



US Army Corps  
Of Engineers  
Wilmington District

# PUBLIC NOTICE

Issue Date: July 6, 2006  
Comment Deadline: August 7, 2006  
Corps ORM ID #: SAW- 2006-32369-128

The Wilmington District, Corps of Engineers (Corps) has received an application from the Dare County Planning Department to fill approximately 0.95 acres of Department of the Army jurisdictional wetlands for the purpose of construction of a single building with associated parking located on the southwestern corner of North Carolina State Highway 64 and North Carolina State Highway 64 Business in Manteo, Dare County, North Carolina.

Specific plans and location information are described below and shown on the attached plans. This Public Notice and all attached plans are also available on the Wilmington District Web Site at [www.saw.usace.army.mil/wetlands](http://www.saw.usace.army.mil/wetlands)

**Applicant: Dare County Planning Department**  
**Attention: Steve Shriver**  
**211 Budleigh Street**  
**Manteo, North Carolina 27954**

## Authority

The Corps will evaluate this application and decide whether to issue, conditionally issue, or deny the proposed work pursuant to applicable procedures of Section 404 of the Clean Water Act (33 U.S.C. 1344).

## Location

The project is located on the northwestern corner of the intersection of United States Highway 64 East and United States Highway 64 Business in Manteo, Dare County, North Carolina.

## Existing Site Conditions

The existing jurisdictional wetlands on this property have been disturbed in the past by clearing and mowing. The predominant tree layer consists of scattered stands of Loblolly Pine (*Pinus taeda*). Understory vegetation is regularly mowed and consists of Salt Meadow Cordgrass (*Spartina patens*), Common Greenbriar (*Smilax bona-nox*), Cattail (*Typhus spp.*) and Poison Ivy (*Toxicodendron radicans*).

### **Applicant's Stated Purpose**

The applicant's stated purpose of the project is to construct a building that will consolidate county administrative operations, increase efficiency by moving all county administrative functions into one building, and reduce overall cost to the county operations budget.

### **Project Description**

The proposed project involves the construction of an administrative building and associated parking lot/access in conjunction with the existing Dare Justice Center building on the adjacent property. The construction of the administrative building will permanently impact approximately 0.95 acres of jurisdictional wetlands.

### **Other Required Authorizations**

This notice and all applicable application materials are being forwarded to the appropriate State agencies for review. The Corps will generally not make a final permit decision until the North Carolina Division of Water Quality (NCDWQ) issues, denies, or waives State certification required by Section 401 of the Clean Water Act (PL 92-500). The receipt of the application and this public notice in the NCDWQ Central Office in Raleigh serves as application to the NCDWQ for certification. A waiver will be deemed to occur if the NCDWQ fails to act on this request for certification within sixty days of the date of the receipt of this notice in the NCDWQ Central Office. Additional information regarding the Clean Water Act certification may be reviewed at the NCDWQ Central Office, 401 Oversight and Express Permits Unit, 2321 Crabtree Boulevard, Raleigh, North Carolina 27604-2260. All persons desiring to make comments regarding the application for certification under Section 401 of the Clean Water Act should do so in writing delivered to the North Carolina Division of Water Quality (NCDWQ), 1650 Mail Service Center, Raleigh, North Carolina 27699-1650 Attention: Ms Cyndi Karoly by July 27, 2006.

The applicant has not provided to the Corps, a certification statement that his/her proposed activity complies with and will be conducted in a manner that is consistent with the approved North Carolina Coastal Zone Management Program. Pursuant to 33 CFR 325.2(b)(2), the Corps can not issue a permit for the proposed work until the applicant submits such a certification to the Corps and the North Carolina Division of Coastal Management (NCDCM), and the NCDCM notifies the Corps that it concurs with the applicant's consistency certification.

## **Essential Fish Habitat**

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. The Corps' initial determination is that the proposed project will not impact EFH or associated fisheries managed by the South Atlantic or Mid Atlantic Fishery Management Councils or the National Marine Fisheries Service. This determination is based on the absence of any estuarine or marine areas within the proposed project area.

