

**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 2006-2099- 6I

2 February 2007

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1341), an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

**Flexxon Operating, Ltd. c/o Hal Wenal**

**1400 Buford Highway, Suite #E-1**

**Buford, Ga 30518**

for a permit to place fill material in

**COX CREEK**

At a location near the intersection of Highway 81 and Rantowles Road, Anderson County, South Carolina (Latitude 34.52554°, Longitude -82.63815°)

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 both of the above mentioned offices until

**12 O'CLOCK NOON, MONDAY, MARCH 5, 2007**

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed work consists of piping a perennial stream to facilitate construction associated with the development of a Walgreen's Department store. In detail, the applicant proposes piping 508' of perennial stream with a 48" culvert to facilitate infrastructure for the proposed store. As mitigation for the adverse impacts to aquatic resources, the applicant proposes to restore and preserve 670 linear feet of stream at the 16.4 acre Twin Oaks Preserve site.

**NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the**

**U.S. Army Corps of Engineers  
ATTN: REGULATORY DIVISION  
69A Hagood Avenue  
Charleston, South Carolina 29403-5107**

The work shown on this application must be determined consistent with applicable provisions of the South Carolina Construction in Navigable Waters Permit Program. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State navigable waters permit must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

Preliminary review of the scope of work sought by this application indicates that State and Federal permits should be processed concurrently. If the Federal permit is issued in advance of the State's a special provision will be included in the Federal permit expressing the endorsement of the District Engineer to any revisions or conditions subsequently imposed by the State permit.

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 jurisdictional stream located well inland of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our 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). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has made no determination of effect on any Federally endangered, threatened, or proposed species. 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 Federally listed or proposed to be listed endangered or threatened species and/or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources 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 to provide any information it may have with regard to historic and cultural resources.

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

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

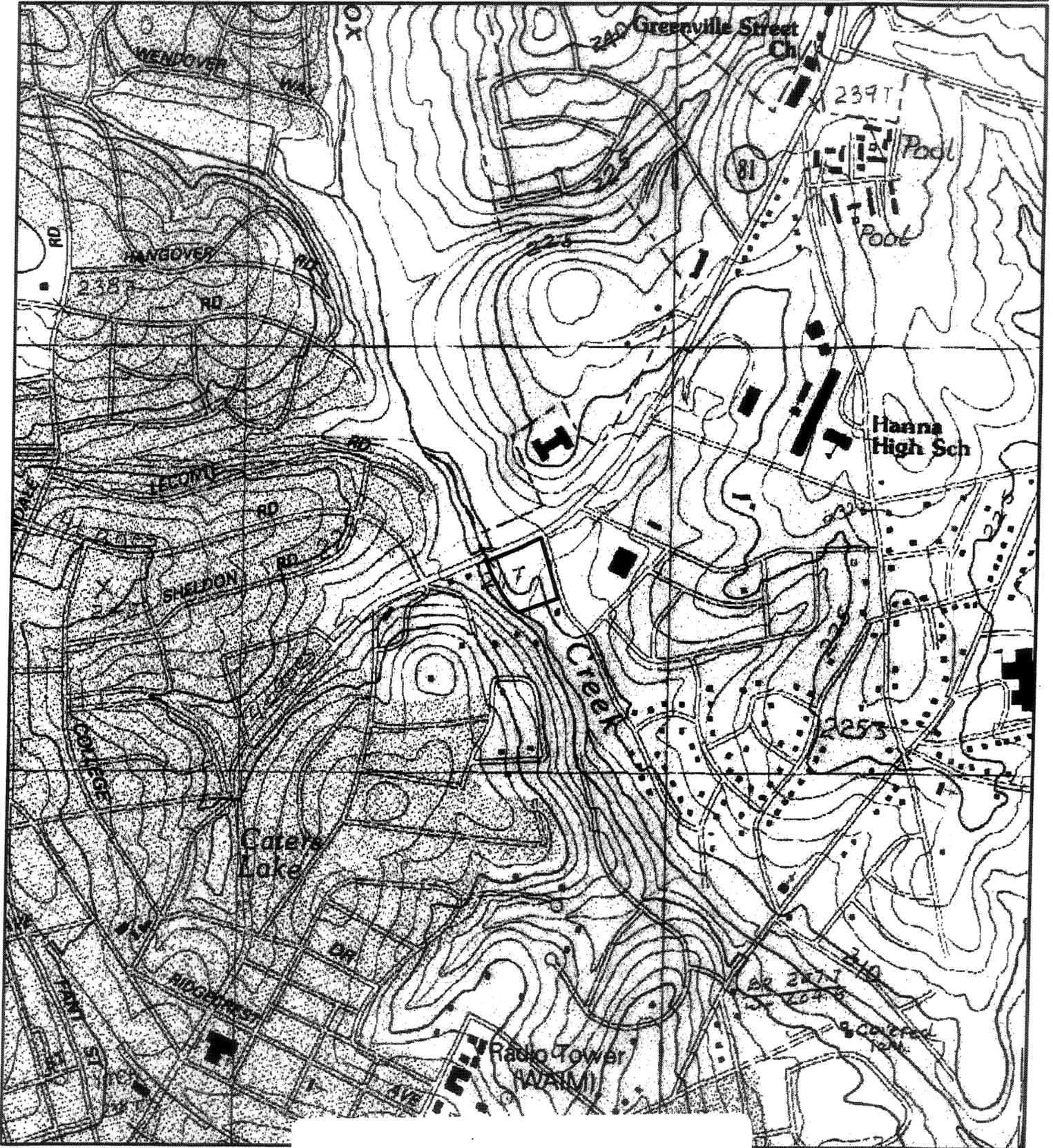
The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact Chip Ridgeway at 803-253-3906.

