



August 7, 2019

Brian Keels
SM Charleston, LLC
502 Wando Park Blvd, Ste 101
Mount Pleasant, SC 29464

Re: Carolina Park Phase I
Mount Pleasant File Number: SF19-07-032

Dear Brian Keels,

The project referenced above and reflected on final plans and specifications signed and dated 04/18/2019 meets the requirements of Chapter 153, Stormwater Management and Water Quality Regulations of the Town of Mount Pleasant. A copy of this technical review letter will be forwarded to SCDHEC-BOW. As the applicant's representative, you should include this letter with your NOI submittal and any applicable fees to SCDHEC-BOW. A copy of the NOI form that was provided to the Town with your initial application submittal is attached for reference. The Town's approval does not constitute a review and approval of your NOI. No land disturbance activity is authorized until any required coverage has been issued by SCDHEC-BOW.

The project, as proposed, will disturb 17.0 acres, is located within ½ mile of a receiving water body and is part of a larger common plan of development. *Once SCDHEC coverage has been received, it will be necessary to obtain the following document(s) from the Town of Mount Pleasant prior to commencing land disturbance.*

Clearing and Grading Permit Certificate of Coverage
 Encroachment Permit

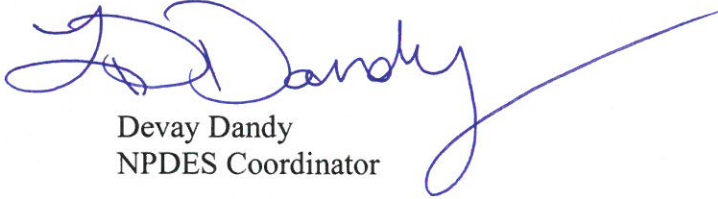
Subject to the following special conditions: _____

As mandated by law, the Town of Mount Pleasant will public notice this review document so as to advise the general public of the project's approval. This notice has a required thirty day appeal period (Section 153.090). This appeal period will expire on 30 days from date of letter. With the issuance of the Construction General Permit and any required Town permits, you will be authorized to commence land disturbance during this period.

Prior to issuance of the Certificate of Occupancy or approval of the final plat, a set of as-built plans and, if applicable, the Stormwater Facility Maintenance Agreement must be submitted to the Town of Mount Pleasant (Section 153.009 H).

If you have additional questions, please contact me at (843) 849-2022.

Sincerely,

A handwritten signature in blue ink that reads "Devay Dandy". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Devay Dandy
NPDES Coordinator

CC: Kevin Mitchell, Town Engineer
Betty Niermann, Seamon Whiteside & Associates
SCDHEC-BOW

Attachments; NOI



NOTICE OF INTENT (NOI)
For Coverage(s) of Primary Permittees
Under South Carolina NPDES General Permit
For Stormwater Discharges From Construction Activities SCR100000
 (Maintain As Part of On-Site SWPPP)

For Official Use Only

File Number: _____
 Permit Number: **SCR10** _____
 Submittal Package Complete: _____

Submission of this Notice of Intent constitutes notice that the Applicant identified in Section II intends to be authorized as a Primary Permittee in the state of South Carolina under NPDES General Permit SCR100000. Fees required for review and NPDES coverage of each application type are as listed on page 2 of the Instructions.

Date: April 19, 2019
 Project/Site Name: Carolina Park Phase I County: Charleston
 (Modification or Change of Information Only) Prior Approved NPDES Permit or File Number: _____

Do you want this project to be considered for the Expedited Review Program (ERP)? Yes or No (See Instructions)

