

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-2015-0476-SIR

16 APRIL 2015

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

WILLIAM PEAGLER
BERKELEY COUNTY
C/O ALLEN CONGER
AMEC FOSTER WHEELER ENVIRONMENT & INFRASTRUCTURE, INC.
720 GRACERN ROAD, SUITE 132
COLUMBIA, SC 29210

for a permit to place fill material in jurisdictional waters near

TIMOTHY CREEK

at a location near Interstate 26 Exit 187 at US 27N/Ridgeville Road and near Westvaco Road off US 27N in Berkeley County, South Carolina (Latitude 33.126408° - Longitude -80.271131°).

In order to give all interested parties an opportunity to express their views

N O T I C E

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.

Berkeley County serves as the applicant to develop a site for an interested entity to locate, build, and operate an advanced manufacturing and assembly facility that requires the presence of certain transportation, distribution, and logistics (TDL) cluster infrastructure (e.g., automotive or aerospace industry sectors). The proposed work consists of placing 670,705 cubic yards of clean fill material in 194.76 acres, land clearing of 16.90 acres, excavating of 3.27 acres, and shading of 2.91 acres of wetlands and other waters to construct Phases 1 and 2 of the proposed project. Phase 1 will include the development of approximately 23,040,000

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square feet of land for the construction of a manufacturing and production space. Phase 1 also involves the development of approximately 1,050,000 square feet of land for the construction of administrative offices and a visitor's center. The total footprint for Phase 1 is approximately 575 acres. Operating at full capacity, Phase 1 is expected to employ approximately 2,000 individuals at the manufacturing facility, administrative offices, and a visitor's center. Phase 2 will include the development of an additional 14,040,000 square feet of land for the construction of a second manufacturing, assembly, and production space occupying approximately 322 acres. While the timing of construction of Phase 2 is dependent on market conditions, it is expected to be constructed and operational within 10 years of the initiation of construction for Phase 1. Operating at full capacity, Phase 2 is expected to employ an additional 2,000 individuals at that facility. As mitigation for the proposed impacts to wetlands and waters, the applicant proposes the Project Soter—Landscape Mitigation Plan to preserve, enhance, and restore approximately 1,533 acres of wetlands within approximately 2,496 acres of property to be permanently protected in the Dean Swamp and Walnut Branch watersheds, tributaries of Four Hole Swamp that are defined by the National Audubon Society as critical priority areas in need of protection. According to the applicant, the project purpose is to locate, build, and operate a new advanced manufacturing facility that requires the presence of certain transportation, distribution, and logistics sector facilities and infrastructure for viability and feasibility. These TDL cluster advanced manufacturing facilities include manufacturing and assembly facilities in the aerospace and automotive industries, for example, which in today's environment requires direct access to the Interstate Highway system and location within 50 miles of sea and air port facilities.

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 for mailing the drawings to you. Your request for drawings should be addressed to

**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 South Carolina Coastal Zone Management Program (15 CFR 930). 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 217.84 acres of wetlands and waters upstream and inland of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the shrimp, and snapper-grouper management complexes. The District Engineer has determined 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). This public notice serves as a request for written concurrence from the National Marine Fisheries Service on this determination.

Pursuant to Section 7 of the Endangered Species Act of 1973 (as amended), the applicant has provided a protected species survey for the property associated with the activity described above. Based upon this report, the District Engineer has determined that the project is not likely to adversely affect any

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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 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 public notice serves as a request for concurrence within 30 days from the SHPO.

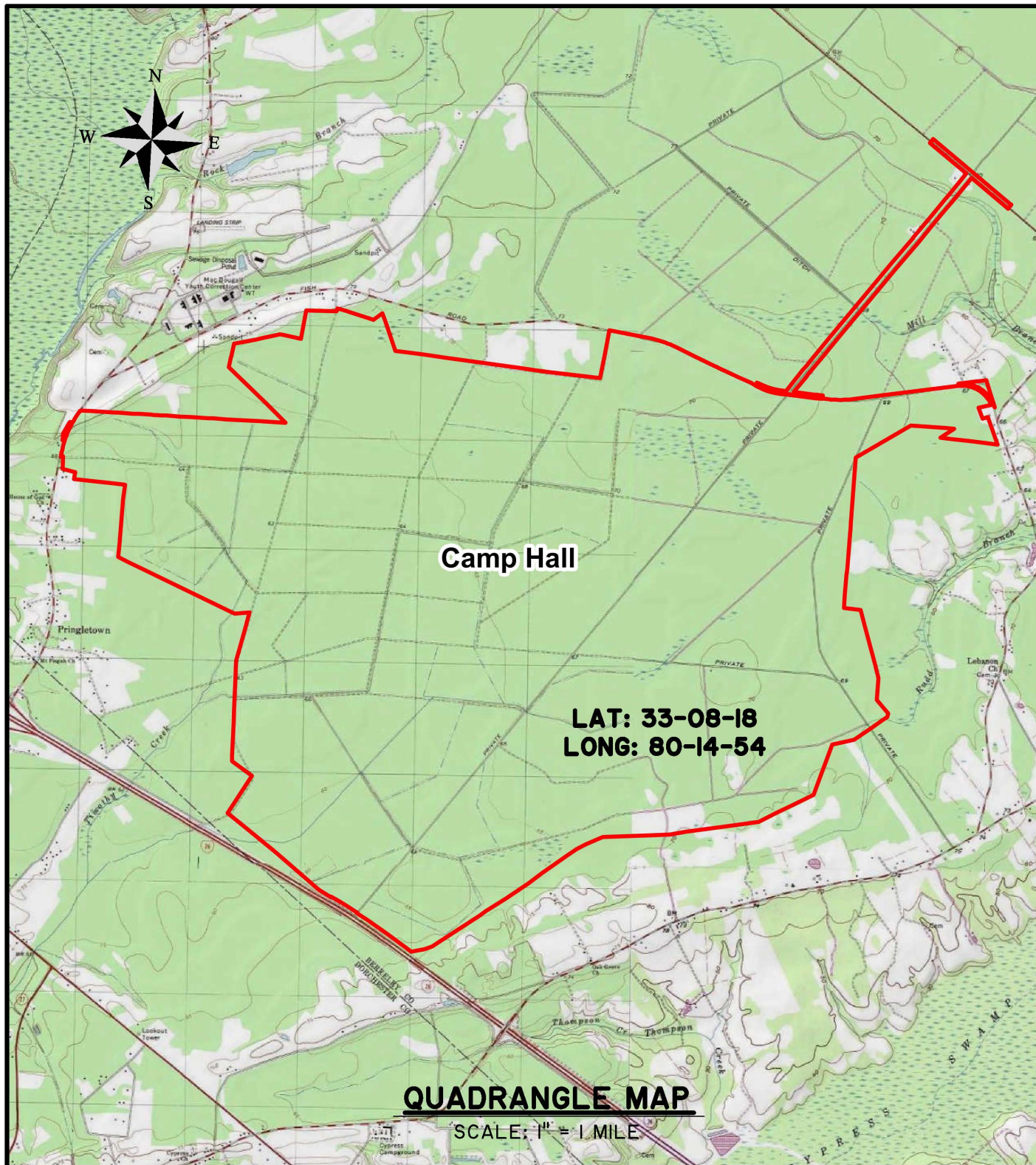
The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified 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. 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 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 Dr. Richard L. Darden at 843-329-8044 or toll free at 1-866-329-8187.



PROJECT SOTER

PROPOSED ACTIVITY:
WETLAND FILL

CLIENT:
BERKELEY COUNTY ECONOMIC DEVELOPMENT

LOCATION: BERKELEY COUNTY, SC

DATE: APRIL 2, 2015

JOB NUMBER: 25492

DRAWN BY: MAM

REVIEWED BY: MBS

SHEET: 1 of 35

SCALE: 1" = 1'



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Engineering | Surveying | Planning | GIS | Consulting

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Columbia, SC 29201 • 803.451.6789

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COOPER RIVER
WATERSHED

FOUR HOLE SWAMP
WATERSHED

EXISTING CONDITIONS

SCALE: 1" = 4000'

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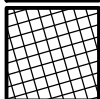
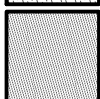
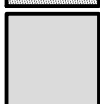
DRAWN BY: MAM
REVIEWED BY: MBS

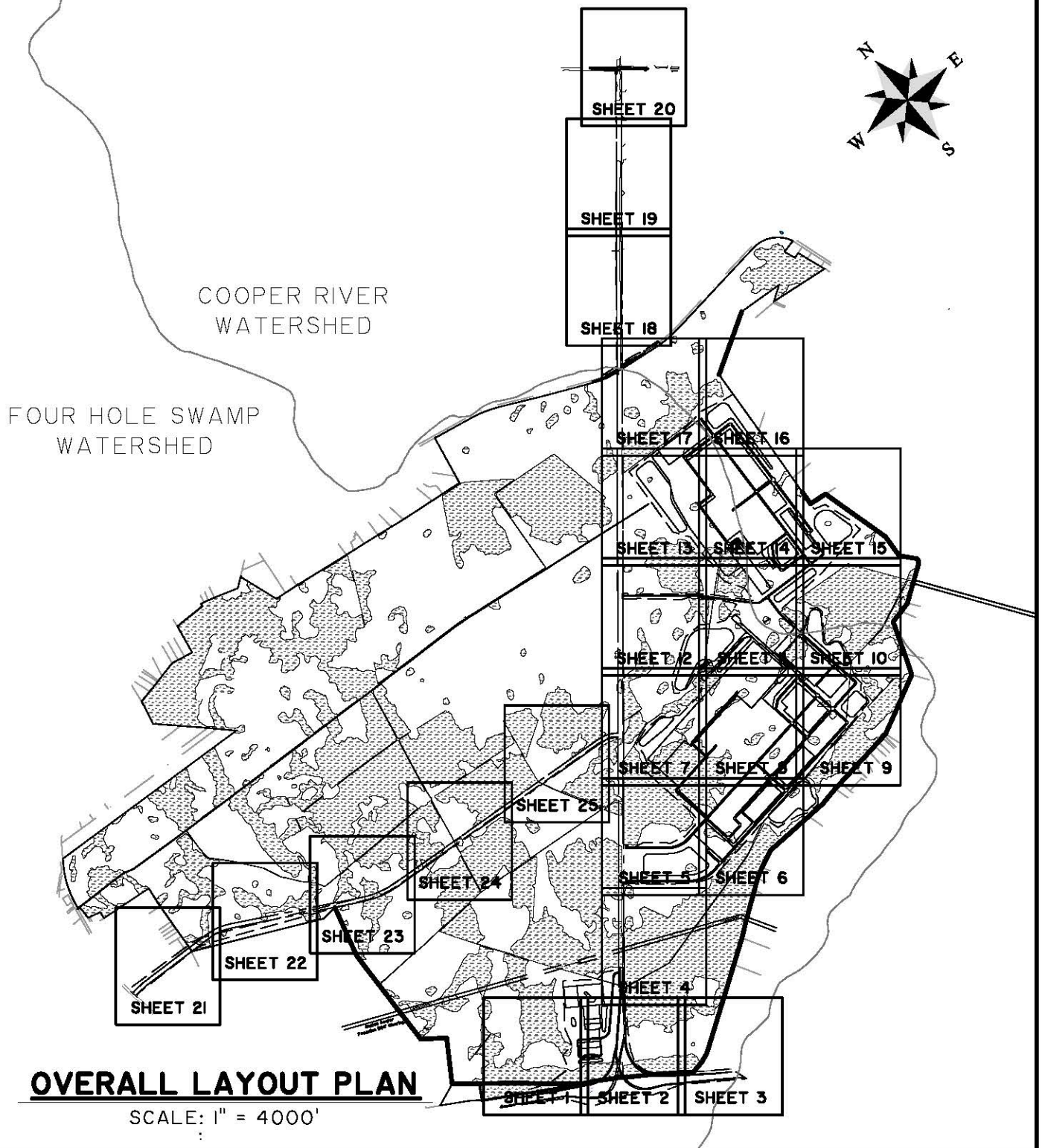
SHEET: 2 of 35
SCALE: 1" = 4000'

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**FILL
AREA****WATERS OF THE US IMPACT SUMMARY****EXCAVATION****NON JURISDICTIONAL****2.65 ACRES****JURISDICTIONAL****0 ACRES****TOTAL****2.65 ACRES****LAND CLEARING****0 ACRES****16.90 ACRES****16.90 ACRES****RPW FILL****0 ACRES****1.23 ACRES****1.23 ACRES****RPW EXCAVATION****0 ACRES****0.62 ACRES****0.62 ACRES****SHADING****0 ACRES****2.91 ACRES****2.91 ACRES****SITE DEVELOPMENT FILL****20.49 ACRES****173.04 ACRES****193.53 ACRES****TOTAL****23.14 ACRES****194.70 ACRES****217.84 ACRES****PROJECT SOTER****PROPOSED ACTIVITY:
WETLAND FILL****CLIENT:
BERKELEY COUNTY ECONOMIC DEVELOPMENT****LOCATION: BERKELEY COUNTY, SC****DATE: APRIL 2, 2015
JOB NUMBER: J-25492****DRAWN BY: MAM
REVIEWED BY: MBS****SHEET: 3 of 35
SCALE: N/A****THOMAS & HUTTON**
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REVIEWED BY: MBS