## **Cultural Resources**

The Corps has consulted the latest published version of the National Register of Historic Places and is not aware that any registered properties, or properties listed as being eligible for inclusion therein are located within the project area or will be affected by the proposed work. Presently, unknown archeological, scientific, prehistoric, or historical data may be located within the project area and/or could be affected by the proposed work.

## **Endangered Species**

The Corps has reviewed the project area, examined all information provided by the applicant and consulted the latest North Carolina Natural Heritage Database. Based on available information, the Corps is not aware of the presence of species listed as threatened or endangered or their critical habitat formally designated pursuant to the Endangered Species Act of 1973 (ESA) within the project area. A final determination on the effects of the proposed project will be made upon additional review of the project and completion of any necessary biological assessment and/or consultation with the U.S. Fish and Wildlife Service and/or National Marine Fisheries Service.

## **Evaluation**

The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed 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 proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal 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 (in accordance with Executive Order 11988), land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving the discharge of dredged or fill materials in waters of the United States, the evaluation of the impact of the activity on the public interest will include application of the Environmental Protection Agency's 404(b)(1) guidelines.

## **Commenting Information**

The Corps of Engineers is soliciting comments from the public; Federal, State and local agencies and officials, including any consolidate State Viewpoint or written position of the Governor; Indian Tribes and other interested parties in order to consider and evaluate the impacts of this proposed 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 proposal. 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 (EA) and/or an Environmental Impact Statement (EIS) pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing shall be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

Written comments pertinent to the proposed work, as outlined above, will be received by the Corps of Engineers, Wilmington District, until 5 p.m., August 7, 2006. Comments should be submitted to Mr. Tom Steffens, Washington Regulatory Field Office, Post Office Box 1000, Washington, North Carolina 27889-1000, telephone (252) 975-1616, extension 25.

Bowser, Lindsey  
AID 200610740 JD  
N 35.898747  
W 75.679082

N O K E I S L

US HWY Business 64  
towards Manteo

Dare County Admin Building  
SAW-2006-32369-128 IP  
N 35.890493  
W 75.663010

BM 4

US HWY 64 E

Approximate location of  
new US HWY 64

NC HWY 345 to Wanchese

Shbee Harbor

Skveo

100 RD

BM

Heery International Inc.  
 424 E. Washington Street, Suite 1000,  
 Chicago, IL 60601  
 312.467.1870

|                          |                         |
|--------------------------|-------------------------|
| Client:                  | Administration Building |
| Project Name:            | Administration Building |
| Project Number:          | 06043.00                |
| Revision:                | 0004                    |
| Scale:                   | AS SHOWN                |
| Date:                    | 06/15/06                |
| Author:                  | Heery                   |
| Checker:                 | Heery                   |
| Engineer:                | Heery                   |
| Architect:               | Heery                   |
| Interior Designer:       | Heery                   |
| MEP Engineer:            | Heery                   |
| Structural Engineer:     | Heery                   |
| Civil Engineer:          | Heery                   |
| Electrical Engineer:     | Heery                   |
| Plumbing Engineer:       | Heery                   |
| Mechanical Engineer:     | Heery                   |
| Environmental Engineer:  | Heery                   |
| Transportation Engineer: | Heery                   |
| Other:                   | Heery                   |

ADMINISTRATION BUILDING  
 COUNTY OF DADE

Address: North Circle

06043.00

0004



SITE PLAN REVIEW

|                          |                         |
|--------------------------|-------------------------|
| Project Name:            | Administration Building |
| Project Number:          | 06043.00                |
| Revision:                | 0004                    |
| Scale:                   | AS SHOWN                |
| Date:                    | 06/15/06                |
| Author:                  | Heery                   |
| Checker:                 | Heery                   |
| Engineer:                | Heery                   |
| Architect:               | Heery                   |
| Interior Designer:       | Heery                   |
| MEP Engineer:            | Heery                   |
| Structural Engineer:     | Heery                   |
| Civil Engineer:          | Heery                   |
| Electrical Engineer:     | Heery                   |
| Plumbing Engineer:       | Heery                   |
| Mechanical Engineer:     | Heery                   |
| Environmental Engineer:  | Heery                   |
| Transportation Engineer: | Heery                   |
| Other:                   | Heery                   |

