

**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 # SAC-2016-00231

20 December 2016

Pursuant 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

MERCEDES-BENZ VANS, LLC  
C/O TERRACON CONSULTANTS  
ANDY RUOCCO  
1450 FIFTH STREET WEST  
NORTH CHARLESTON, SC 29405

for a permit to place fill in freshwater wetlands associated with

**BLUEHOUSE SWAMP**

at the existing Mercedes-Benz Plant Site and adjacent properties at 8501 Palmetto Commerce Parkway in North Charleston, Charleston County, South Carolina. (32.964061 Latitude/ -80.102331 Longitude) (Ladson Quad Sheet)

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.

**Note 1:** A public notice requesting comments on the proposed project was originally issued on April 8, 2016. The applicant has revised the proposed mitigation plan to include phased mitigation credit purchase and offsite permittee-responsible mitigation as described below.

**Note 2:** Although the proposed impacts have not changed, the configuration of proposed impacts on the Marshalling Yard Site have changed and are shown in the attached project drawings.

**Note 3:** Only comments received in response to this public notice will be considered.

**Proposed Work:**

The proposed work consists of impacts to a total of 18.38 acres of freshwater non-tidal wetlands for the expansion of the existing assembly facility. In detail, the proposed work consists of the following:

*(Note: Proposed impacts will occur on three sites and details of the proposed impacts and activities are broken down by site- Existing Site, Expansion Site, and Marshalling Yard)*

**1) Existing Site: Proposed fill impacts of 6.98 acres of wetlands and 3.04 acres of wetland buffers that were preserved as a result of a previous permit;**

The previous permit (SAC-26-98-3249A) on the Existing Site was issued to Colonial Coast Title Agency for impacts to 2.71 acres of wetlands for "light industrial development". Mitigation for this permit was partially accomplished with the onsite preservation of 23.36 acres of remaining wetlands that were avoided during construction of the existing plant site. The proposed project will include impacts to three of those remaining wetlands that were preserved, totaling 6.98 acres, and impacts to 3.04 acres of preserved wetland buffers. The wetlands and buffers that will be impacted are depicted on the attached project drawings as Jurisdictional Wetland and Buffer 1, Jurisdictional Wetland and Buffer 2, and Jurisdictional Wetland and Buffer 3. According to the applicant, these impacts are necessary to provide a parking area for the tractor trailer truck delivering materials to the assembly facility, a guard house, power substation, additional administration facilities, and employee parking.

**2) Expansion Site: Proposed fill impacts of 2.63 acres of wetlands;**

There is an existing permit (SAC-2005-5500 fna 2005-2W-134) on the Expansion Site. The permit was issued to Spring Grove Associates for the construction of the Palmetto Commerce Park and is valid until 2019. A portion of the permit was transferred to the applicant, Mercedes-Benz Vans, LLC. Permit SAC-2005-5500 includes authorization of impacts to 1.39 acres of wetlands on the Expansion Site and the impacts are depicted as "F2", "F3", and "F4" on the proposed project drawings to allow for full evaluation of all impacts associated with the expansion project. Please note that these previously authorized impacts will occur in accordance with the existing permit SAC-2005-5500 and that the 1.39 acres of impacts are NOT included in the proposed 18.38 acres of impacts associated with the proposed project. Jurisdictional Wetland 4 and 5, which were recently delineated and a jurisdictional determination issued under SAC-2015-01463, are not part of SAC-2005-5500. The proposed project will impact Jurisdictional Wetlands 4 and 5, for a total of 2.63 acres of new impacts. Wetland Buffer B and C that were preserved under SAC-2005-5500 will not be impacted by the proposed project.

### **3) Marshalling Yard: Proposed fill impacts of 6.27 acres of wetlands and excavation impacts of 2.5 acres of wetlands.**

The applicant obtained authorization to fill 0.37 acre of wetlands under Nationwide Permit (NWP) # 39 (SAC-2012-00071-2NY) for construction of a road crossing connecting the Marshalling Yard to Palmetto Commerce Parkway. This permit remains valid until March 18, 2017, and work will occur in accordance with that authorization. The road crossing has independent utility from the proposed project. The 0.37 acre of impacts are NOT included in the 18.38 acres of impacts associated with the proposed project. They are depicted in the proposed project drawings to allow for full evaluation of all impacts associated with the expansion project. The applicant has completed the required mitigation of purchasing 4.0 credits from Congaree Carton Mitigation Bank for the previously authorized impacts. None of the remaining wetlands were preserved as part of the NWP #39 verification by the Corps; however, SCDHEC included conditions for certification of the NWP #39 that the remaining onsite wetlands be preserved through the use of restrictive covenants. The applicant is seeking a modification from SCDHEC of the Coastal Zone Consistency Certification to release those wetlands.

The applicant had previously stored completed vans off-site on leased land. The lease was terminated and the applicant needed a storage area for the completed vans which the Marshalling Yard provides. However, with the decision to expand the facility the Marshalling Yard will also be incorporated into the expansion. The applicant seeks authorization of fill impacts to 6.27 acres of wetlands and excavation impacts to 2.5 acres of wetlands for a total of 8.77 acres located within the Marshalling Yard to provide additional "Finished Van Storage" to support the Expansion Project and stormwater detention. According to the applicant, based on production volumes and the need for short-term storage of finished vans, the applicant is unable to avoid impacts to jurisdictional areas located within the Marshalling Yard.

#### **Impacts Summary**

The total impacts of the proposed project include 18.38 acres of wetlands, of which 6.98 acres are currently preserved, and 3.04 acres of preserved wetland buffers.

#### **Requested Length of Permit**

The proposed project will be accomplished in three phases with construction of the third and final phase tentatively scheduled to commence in 2028. The applicant is **requesting a 20-year permit** to account for the potential uncertainty in the market which could result in extending construction of the expansion beyond 2028.

#### **Background Information**

Mercedes-Benz Van (MBV) plant site is a state-of-the-art manufacturing facility currently located in North Charleston, South Carolina. The manufacturing facility is located at the Existing Plant Site was formerly operated by American LaFrance for assembly of fire trucks and in 2006 the facility was reconfigured and began reassembling partially built Mercedes-Benz Sprinter vans. Sprinter utility vans that are sold in North America are made in Germany, partially disassembled, and then shipped for delivery to the Existing Plant Site for reassembly. The current practice of disassembly and reassembly of Sprinter vans is for purposes of avoiding stiff import tariffs. It's a costly and complicated process. The Sprinter van has been available in the U.S. since 2001 and has steadily gained popularity accounting for 9% of the country's large van market. In 2014, approximately 26,000 vans were sold in the United States despite the importing cost constraints associated with

the partially built reassembly process. These vans are utilized by a variety of major companies for transport and delivery including FedEx and many major resorts and hotels. In order to meet the increasing demand for the vehicles, MBV made the decision to expand the current North Charleston manufacturing facility to accommodate the production volume. The Expansion Project will enable MBV to meet the growing demand from North American customers in the future and considerably reduce delivery time for this market. In addition to manufacture and assembly of the Sprinter van, MBV will also manufacture and assemble the Metris van, a popular midsize van suitable for commercial and business uses. MBV is investing an estimated \$500,000,000.00 in the Expansion Project. Upon completion the Expansion project will provide manufacturing jobs for 3,000 employees.

### **Project Purpose and Need**

Sprinter vans are presently assembled in Germany, then disassembled for shipping and reassembled at the existing Mercedes-Benz Van (MBV) plant site on North Charleston, South Carolina. This is necessary to avoid the stringent tariffs associated with the importation of vehicles from Europe. However, since 2006 when the Existing Site was reconfigured for this purpose, the popularity of the Mercedes Benz vans in the United States has grown significantly. Based on current and projected demands, MBV must significantly increase production to meet the demand in the United States. Based on the current cumbersome process of reassembly, production cannot be increased enough to service the demand. Therefore, MBV intends to expand its facility in order to manufacture and produce Sprinter and Metris vans.

As provided by the applicant in the permit application, the purpose of the proposed project is to expand an existing automobile manufacturing facility in order to manufacture and produce Mercedes Benz Sprinter and Metris vans for a rapidly growing market existing in the United States. The need for the expansion at the North Charleston location is based on the fact that this facility is the only production facility for Mercedes Benz vans located in the United States. The proximity of the Port of Charleston to the facility is a significant factor, as is the proximity to the Interstate. Expanding the facility rather than relocating or building a new facility allows MBV to protect its significant capital investment, take advantage of existing internal infrastructure, and utilize established production and logistics processes. Moreover, the State of South Carolina has developed specialized education programs to train automotive production workers and MBV has found an existing qualified workforce in the Charleston area. MBV has invested over \$63 million in its local vehicle assembly plant and has spent many years training a core workforce in the manufacturing processes that result in production of the Mercedes Benz Sprinter and Metris vans.

### **Project Description Details:**

The proposed expansion of the existing manufacturing facility requires construction of:

- Body Shop- The vehicle exterior is assembled in the Body Shop
- Paint Shop- The Paint Shop is a multi-level building utilizing a vertical conveyer belt system. The paint process must be performed immediately after the exterior is assembled to prevent corrosion and damage.
- The "Karoloa" Building- The Karoloa building depicted on the on the plans is a storage facility for vans that are painted. Storage is necessary because the painting out-paces final assembly.
- Assembly/Logistics Building- The Assembly portion of the building is where interior parts are added to the vehicle body. It operates with an interior conveyer belt to move the vans

through the process. The Logistics portion of the building is an area where incoming parts are inspected and stored vertically. The Assembly and Logistics Building is an expansion of the existing Assembly facility and production.

- Truck Storage: MBV needs sufficient large-size spaces for the storage of tractor/trailer rigs either dropping off materials or picking up empty trailers.
- Trailer Yard/Empties Yard- Exterior storage areas in addition to the Marshalling Yard are necessary including "Trailer Yard" and "Empties Yard" where containers of incoming materials are deposited to begin the production project and where emptied trailers are stored until retrieved. At build out it is predicted that 155 containers will be delivered daily. The Trailer Yard will house a minimum of 123 Empties at any given time. Approximately 170 Empties a day will be moved and stored at the Empties Yard.
- A total of 33 finished vehicles will be stored in vehicle storage areas on site daily before being moved to the Marshalling Yard.
- Power Sub-Station/Energy Center- The plant operations will require a transmission level power station to provide adequate power to the proposed expansion. The high power demands are related to the assembly robotics and the water treatment process. There is an existing SCANA transmission line directly adjacent to the Marshalling Yard site that can be used to power the site. An overhead power line will be run along the south side of the Marshalling Yard, crossing Palmetto Commerce Parkway and to the proposed substation. This substation is critical for supplying the increased power demands that are associated with the expansion. The transformers within the substation will convert the transmission level power to the power levels that will be used onsite. Power will be routed from the substation directly to the energy center where it will then be dispersed onsite. The energy center will house the electrical distribution system, compressed air, and chilled water necessary for HVAC operation and for use in the assembly process.
- Existing and New Administration Areas- The existing administrative areas are necessary for continued administrative function and new administrative areas are required to support the 3,000 employees that will be added to the operations.
- Employee Parking- Based on the number of employees and the overlapping work shifts, a minimum of 2,205 employee parking spaces are needed for compliance with the requirements of the City of North Charleston.
- VPC Production Building- The Marshalling Yard will contain Vehicle Preparation Center where vehicles will be prepared for distribution to dealers.
- Finished Van Storage- The Marshalling Yard includes the staging and storage areas for finished vans. The Marshalling Yard accommodates 2,700 "stalls" for storage of finished vans. This storage area represents approximately ten days of production for projected volume at completion of all phases of the expansion.

### **Avoidance and Minimization**

As stated by the applicant, the applicant has successfully avoided an area of preservation along the southern boundary of the Existing Site identified as "Preserved Wetland Buffer A" which consists of 3.90 acres. The upland buffer protects the bottomland hardwood wetland system that borders the southern portion of the Existing Plant Site and the Expansion Site. Impacts to wetlands and WoUS have been avoided and minimized by concentrating development of the proposed expansion to the proposed 218.57 acre site. Developing the facilities associated with the expansion boundary will require innovative site design and maximization of land development efficiency. In comparison, it should be noted that similar vehicle manufacturing operations with similar production rates within the Charleston area have been developed on

over 1,000 acres of land. Similar automotive manufacturing facilities located in the Upstate of South Carolina are developed on approximately 900 acres of land. The minimization of site size through innovative site design inherently limits impacts to the natural environment.

### **Mitigation**

The applicant, Mercedes Benz Vans (MBV) proposes to purchase 213.5 restoration/enhancement credits from Congaree Carton Mitigation Bank, which will serve as the primary mitigation for the project. The MBV project site is located within the primary service area of Congaree Carton Mitigation Bank. The number of credits proposed to purchase from the mitigation bank is based on the proposed 18.38 acres of wetland impacts for the project site.

MBV has currently purchased 20% or 24.7 restoration/enhancement credits from Congaree Carton Mitigation Bank as a reservation of the proposed final purchase of 213.5 restoration/enhancement credits. The remaining mitigation credits will be purchased based on the following phased mitigation schedule:

- Execution of Agreement- 20% / 42.72 credits: Purchased September, 2016
- 10% / 21.36 credits: Purchase January, 2018
- 10% /21.36 credits: Purchase January, 2019
- Remaining 128.16 credits: Purchase January, 2020

The credit purchase coincides with the phase construction and associated wetland impact schedule.

Wetlands 1, 2, and 3 and associated wetland buffers located on the MBV Existing Plant site are assumed preserved as part of the Western Star Trucks Facility development. In order to offset for the impacts to the preserved wetlands 1, 2 and 3 and amend the restrictive covenants, a permittee-responsible component of the proposed mitigation for the MBV Expansion Project was developed through assistance and coordination with resource agencies included the South Carolina Department of Natural Resources (SCDNR) and the United States Fish and Wildlife Service (USFWS). The permittee responsible mitigation component was determined to be sufficient to warrant the amendment of the restrictive covenants. The permittee responsible mitigation component of the mitigation plan consists of preservation of the Fairlawn C-5 II tract located within Francis Marion National Forest.

Additionally MBV proposes to purchase the approximately 220 acre tract of land identified as Fairlawn C-5 II. The Fairlawn C-5 II tract is currently privately owned and the location of the site fragments the continuity of the Francis Marion National Forest (FMNF) and the Forest Service's ability to manage the public land surrounding the site. Recent permittee responsible mitigation (PRM) conducted on nearby privately held tracts for unrelated projects have resulted in long-term stewardship held by Forest Service, which has minimized the fragmentation of the public land and Forest Service management efforts. Preservation of the Fairlawn C-5 II tract would serve to further strengthen the Forest Service's forest management capabilities with the FMNF, prevent development of the site, and provide continued opportunities for management of habitat beneficial to rare, threatened, and endangered species. Following MBV's purchase of the Fairlawn Tract C-5 II tract, the site to will be conveyed to the Forest Service as the long-term steward. The permittee responsible mitigation portion of the plan is consistent with the Conservation Land Use Agreement between the USACE and Forest Service, dated July 10, 2013.

The Fairlawn C-5 II tract consists of approximately 114 acres of wetlands. An approximate 44-acre mining area will be excluded from the mitigation site. A location map and depictions of the Fairlawn C-5 II tract are attached to this public notice.

**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 18.38 acres of freshwater non-tidal wetlands upstream 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.

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.