I. Notice of Intent (NOI) Application Type(s)

- A. **Project (Application/Review) Type(s)** (Select ALL that apply):
 New Project (Initial Notification) Ongoing Project: Permitted or Un-Permitted
 Late Notification Low Impact Development (LID) or Project Design Above Regulatory Requirements
 New Owner/Operator or Company Name Change (see instructions, attach Form A (Transfer of Ownership))
 Major Modification: (see instructions, attach Form B (Major Modifications))
 MS4 Project Review
 Ocean and Coastal Resource Management (OCRM) Review
 Change of Information/Other (Specify): _____
- B. If Applicable, identify the entity designated as MS4 Reviewer and MS4 Operator (i.e., Lexington County, City of Greer, etc.): MS4 Reviewer Town of Mount Pleasant MS4 Operator _____

II. Primary Permittee Information

Person or Company If a Company, are you a Lending Institution or Government Entity?
 Company EIN (If applicable): EIN: _____

- A. **Primary Permittee Name:** SM CHARLESTON, LLC
 Mailing Address: 502 WANDO PARK BOULEVARD, STE 101 City: MT. PLEASANT State: SC Zip: 29464
 Phone: (843) 259-6213 Fax: _____ Email Address: _____
- B. **Contact /ODSA Name** (If different from above OR if owner is a company):
 Mailing Address: Same as Above City: _____ State: _____ Zip: _____
 Phone: _____ Fax: _____ Email Address: _____
- C. **Property Owner Name** (If different from above): Carolina Park Development, LLC
 Mailing Address: 234 Seven Farms Drive, Ste 300 City: Charleston State: SC Zip: 29492
 Phone: 8434712010 Fax: _____ Email Address: bkeels@carolinapark.com

III. Comprehensive Stormwater Pollution Prevention Plan (C-SWPPP) Preparer Information Change of Information

- A. **C-SWPPP Preparer Name:** Betty L. Niermann
- B. **Registered Professional** Engineer Landscape Architect Tier B Land Surveyor S. C. Registration #: 22007
- C. **Company/Firm Name:** Seamon, Whiteside & Associates S. C. COA #: 0472
 Mailing Address: 501 Wando Park Boulevard City: Mount Pleasant State: SC Zip: 29464
 Phone: 8438841667 Fax: _____ Email Address: ALEWIS@SEAMONWHITESIDE.COM

IV. Project/Site Information

- A. **Type of Construction Activity(ies)** (Select ALL that apply):
 Commercial Industrial Institutional Mass Grading Linear Utility/Infrastructure
 Residential: Single-family Residential: Multi-family Multi-use (Commercial & Residential)
 Site Preparation (No New Impervious Area) Other (Specify) _____
- B. **Site Address/Location** (street address, nearest intersection, etc.) Bolden Drive & Carolina Park Blvd
 City/Town (If in limits): Mount Pleasant Zip Code: 29466
 Latitude: 32° 54' 59.53" N Longitude: - 79° 45' 03.98" W (Source): GPS Web Site: _____
Tax Map Number (s) (List all): 540-00-00-022

- C. Is this site located on Indian Land? Yes No
- D. Proposed Start Date: 11/4/19 Proposed Completion Date: 12/31/2021
- E. Disturbed Area (nearest tenth of an acre): 17.00 Total Area (acres): 18.93
- F. Modification Only: (nearest tenth of an acre): Disturbed Area: Current (Approved) Area:
 Disturbed Area Change (Increase Only): Total Disturbed Area (After Change):
- G. Is this project part of a Larger Common Plan for Development or Sale (LCP)? Yes No
 LCP/ Overall Development Name: Carolina Park Subdivision Check here if this is the First Phase.
 Previous State Permit/File Number: Previous NPDES Coverage Number: SCR10_BN61
- H. Any Flooding Problems exist downstream of or adjacent to this site? Yes No (If yes, provide detailed description of flooding problems and applicable floodway/flood zone information in the C-SWPPP).
- I. Active S.C. DHEC Warning Notice, Notice to Comply or Notice of Violation for this site or LCP? Yes No
- J. List Relevant State and Federal Environmental Permits or Approvals applied for or obtained for this site (e.g., RCRA, USACOE, Nationwide, etc.). If None, list None.
USACOE 2004-1N-081