NOT FOR CONSTRUCTION

06/15/06

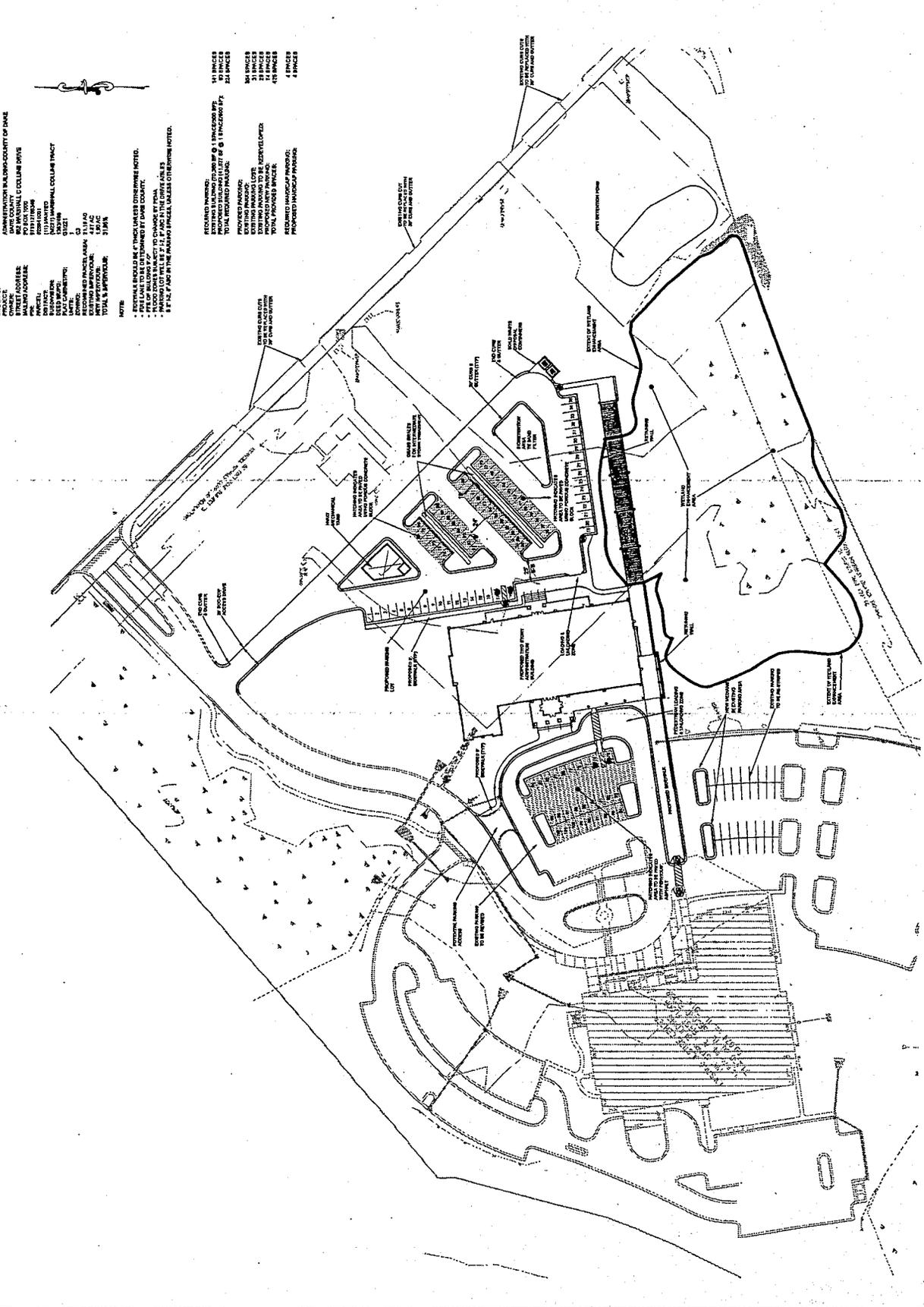
06/15/06

SITE PLAN

C-3

**NOTE:**  
 - EXISTING BUILDING TO REMAIN AS IS.  
 - FUTURE DEVELOPMENT TO BE DETERMINED BY DDA COUNTY.  
 - FLOOD ZONES SUBJECT TO CHANGE BY FEMA.  
 - ALL UTILITIES TO BE SHOWN AND DELETED AS NOTED.  
 - ALL UTILITIES TO BE SHOWN AND DELETED AS NOTED.

**REQUIREMENTS:**  
 EXISTING BUILDING TO REMAIN AS IS.  
 TOTAL DEVELOPMENT TO BE 1,000,000 SF.  
 TOTAL DEVELOPMENT TO BE 1,000,000 SF.



|                          |          |
|--------------------------|----------|
| Scale:                   | AS SHOWN |
| Date:                    | 06/15/06 |
| Author:                  | Heery    |
| Checker:                 | Heery    |
| Engineer:                | Heery    |
| Architect:               | Heery    |
| Interior Designer:       | Heery    |
| MEP Engineer:            | Heery    |
| Structural Engineer:     | Heery    |
| Civil Engineer:          | Heery    |
| Electrical Engineer:     | Heery    |
| Plumbing Engineer:       | Heery    |
| Mechanical Engineer:     | Heery    |
| Environmental Engineer:  | Heery    |
| Transportation Engineer: | Heery    |
| Other:                   | Heery    |

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Heery International, Inc.  
 434 Fayetteville Street, Suite 1050,  
 Raleigh, NC 27601  
 Phone: 919.979.1000  
 Fax: 919.979.1001  
 Website: www.heery.com