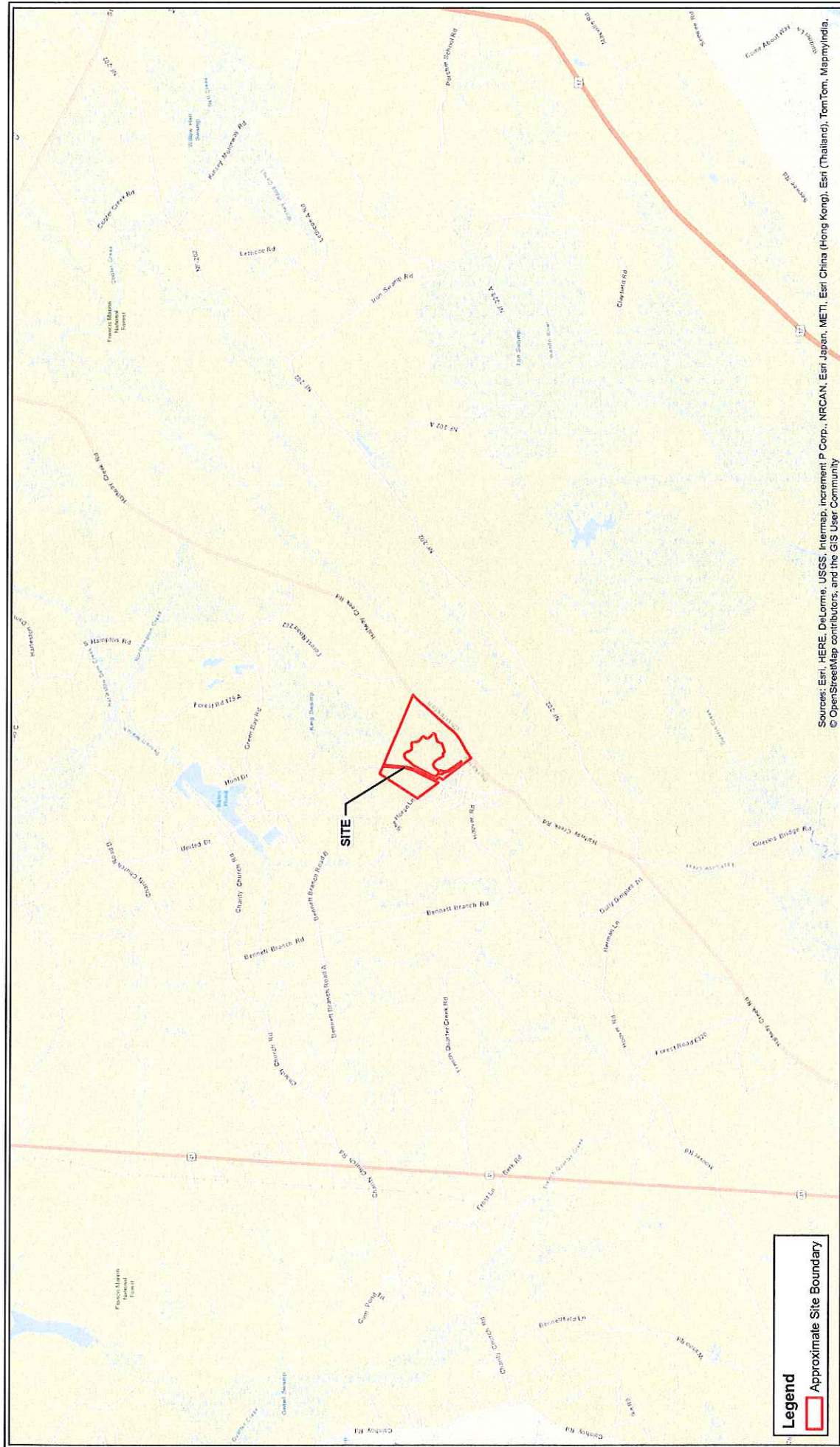
Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

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 and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. 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 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 **Tracy Sanders** at 843-329-8044 or toll free at 1-866-329-8187.



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Project No:	DH15097
Drawn By:	JTM
Checked By:	JAR
Date:	08/20/14

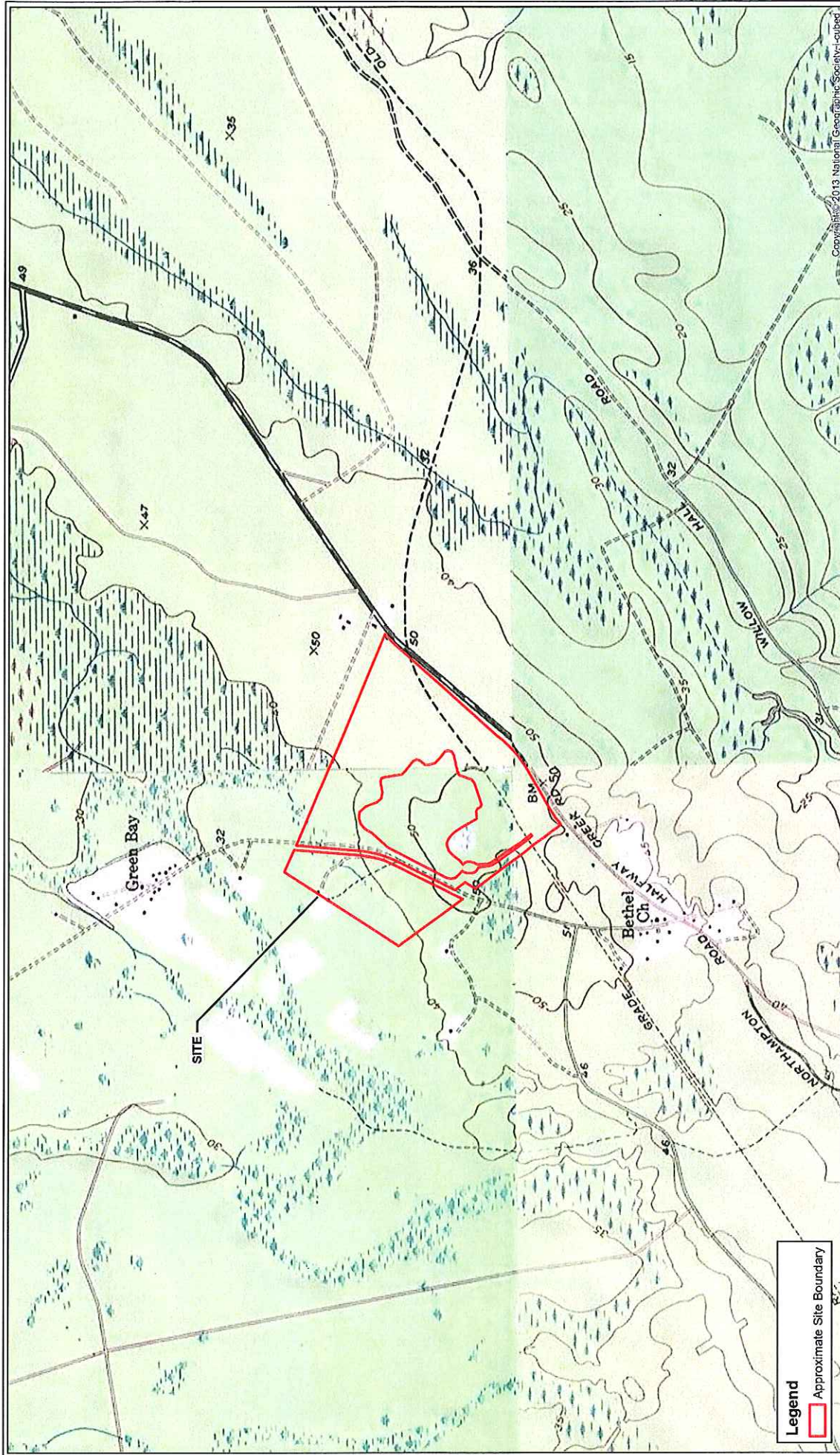
<b>Terracon</b>	
1425 Elm Street West	N. CHARLOTTE, NC 28203
Phone: 704.884.1734	Fax: 704.884.0724

Site Location	South Carolina
Fairhawn C-5 II Tract	Charleston County

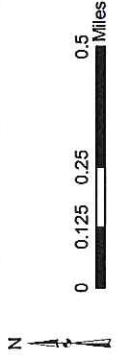
Sheet No.	1
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**Legend**  
 Approximate Site Boundary





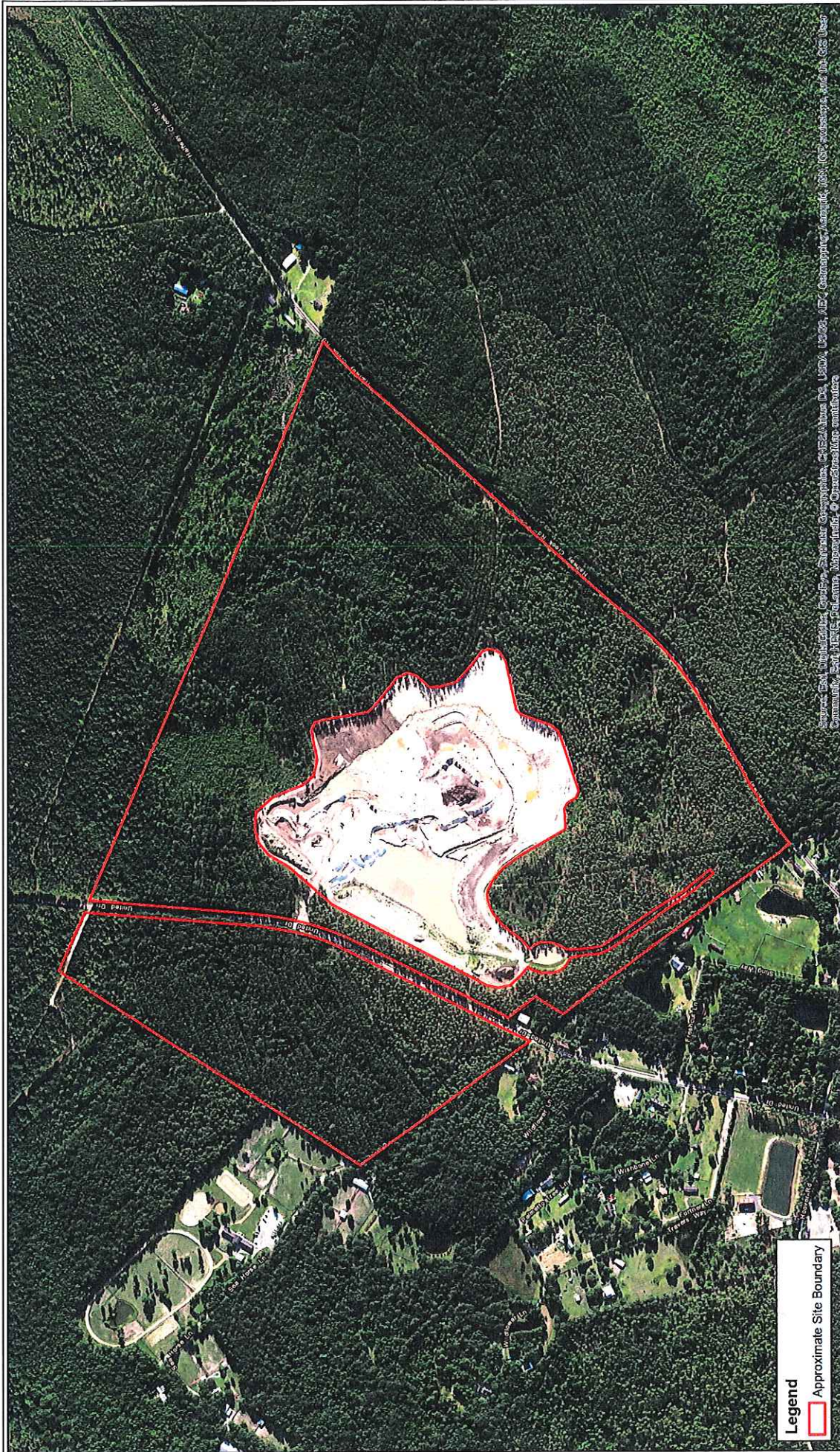
**Legend**  
 Approximate Site Boundary



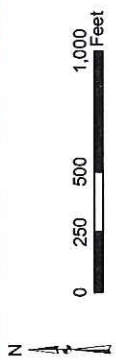
Project No. 04110007  
 Drawn By: JTM  
 Checked By: JAR  
 Date: 05/09/08

**Terracon**  
 1430 57th Street West N. Charleston, SC 29405  
 Phone: 843.884.1234 Fax: 843.884.0234

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 SC-USGS Topographic Map  
 Fairlawn C-5 II Tract  
 Charleston County South Carolina  
 SHEET NO. 2



**Legend**  
 Approximate Site Boundary



Prepared by: Terracon  
 Checked by: JAR  
 Date: 9/25/2014  
 Project No.: 0152297  
 Drawn by: JTM  
 Scale: As Shown  
 Project Name: 2015 Aerial View  
 Location: Charleston County, South Carolina  
 Client: Terracon  
 Project: Fairtwin C-5 II Tract

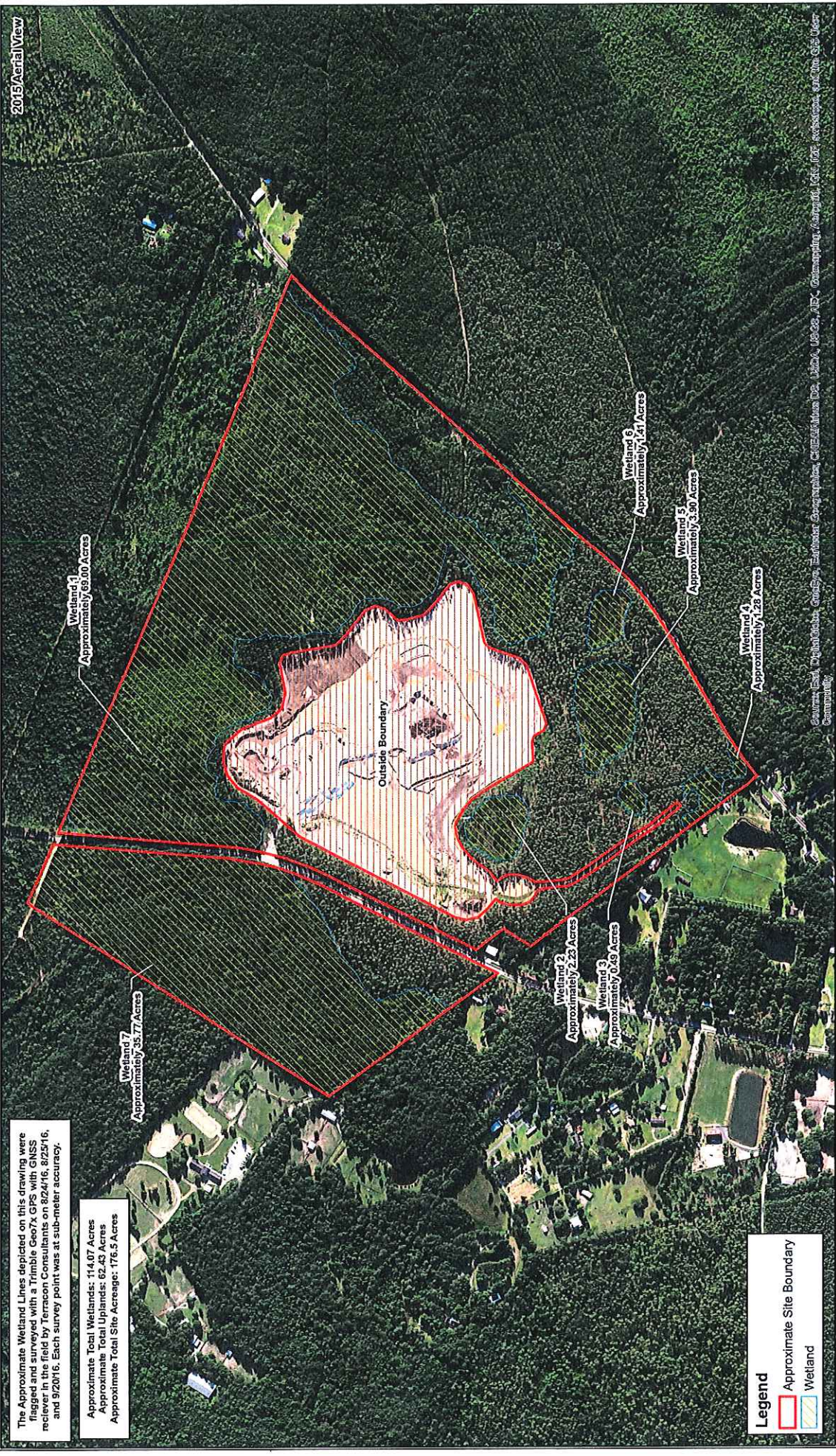
Project No.	0152297
Drawn By:	JTM
Checked By:	JAR
Date:	9/25/2014

Terracon  
 14201 17th Street, Suite 100  
 Charleston, SC 29405  
 Phone: 843.894.1234 Fax: 843.894.6724

2015 Aerial View	Charleston County	South Carolina
Fairtwin C-5 II Tract		
Sheet No.	8	

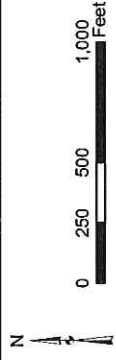
The Approximate Wetland Lines depicted on this drawing were flagged and surveyed with a Trimble Geo7x GPS with GNSS receiver in the field by Terracon Consultants on 8/24/16, 8/25/16, and 9/20/16. Each survey point was at sub-meter accuracy.