SHEET: 4 of 35

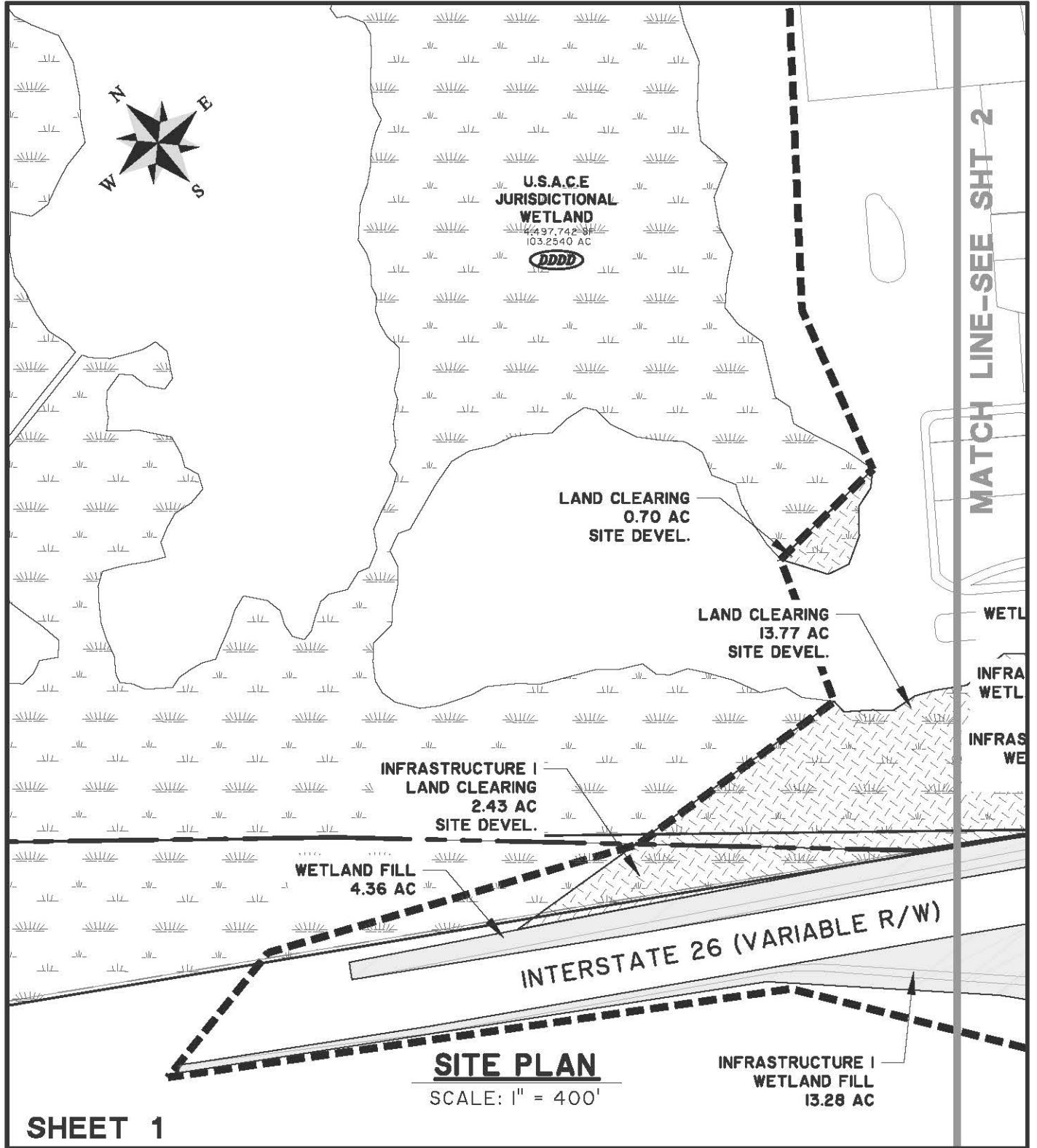
SCALE: 1" = 4000'



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LOCATION: BERKELEY COUNTY, SC

DATE: APRIL 2, 2015

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DRAWN BY: MAM

REVIEWED BY: MBS

SHEET: 5 of 35

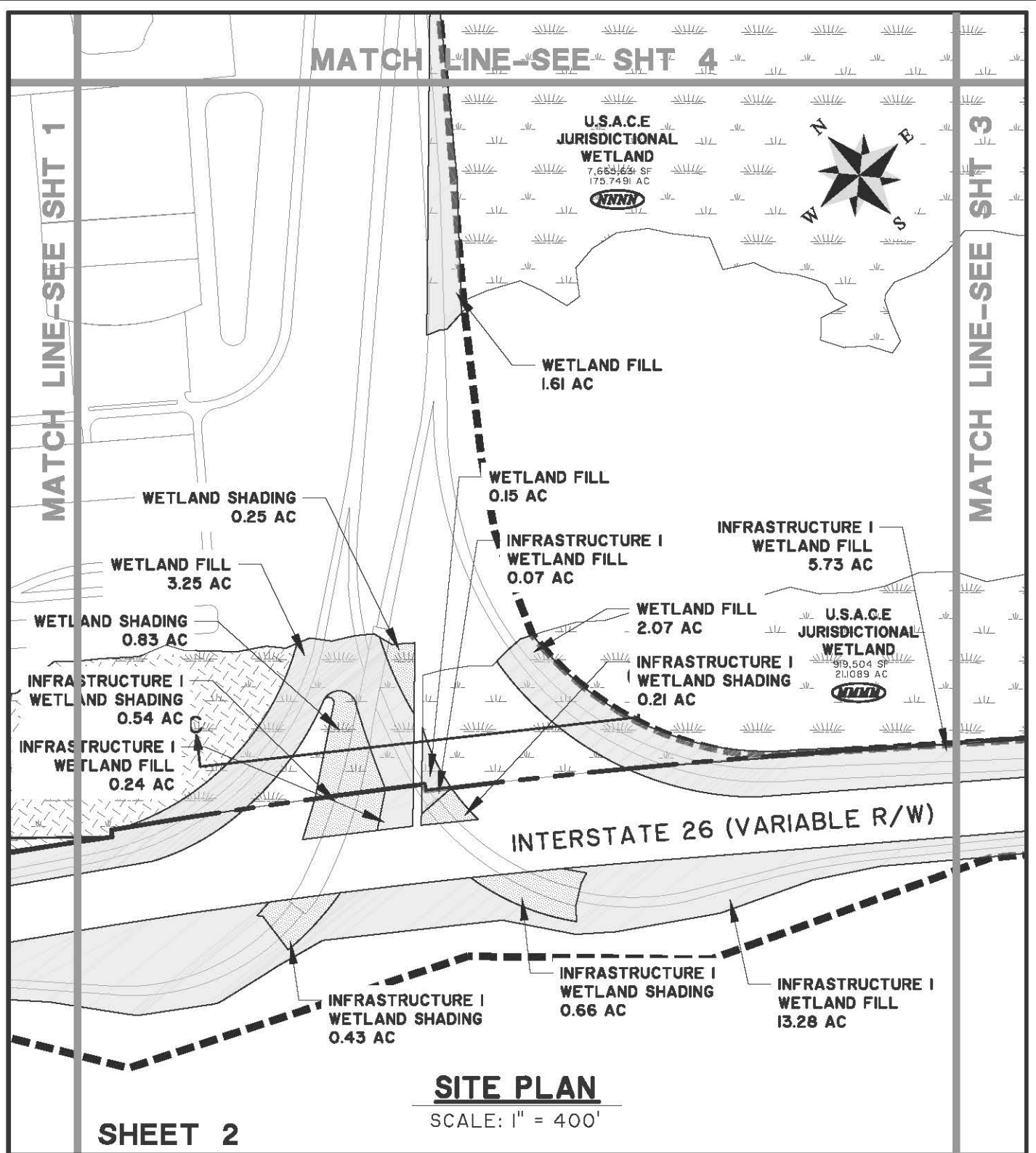
SCALE: 1" = 400'



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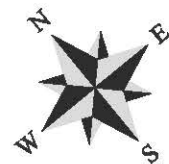
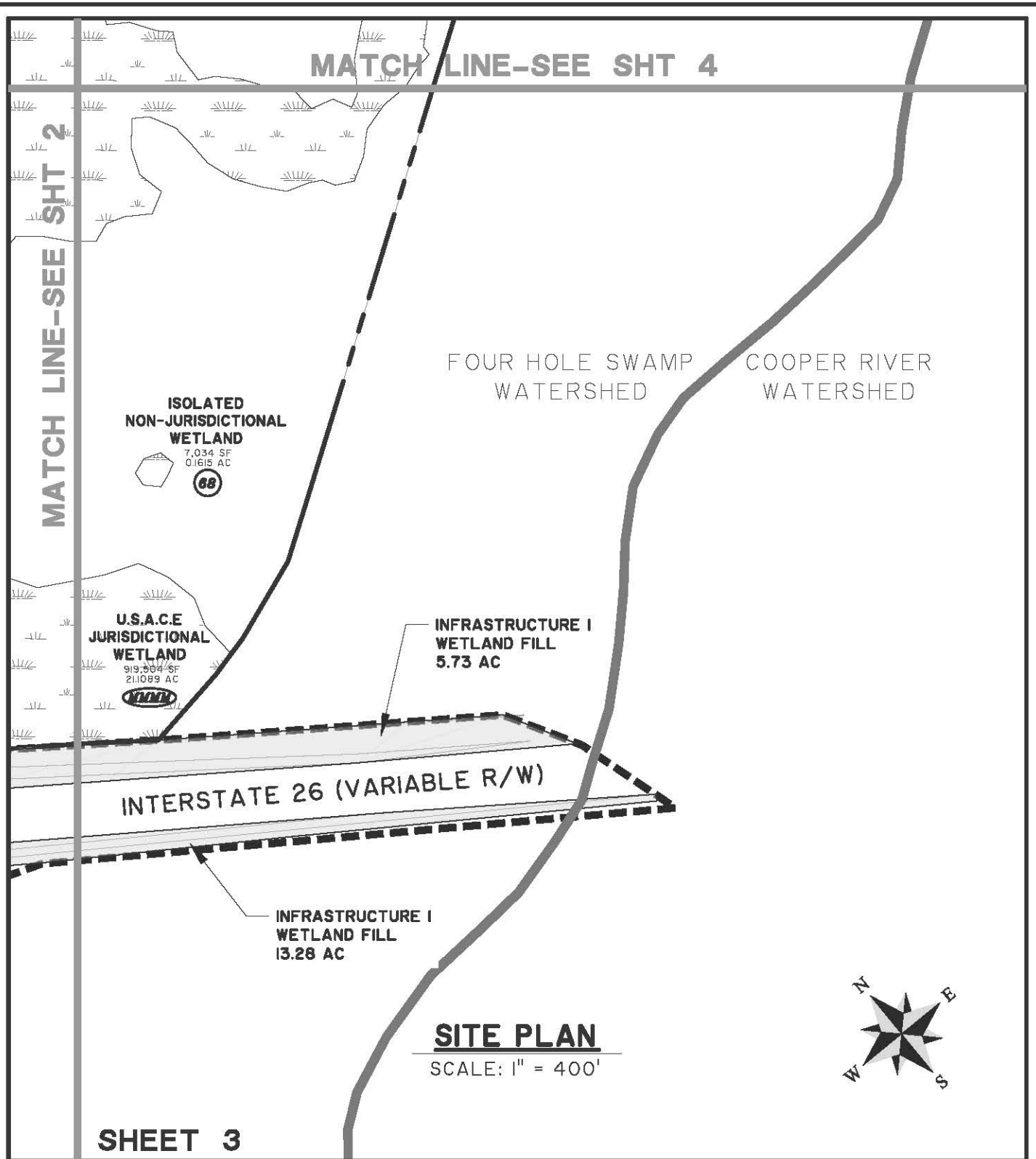
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SHEET: 6 of 35
SCALE: 1" = 400'

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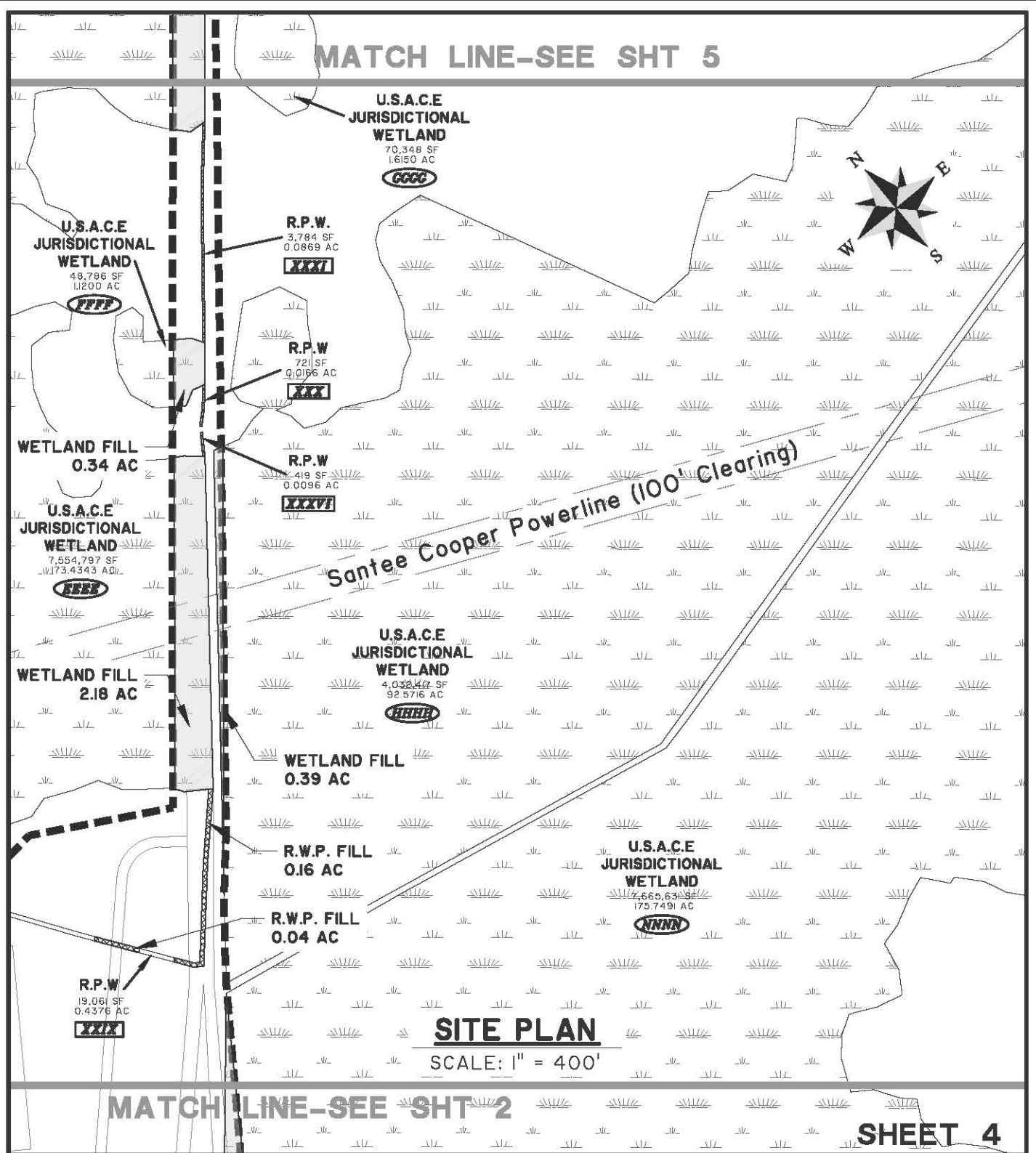
SHEET: 7 of 35