ADMINISTRATION BUILDING  
 COUNTY OF DADE  
 Miami, North Carolina

06043.00  
 0004

**MULKEY**  
 CONSULTING ENGINEERS  
 1111 N. W. 10th St.  
 Fort Lauderdale, FL 33304



SITE PLAN REVIEW

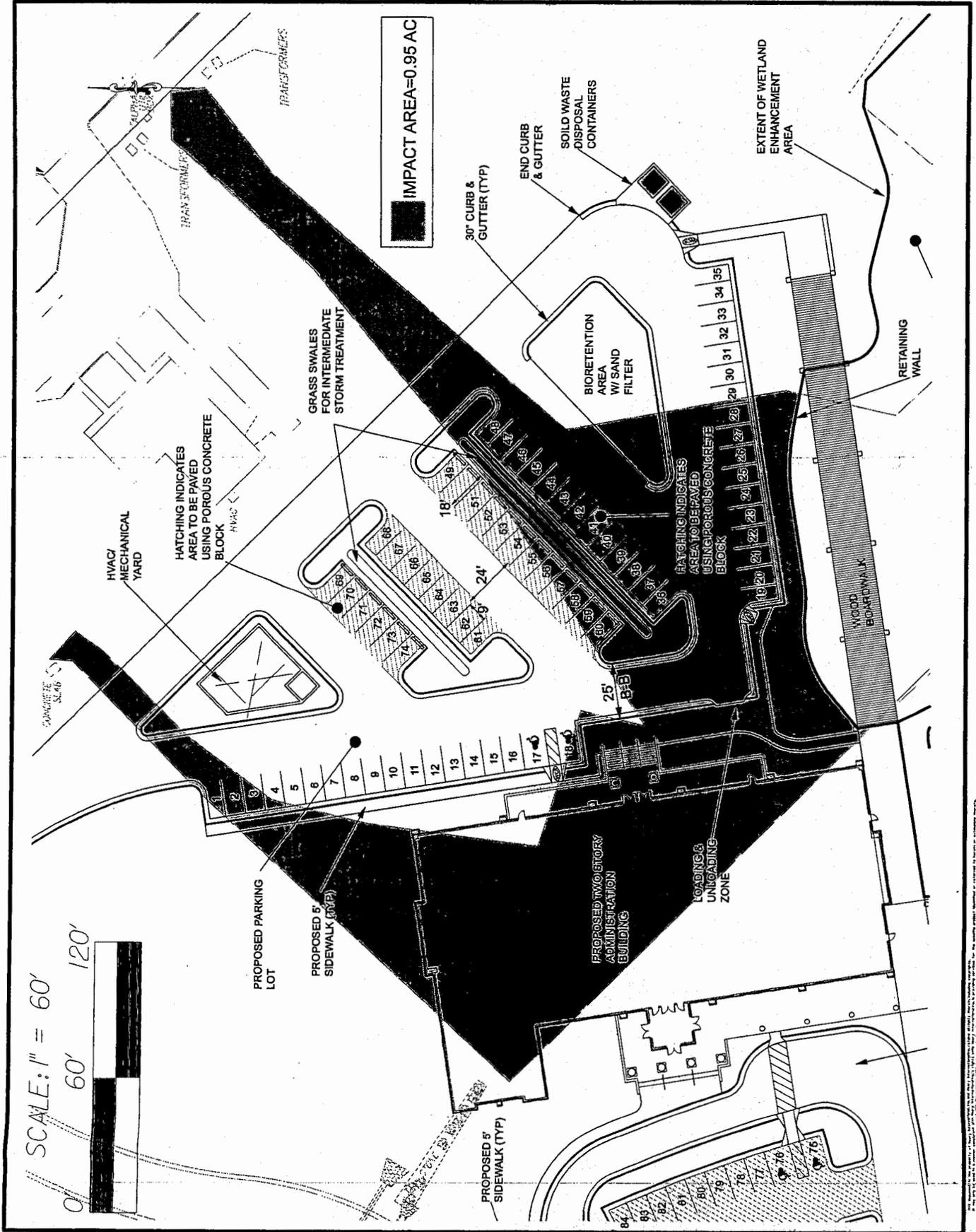
|                |          |
|----------------|----------|
| Project Name   | 06043.00 |
| Project Number | 0004     |
| Scale          | 1" = 60' |
| Date           | 08/28    |
| Drawn By       | WGL      |
| Checked By     | WGL      |