Approximate Total Wetlands: 114.07 Acres  
Approximate Total Uplands: 62.43 Acres  
Approximate Total Site Acreage: 176.5 Acres



**Legend**

- Approximate Site Boundary
- Wetland



Project No.	04133007
Drawn By:	JTM
Checked By:	JAR
Date:	9/29/16

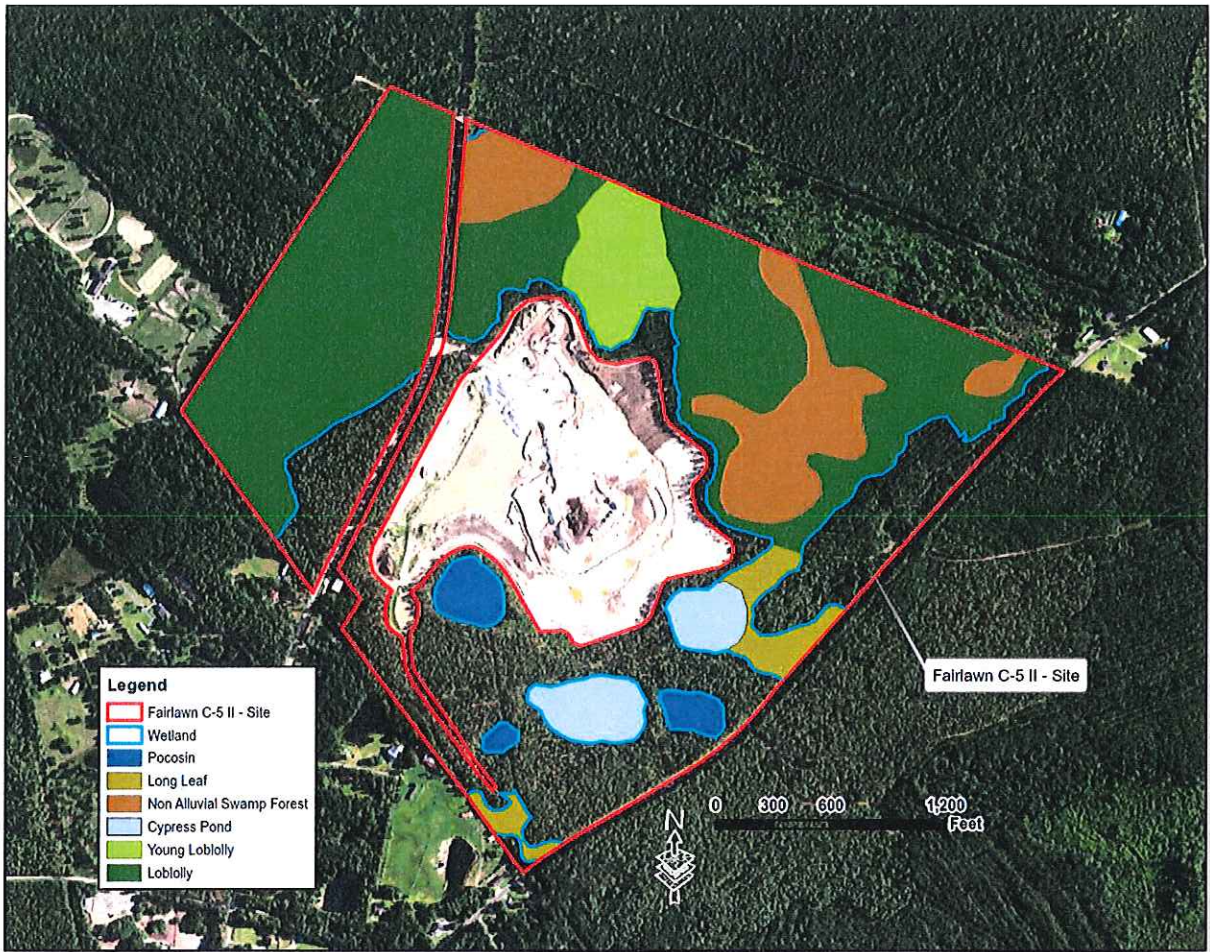
**Terracon**  
1450 Elm Street, Suite 200  
Raleigh, NC 27603  
Phone: 919.876.1734 Fax: 919.876.0724

Approximate Waters of the US Map	
Fairlawn C-5 II Tract	
Berkeley County	South Carolina
Sheet No.	9

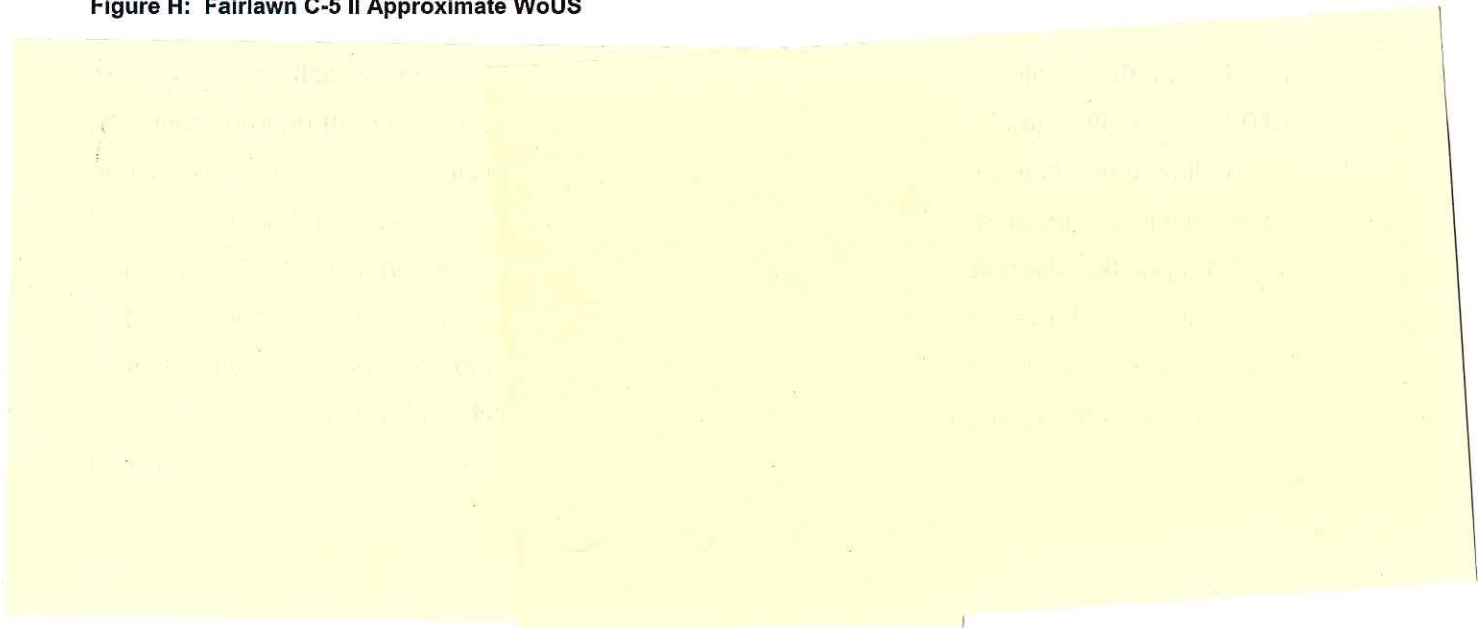
**Compensatory Mitigation Plan**

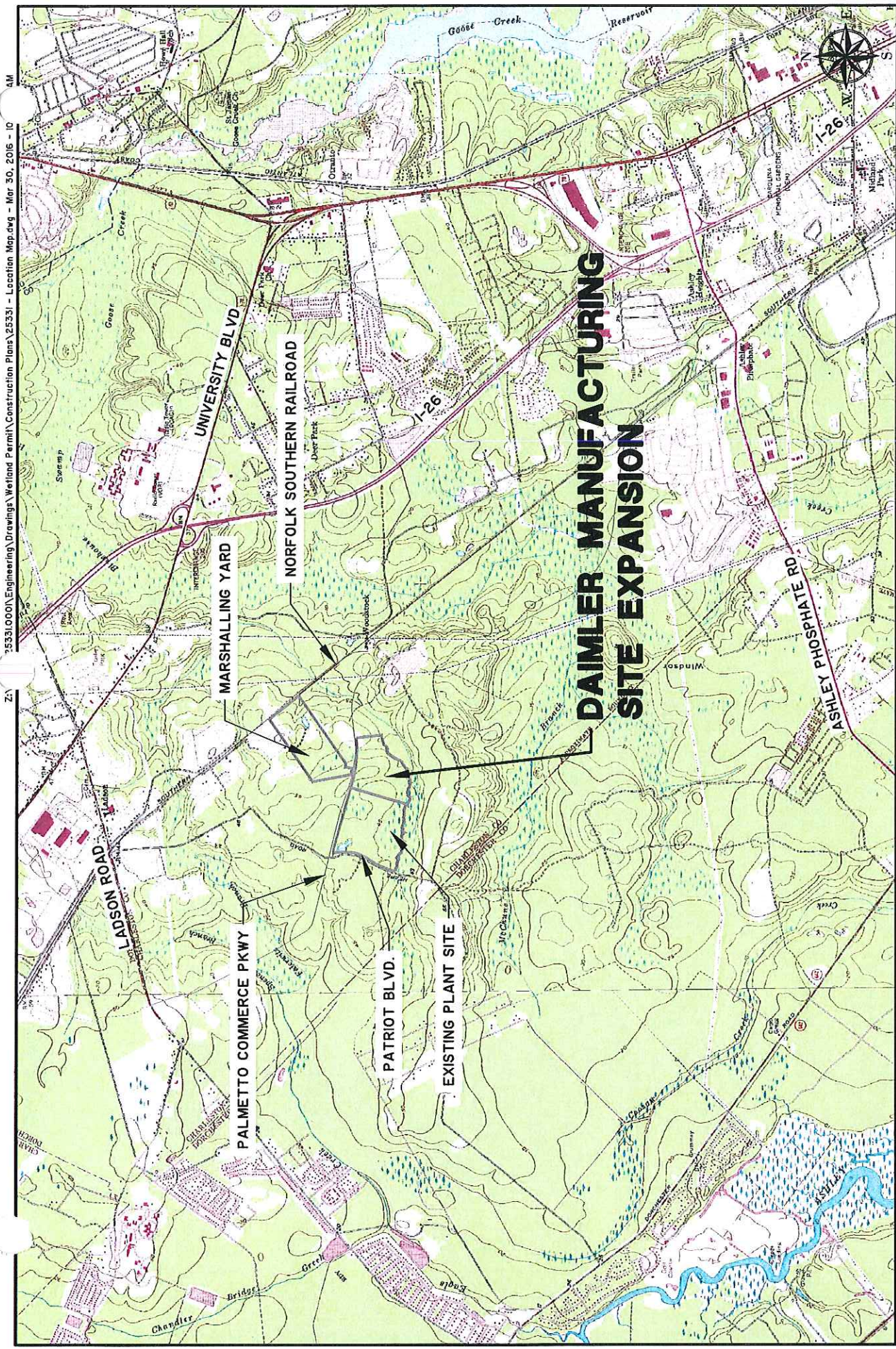
Mercedes Benz Vans, LLC ■ Charleston County, South Carolina

October, 2016 ■ Terracon Project EN157097



**Figure H: Fairlawn C-5 II Approximate WoUS**





Z:\25331\0001\Engineering\Drawings\Wetland Permit\Construction Plans\25331 - Location Map.dwg - Mar 30, 2016 - 10 AM

# DAILMER MANUFACTURING SITE EXPANSION

<p><b>Applicant</b> MERCEDES-BENZ VANS, LLC.</p> <p><b>Drawing Title</b> LOCATION MAP</p> <p><b>Drawing Reference</b> N/A</p>	<p><b>Project Title</b> DAILMER SITE EXPANSION</p> <p><b>Project Location</b> NORTH CHARLESTON, SC Lat: N032° 57' 53.14" Long: W080° 06' 08.70"</p>	<p><b>Date</b> OCT. 2016</p> <p><b>Job No.</b> 25331</p> <p><b>WP-1</b> sht. 1 of 22</p>
	<p>1 inch = 4000 feet</p>	

# LEGEND

DESCRIPTION	SYMBOL	TOTAL AREA
JURISDICTIONAL FRESHWATER WETLAND		18.38 AC
JURISDICTIONAL FRESHWATER WETLAND BUFFER TO BE IMPACTED		3.04 AC
JURISDICTIONAL FRESHWATER WETLAND BUFFER TO BE PRESERVED		6.52 AC
PREVIOUSLY PERMITTED AND FILLED WETLAND IMPACTS		1.76 AC
BUILDING		2,256,500 SF (59 AC)
ASPHALT PARKING, ROADS & OTHER PAVED AREAS		104 AC
POND		23 AC
EXISTING PLANT SITE		90.44 AC
EXPANSION SITE		64.01 AC
MARSHALLING YARD		64.12 AC

## ACREAGE SUMMARY

TOTAL WETLAND ACREAGE 18.38 AC  
 CURRENT SITE 6.98 AC  
 EXPANSION SITE 2.68 AC  
 MARSHALLING YARD 8.77 AC

TOTAL PREVIOUSLY ESTABLISHED WETLAND BUFFER TO BE IMPACTED ACREAGE 3.04 AC  
 TOTAL PREVIOUSLY ESTABLISHED WETLAND BUFFER TO BE PRESERVED ACREAGE 6.52 AC  
 TOTAL PREVIOUSLY APPROVED AND IMPACTED WETLAND ACREAGE 1.76 AC

## PREVIOUSLY ESTABLISHED WETLAND BUFFER PERMITS

SAC-26-98-3249A  
 INCLUDES: WETLAND 1 BUFFER  
 WETLAND 2 BUFFER  
 WETLAND 3 BUFFER  
 WETLAND BUFFER A

SAC-2005-5500 (FORMALLY SAC-2005-2W-134)  
 INCLUDES: WETLAND BUFFER B  
 WETLAND BUFFER C

## SITE AND PRODUCTION REQUIREMENTS

	AMOUNT NEEDED	AMOUNT SHOWN
BODY SHOP BUILDING	878,500 SF	878,500 SF
PAINT SHOP BUILDING	624,500 SF	624,500 SF
ASSEMBLY & LOGISTICS BUILDING	753,500 SF	753,500 SF
EMPLOYEE PARKING	2205 STALLS	2211 STALLS
FINISHED VEHICLE STORAGE	2700 STALLS	2700 STALLS
INCOMING MATERIALS/SHIPPING CONTAINER PARKING	155 STALLS	155 STALLS
OUTGOING VAN STAGING	87 STALLS	87 STALLS
OUTGOING TRUCK PARKING	22 STALLS	22 STALLS

Applicant  
 MERCEDES-BENZ VANS, LLC.