- K. Any Waiver(s)/Variances/Exceptions Requested for this Project? (If yes, identify below and include Waiver Request and Justifications in the C-SWPPP for each proposed request).
- | | |
|--|---|
| 1. Small Construction Activity Waiver(s) From NPDES permitting (Section 1.4 & Appendix B)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| If yes, Identify requested waiver: <input type="checkbox"/> Rainfall Erosivity Waiver <input type="checkbox"/> TMDL Waiver <input type="checkbox"/> Equivalent Analysis Waiver | |
| 2. Detention Waiver (72-302(B))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | 3. Other (Specify): <u> </u> |

V. Waterbody Information (Attach additional sheet(s) as needed) Change of Information

A. Receiving Waterbody(s) (RWB) Information (List the nearest and next nearest receiving waterbodies to which the sites stormwater discharges will drain. If stormwater discharges drain to multiple waterbodies, list all such waterbodies).

1. Name of Receiving Waterbodies (RWB)	2. Distance to RWB (feet)	3. Classification of RWB
a. Nearest: <u>Alston Creek</u>	<u>1860 ft</u>	<u>SFH</u>
b. Next Nearest: <u>Wando River</u>	<u>9815 ft</u>	<u>SFH</u>
c. Coastal Zone ONLY: Coastal Receiving Water (CRW): <u>Alston Creek</u>	<u>1860 ft</u>	<u>Not Applicable</u>
d. Other Waterbodies: <u> </u>		

B. Waters of the U.S. / State Information (Attach additional sheet(s) as needed)

Waters of the U.S./ State	1. On the site?	2. Delineated/ Identified?	3. Impacts?	4. Amount of impacts
a. Jurisdictional wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<u> </u> Ac
b. Non-jurisdictional wetlands	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>0.88</u> Ac
c. Other Water(s): <u> </u>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u> </u> Ac <u> </u> Feet
d. Coastal Zone ONLY: Direct Critical Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u> </u> Ac <u> </u> Feet

5. If yes for impacts in B.3, describe each impact and activity, and list all permits (e.g., USACOE Nationwide Permit, DHEC General Permit) and certifications that have been applied for or obtained for each impact:
0.88 acre NJW Wetland Impact for road crossings and lot development. USACE Permit 2004-1N-081 Obtained

C. S.C. Navigable Waters (SCNW) Information (Section 2.6.5) The Department will address any issues related to State Navigable Waters' Program under SC Regulation 19-450 during the review of the C-SWPPP for activities that will **NOT** require a 404 permit or a 401 certification. (Attach additional sheet(s) as needed).

1. Are S. C. Navigable Waters (SCNW) on the site: Yes No

a. If no, do not complete this question. Proceed to Section D (Impaired Waterbodies).

b. If yes, provide the name of S.C. Navigable Waters (SCNW) on the site:

2. If yes for C.1, will construction activities cross over or occur in, under, or thru the SCNW? Yes No
 If yes, describe SCNW activities (e.g., road crossing, sub-aqueous utility line, temporary or permanent structures, etc.) and proceed to Section C.3:

3. Identify permits providing coverage of SCNW activities proposed for your site. If NONE, list none.

Permits/Certifications	Permit or Certification No.	Corresponding Covered SCNW Activity(ies)
a. DHEC General/ Other DHEC Permit		
b. USACOE 404 Permit or 401 Certification		
c. SCNW Permit If applied for or issued, identify Date applied for or issued: <u> </u>		<input type="checkbox"/> All Activities or <input type="checkbox"/> Some Activities (Describe): <u> </u>

d. If a SCNW Permit has **NOT** been applied for provide an additional plan sheet that shows plan and profile views (drawn to scale) of the SCNW and associated activities. Include a description of all proposed activities on this plan.