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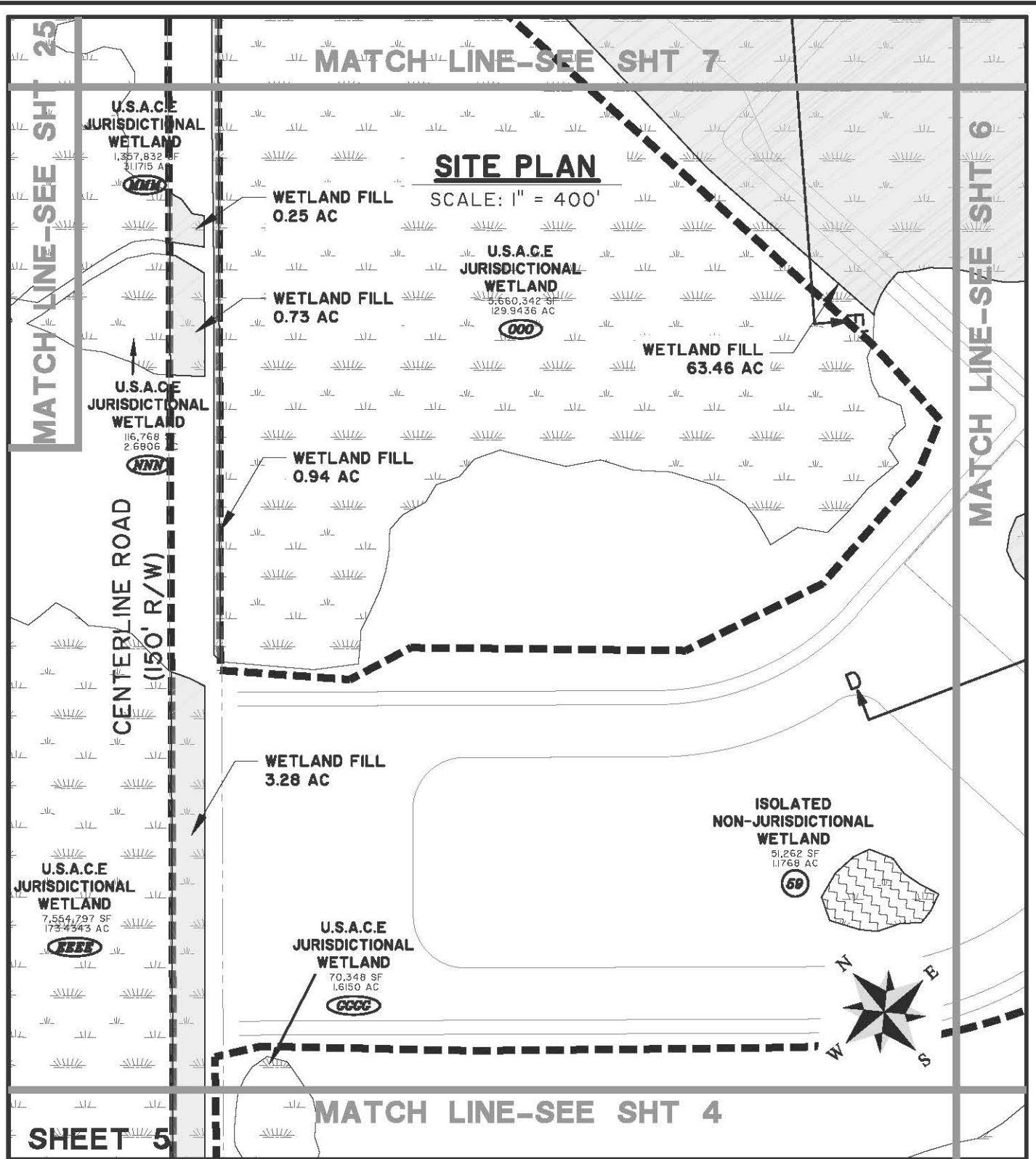
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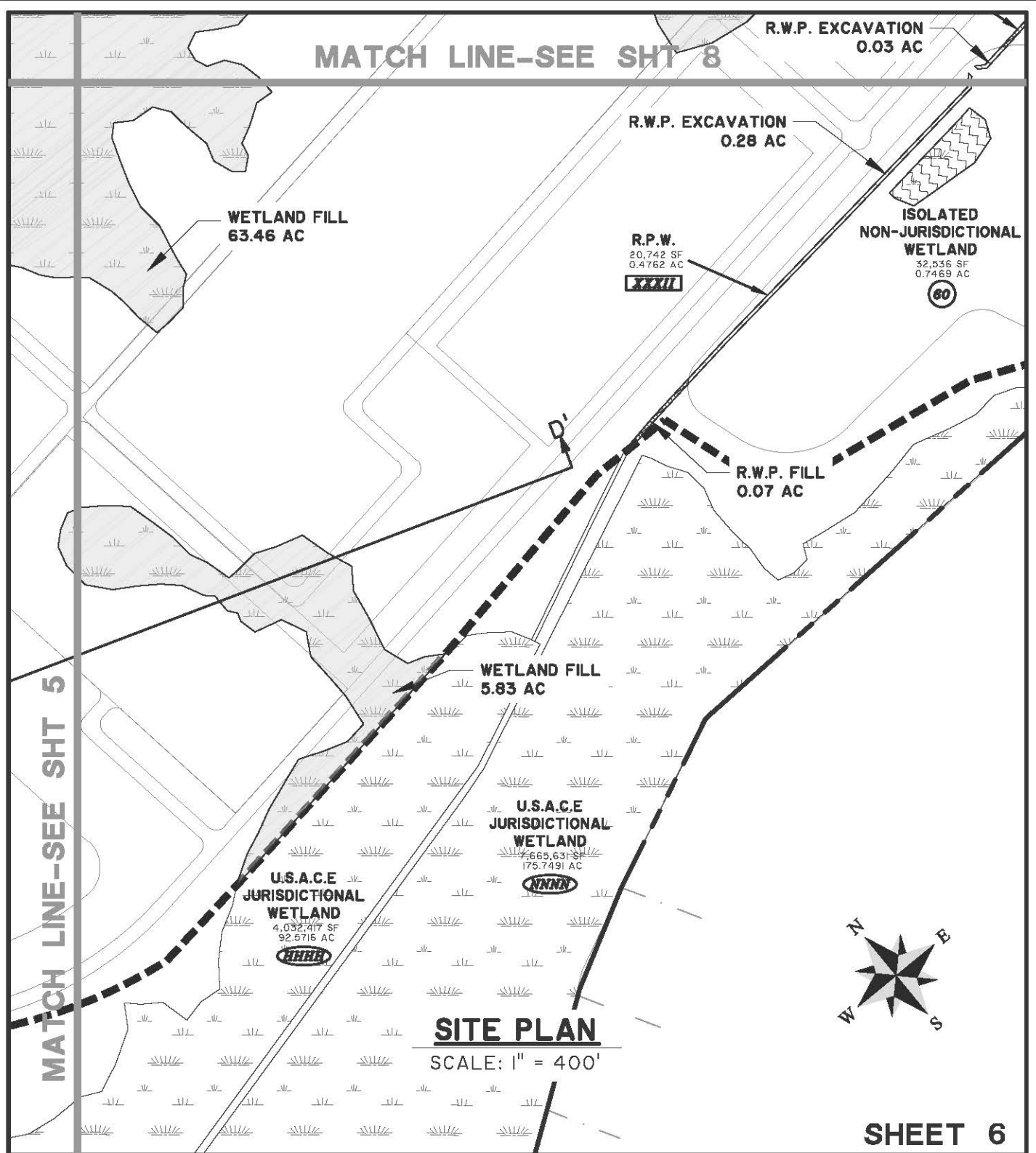
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SHEET: 9 of 35
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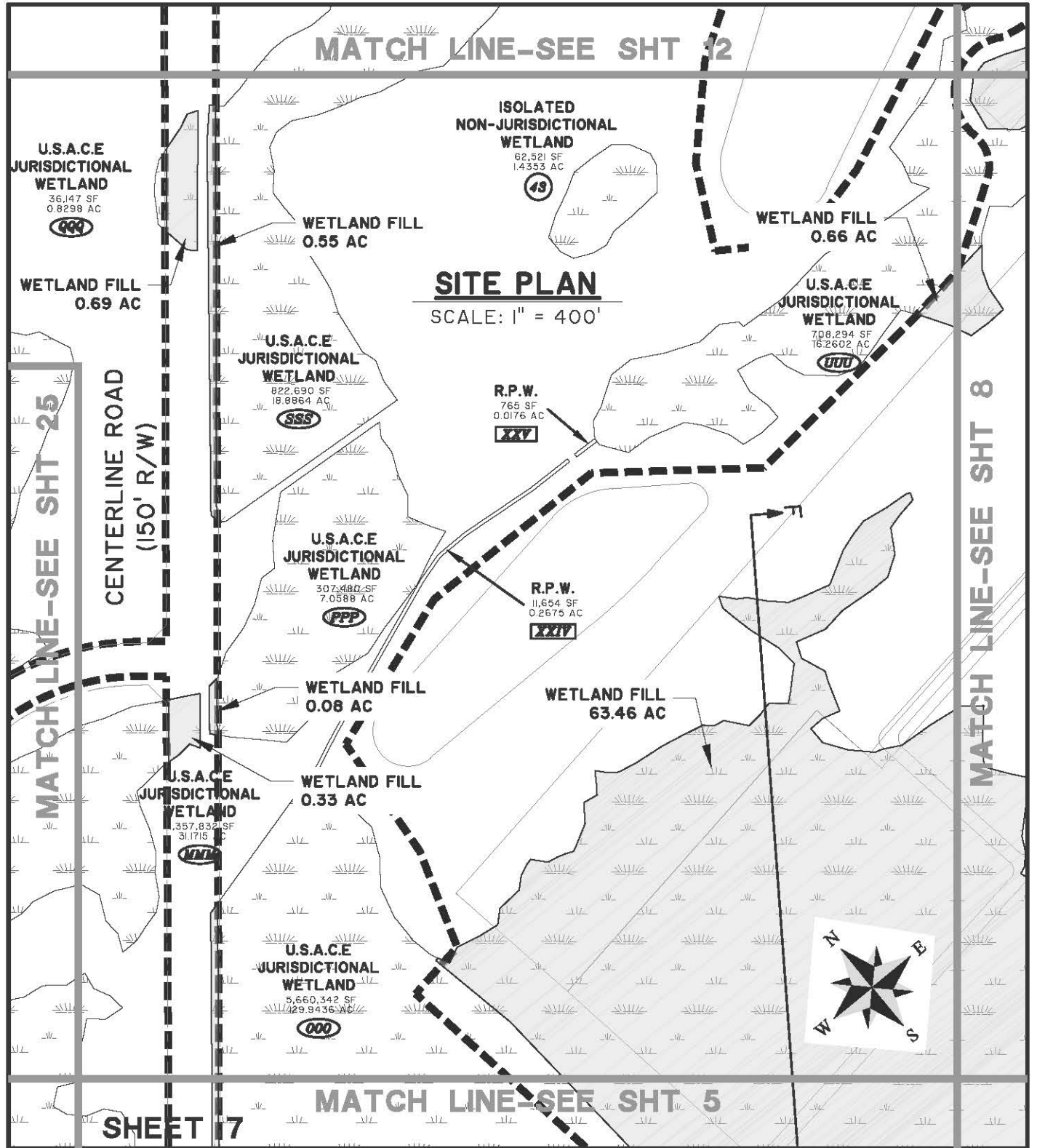
SHEET: 10 of 35