# Legend



1 inch equals 1,000 feet  
0 250 500 1,000 1,500 2,000  
Feet



  
Cushman Enterprises, LLC  
3215 Mall Road, Suite L  
Anderson, SC 29625  
O: 864.332.1223  
F: 864.332.1224

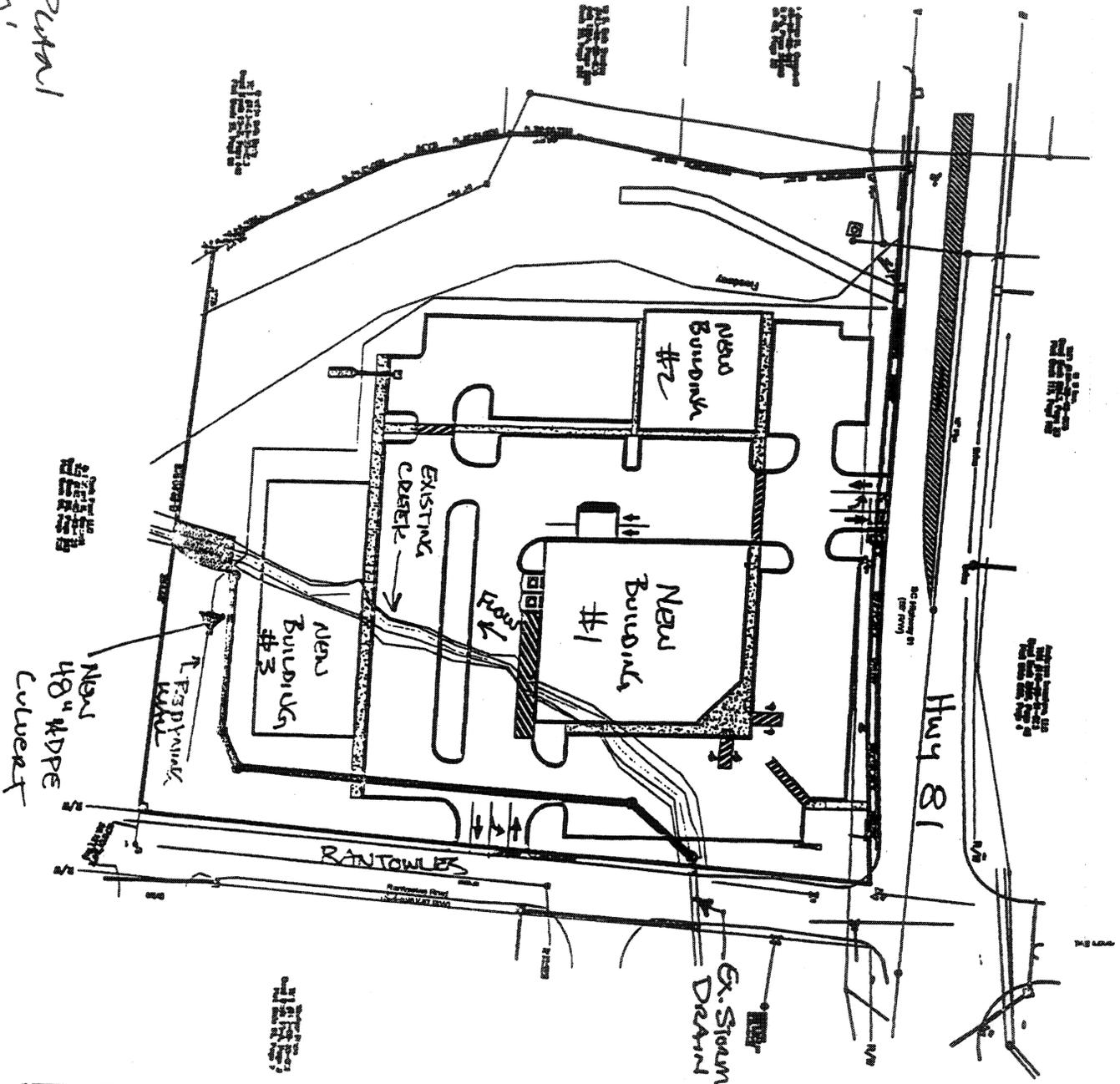
**SAC-2099-61**  
January 23, 2007

Page 1 of 15

All data depicted on this map are derived from outside sources including USACE, USFWS, USGS, DOT, and County Tax offices. Sections are preliminary until final verification by agencies with jurisdictions over depicted resources. All Site and Resource areas are best