NOT FOR CONSTRUCTION

DATE: 08/28  
 DRAWN BY: WGL  
 CHECKED BY: WGL

**IMPACTS**

C-3A



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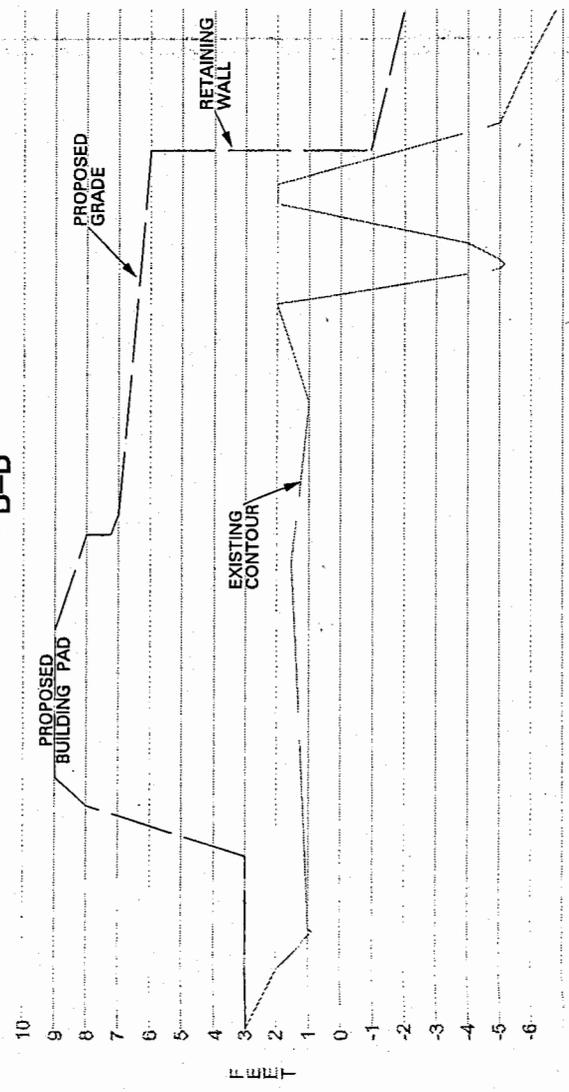
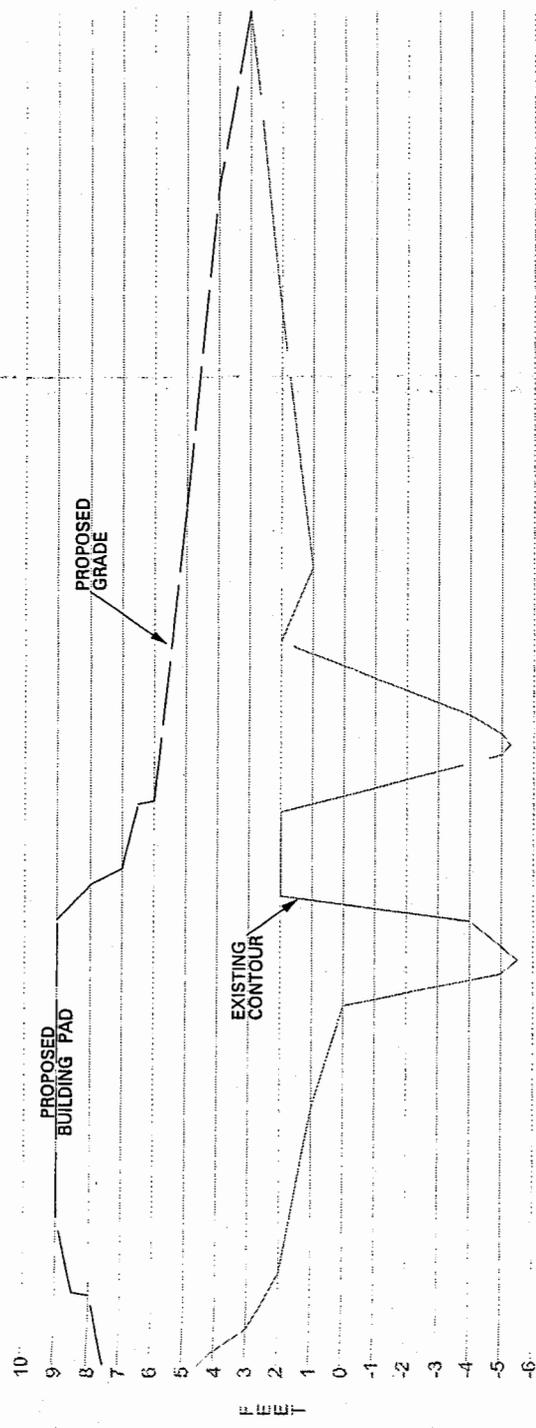


|                  |                          |
|------------------|--------------------------|
| Project Name     | ADMINISTRATION BUILDING  |
| Project Location | Manassas, North Carolina |
| Project Number   | 06043.00                 |
| Project Name     | ADMINISTRATION BUILDING  |
| Project Location | Manassas, North Carolina |
| Project Number   | 06043.00                 |
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| Project Location | Manassas, North Carolina |
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| Project Name     | ADMINISTRATION BUILDING  |
| Project Location | Manassas, North Carolina |
| Project Number   | 06043.00                 |

NOT FOR CONSTRUCTION

**CROSS SECTIONS**

Sheet Number: C-3C



THIS SHEET IS A PART OF A PROJECT AND IS NOT TO BE USED SEPARATELY FROM THE OTHER SHEETS OF THE PROJECT. THE PROJECT IS THE ADMINISTRATION BUILDING, COUNTY OF NAMI, MANASSAS, NORTH CAROLINA. THE PROJECT NUMBER IS 06043.00. THE SHEET NUMBER IS C-3C. THE SHEET IS NOT FOR CONSTRUCTION.