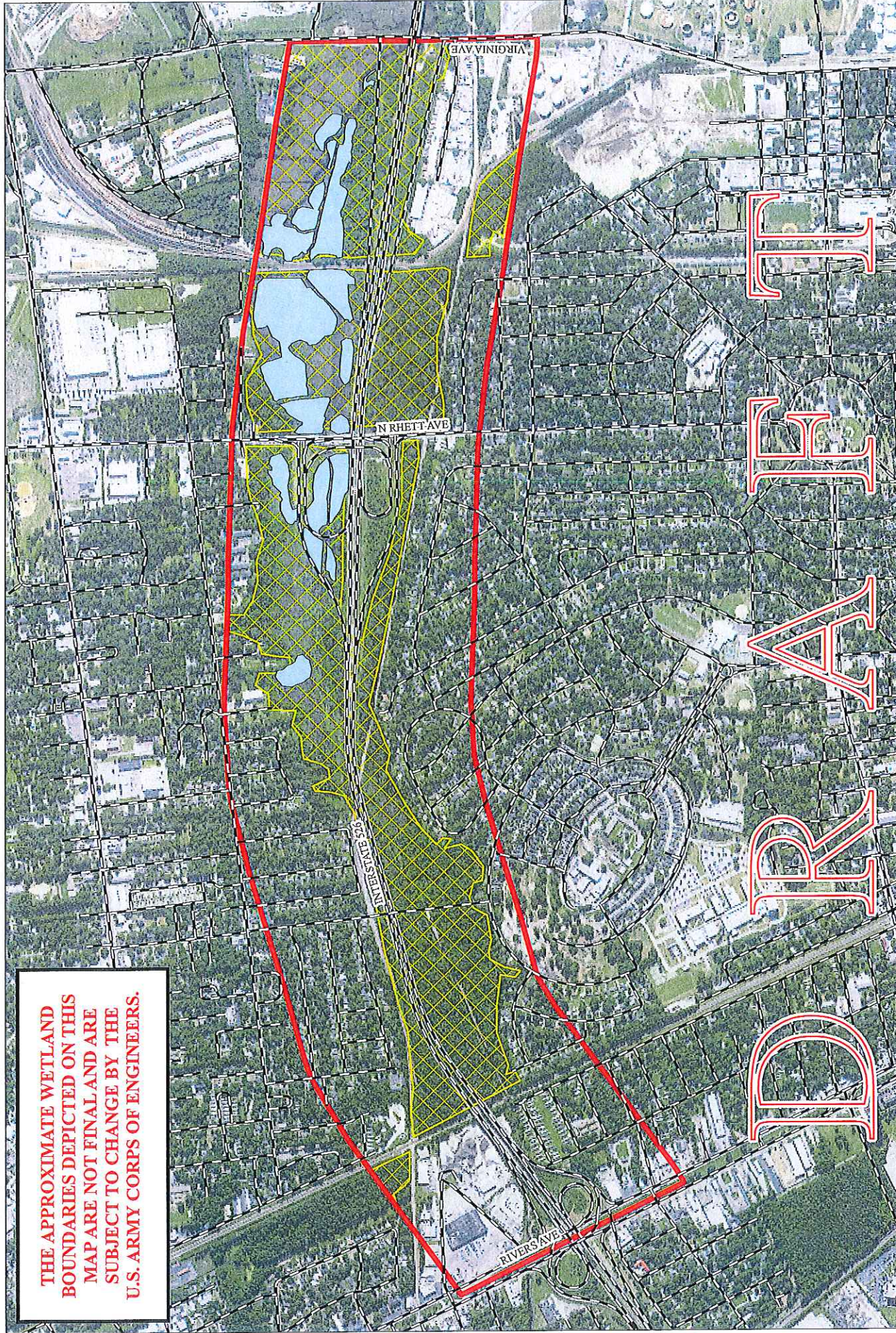
Researched by: Sabine & Waters, Inc.  
 843.871.5183 (phone)  
 843.871.2050 (fax)  
<http://www.sawhinc.com>

Disclaimer: This map is a graphic representation of data obtained from various sources. Sabine & Waters, Inc. disclaims all responsibility and liability for the use of this map.

**REVISED: 2/10/2016**



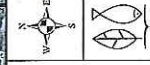
**THE APPROXIMATE WETLAND BOUNDARIES DEPICTED ON THIS MAP ARE NOT FINAL AND ARE SUBJECT TO CHANGE BY THE U.S. ARMY CORPS OF ENGINEERS.**



EXTERNAL SOURCES: MAP 2015 TRUE COLOR AERIAL, U.S. CENSUS ROADS  
 Created By: Stephen Howell  
 Date Created: February 10, 2016  
 Copyright: 2016 Sabine & Waters, Inc.  
 P.O. Box 1072 Summerville, SC 29484  
 843.871.2585 (phone) 843.871.2050 (fax)  
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**REVISED: 4/20/2016**