estimates based upon outside resources available of map compilation. Cushman Enterprises, LLC is not responsible for the accuracy of the data depicted nor the negative consequences of based on such data.

ANSWER PLAN  
1" = 100'

DWG #1



State of South Carolina  
County of Anderson  
City of Anderson

**SAC-2099-61**

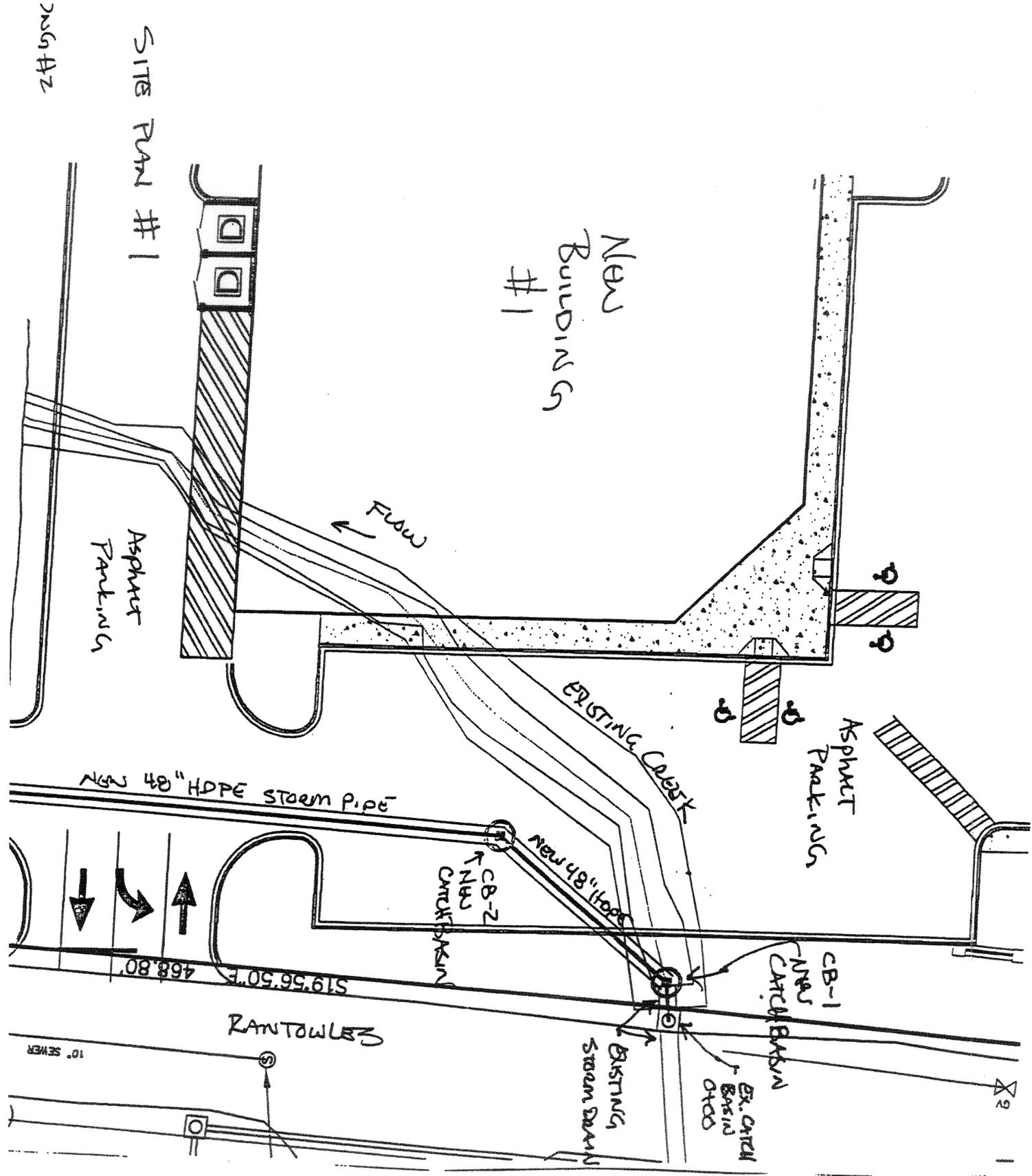
January 23, 2007

Page 2 of 15

Project for Flexxon Development  
Master Plan

F & S Surveyors, Engineers and Planners, Inc.  
211 Society St.  
Anderson, SC 29621  
(864) 226-0980