D. Impaired Waterbodies Information (Attach additional sheet(s) as needed)

1. 303(d) Listed Impaired Waterbodies					
a. Name of Nearest DHEC Water Quality Monitoring Stations (WQMS)(s) that receives stormwater from your construction site and/or thru an MS4 and the Name of the Corresponding Waterbody?		b. Is this WQMS(s) listed on the <u>most current</u> 303(d) List? If No, proceed to Section 2 of this table. If Yes, complete items c thru f.	c. List the pollutant(s) identified as "CAUSES" of the impairment	d. Will any pollutants causing the impairment be present in your site's construction stormwater discharges?	e. If yes for d, list the "USE SUPPORT" impairment(s) affected by the pollutant(s) identified in c.
Nearest DHEC WQMS(s)	Corresponding Waterbody				
095-05	Wando River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
09B-10	Wando River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
MD-115	Wando River	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
f. If yes for d above, will use of the BMPs proposed for your project ensure the site's discharges will <u>NOT</u> contribute to or cause further WQS violations for the impairment(s) listed in c? <input type="checkbox"/> Yes <input type="checkbox"/> No (NOTE: If no for f, this site is NOT eligible for coverage under the CGP). See Instructions.					
2. TMDL Impaired Waterbodies					
a. Name of Nearest DHEC Water Quality Monitoring Stations (WQMS)(s) that receives stormwater from your construction site and/or thru an MS4?		b. Has a TMDL(s) been developed for this WQMS(s)? If No, identify as such below and proceed to Section VI. If Yes, complete items c thru f of this table.	c. If yes for b, what pollutants are listed as "CAUSES" or causing the impairment?	d. If yes for b, has the standard been "ATTAINED" or "Fully Supported" for the impairment(s)?	e. If no for d (Not Attained), will any pollutants causing the impairment be present in your site's construction stormwater discharges?
09B-05		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FC	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
09B-10		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FC	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
MD-115		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DO	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
f. If yes for e above, are your discharges consistent with the assumptions and requirements of the TMDL(s)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (NOTE: If no for f, this site is NOT eligible for coverage under the CGP). See Instructions.					

VI. Signatures and Certifications DO NOT SIGN IN BLACK INK! Read the Certifications below (in entirety). Provide date, printed name, and signatures below. If you are a New Owner/Operator, as Primary Permittee you must also sign and date the applicable Comprehensive SWPPP Acceptance & Compliance Agreement below.

C-SWPPP PREPARER: "One copy of the C-SWPPP, all specifications and supporting calculations, forms, and reports are herewith submitted and made a part of this application. I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCR100000." (This should be the person identified in Section III).

Betty L. Niemann

Betty L. Niemann
Signature of C-SWPPP Preparer

22007

Printed Name of C-SWPPP Preparer

S. C. Registration #

PRIMARY PERMITTEE: "I or I (on behalf of my company and its contractors and agents), as the case may be, certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I understand that DHEC enforcement actions may be taken if the terms and conditions of the C-SWPPP are not met and I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

"I or I (on behalf of my company and its contractors and agents), as the case may be, also hereby certify that all land-disturbing construction and associated activity pertaining to this site shall be accomplished pursuant to and in keeping with the terms and conditions of the approved plans and SCR100000. I also certify that a responsible person will be assigned to the project for day-to-day control. I hereby grant authorization to the to S. C. Department of Health and Environmental Control (DHEC) and/or the local implementing agency the right of access to the site at all times for the purpose of on site inspections during the course of construction and to perform maintenance inspections following the completion of the land-disturbing activity." (See Section 122.22 of S.C. Reg. 61-9 for signatory authority information.) Having understood the above information, I am signing this certification as Primary Permittee to the aforementioned NPDES general permit."

KOGAN B HUNT
Printed Name of Primary Permittee

DIRECTOR OF LAND DEVELOPMENT
Title/Position

Signature of Primary Permittee

4-19-19
Date Signed