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SHEET: 11 of 35

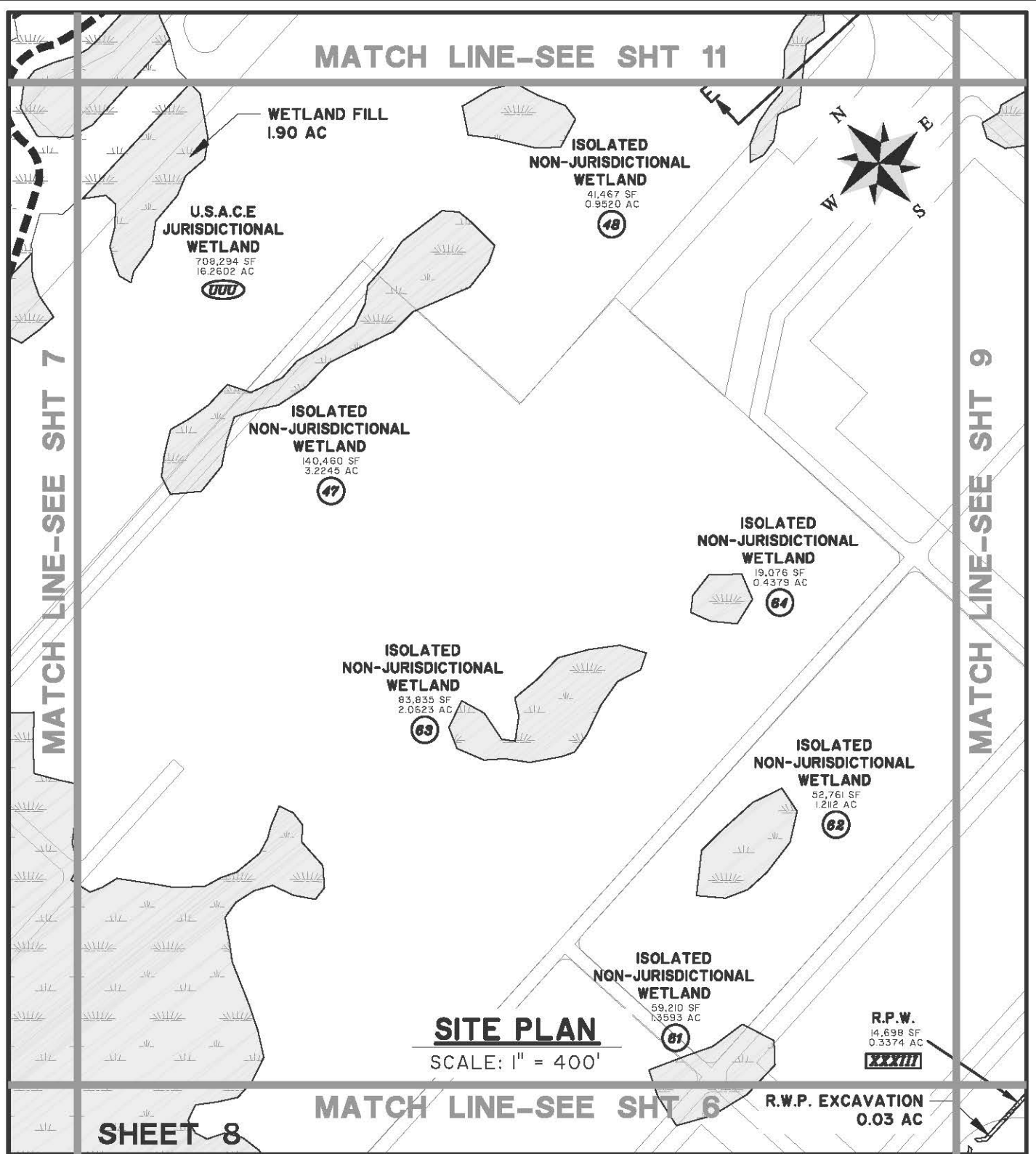
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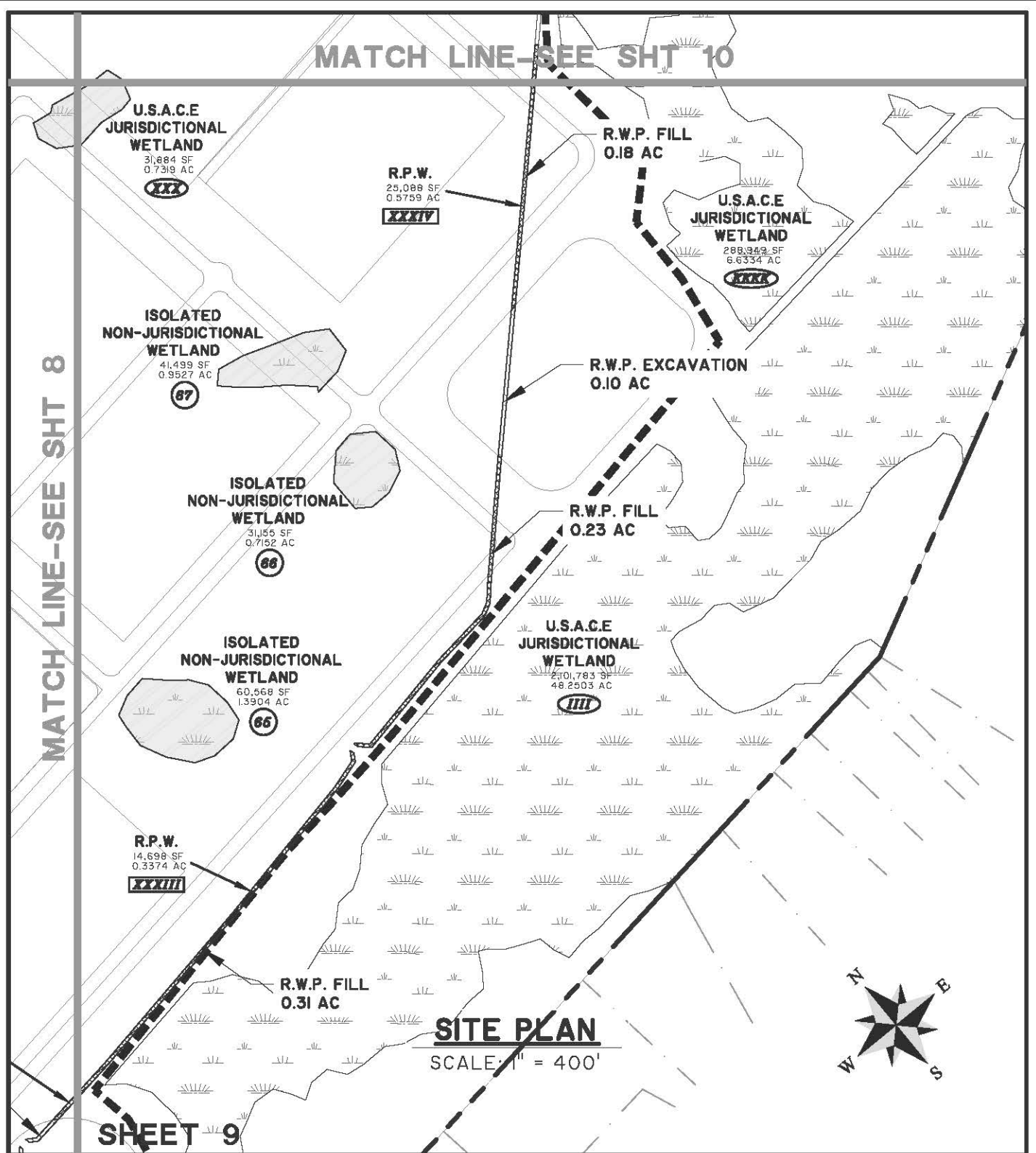
SHEET: 12 of 35

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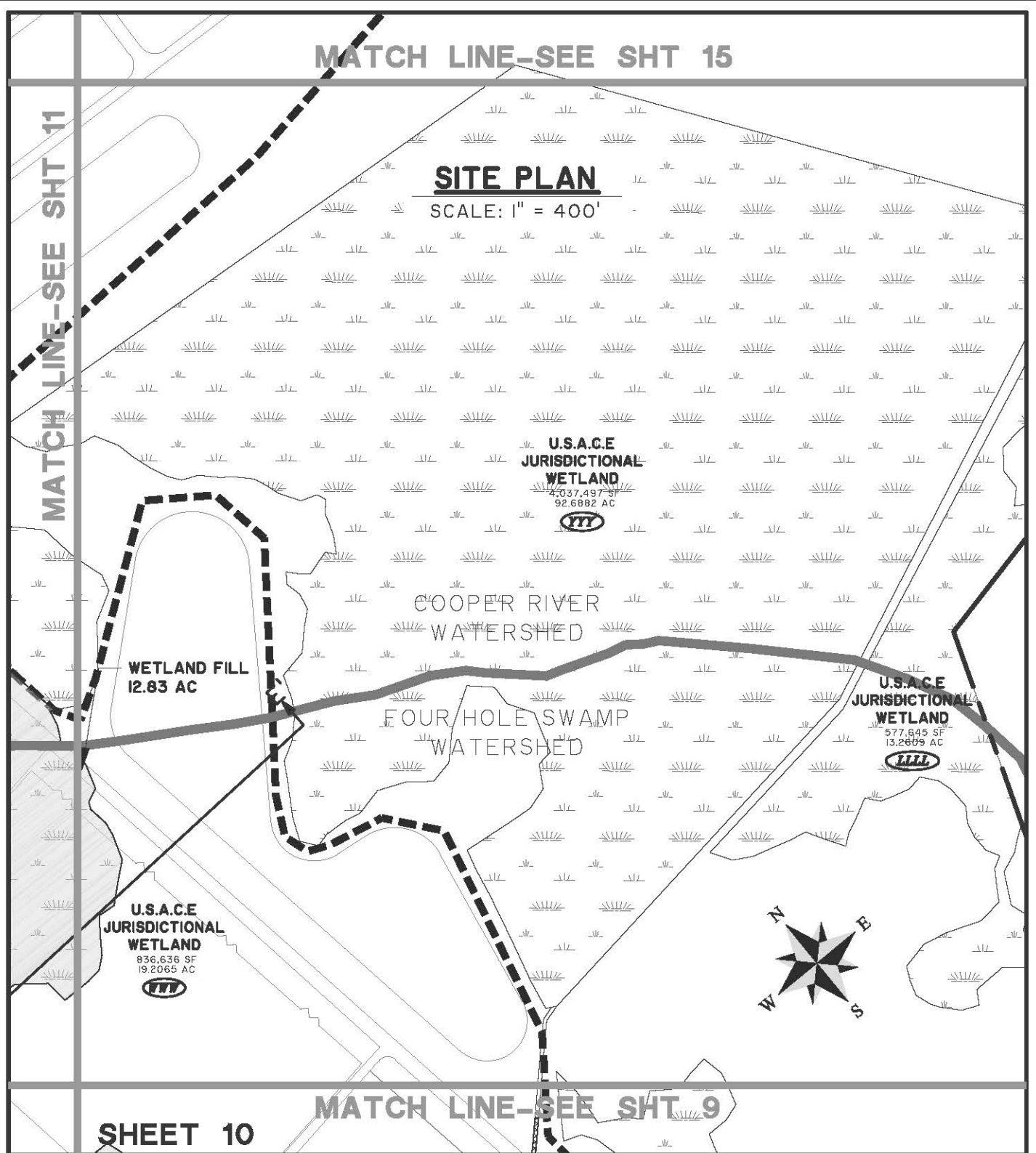
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SHEET: 14 of 35

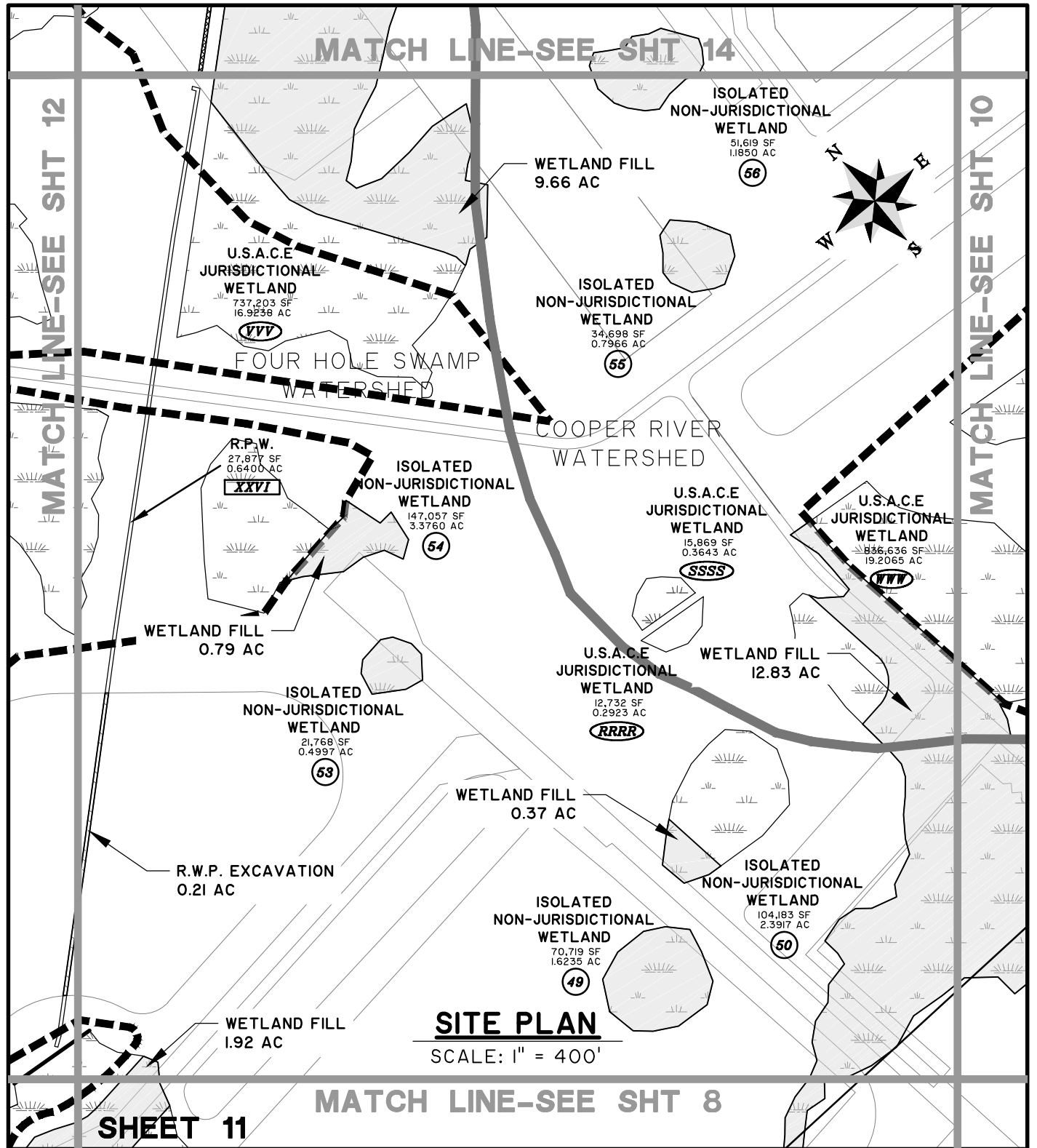
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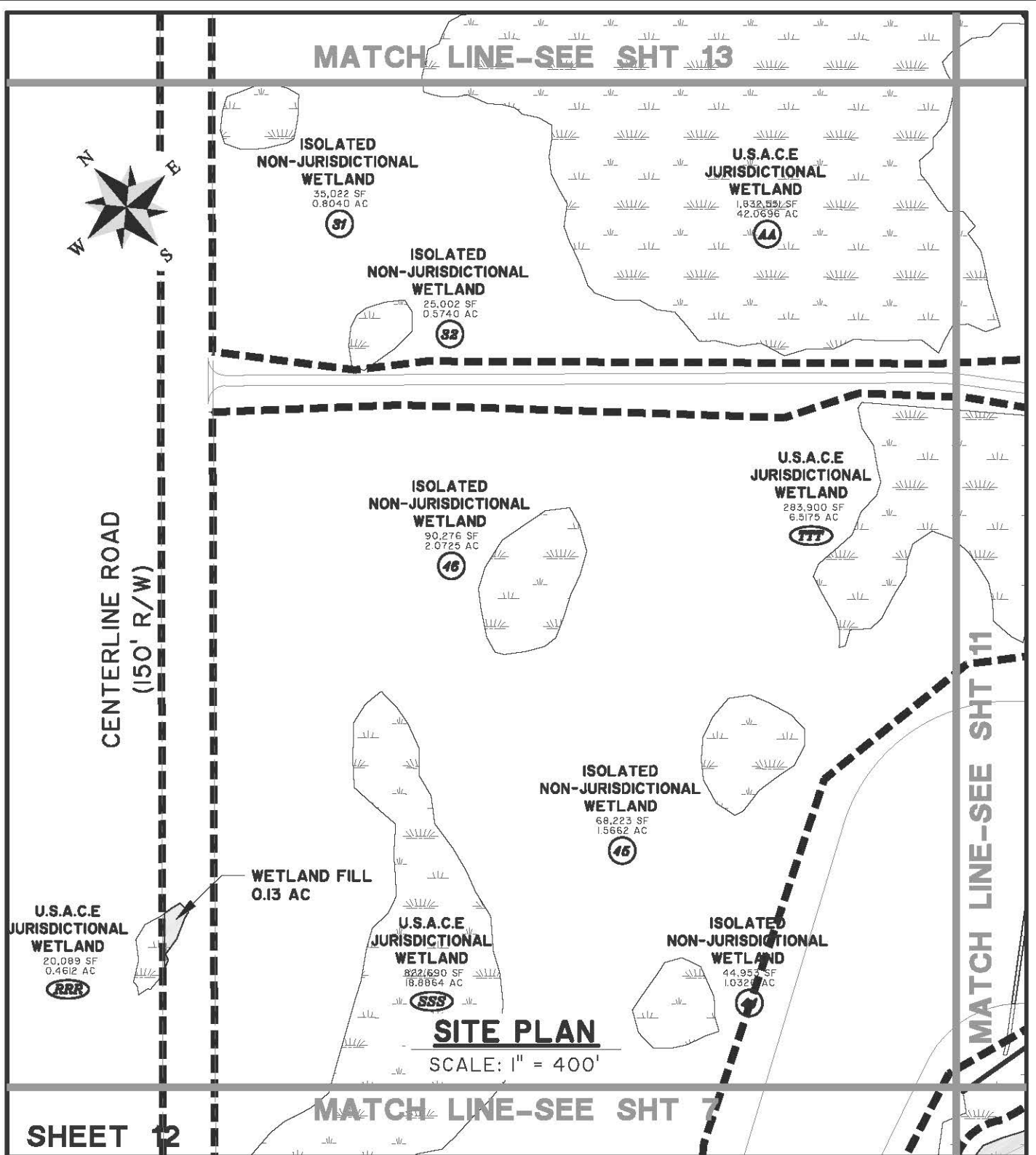
SHEET: 15 of 35