Drawing Title  
 NOTES & LEGEND  
 Drawing Reference  
 N/A

Project Title  
 DAIMLER SITE EXPANSION

Project Location  
 NORTH CHARLESTON, SC  
 Lat: N032° 57' 53.14"  
 Long: W080° 06' 08.70"

Date  
 OCT. 2016

Job No.  
 25331  
 WP-2  
 sht. 2 of 22



**LEGEND**

**EXISTING PLANT SITE WETLAND IMPACTS**

WETLANDS TO BE IMPACTED FOR VARIOUS LAND DEVELOPMENT ACTIVITIES 6.88 AC

WETLAND BUFFER ESTABLISHED BY PERMIT SAC-26-98-3249A

- WETLAND 1 BUFFER - TO BE IMPACTED 1.31 AC
- WETLAND 2 BUFFER - TO BE IMPACTED 1.01 AC
- WETLAND 3 BUFFER - TO BE IMPACTED 0.72 AC
- WETLAND BUFFER A - TO BE PRESERVED 3.90 AC

SUBTOTAL 6.84 AC

**EXPANSION SITE WETLAND IMPACTS**

WETLANDS TO BE IMPACTED FOR VARIOUS LAND DEVELOPMENT ACTIVITIES 2.63 AC

WETLAND BUFFERS ESTABLISHED BY PERMIT SAC-2005-5500

- WETLAND BUFFER B - TO BE PRESERVED 2.01 AC
- WETLAND BUFFER C - TO BE PRESERVED 0.61 AC

SUBTOTAL 2.62 AC

**MARSHALLING YARD WETLAND IMPACTS**

WETLANDS TO BE IMPACTED FOR VARIOUS LAND DEVELOPMENT ACTIVITIES 6.27 AC

WETLANDS TO BE IMPACTED FOR LAGOON EXCAVATION ACTIVITIES 2.50 AC

TOTAL JURISDICTIONAL WETLAND IMPACTS 8.77 AC

**PREVIOUSLY APPROVED EXPANSION SITE WETLAND IMPACTS**

WETLANDS PREVIOUSLY APPROVED AND IMPACTED BY PERMIT SAC-2005-5500

- WETLAND "F2" 0.06 AC
- WETLAND "F4" 0.19 AC
- WETLAND "F3" 1.14 AC

SUBTOTAL 1.39 AC

**PREVIOUSLY APPROVED MARSHALLING YARD WETLAND IMPACTS**

WETLAND PREVIOUSLY APPROVED AND IMPACTED BY PERMIT SAC-2012-00071-2NY

- WETLAND A & B 0.37 AC

**WETLAND IMPACT PHASING**

WETLANDS TO BE IMPACTED DURING PHASE 1

- WETLAND 6 0.39 AC
- WETLAND 7 1.58 AC

SUBTOTAL 1.95 AC

WETLANDS TO BE IMPACTED DURING PHASE 2

- WETLAND 4 0.50 AC
- WETLAND 9 0.01 AC
- WETLAND 10 0.03 AC

SUBTOTAL 0.54 AC

WETLANDS TO BE IMPACTED DURING PHASE 3

- WETLAND 2 2.51 AC
- WETLAND 3 1.69 AC
- WETLAND 4 2.10 AC
- WETLAND 5 0.03 AC
- WETLAND 8 6.78 AC

SUBTOTAL 13.11 AC

WETLANDS TO BE IMPACTED DURING PHASE 4

- WETLAND 1 2.78 AC

SUBTOTAL 2.78 AC

**GRAND TOTAL = 18.38 AC**

**WETLAND BUFFER IMPACT PHASING**

WETLANDS TO BE IMPACTED DURING PHASE 1

SUBTOTAL 0.00 AC

WETLANDS TO BE IMPACTED DURING PHASE 2

SUBTOTAL 0.00 AC

WETLANDS TO BE IMPACTED DURING PHASE 3

- WETLAND BUFFER 2 1.01 AC
- WETLAND BUFFER 3 0.72 AC

SUBTOTAL 1.73 AC

WETLANDS TO BE IMPACTED DURING PHASE 4

- WETLAND BUFFER 1 1.31 AC

SUBTOTAL 1.31 AC

**GRAND TOTAL = 3.04 AC**

Applicant  
**MERCEDES-BENZ VANS, LLC.**

Drawing Title  
**NOTES & LEGEND**

Drawing Reference  
 N/A

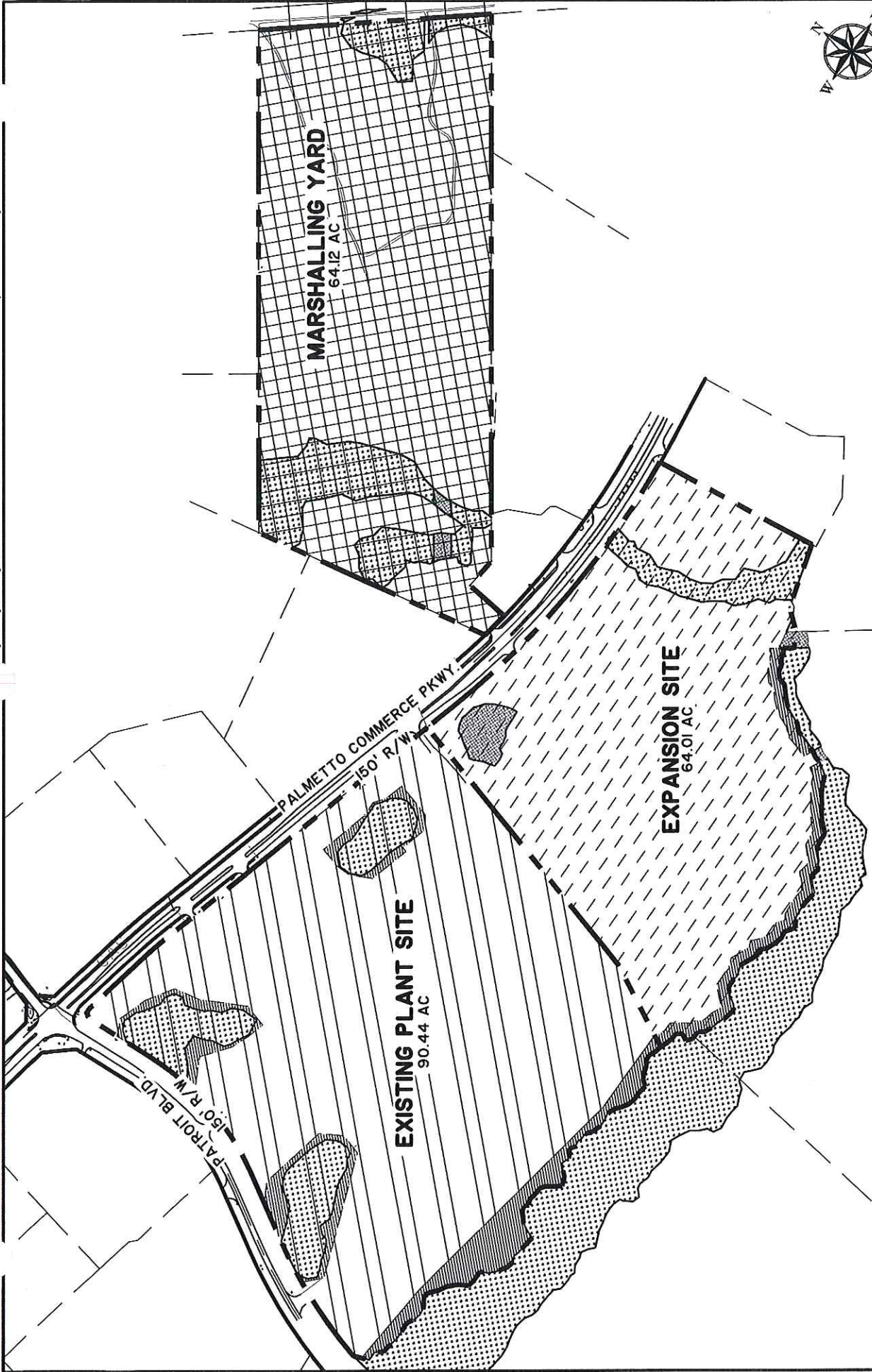
Project Title  
**DAIMLER SITE EXPANSION**

Project Location  
**NORTH CHARLESTON, SC**  
 Lat: N032° 57' 53.14"  
 Long: W080° 06' 08.70"

