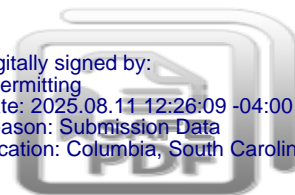


BCM State Coastal Zone Consistency Certification Request

version 7.2

(Submission #: HQE-MAZM-0BJ2E, version 1)

Digitally signed by:
ePermitting
Date: 2025.08.11 12:26:09 -04:00
Reason: Submission Data
Location: Columbia, South Carolina



Details

Submission ID HQE-MAZM-0BJ2E

Form Input

General Information Page

Please select the request that most accurately describes your request to CZC.

New CZC Request or Phase

Applicant Details

Applicant

Applicant Details

Prefix

NONE PROVIDED

First Name

Laura

Last Name

Worrell

Title

Senior Project Manager

Organization Name

College of Charleston

Phone Type

Business

Number

8439531645

Extension

Email

worrelll@cofc.edu

Fax

NONE PROVIDED

Applicant Address

133 Calhoun Street

Charleston, SC 29401

United States

Additional Contacts (1 of 1)

Contact Roles (Multiple options may be selected. Please additionally select Notification Recipient to receive status updates on the application.)

Notification Recipient

Engineer

Contact

Prefix

NONE PROVIDED

First Name

Gary

Last Name

Jensen

Title

Civil Project Manager

Organization Name

ADC Engineering

Phone Type

Business

Number

8437355180

Extension

Email

garyj@adcengineering.com

Fax

NONE PROVIDED

Address

1226 Yeamans Hall Road

Hanahan, SC 29410

United States

Site Details

Site Name

Project 205 New Construction - Early Site Package

Is the site in multiple counties?

No

Site County

Charleston

TMS/PIN - Please include all affected TMS/PIN. Please do not include spaces or dashes in the number (E.g., 0000000000). If there are multiple TMS/PIN, please separate with a comma and a space.

460-16-03-017, 001, 127, 143 through 203, and 460-16-03-219

Does this site have multiple addresses?

Yes

Enter one address below then enter the rest in the table.

Site Address

106 COMING ST

CHARLESTON, SC 29403-6103

Additional Addresses

[Additional Addresses.xlsx](#)

Site Physical Location

32.7858023,-79.93931959999999

Project Details

Is this project receiving capital improvement funding?

No

Type of Permit(s) Requested

Stormwater Permit

Disturbed Area - Enter the disturbed area for the project.

1.6

Total Area (acres):

1.93

Please provide the Submission Reference Number(s) of the permit application(s), if applicable. If the permit has not yet been applied for, please type TBD.

NONE PROVIDED

Project Details Should Include:

- Overall purpose of work (residential, commercial, industrial, etc.)
- Details pertaining to the type of activity and final project
 - Number of homes/buildings
 - Roads/parking
 - Stormwater quality/quantity treatment (existing or proposed wet/dry pond, underground detention, water quality unit (make/model) impact development, etc.)
- Total disturbed area
- Total project acreage
- Acreage totals for on-site wetland impacts

Project Details

This project includes early site work to enable demolition of an existing structure and associated paving, archeological site investigation and recovery, and installation of test piles for a proposed student housing project. The total disturbed area is 1.6 acres. The nearest receiving water body is the Ashley River at 5,200 feet. There are no know wetlands on the project site.

Type of Activity

Commercial

Other: Institutional

If you selected other from the Type of Activity list above, provide a description of your activity.

School

Please upload a set of the full construction plan set.

Full construction site plans should include all of the following (if applicable)

- Title and legend sheets
- Pre-existing condition, sediment erosion control, and post development condition sheets
- Wetlands portrayed per delineation
- Wetland impacts shown and referenced
- Ponds labeled wet or dry
- Limits of disturbance clearly shown
- Master plan sheet for large developments
- Utility Plan Sheets

Please upload a set of the full construction plans.

25039.DWG.2025 0811.Construction Drawings v1.pdf - 08/11/2025 12:03 PM

Comment

NONE PROVIDED

Please upload location map(s) for the project site.