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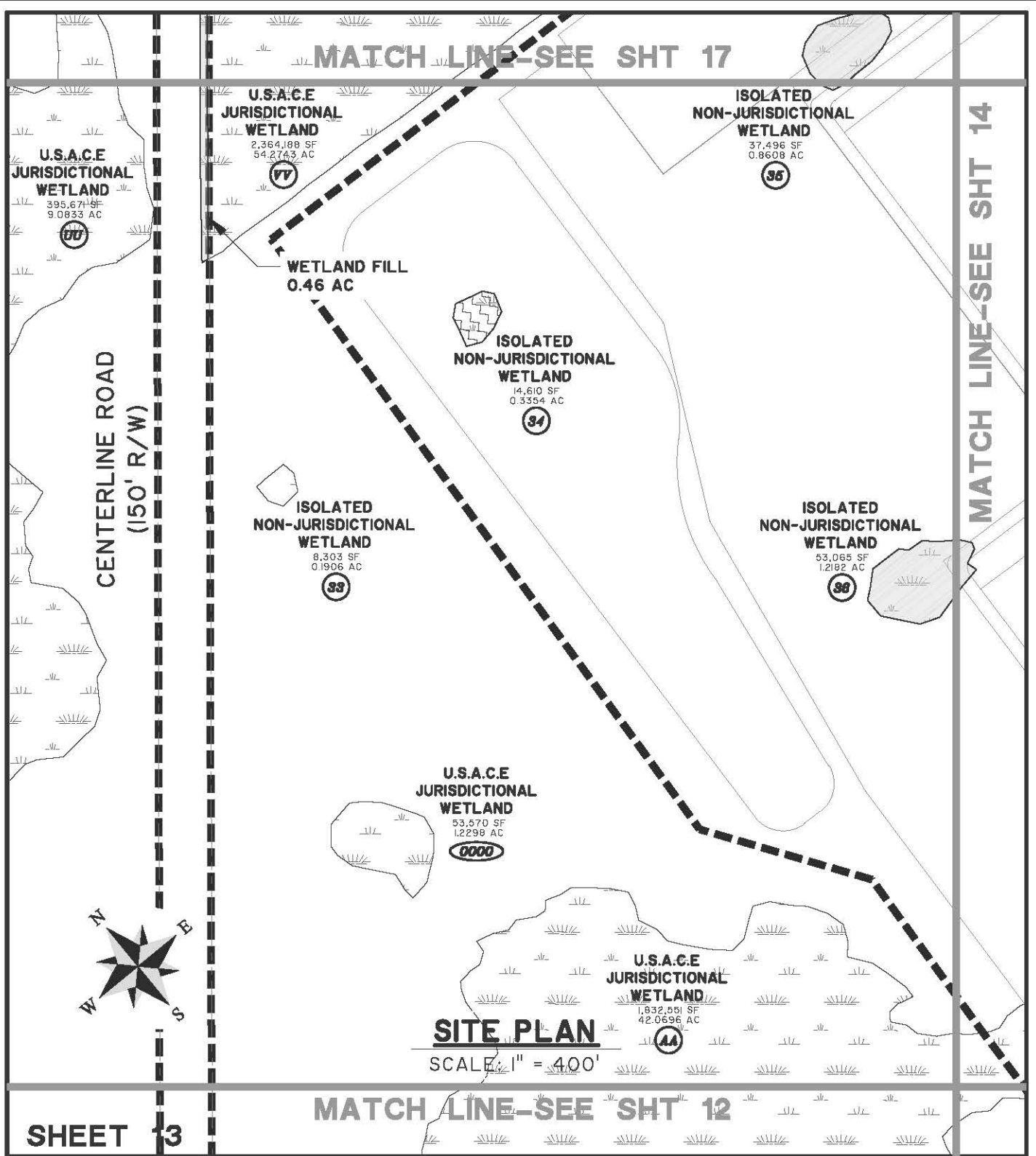
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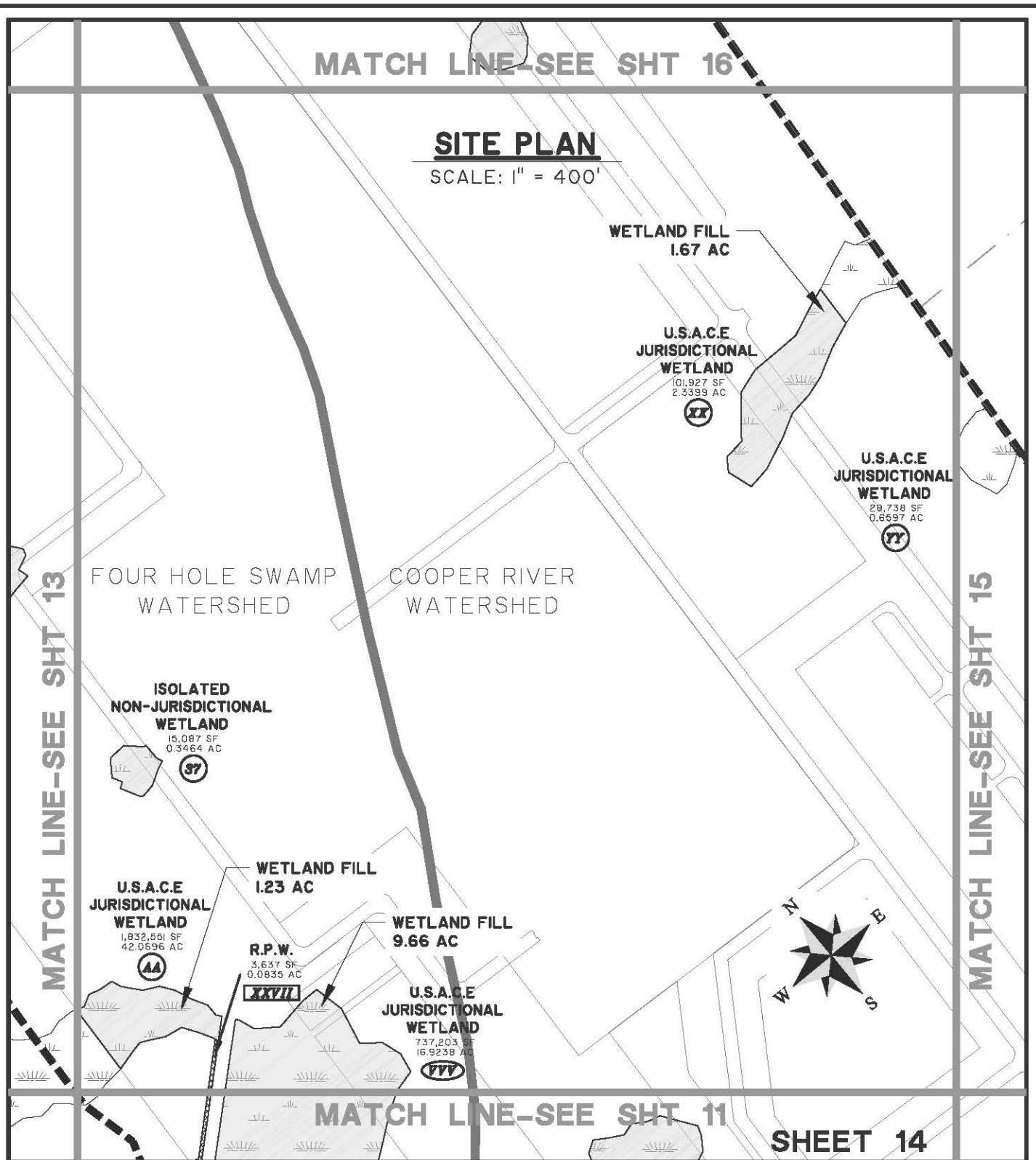
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SITE PLAN

SCALE: 1" = 400'