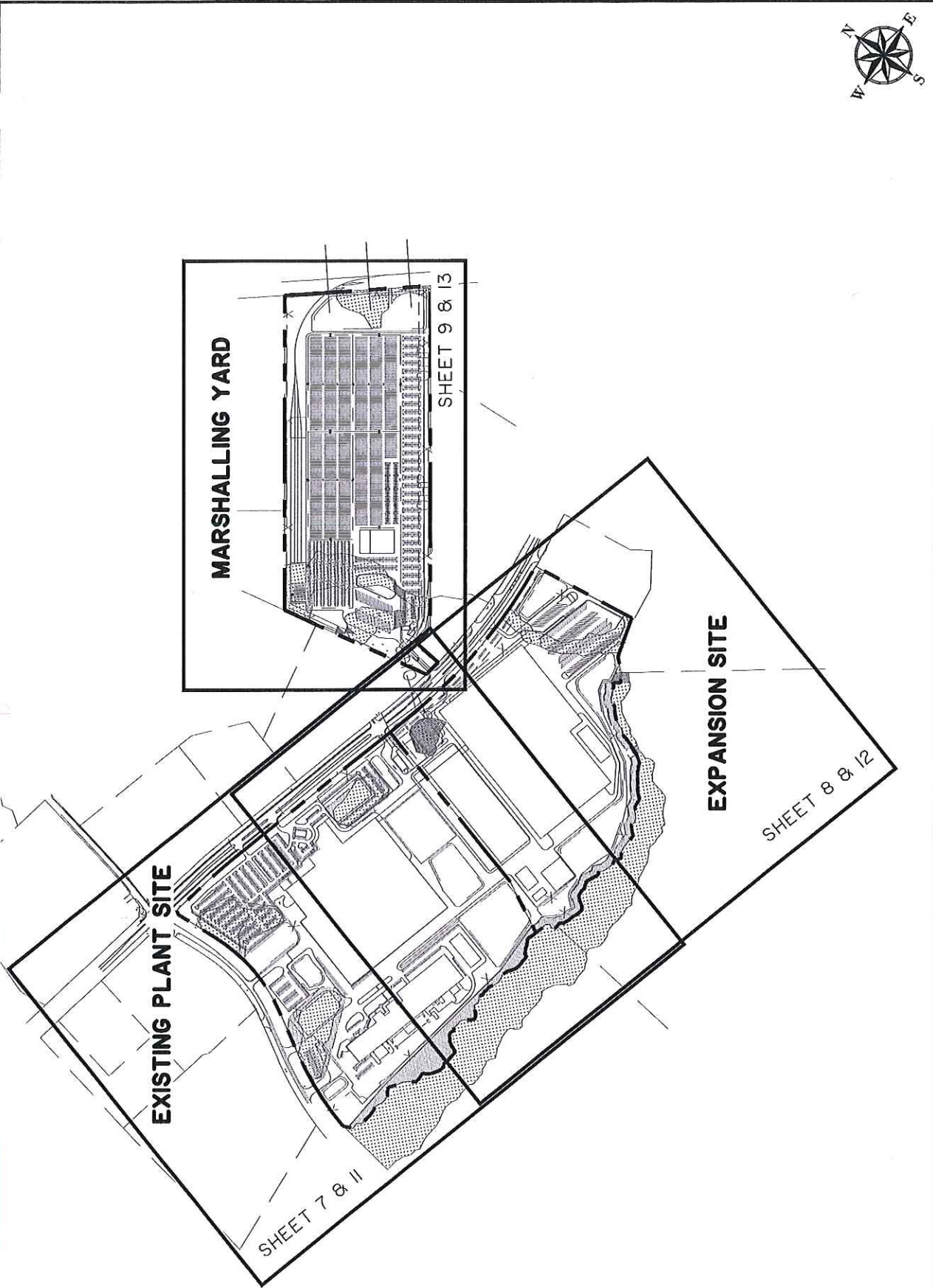
Date  
**OCT. 2016**

Job No.  
**25331**

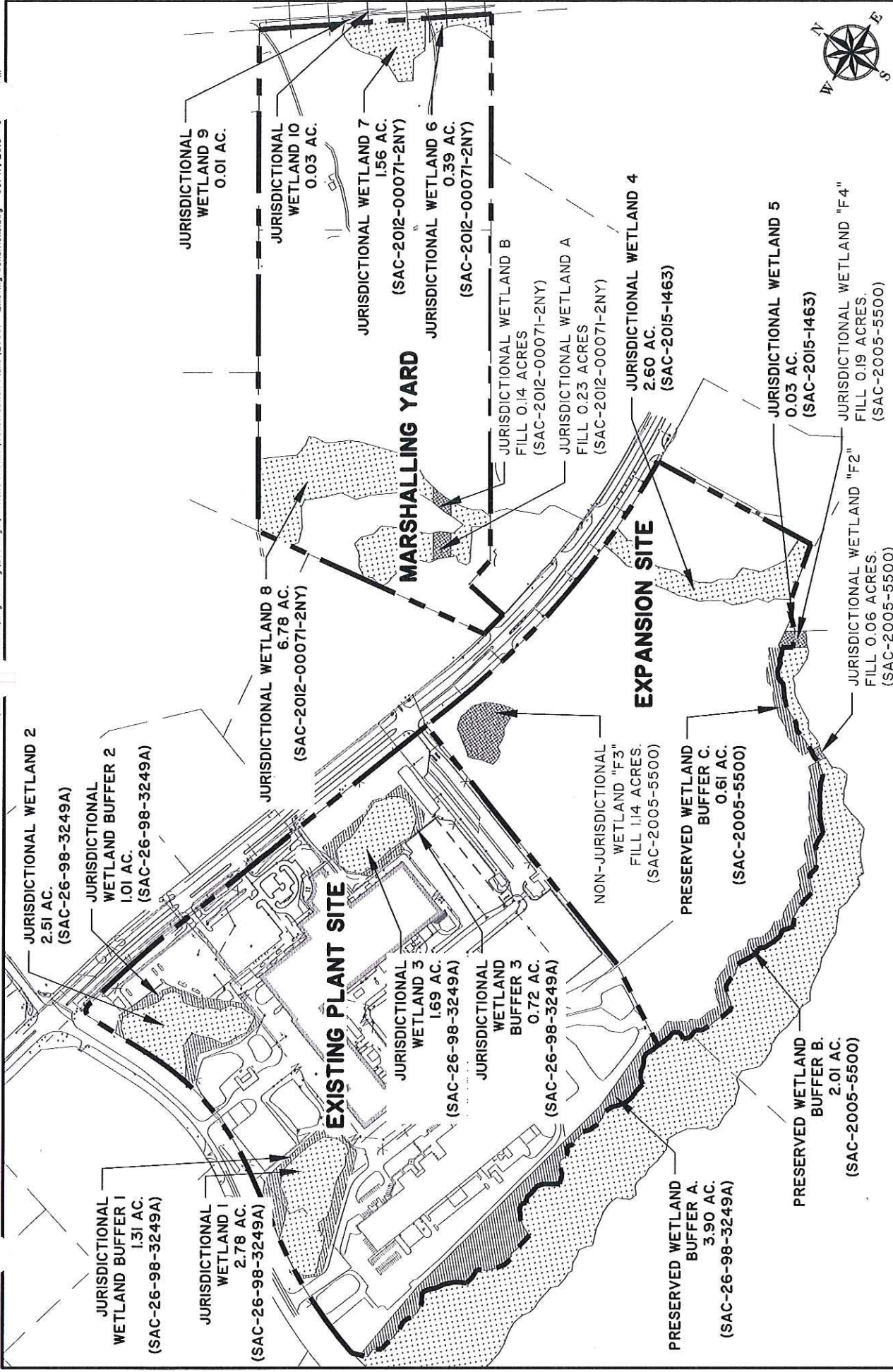
WP-3  
 sht. 3 of 22



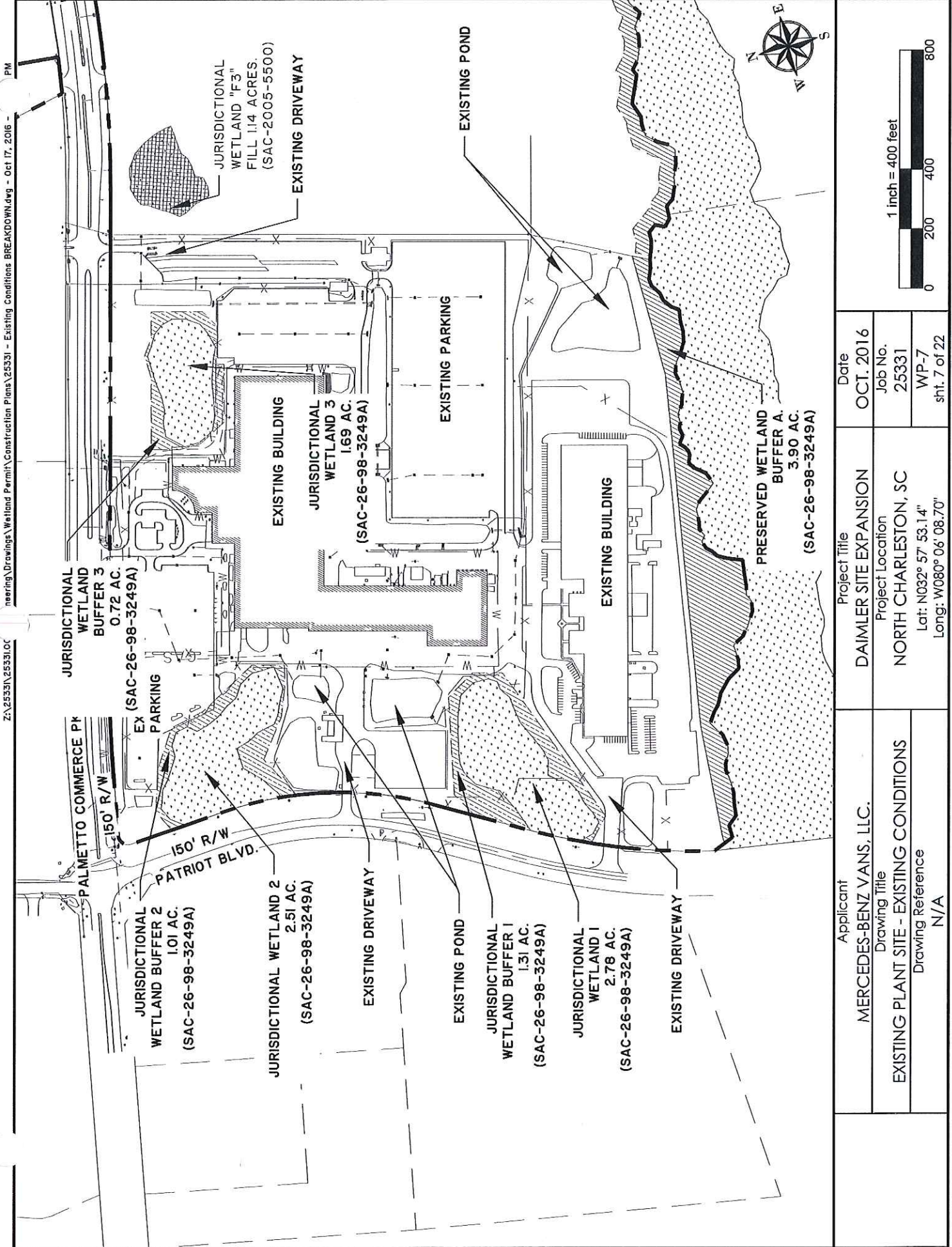
<p><b>Applicant</b> MERCEDES-BENZ VANS, LLC.</p>	<p><b>Project Title</b> DAIMLER SITE EXPANSION</p>	<p><b>Date</b> OCT. 2016</p>
<p><b>Drawing Title</b> OVERALL PROJECT BREAKDOWN</p>	<p><b>Project Location</b> NORTH CHARLESTON, SC Lat: N082° 57' 53.14" Long: W080° 06' 08.70"</p>	<p><b>Job No.</b> 25331</p>
<p><b>Drawing Reference</b> N/A</p>	<p><b>WP-4</b></p>	<p><b>sht. 4 of 22</b></p>



Applicant <b>MERCEDES-BENZ VANS, LLC.</b>	Project Title <b>DAIMLER SITE EXPANSION</b>		Date <b>OCT. 2016</b>
	Drawing Title <b>DETAILED SHEET BREAKDOWN</b>		Job No. <b>25331</b>
Drawing Reference <b>N/A</b>		Project Location <b>NORTH CHARLESTON, SC</b> Lat: N032° 57' 53.14" Long: W080° 06' 08.70"	
		Job No. <b>WP-5</b> sht. 5 of 22	

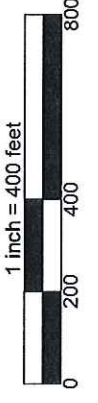


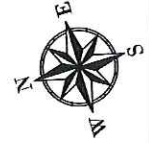
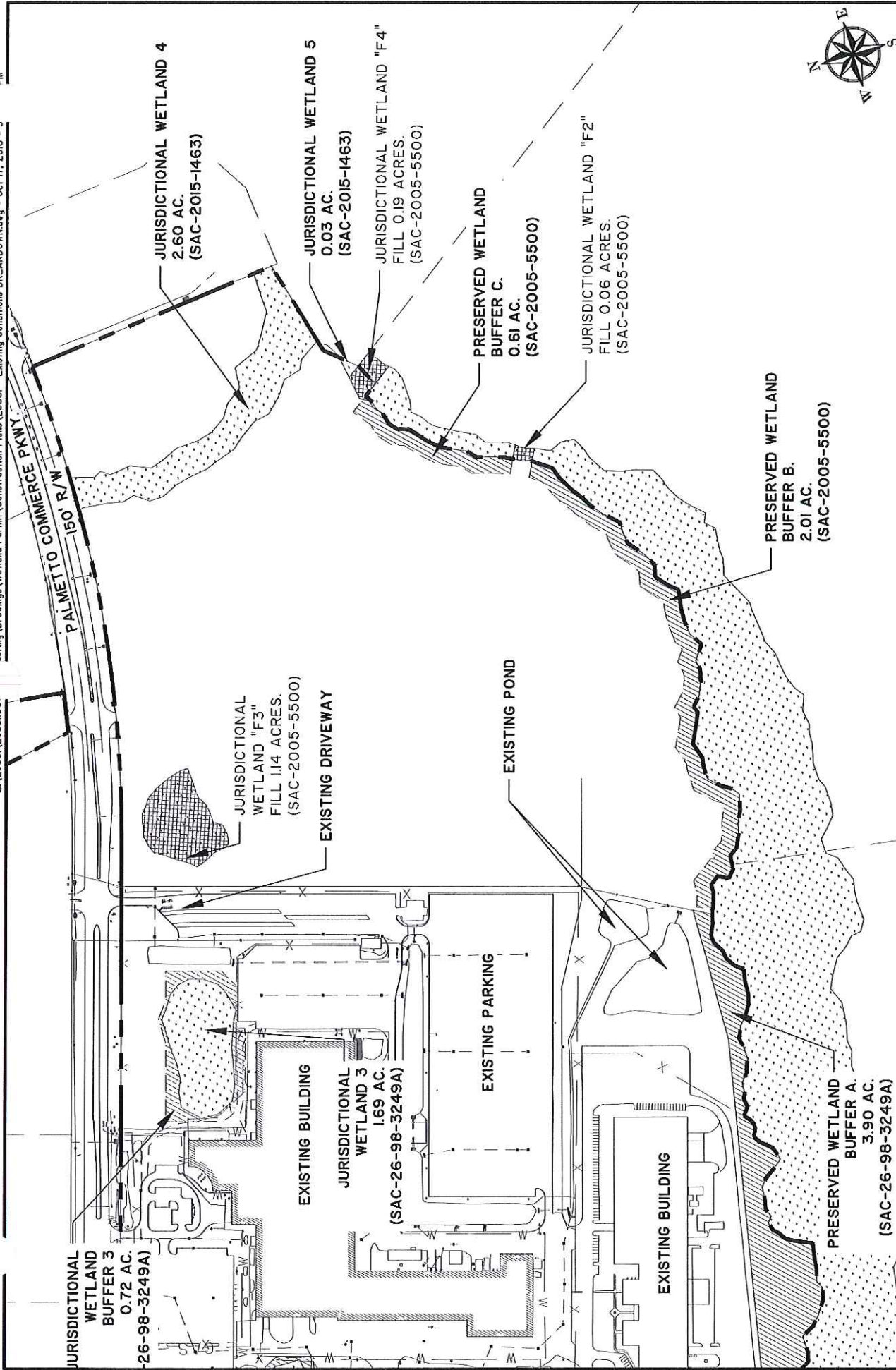
Applicant <b>MERCEDES-BENZ VANS, LLC.</b>	Project Title <b>DAIMLER SITE EXPANSION</b>		Date <b>OCT. 2016</b>
	Drawing Title <b>OVERALL EXISTING CONDITIONS</b>		Job No. <b>25331</b>
Drawing Reference <b>N/A</b>		Project Location <b>NORTH CHARLESTON, SC</b> Lat: N032° 57' 53.14" Long: W080° 06' 08.70"	
		sht. 6 of 22	



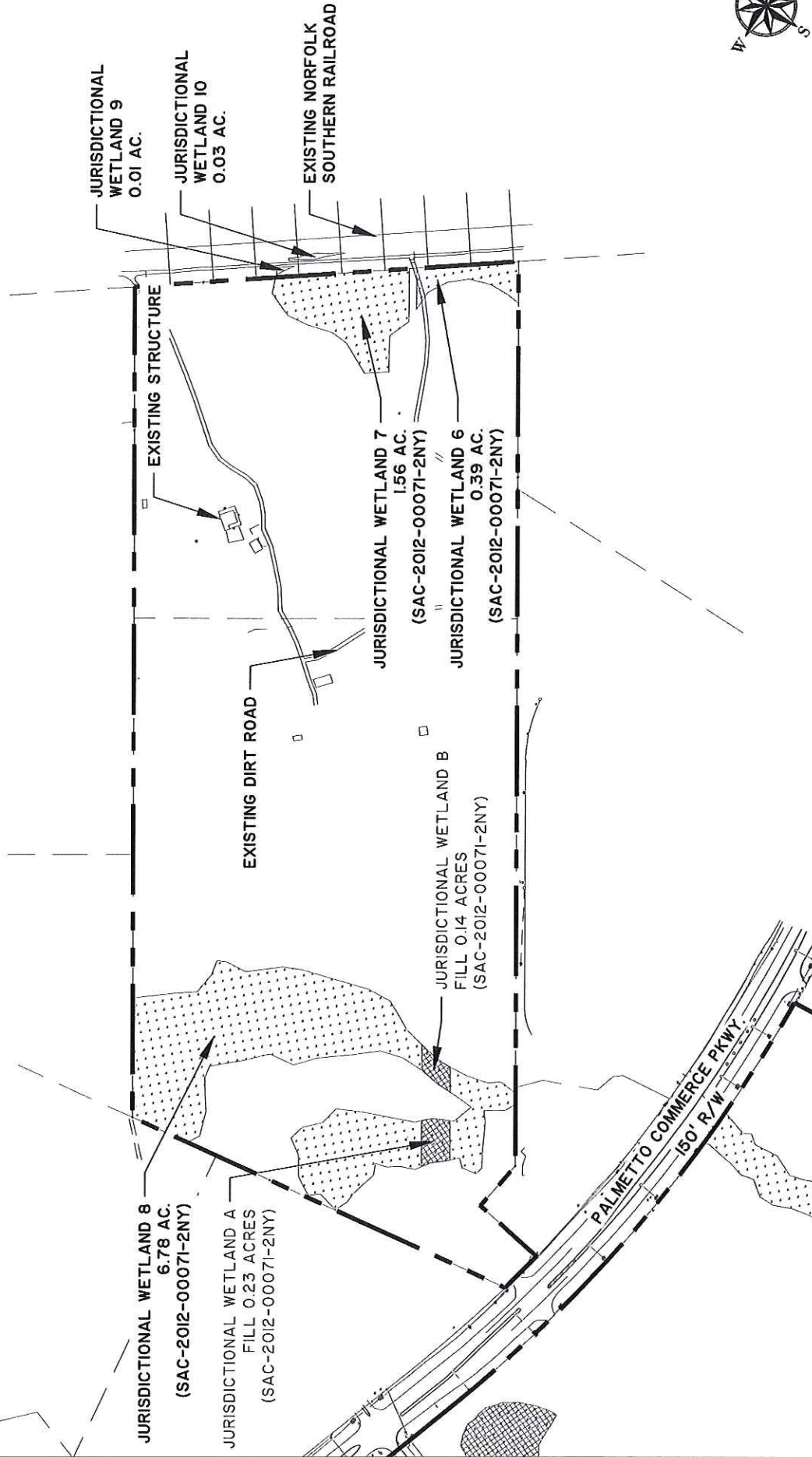
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Applicant <b>MERCEDES-BENZ VANS, LLC.</b>	Project Title <b>DAIMLER SITE EXPANSION</b>	Date	OCT. 2016
		Job No.	25331
Drawing Title <b>EXISTING PLANT SITE - EXISTING CONDITIONS</b>	Project Location <b>NORTH CHARLESTON, SC</b>	WP-7	sht. 7 of 22
Drawing Reference N/A	Lat: N032° 57' 53.14" Long: W080° 06' 08.70"		

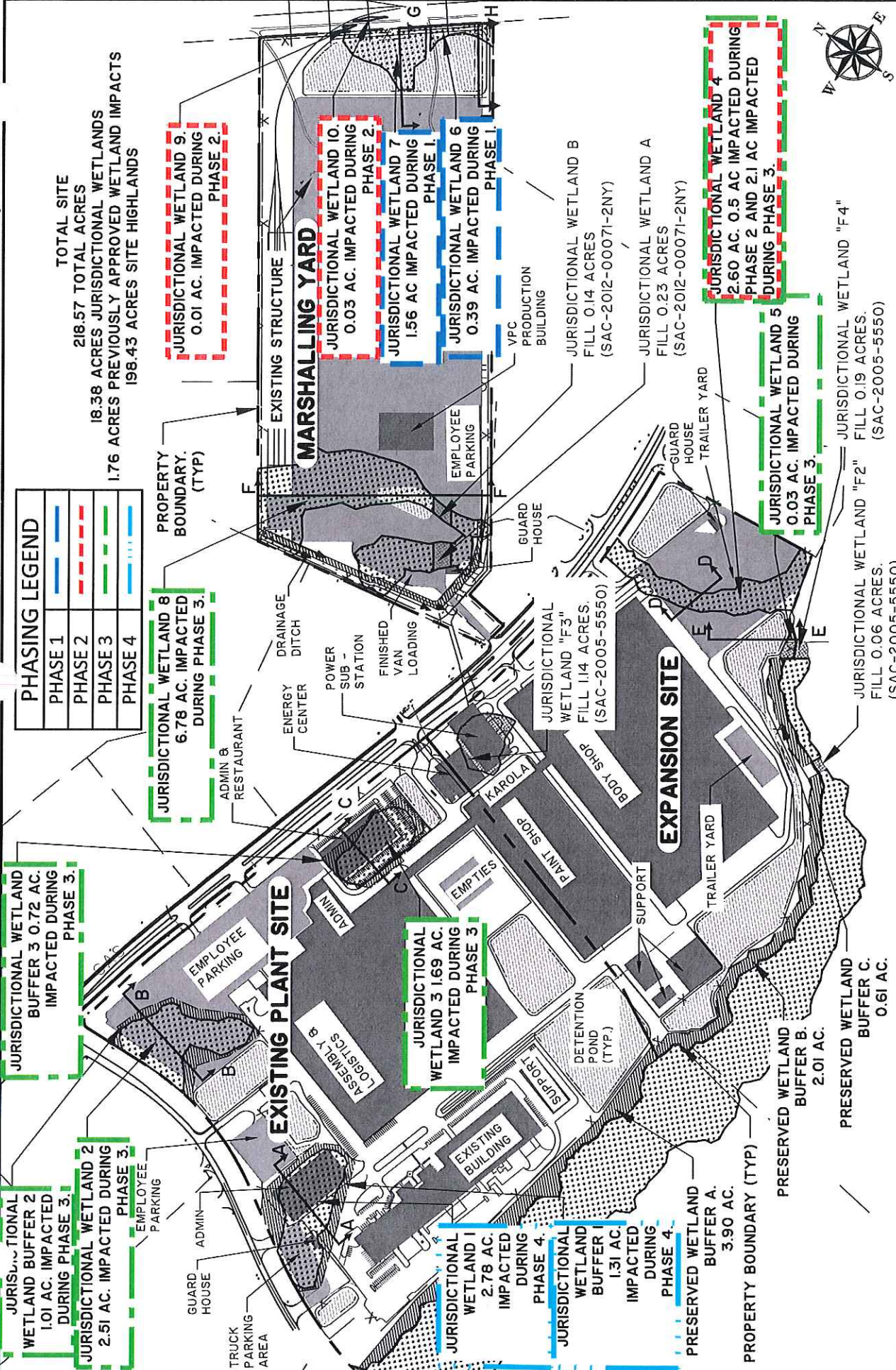




Applicant <b>MERCEDES-BENZ VANS, LLC.</b> Drawing Title <b>EXPANSION SITE - EXISTING CONDITIONS</b> Drawing Reference N/A	Project Title <b>DAIMLER SITE EXPANSION</b>	Date <b>OCT. 2016</b>
	Project Location <b>NORTH CHARLESTON, SC</b> Lat: N032° 57' 53.14" Long: W080° 06' 08.70"	Job No. <b>25331</b> WP-8 sht. 8 of 22