The location map should accurately portray the Site within the larger community (major intersections, landmarks, etc.).

Please upload a location map(s) for the project site.

[A1_PD-01-VICINITY.pdf - 08/11/2025 12:04 PM](#)
[A2_PD-02-AERIAL.pdf - 08/11/2025 12:04 PM](#)
[A3_PD-03-QUAD.pdf - 08/11/2025 12:04 PM](#)
[A4_PD-04-FEMA.pdf - 08/11/2025 12:04 PM](#)
[A5_PD-06-SOIL DATA.pdf - 08/11/2025 12:04 PM](#)
[A6_PD-07-ZONING.pdf - 08/11/2025 12:04 PM](#)

Comment

NONE PROVIDED

Please provide the confirmation receipt from submittal of Digital Boundary to OCRMDIGBOUND@des.sc.gov.

Information for how to prepare their AutoCAD and Shapefiles for submission?can be found in the link below.

Best practices for digital boundary

- Boundary should reflect the Project/Site Name
- Boundary should reflect the limits of disturbance

[Preparing Digital Boundary AutoCAD and Shapefiles](#)

What is the name of the submitted digital boundary?

Project 205 New Construction - Early Site Package

Please upload the copy of confirmation receipt from submittal of Digital Boundary to OCRMDIGBOUND@des.sc.gov

[Project 205 New Construction - Early Site Package.pdf - 08/11/2025 12:04 PM](#)
[Project 205 New Construction - ESP Email Confirmation.pdf - 08/11/2025 12:04 PM](#)

Comment

NONE PROVIDED

Receiving Waterbody(s) (RWB) Information (1 of 1)

Ashley River

Outfall Number/Name:

Ashley River

Please note the distance required is measured from the Site outfall(s) at the property line to the nearest USGS "Blue line" unnamed/named stream and/or shellfish bed(s).

Measurements begin when the drainage leaves the site.

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. Indicate yes for TRIBUTARY TO RWB when your site drains to an unnamed tributary prior to a named waterbody.

Read-Only Text	Name of Receiving Waterbodies	Tributary to RWB?	Distance to RWB (feet)	Classification of RWB
Nearest:	Ashley River	No	5200	Class SA (saltwaters)

Read-Only Text	Name of Receiving Waterbodies	Tributary to RWB?	Distance to RWB (feet)	Classification of RWB
Other Waterbody	Ashley River	No	5200	Class SA (saltwaters)

Provide the Coastal Receiving Water (CRW) to which the site's stormwater discharges will drain. This distance is used to determine permitting requirements. Coastal Receiving Water is defined as a receiving water body as defined in the Policies and Procedures of the South Carolina Coastal Zone Management Program, updated July 1995. This includes all regularly tidally influenced salt and fresh water marsh areas, all lakes or ponds which are used primarily for public recreation or a public drinking water supply, and other water bodies within the coastal zone, excluding wetlands, swamps, ditches and stormwater management ponds which are not contiguous via an outfall or similar structure with a tidal water body.

Name of the Coastal Receiving Waterbody

Ashley River

Distance to Coastal Receiving Water (feet)
5200

[Runoff flow path to nearest USGS !\[\]\(8af806fb1314382d09bc5ec5b767526c_img.jpg\) Blue line !\[\]\(e640e0608cc7d5ca49cf1ad6b9b82bbd_img.jpg\) unnamed/named stream](#)

Runoff Flow Path

[A3_PD-03-QUAD.pdf - 08/11/2025 12:06 PM](#)

Comment

NONE PROVIDED

[Runoff flow path to nearest shellfish bed](#)

Shellfish Runoff Flow Path

NONE PROVIDED

Comment

N/A

Stormwater Permit

Is this site part of a Larger Common Plan (LCP) of Development?

No

Does the site or its LCP (Larger Common Plan) have an active State SCDES or USEPA Warning Notice, Notice to Comply, or Notice of Violations?

No

Provide the current NPDES Submission Reference Number (If you haven't received notice of the Stormwater NPDES number yet, please enter TBD. Please be sure to submit to Coastal Stormwater. That permit request is what triggers the CZC review.)