MATCH LINE-SEE SHT 14

ISOLATED NON-JURISDICTIONAL WETLAND



17,161 SF
0.3940 AC

57

U.S.A.C.E JURISDICTIONAL WETLAND



46,054 SF
1.0573 AC

222

MATCH LINE-SEE SHT 10

SHEET 15

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SHEET: 19 of 35

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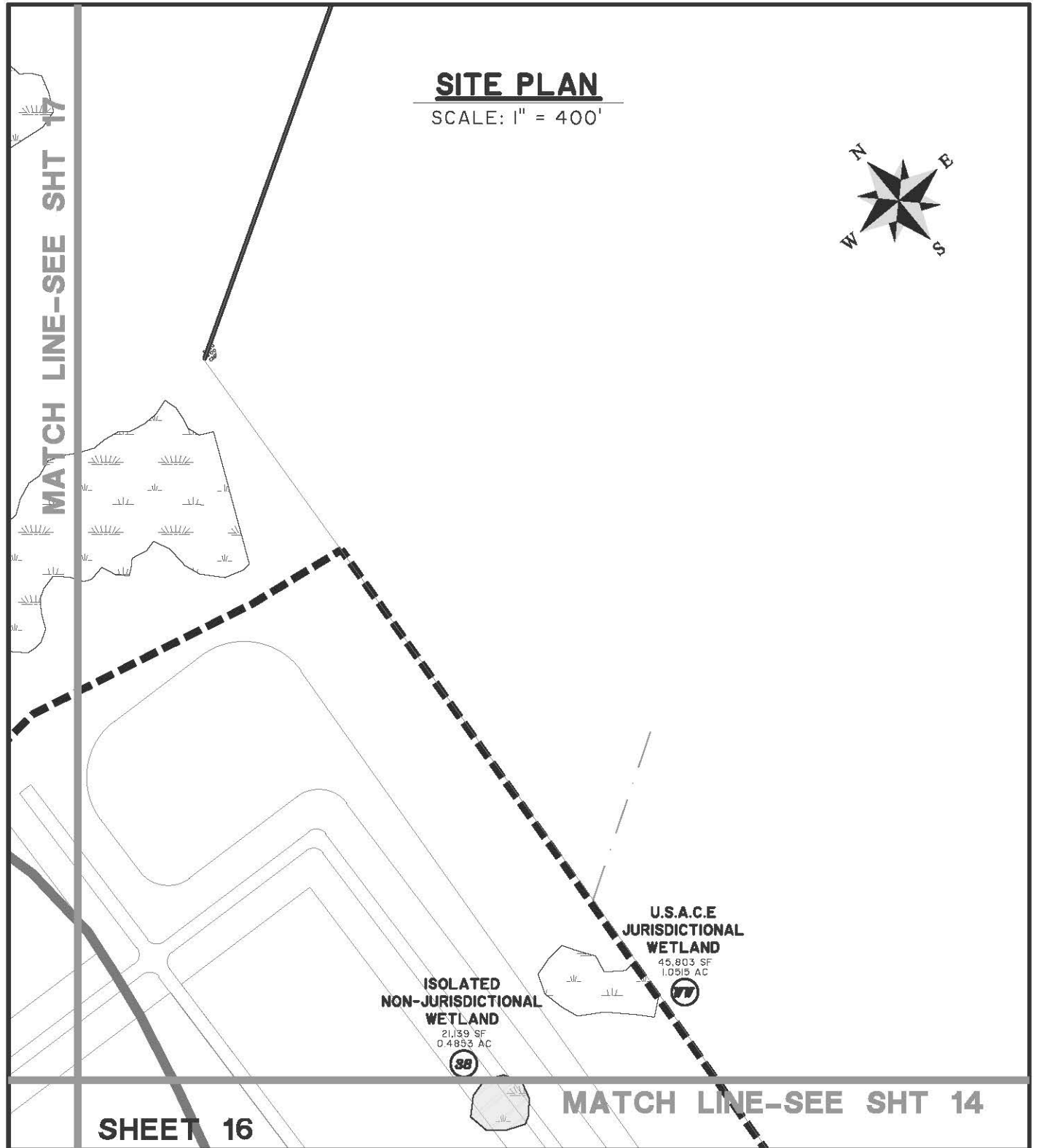
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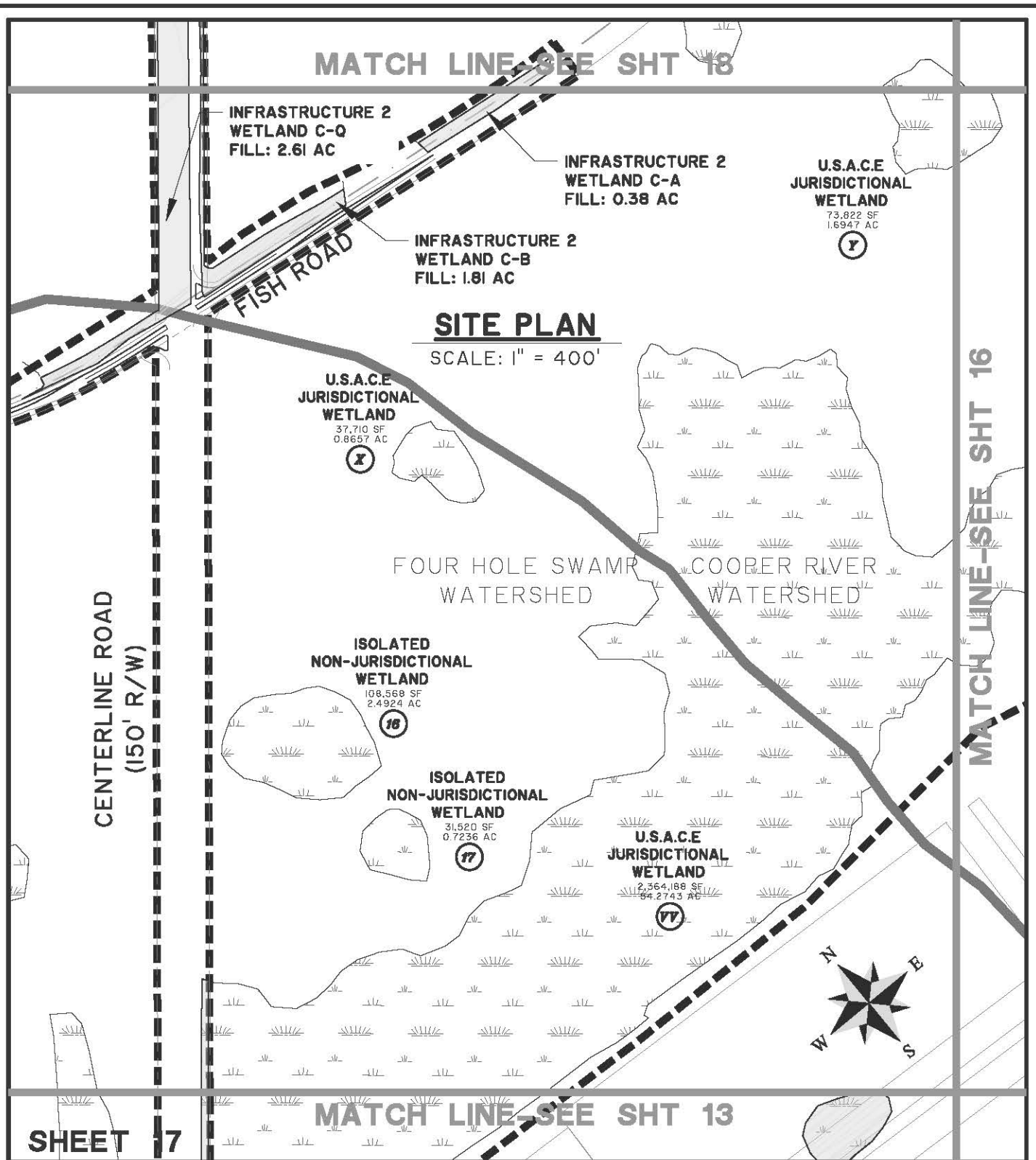
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SHEET: 20 of 35
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MATCH LINE-SEE SHT 19

INFRASTRUCTURE 2
WETLAND C-P
FILL: 5.43 AC

INFRASTRUCTURE 2
WETLAND C-B
FILL: 0.87 AC



CENTERLINE ROAD
(150' R/W)

INFRASTRUCTURE 2
WETLAND C-B
FILL: 1.81 AC

INFRASTRUCTURE 2
WETLAND C-V
FILL: 4.47 AC

SITE PLAN

SCALE: 1" = 400'

MATCH LINE-SEE SHT 17

SHEET 18

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DRAWN BY: MAM
REVIEWED BY: MBS

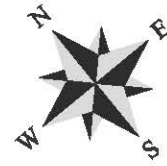
SHEET: 22 of 35
SCALE: 1" = 400'

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MATCH LINE-SEE SHT 20



INFRASTRUCTURE 2
WETLAND C-F
FILL: 0.90 AC

CENTERLINE ROAD
(150' R/W)

INFRASTRUCTURE 2
WETLAND C-P
FILL: 5.43 AC

INFRASTRUCTURE 2
WETLAND C-B
FILL: 0.87 AC

SITE PLAN

SCALE: 1" = 400'

SHEET 19

MATCH LINE-SEE SHT 18

PROJECT SOTER

PROPOSED ACTIVITY:
WETLAND FILL

CLIENT:
BERKELEY COUNTY ECONOMIC DEVELOPMENT

LOCATION: BERKELEY COUNTY, SC

DATE: APRIL 2, 2015
JOB NUMBER: 25492

DRAWN BY: MAM
REVIEWED BY: MBS

SHEET: 23 of 35
SCALE: 1" = 400'

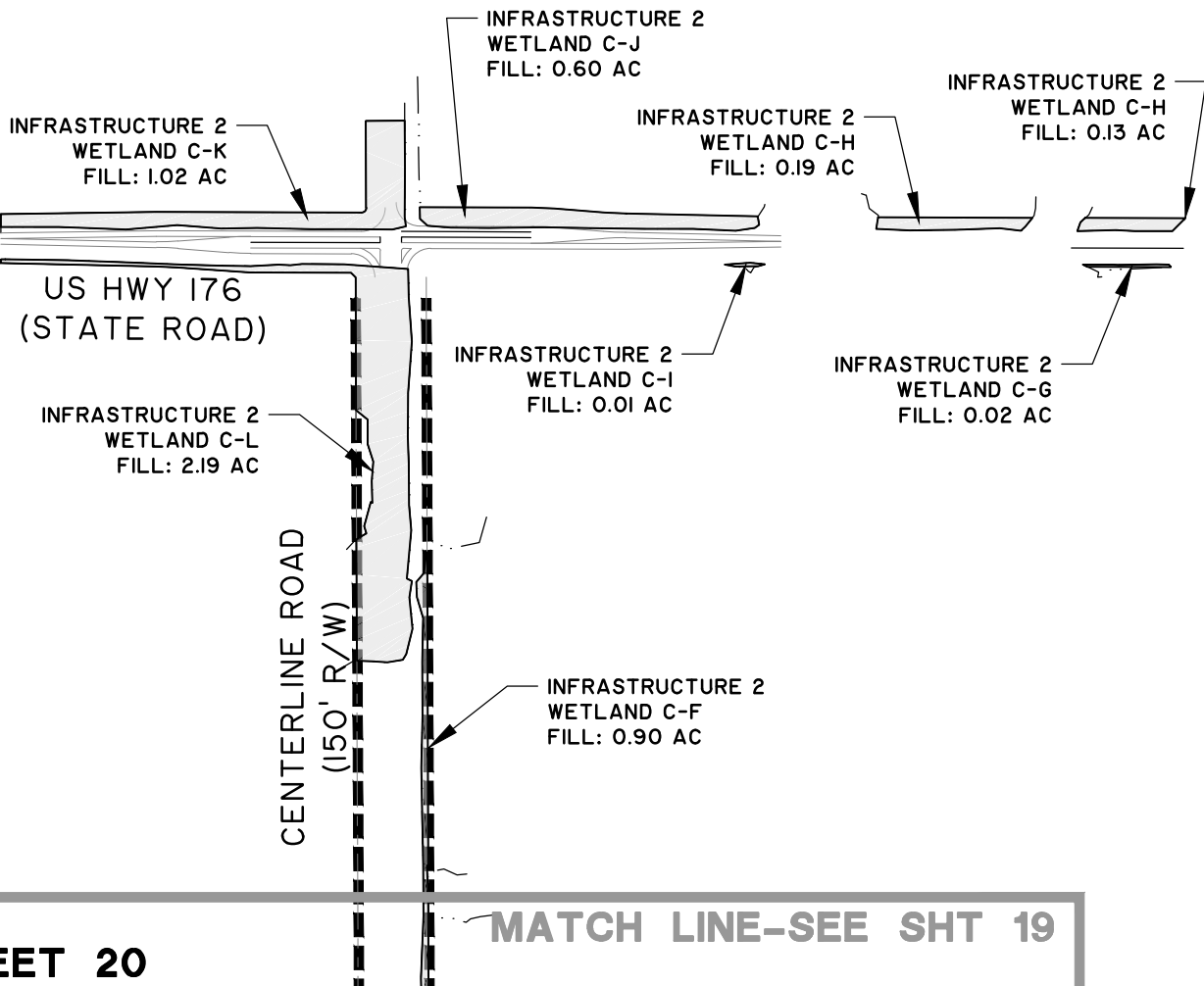
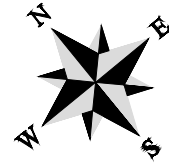
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SITE PLAN

SCALE: 1" = 400'



SHEET 20

PROJECT SOTER

PROPOSED ACTIVITY:
WETLAND FILL

CLIENT:
BERKELEY COUNTY ECONOMIC DEVELOPMENT

LOCATION: BERKELEY COUNTY, SC

DATE: APRIL 2, 2015
JOB NUMBER: 25492

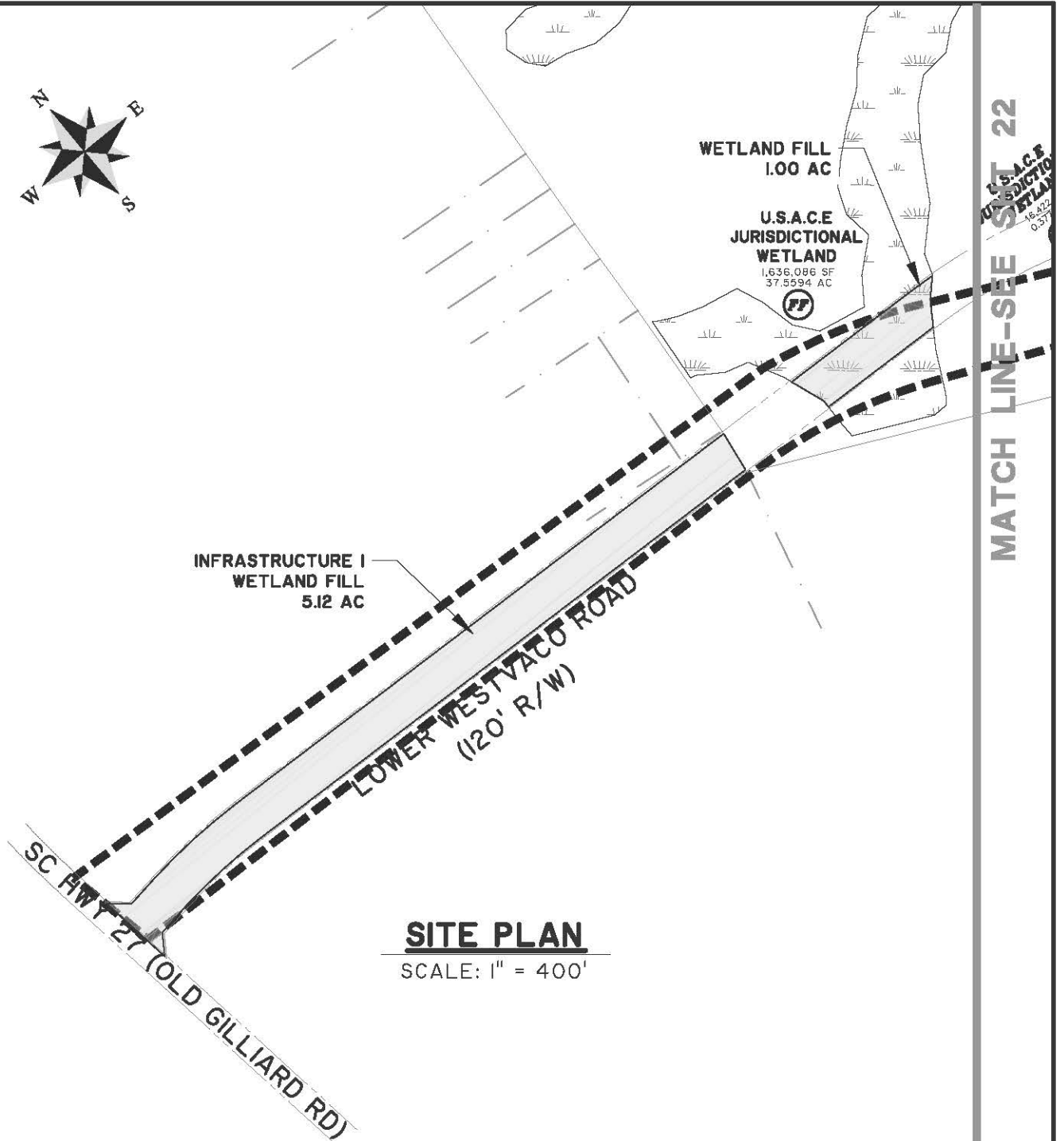
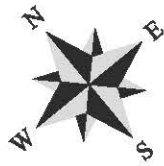
DRAWN BY: MAM
REVIEWED BY: MBS