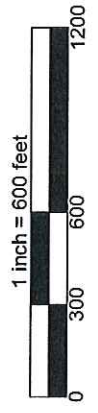


Applicant <b>MERCEDES-BENZ VANS, LLC.</b>		Project Title <b>DAIMLER SITE EXPANSION</b>		Date <b>OCT. 2016</b>	
Drawing Title <b>MARSHALLING YARD - EXISTING CONDITIONS</b>		Project Location <b>NORTH CHARLESTON, SC</b> Lat: N032° 57' 53.14" Long: W080° 06' 08.70"		Job No. <b>25331</b>	
Drawing Reference <b>N/A</b>				WP-9 sht. 9 of 22	



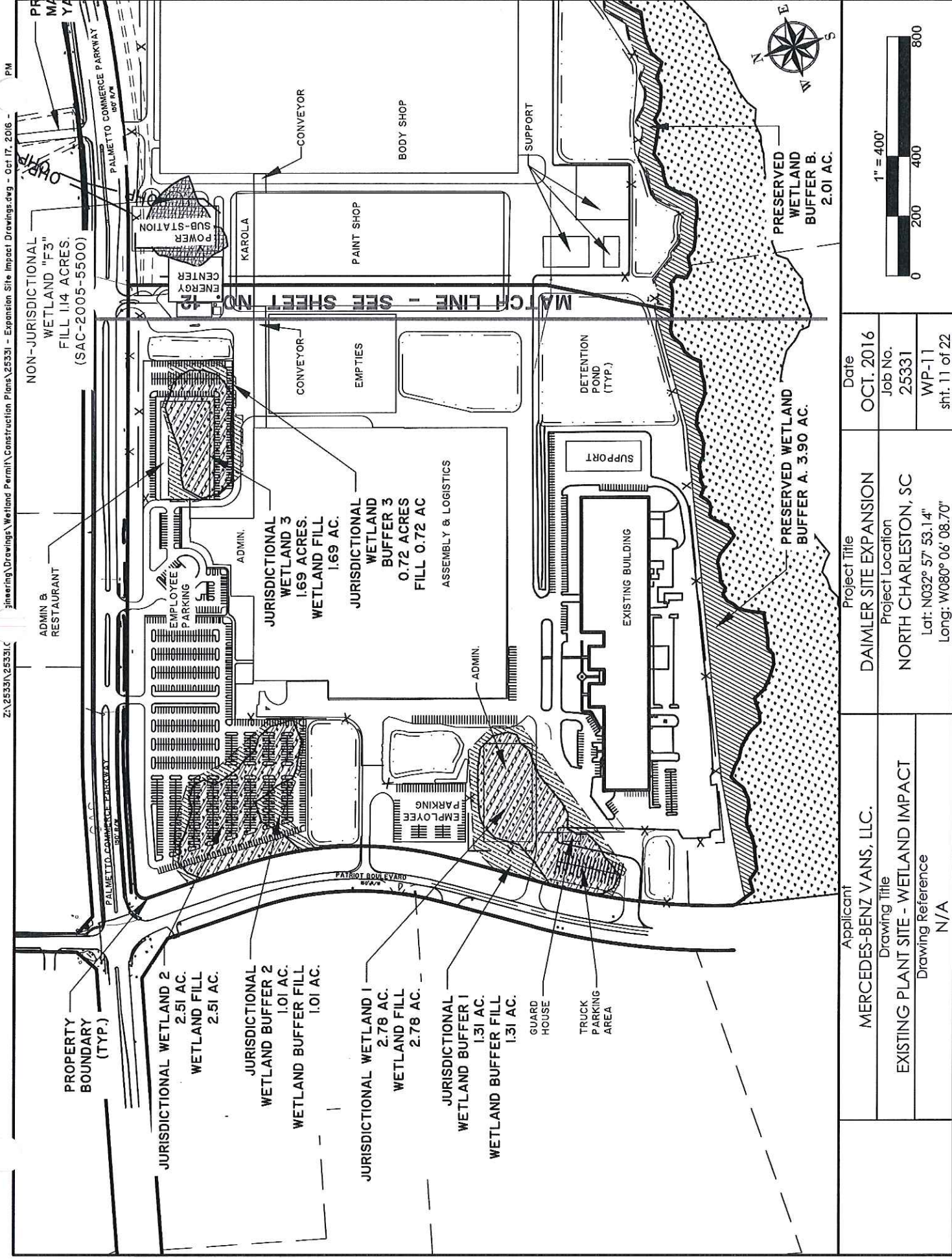
PHASING LEGEND	
PHASE 1	[Blue dashed line]
PHASE 2	[Red dashed line]
PHASE 3	[Green dashed line]
PHASE 4	[Cyan dashed line]

TOTAL SITE  
218.57 TOTAL ACRES  
18.38 ACRES JURISDICTIONAL WETLANDS  
198.43 ACRES PREVIOUSLY APPROVED WETLAND IMPACTS  
198.43 ACRES SITE HIGHLANDS



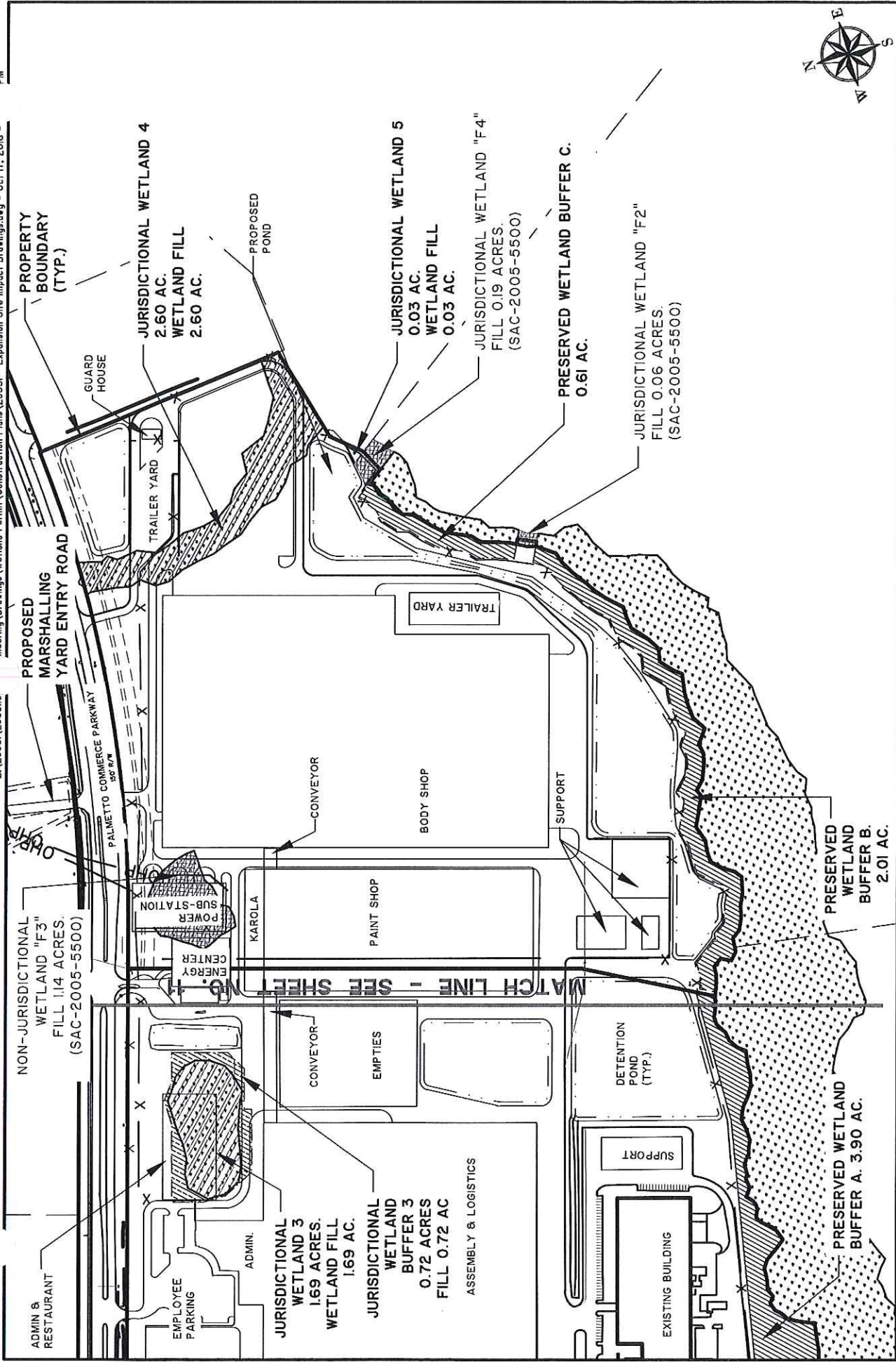
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	Project Location <b>CHARLESTON, SC</b> Lat: N032° 57' 53.14" Long: W080° 06' 08.70"	Job No. <b>25331</b> WP-10 sht. 10 of 22



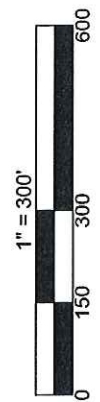
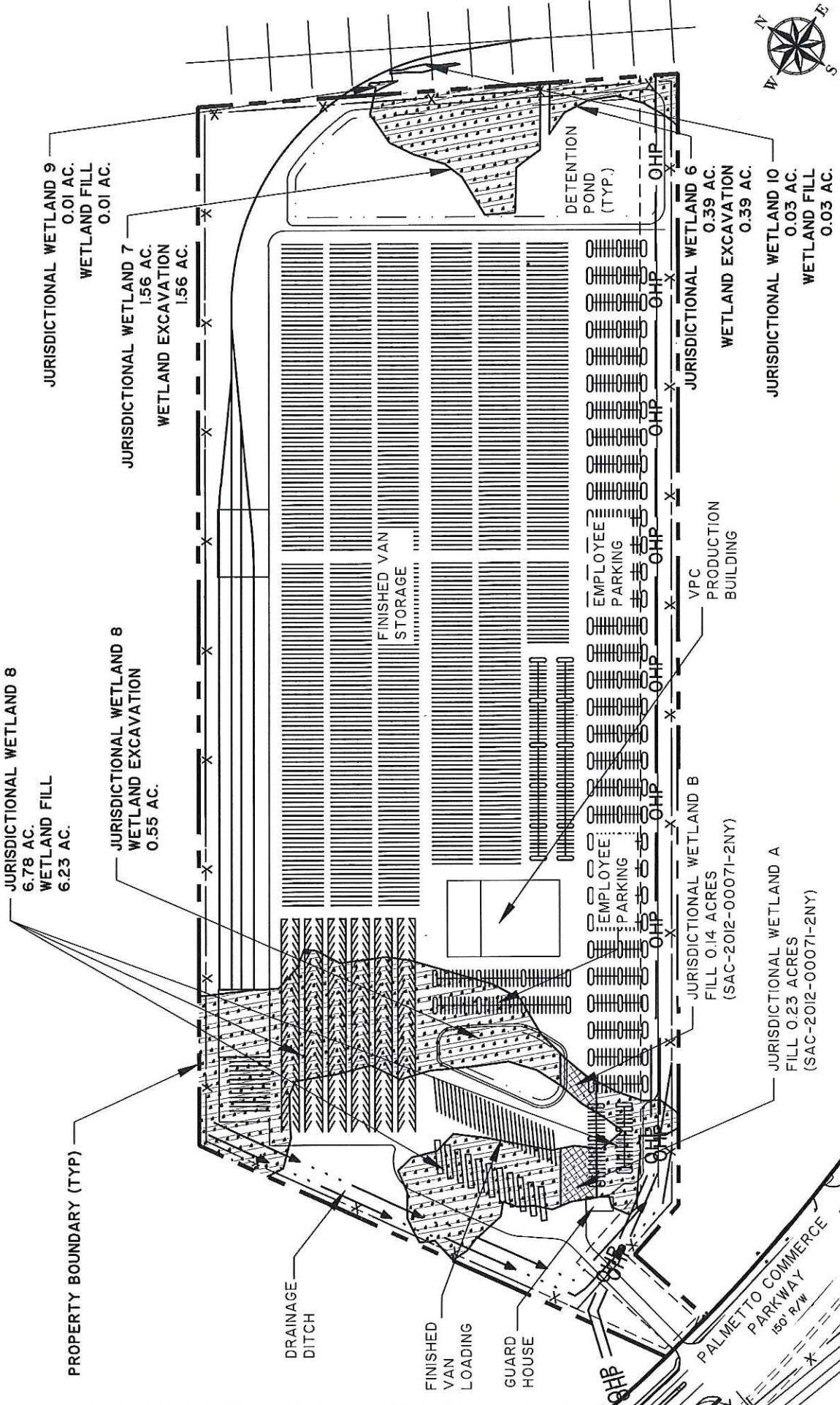


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Applicant <b>MERCEDES-BENZ VANS, LLC.</b>	Project Title <b>DAIMLER SITE EXPANSION</b>		Date <b>OCT. 2016</b>		
	Drawing Title <b>EXISTING PLANT SITE - WETLAND IMPACT</b>		Job No. <b>25331</b>		
Drawing Reference <b>N/A</b>		Project Location <b>NORTH CHARLESTON, SC</b> Lat: N032° 57' 53.14" Long: W080° 06' 08.70"		WP-11 sht. 11 of 22	



Applicant <b>MERCEDES-BENZ VANS, LLC.</b> Drawing Title <b>EXPANSION SITE - WETLAND IMPACT</b> Drawing Reference N/A	Project Title <b>DAIMLER SITE EXPANSION</b>		Date <b>OCT. 2016</b>
	Project Location <b>NORTH CHARLESTON, SC</b> Lat: N032° 57' 53.14" Long: W080° 06' 08.70"		Job No. <b>25331</b> WP-12 sht. 12 of 22



Applicant <b>MERCEDES-BENZ VANS, LLC.</b> Drawing Title <b>MARSHALLING YARD - WETLAND IMPACT</b> Drawing Reference N/A	Project Title <b>DAIMLER SITE EXPANSION</b>	Date OCT. 2016
	Project Location <b>NORTH CHARLESTON, SC</b> Lat: N032° 57' 53.14" Long: W080° 06' 08.70"	Job No. 25331
	W/P-13 sht. 13 of 22	

60

PROPOSED SITE DEVELOPMENT

55

PROPOSED PARKING PAD

DEVELOPMENT PAD LIMITS

PROPOSED ROAD WAY

50

PROPOSED GRADE

45

PROPOSED FILL

EXISTING GRADE

40

BUFFER LIMITS

WETLAND LIMITS

BUFFER LIMITS

35

# DEVELOPMENT PAD SECTION (SECTION A-A')

SCALE: HOR: 1" = 30'  
VERT: 1" = 3'

Applicant

MERCEDES-BENZ VANS, LLC.