TBD

Please provide a copy of the SWPPP/Stormwater Report/Descriptive Narrative

[25039.DN.2025 0811.ESP Permit Set.pdf - 08/11/2025 12:06 PM](#)

Comment

NONE PROVIDED

Waters of the U.S./State Information

Federally Jurisdictional Wetlands and Waters of the U.S.

Federally Jurisdictional Wetlands and Waters of the U.S. (WOTUS) are under the authority of the US Army Corps of Engineers. For questions on wetlands visit the USACE website.

[USACE Jurisdictional Determinations and Delineations](#)

Federally Non-Jurisdictional Wetlands and Waters of the State

Federally Non-Jurisdictional Wetlands and Waters of the State (WOS) are under the indirect certification authority of the Bureau of Coastal Management's Coastal Zone Consistency section.

[Federally Isolated non-jurisdictional / Waters of the State](#)

- Critical Area Line (CAL) surveys: Is there a CAL plat for the site property where the work is being proposed that has been certified by the Department within the last five years?
- Jurisdictional Determinations (JD) delineations: Is there a JD for the site property where the work is being proposed that has been certified by the ACOE within the last five years?
- Permits: Is there a nationwide permit or an individual permit for the site property where the work is being proposed? Please also provide proof of purchase of mitigation, recorded restrictive covenants, MOA/MOUs.
- For new federal permits requiring new certification, please submit a "BCM Federal Coastal Zone Consistency Certification Request
- For new non-jurisdictional wetland impacts, which fit wetland master planning, please include:
 - mitigation plan

- state threatened or endangered species statement or survey
- For new non-jurisdictional wetland impacts, which DO NOT fit wetland master planning (i.e., wetland size over 1 acre), please include
 - mitigation plan
 - state threatened or endangered species statement or survey
 - alternatives analysis

Federally Jurisdictional wetlands

The following questions relate to jurisdictional wetlands.

On the site?

No

Federally Non-jurisdictional (Isolated) wetlands

The following questions relate to non-jurisdictional wetlands.

On the site?

No

Other Water(s)

Other waters on the site?

No

Direct Critical Area

On the site?

No

Upload copies of any site survey, delineation, permits, mitigation, and/or impact documents.

NONE PROVIDED

Comment

NONE PROVIDED

Geographic Areas of Particular Concern

Does the project affect the priority of uses of GAPCS?

No

Geographic Areas of Particular Concern (GAPCs)

GAPCs include: Heritage Trust Sites - Priority of Uses, State Wildlife Preserves - Priority of Uses, State Parks - Priority of Uses, Scenic Rivers – Priority of Uses, Marine and Estuarine Sanctuaries, Shellfish Areas, Groundwater Resources, Threatened or Endangered Species, State Ports, Navigation Channels, Mining Operations, and Areas of Special Historic, Archaeological or Cultural Significance.

[Additional information for GAPCs, including priority of use.](#)

State Threatened and Endangered Species

If applicable, review this form to coordinate with SC Department of Natural Resources

[SCDNR CZC Project Review Form](#)

[South Carolina Heritage Trust Program](#)

Has a site evaluation been performed for any State listed threatened or endangered species and their habitats
No

Archaeological and Cultural Resources

If applicable, review this form to coordinate with the State Historic Preservation Office.
[DES-BCM Project Review Form](#)

Has a site evaluation been performed for any archaeological or cultural resources
Yes

Please upload all site evaluations and/or reports

[Project 205 New Construction Removal Plan-for SHPO.pdf - 08/11/2025 12:19 PM](#)

[Project 205 DES BCM Architectural Evaluation.pdf - 08/11/2025 12:22 PM](#)

Comment

SHPO Project No. 25-JS0212

Is a Memorandum of Agreement or Understanding is currently in process?
No

[SC ArchSite](#)

Additional Documents

Additional supporting documents

[25039.FRM.2025 0807.SCDES NOI Signed.pdf - 08/11/2025 12:23 PM](#)

Comment

NONE PROVIDED