SHEET: 24 of 35
SCALE: 1" = 400'

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SITE PLAN

SCALE: 1" = 400'

SHEET 21

PROJECT SOTER

PROPOSED ACTIVITY:
WETLAND FILL

CLIENT:
BERKELEY COUNTY ECONOMIC DEVELOPMENT

LOCATION: BERKELEY COUNTY, SC

DATE: APRIL 2, 2015

JOB NUMBER: 25492

DRAWN BY: MAM

REVIEWED BY: MBS

SHEET: 25 of 35

SCALE: 1" = 400'

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MATCH LINE-SEE SHT 21

U.S.A.C.E
JURISDICTIONAL
WETLAND
1,636,086 SF
37.5594 AC



U.S.A.C.E
JURISDICTIONAL
WETLAND
956,431 SF
(21,956 AC)



LOWER WESTVACO ROAD
(120' R/W)

WETLAND FILL
1.31 AC

WETLAND FILL
0.37 AC

U.S.A.C.E
JURISDICTIONAL
WETLAND
16,422 SF
0.3770 AC



SITE PLAN

SCALE: 1" = 400'



SHEET 22

MATCH LINE-SEE SHT 23

PROJECT SOTER

PROPOSED ACTIVITY:
WETLAND FILL

CLIENT:
BERKELEY COUNTY ECONOMIC DEVELOPMENT

LOCATION: BERKELEY COUNTY, SC

DATE: APRIL 2, 2015

JOB NUMBER: 25492

DRAWN BY: MAM

REVIEWED BY: MBS

SHEET: 26 of 35

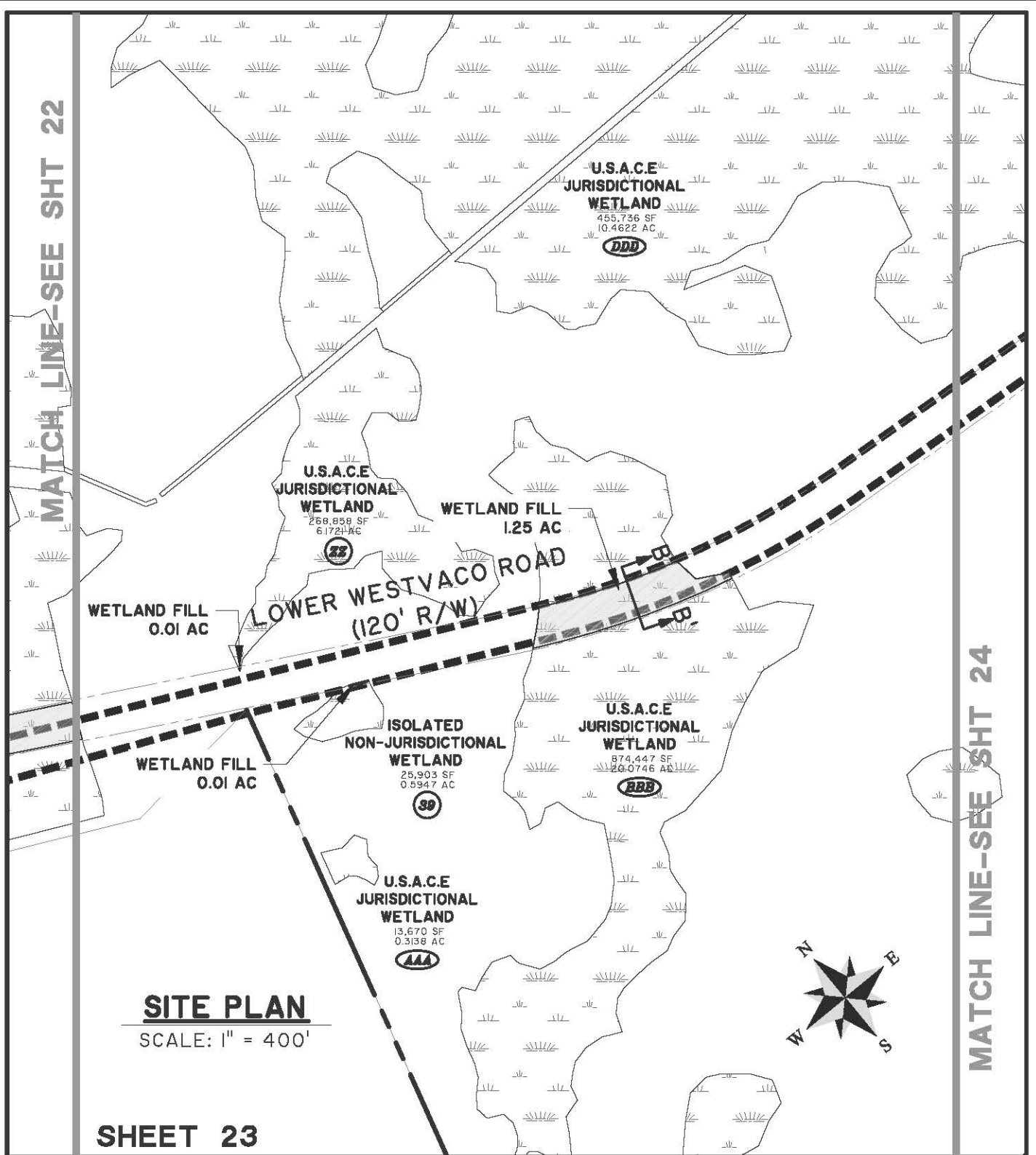
SCALE: 1" = 400'



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PROJECT SOTER

PROPOSED ACTIVITY:

WETLAND FILL

CLIENT:

BERKELEY COUNTY ECONOMIC DEVELOPMENT

LOCATION: BERKELEY COUNTY, SC

DATE: APRIL 2, 2015

JOB NUMBER: 25492

DRAWN BY: MAM

REVIEWED BY: MBS

SHEET: 27 of 35

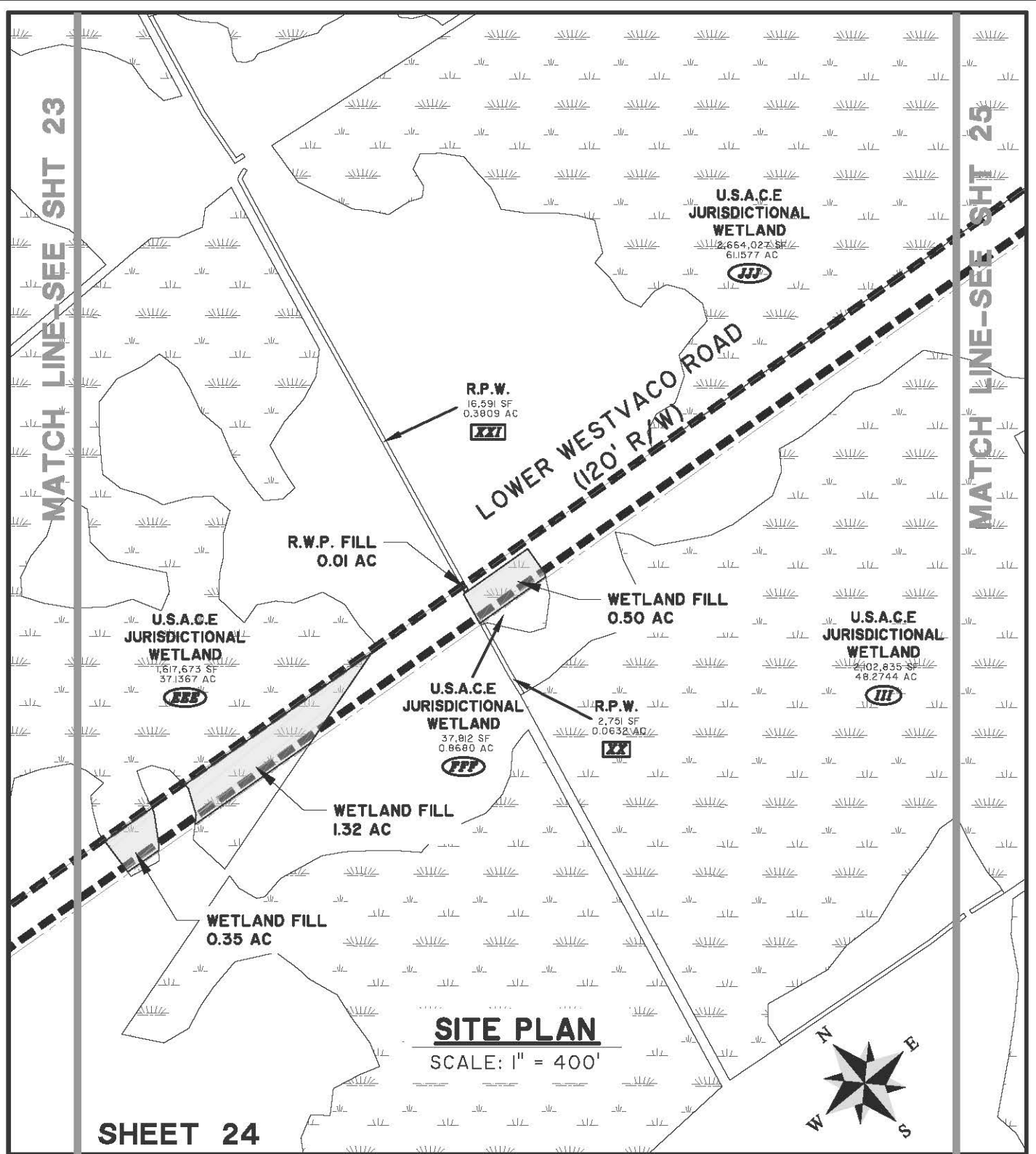
SCALE: 1" = 400'



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PROJECT SOTER

PROPOSED ACTIVITY:

WETLAND FILL

CLIENT:

BERKELEY COUNTY ECONOMIC DEVELOPMENT

LOCATION: BERKELEY COUNTY, SC

DATE: APRIL 2, 2015

JOB NUMBER: 25492

DRAWN BY: MAM

REVIEWED BY: MBS

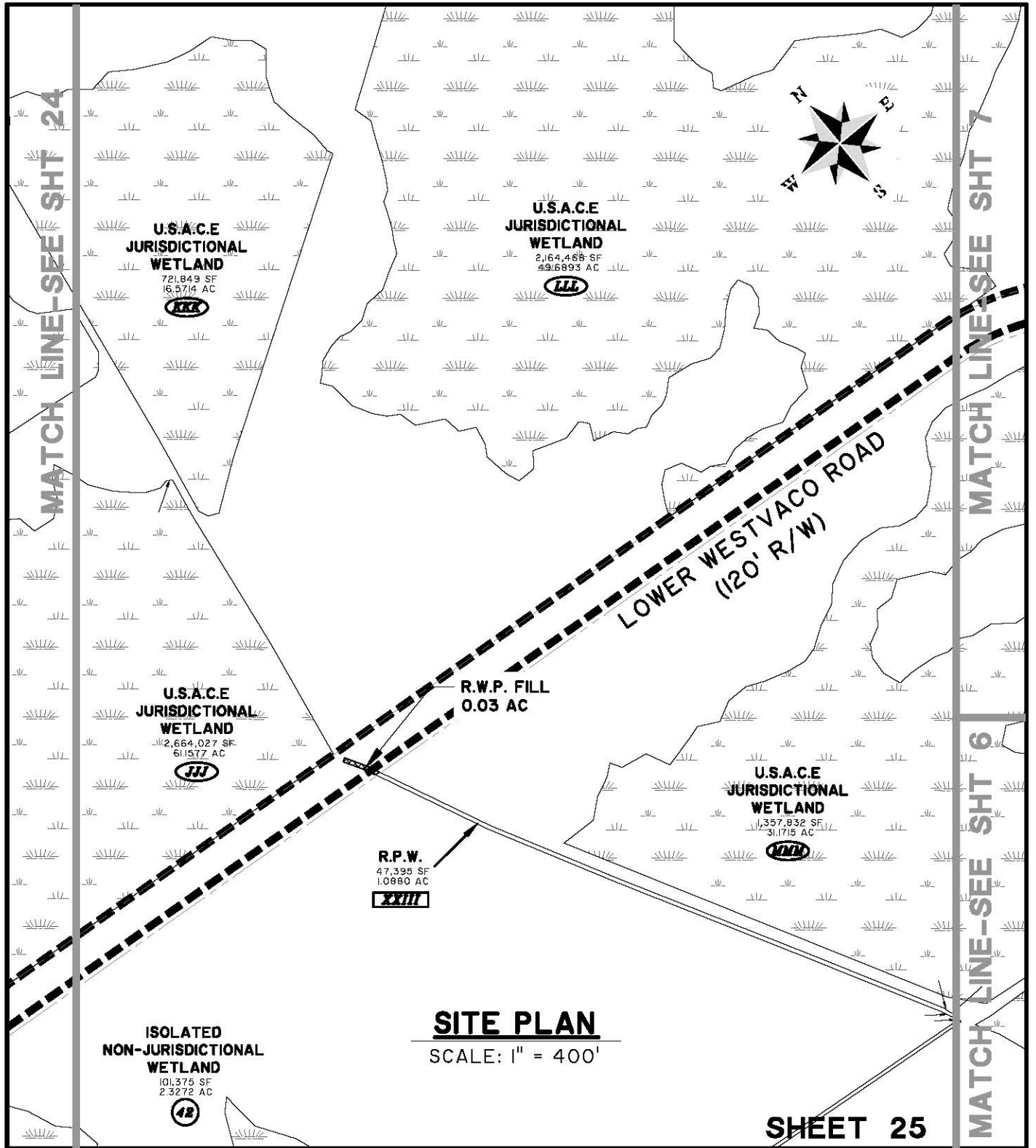
SHEET: 28 of 35

SCALE: 1" = 400'