Drawing Title

TYPICAL CROSS SECTION

Drawing Reference

N/A

Project Title

DAIMLER SITE EXPANSION

Project Location

NORTH CHARLESTON, SC

Lat: N032° 57' 53.14"

Long: W080° 06' 08.70"

Date

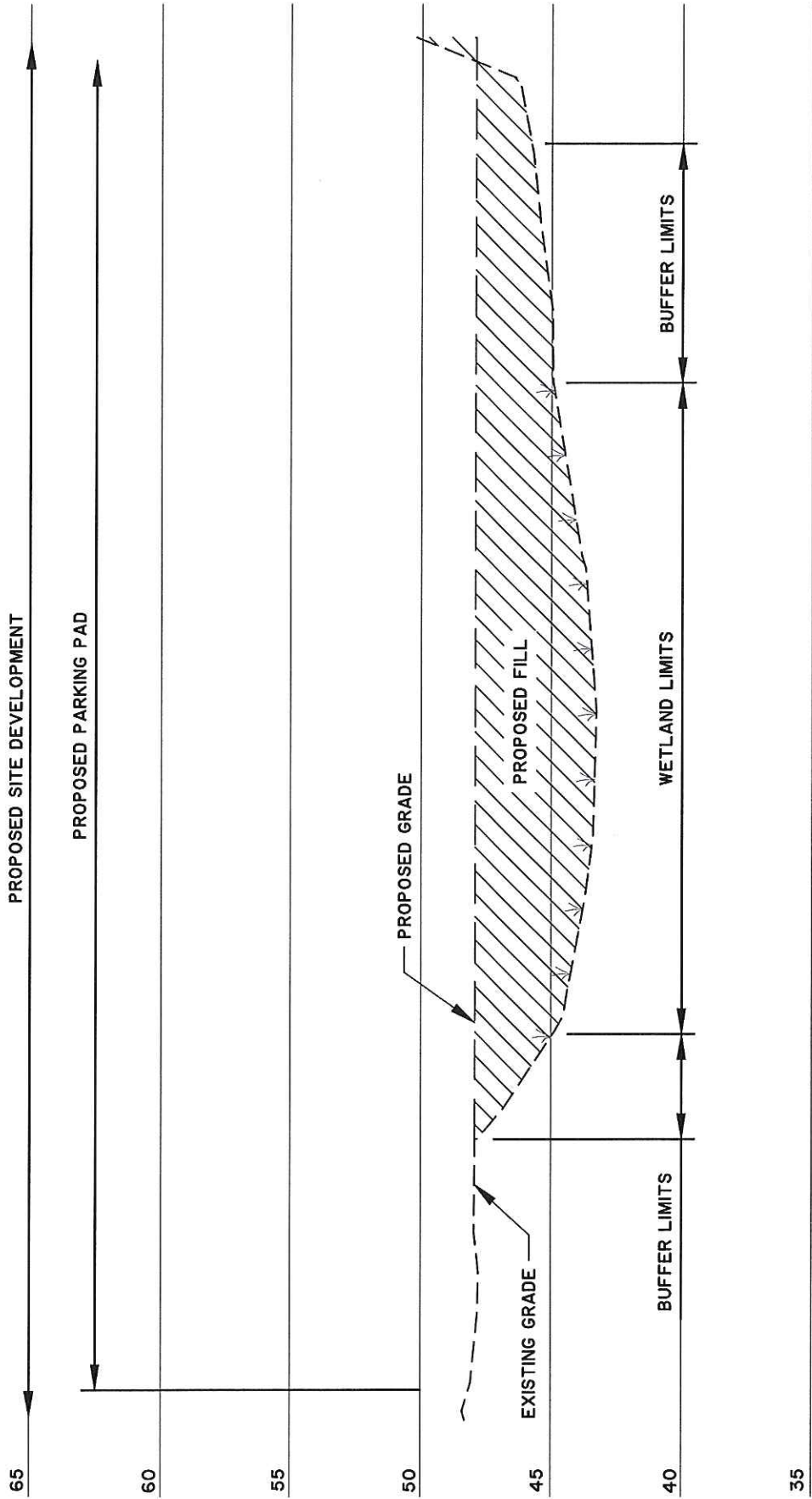
OCT. 2016

Job No.

25331

WP-14

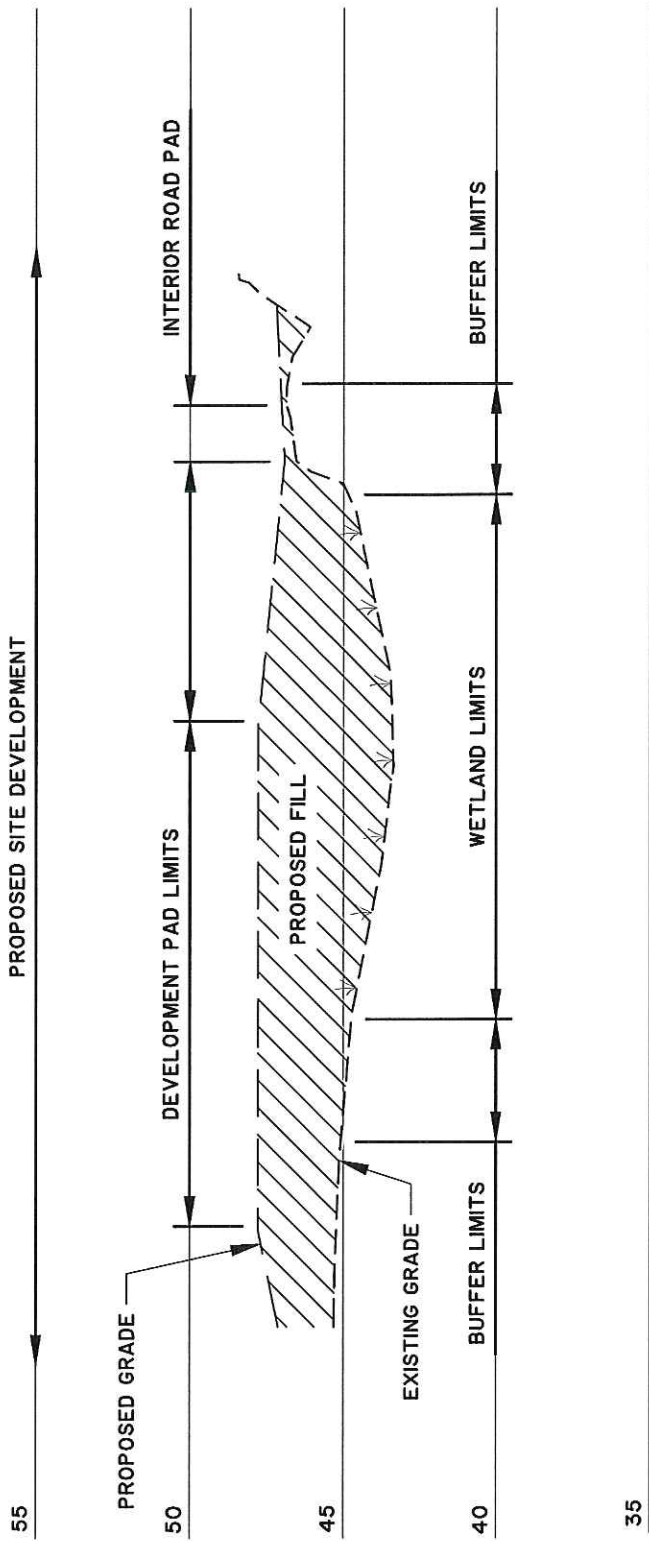
sht. 14 of 22



## DEVELOPMENT PAD SECTION (SECTION B-B')

SCALE: HOR: 1" = 30'  
VERT: 1" = 3'

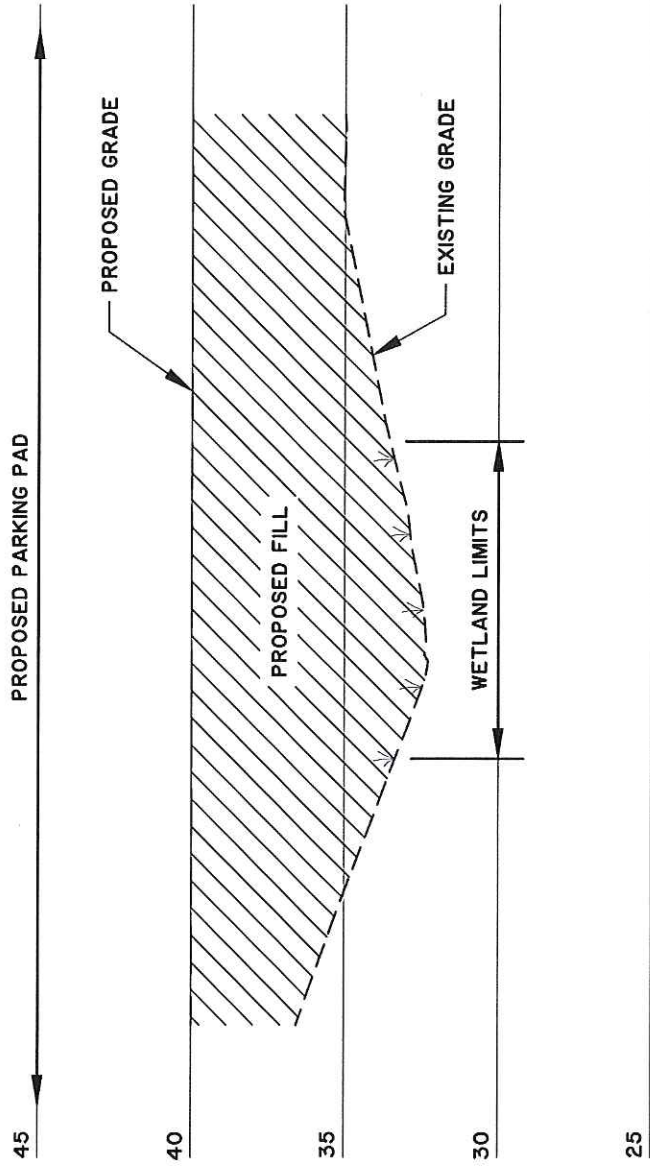
	Applicant <b>MERCEDES-BENZ VANS, LLC.</b>	Project Title <b>DAIMLER SITE EXPANSION</b>	Date <b>OCT. 2016</b>
	Drawing Title <b>TYPICAL CROSS SECTION</b>	Project Location <b>NORTH CHARLESTON, SC</b>	Job No. <b>25331</b>
	Drawing Reference <b>N/A</b>	Lat: N032° 57' 53.14" Long: W080° 06' 08.70"	WP-15 sht. 15 of 22



## DEVELOPMENT PAD SECTION (SECTION C-C')

SCALE: HOR: 1" = 30'  
VERT: 1" = 3'

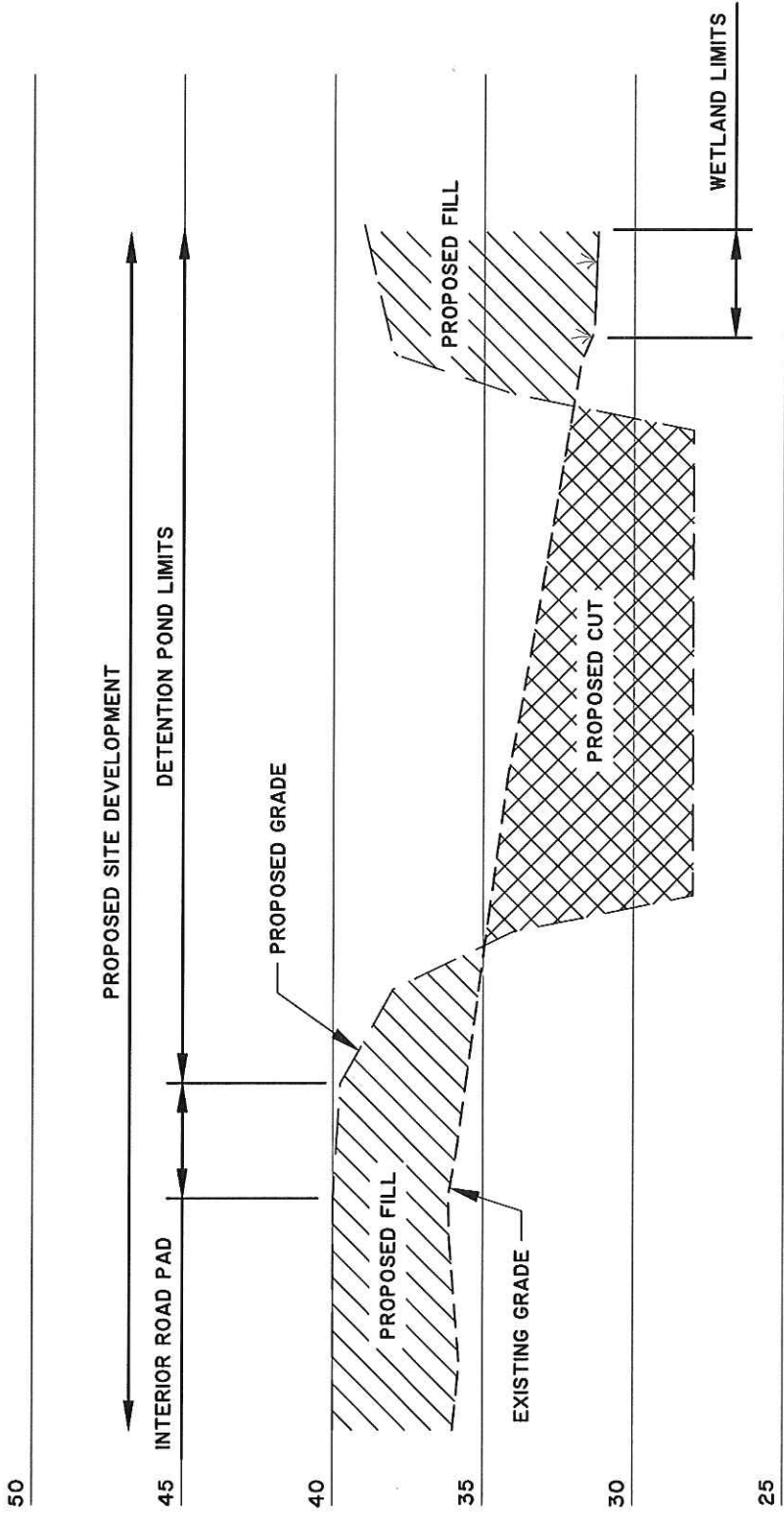
	Applicant <b>MERCEDES-BENZ VANS, LLC.</b>	Project Title <b>DAIMLER SITE EXPANSION</b>	Date OCT. 2016
	Drawing Title <b>TYPICAL CROSS SECTION</b>	Project Location <b>NORTH CHARLESTON, SC</b>	Job No. 25331
	Drawing Reference N/A	Lat: N032° 57' 53.14" Long: W080° 06' 08.70"	WP-16 sht. 16 of 22



## DEVELOPMENT PAD SECTION (SECTION D-D')

SCALE: HOR: 1" = 30'  
 VERT: 1" = 3'