**PHRAGMITIES AND APPROXIMATE WETLANDS  
 CHARLESTON COUNTY**

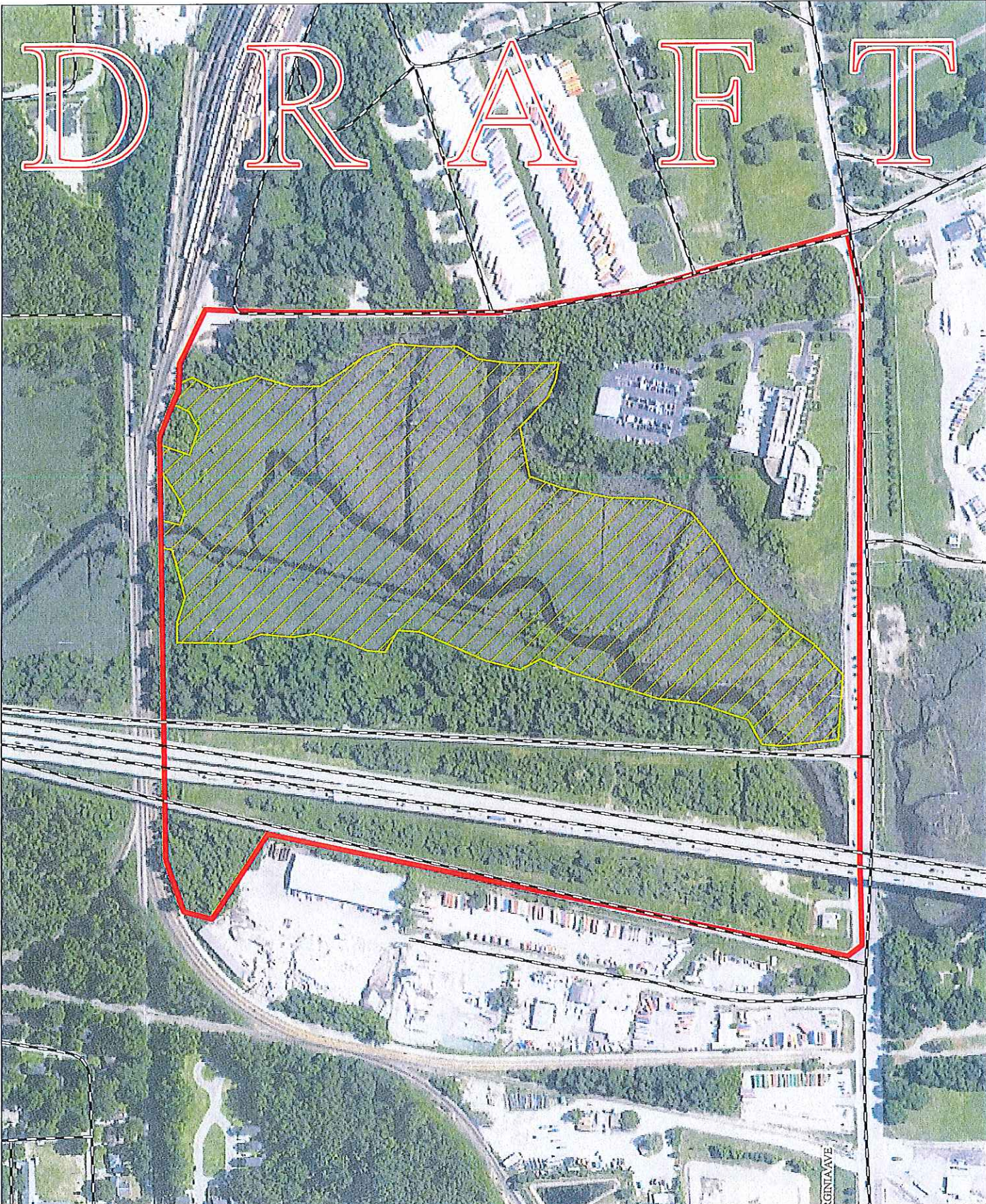


**LEGEND**

	PROJECT AREA: +/- 679 AC
	PHRAGMITIES: +/- 43 AC
	APPROXIMATE WETLANDS: +/- 287 AC
	ROADS



# DRAFT



EXTERNAL SOURCES: NAIP 2015 TRUE COLOR AERIAL, U.S. CENSUS ROADS

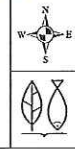
Created by: Stephen Bennell  
 Date Created: February 10, 2016  
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Sabine & Waters, Inc.  
 Environmental Land Management Consultants  
 P.O. Box 1072 Summerville, SC 29484  
 843.871.5383 (phone) 843.871.2050 (fax)  
<http://www.sabine.net>

Disclaimer: This map is a graphic representation of data obtained from various sources. All efforts have been made to warrant the accuracy of this map. However, Sabine & Waters, Inc. disclaims all responsibility and liability for the use of this map.

REVISED: 4/20/2016

## HYDROLOGIC RESTORATION CHARLESTON COUNTY, SC



### LEGEND

- PROJECT AREA: +/- 89 AC
- HYDROLOGIC RESTORATION AREA: +/- 30 AC
- ROADS