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PROJECT SOTER

PROPOSED ACTIVITY:
WETLAND FILL

CLIENT:
BERKELEY COUNTY ECONOMIC DEVELOPMENT

LOCATION: BERKELEY COUNTY, SC

DATE: APRIL 2, 2015

JOB NUMBER: 25492

DRAWN BY: MAM

REVIEWED BY: MBS

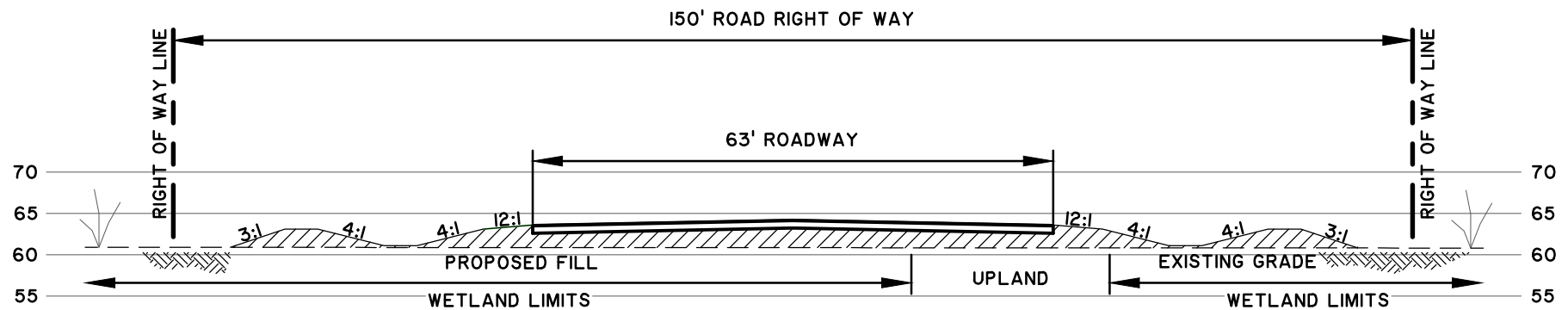
SHEET: 29 of 35

SCALE: 1" = 400'

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PROJECT SOTER

PROPOSED ACTIVITY:
WETLAND FILL

CLIENT:

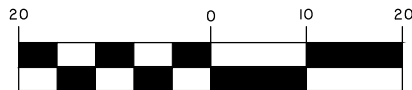
BERKELEY COUNTY ECONOMIC DEVELOPMENT

LOCATION: BERKELEY COUNTY, SC

DATE: APRIL 2, 2015
JOB NUMBER: J-25492

DRAWN BY: MAM
REVIEWED BY: MBS

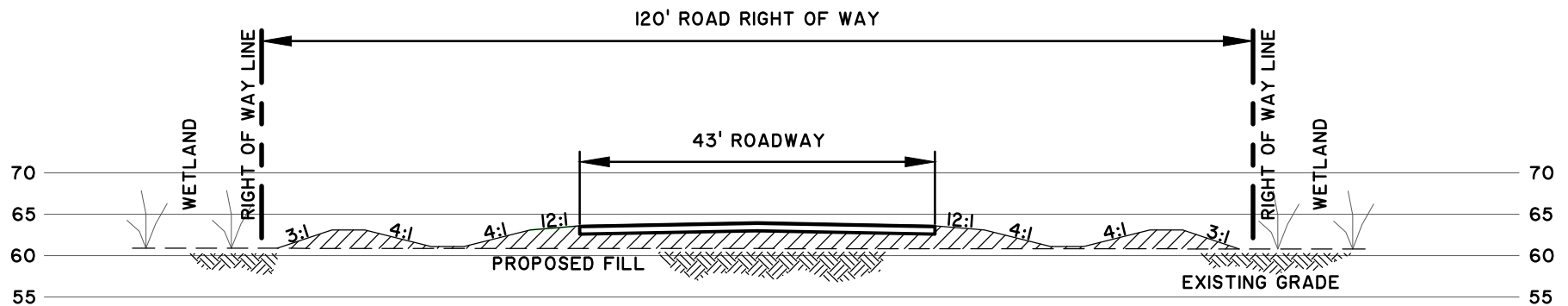
SHEET: 30 of 35
SCALE: 1" = 20'



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PROJECT SOTER

PROPOSED ACTIVITY:
WETLAND FILL

CLIENT:

BERKELEY COUNTY ECONOMIC DEVELOPMENT

LOCATION: BERKELEY COUNTY, SC

DATE: APRIL 2, 2015

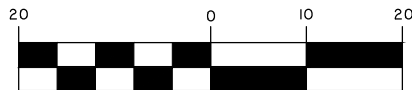
JOB NUMBER: J-25492

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REVIEWED BY: MBS

SHEET: 31 of 35

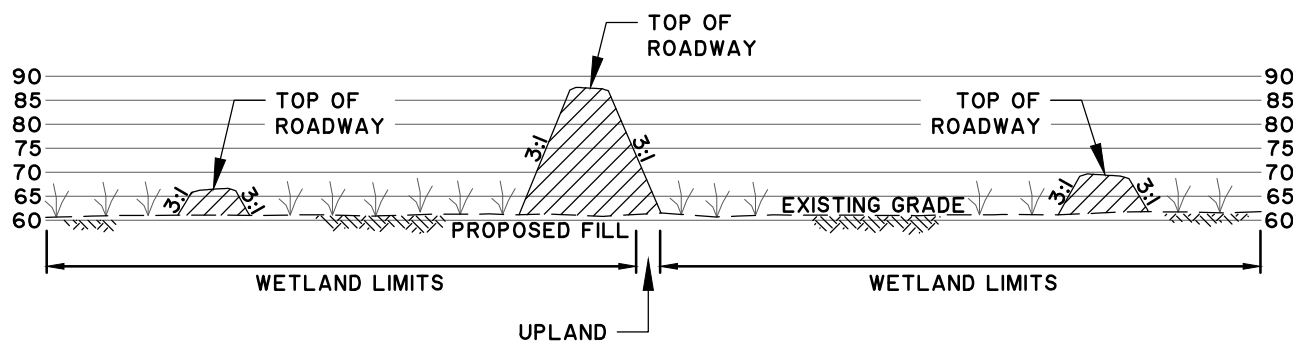
SCALE: 1" = 20'



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TYPICAL INTERCHANGE SECTION (SECTION C-C')

SCALE: HOR: 1" = 200'

VERT: 1" = 40'

PROJECT SOTER

PROPOSED ACTIVITY:
WETLAND FILL

CLIENT:

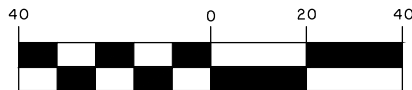
BERKELEY COUNTY ECONOMIC DEVELOPMENT

LOCATION: BERKELEY COUNTY, SC

DATE: APRIL 2, 2015
JOB NUMBER: J-25492

DRAWN BY: MAM
REVIEWED BY: MBS

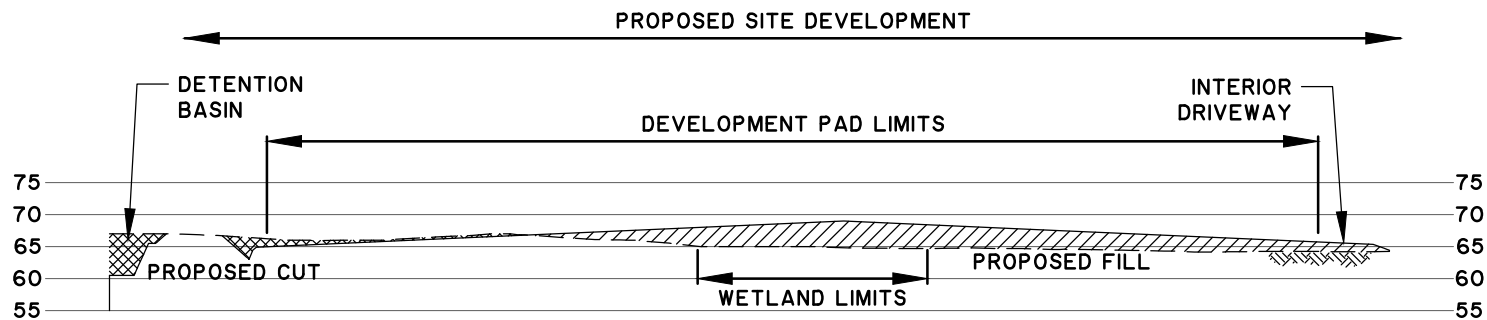
SHEET: 32 of 35
SCALE: 1" = 40'



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TYPICAL DEVELOPMENT PAD SECTION (SECTION D-D')

SCALE: HOR: 1" = 300'
VERT: 1" = 30'

PROJECT SOTER

PROPOSED ACTIVITY:
WETLAND FILL

CLIENT:

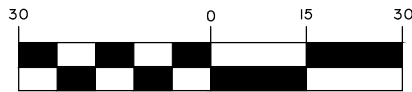
BERKELEY COUNTY ECONOMIC DEVELOPMENT

LOCATION: BERKELEY COUNTY, SC

DATE: APRIL 2, 2015
JOB NUMBER: J-25492

DRAWN BY: MAM
REVIEWED BY: MBS

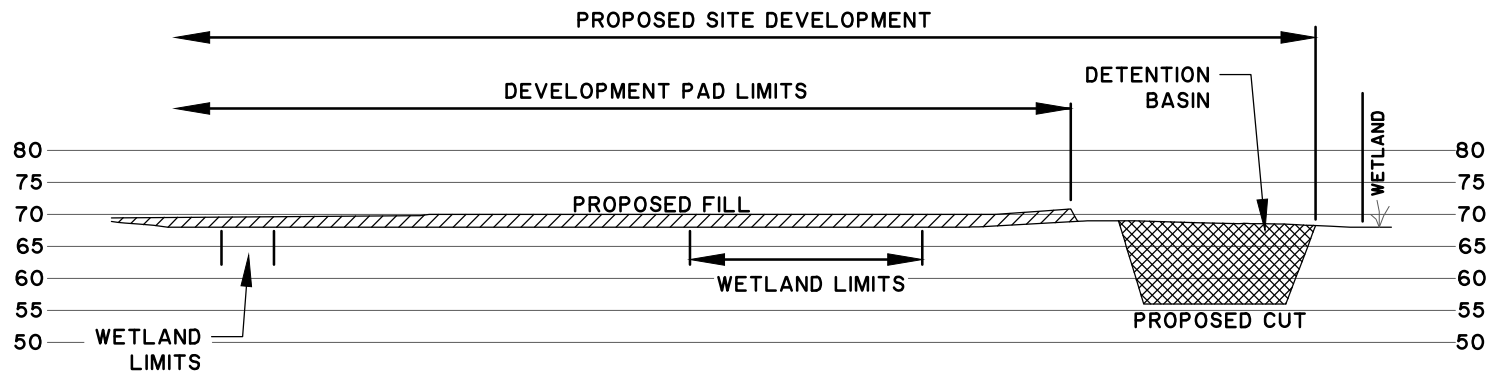
SHEET: 33 of 35
SCALE: 1" = 30'



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TYPICAL DEVELOPMENT PAD SECTION (SECTION E-E')

SCALE: HOR: 1" = 300'
VERT: 1" = 30'

PROJECT SOTER

PROPOSED ACTIVITY:
WETLAND FILL

CLIENT:

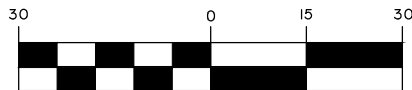
BERKELEY COUNTY ECONOMIC DEVELOPMENT

LOCATION: BERKELEY COUNTY, SC

DATE: APRIL 2, 2015
JOB NUMBER: J-25492

DRAWN BY: MAM
REVIEWED BY: MBS

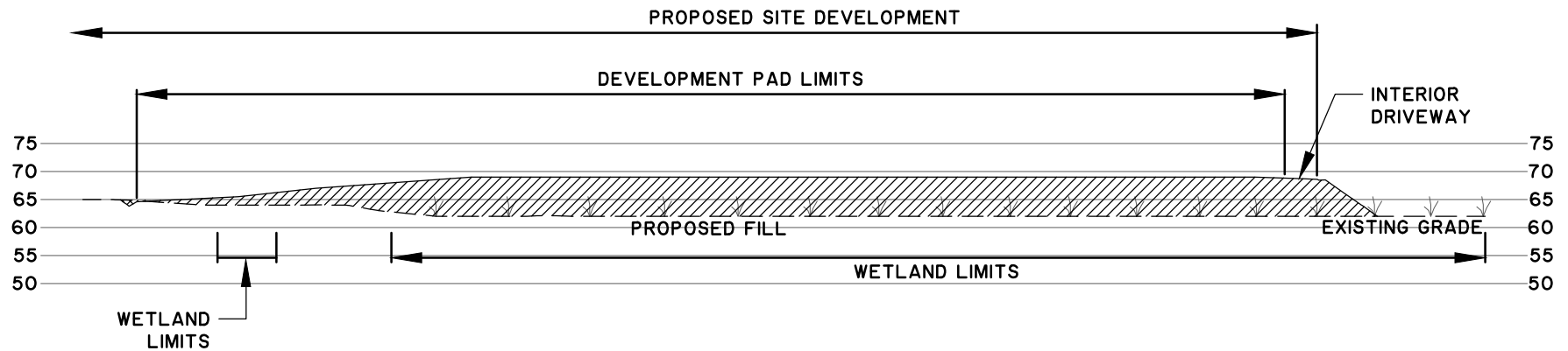
SHEET: 34 of 35
SCALE: 1" = 30'



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TYPICAL DEVELOPMENT PAD SECTION (SECTION F-F')

SCALE: HOR: 1" = 300'
VERT: 1" = 30'

PROJECT SOTER

PROPOSED ACTIVITY:
WETLAND FILL

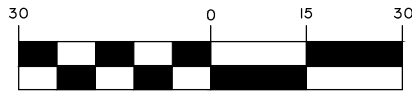
CLIENT:
BERKELEY COUNTY ECONOMIC DEVELOPMENT

LOCATION: BERKELEY COUNTY, SC

DATE: APRIL 2, 2015
JOB NUMBER: J-25492

DRAWN BY: MAM
REVIEWED BY: MBS

SHEET: 35 of 35
SCALE: 1" = 30'



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