Applicant <b>MERCEDES-BENZ VANS, LLC.</b> Drawing Title <b>TYPICAL CROSS SECTION</b> Drawing Reference N/A	Project Title <b>DAIMLER SITE EXPANSION</b>	Date <b>OCT. 2016</b>
	Project Location <b>NORTH CHARLESTON, SC</b>	Job No. <b>25331</b>
	Lat: N032° 57' 53.14" Long: W080° 06' 08.70" WP-17 sht. 17 of 22	

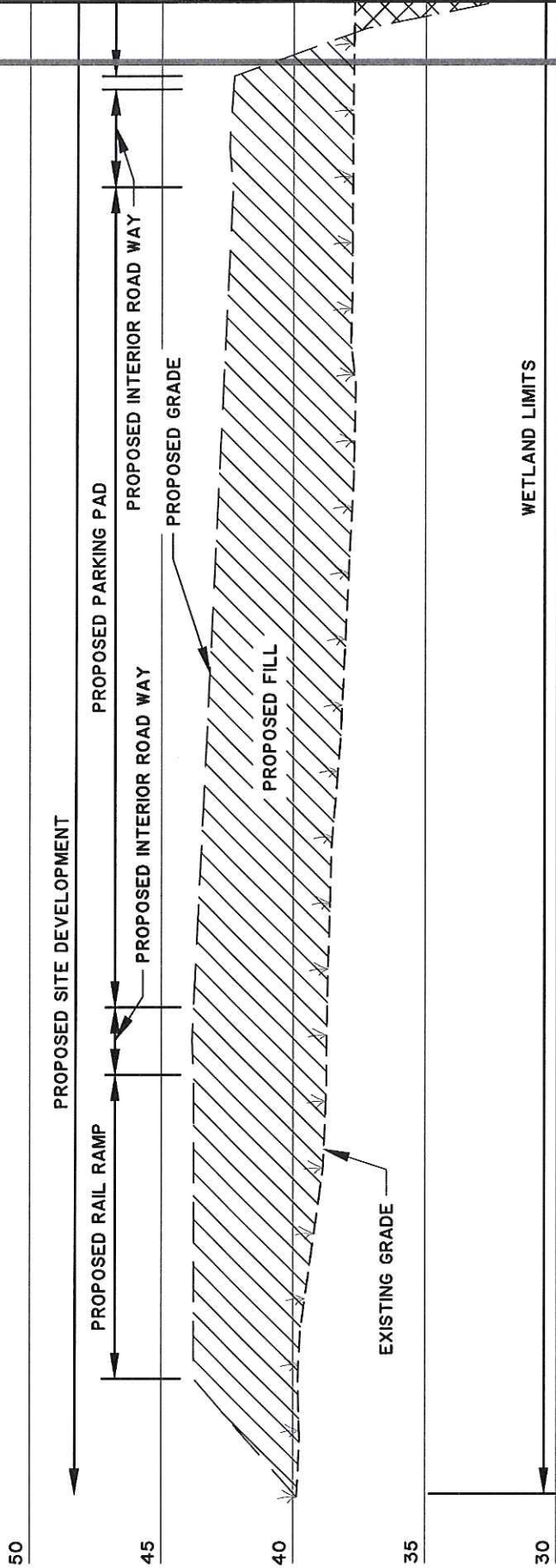


## DEVELOPMENT PAD SECTION (SECTION E-E')

SCALE: HOR: 1" = 30'  
 VERT: 1" = 3'

Applicant MERCEDES-BENZ VANS, LLC.	Project Title DAIMLER SITE EXPANSION		Date OCT. 2016
	Drawing Title TYPICAL CROSS SECTION		Job No. 25331
Drawing Reference N/A	Project Location NORTH CHARLESTON, SC		WP-18
	Lat: N032° 57' 53.14" Long: W080° 06' 08.70"		sht. 18 of 22

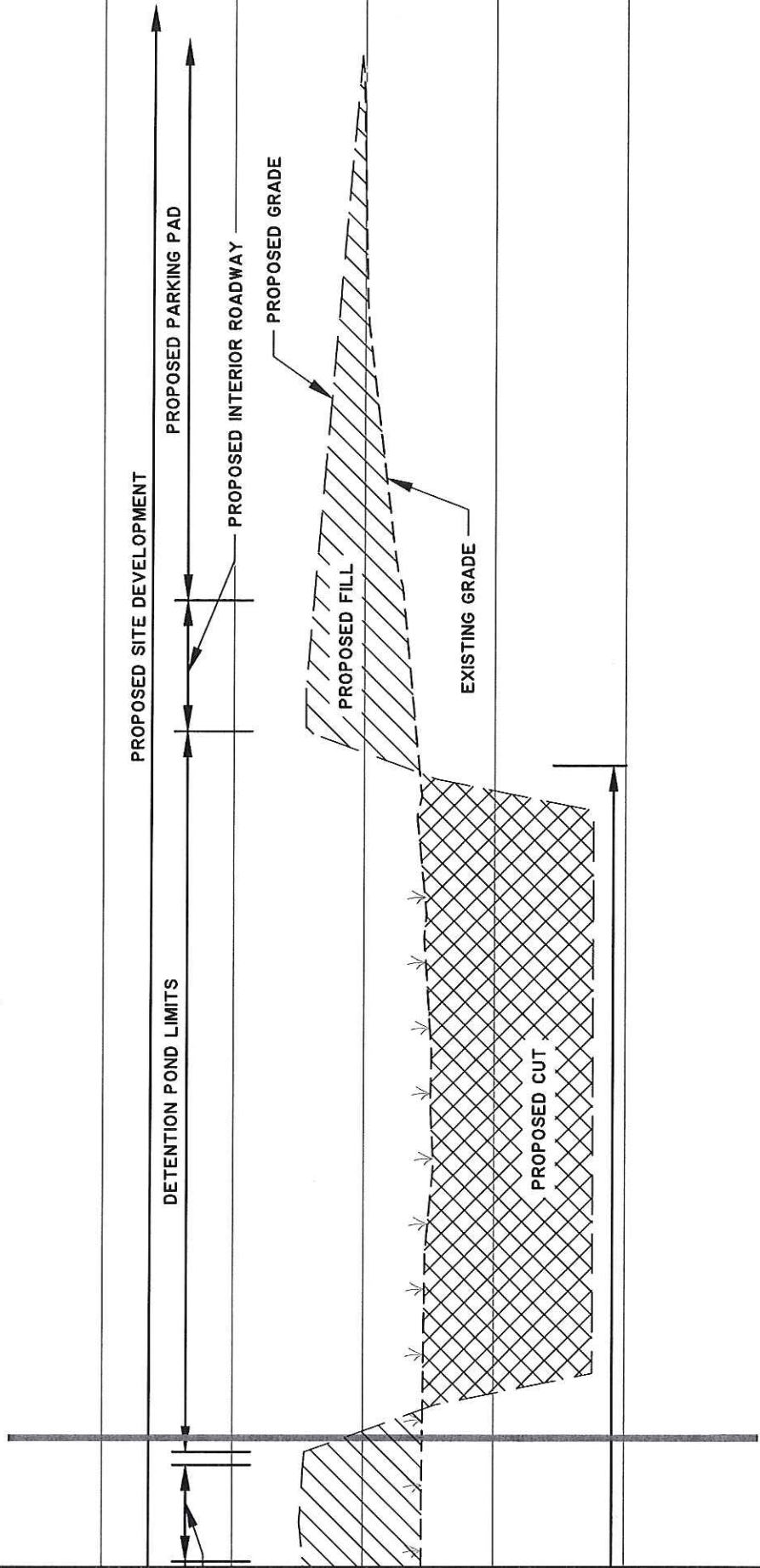




## DEVELOPMENT PAD SECTION (SECTION F-F')

SCALE: HOR: 1" = 30'  
 VERT: 1" = 3'

Applicant <b>MERCEDES-BENZ VANS, LLC.</b> Drawing Title <b>TYPICAL CROSS SECTION</b> Drawing Reference N/A	Project Title <b>DAIMLER SITE EXPANSION</b>	Date <b>OCT. 2016</b>
	Project Location <b>NORTH CHARLESTON, SC</b> Lat: N032° 57' 53.14" Long: W080° 06' 08.70"	Job No. <b>25331</b>
	WP-19 sht. 19 of 22	

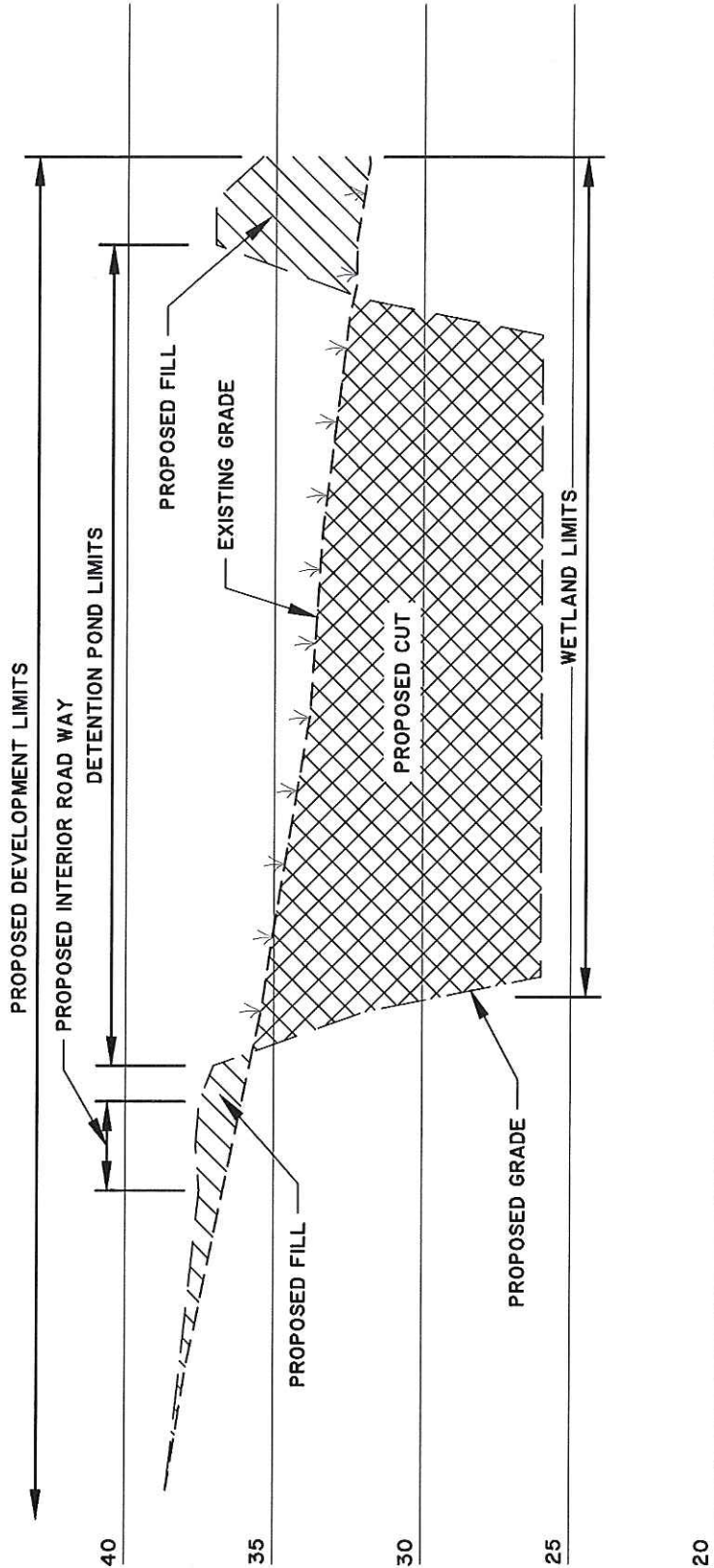


## DEVELOPMENT PAD SECTION (SECTION F-F')

SCALE: HOR: 1" = 30'  
 VERT: 1" = 3'

Applicant MERCEDES-BENZ VANS, LLC. Drawing Title TYPICAL CROSS SECTION Drawing Reference N/A	Project Title DAIMLER SITE EXPANSION Project Location NORTH CHARLESTON, SC Lat: N032° 57' 53.14" Long: W080° 06' 08.70"	Date OCT. 2016 Job No. 25331 WP-20 sht. 20 of 22

45

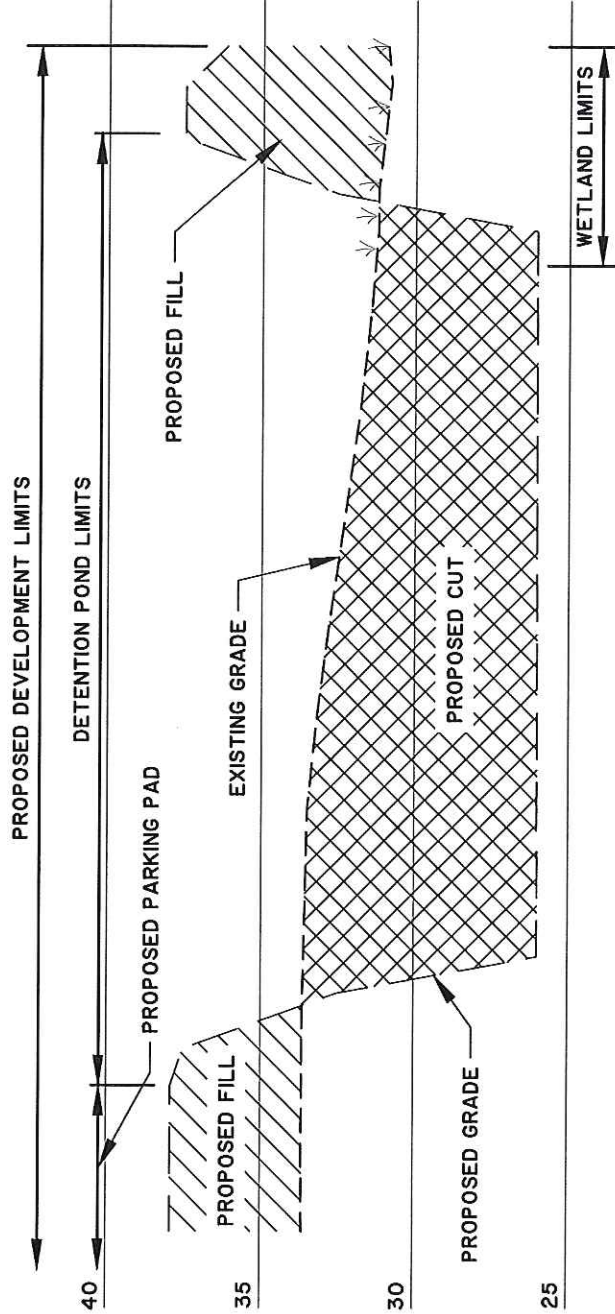


# DEVELOPMENT PAD SECTION (SECTION G-G')

SCALE: HOR: 1" = 30'  
VERT: 1" = 3'

Applicant <b>MERCEDES-BENZ VANS, LLC.</b>  Drawing Title <b>TYPICAL CROSS SECTION</b>  Drawing Reference N/A	Project Title <b>DAIMLER SITE EXPANSION</b>	Date <b>OCT. 2016</b>
	Project Location <b>NORTH CHARLESTON, SC</b> Lat: N032° 57' 53.14" Long: W080° 06' 08.70"	Job No. <b>25331</b>
	WP-21 sht. 21 of 22	

45



# DEVELOPMENT PAD SECTION (SECTION H-H')

SCALE: HOR: 1" = 30'  
VERT: 1" = 3'

Applicant <b>MERCEDES-BENZ VANS, LLC.</b>  Drawing Title <b>TYPICAL CROSS SECTION</b>  Drawing Reference N/A	Project Title <b>DAIMLER SITE EXPANSION</b>	Date <b>OCT. 2016</b>
	Project Location <b>NORTH CHARLESTON, SC</b> Lat: N032° 57' 53.14" Long: W080° 06' 08.70"	Job No. <b>25331</b>
	WP-22 sht. 22 of 22	