Scale: 1" = 100'



SITE PLAN #1  
 2006 #22

State of South Carolina  
 County of Anderson  
 City of Anderson

**SAC-2099-61**

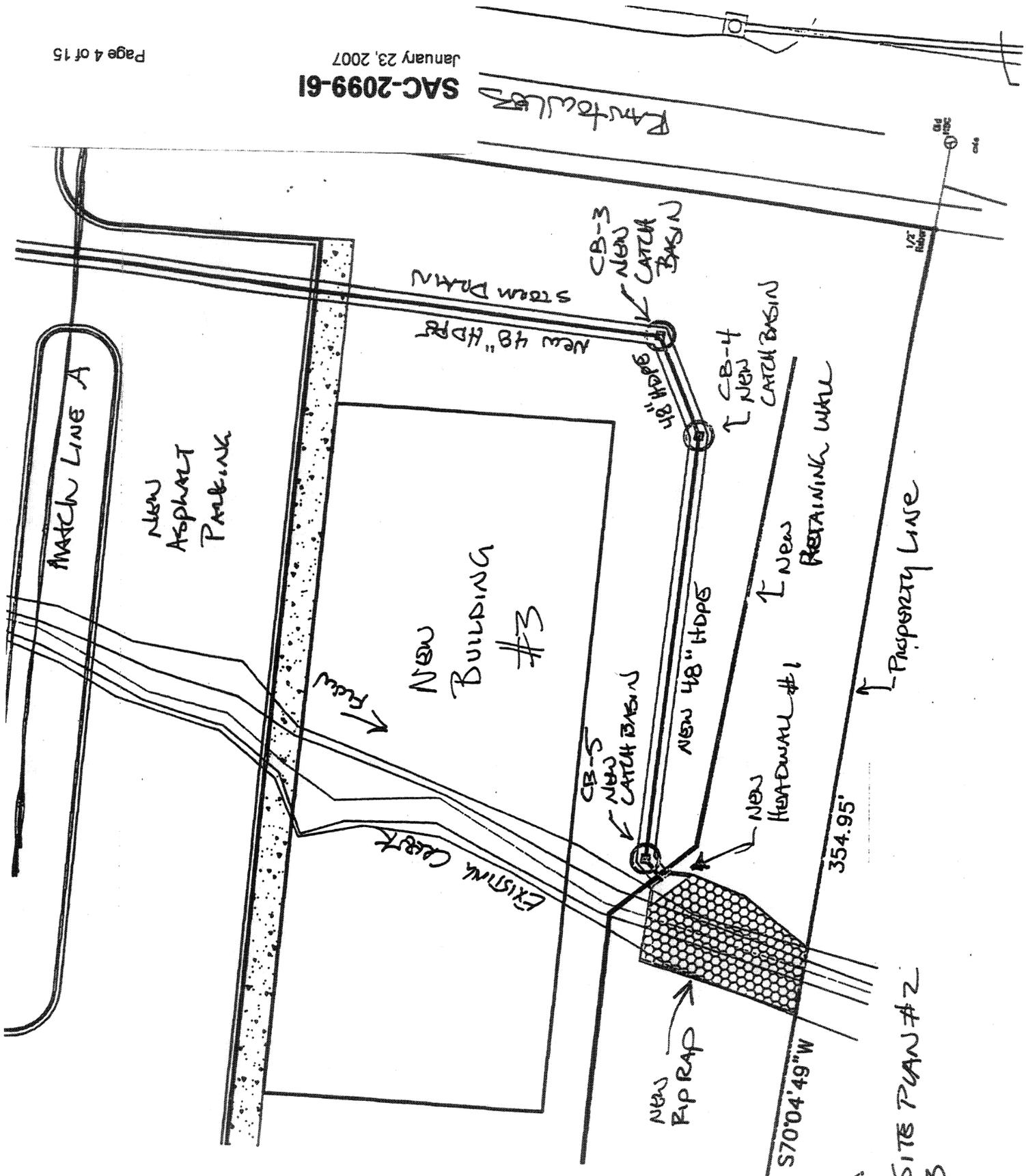
January 23, 2007

Page 3 of 15

Project for Flexxon Development  
 Plan View - Upper Reach  
 Existing Creek & Piped Creek

F & S Surveyors, Engineers and Planners, Inc.  
 211 Society St.  
 Anderson, SC 29621  
 (864) 226-0980

Scale: 1" = 100'



State of South Carolina  
 County of Anderson  
 City of Anderson

Project for Flexxon Development  
 Plan View - Lower Reach  
 Existing Creek & Piped Creek

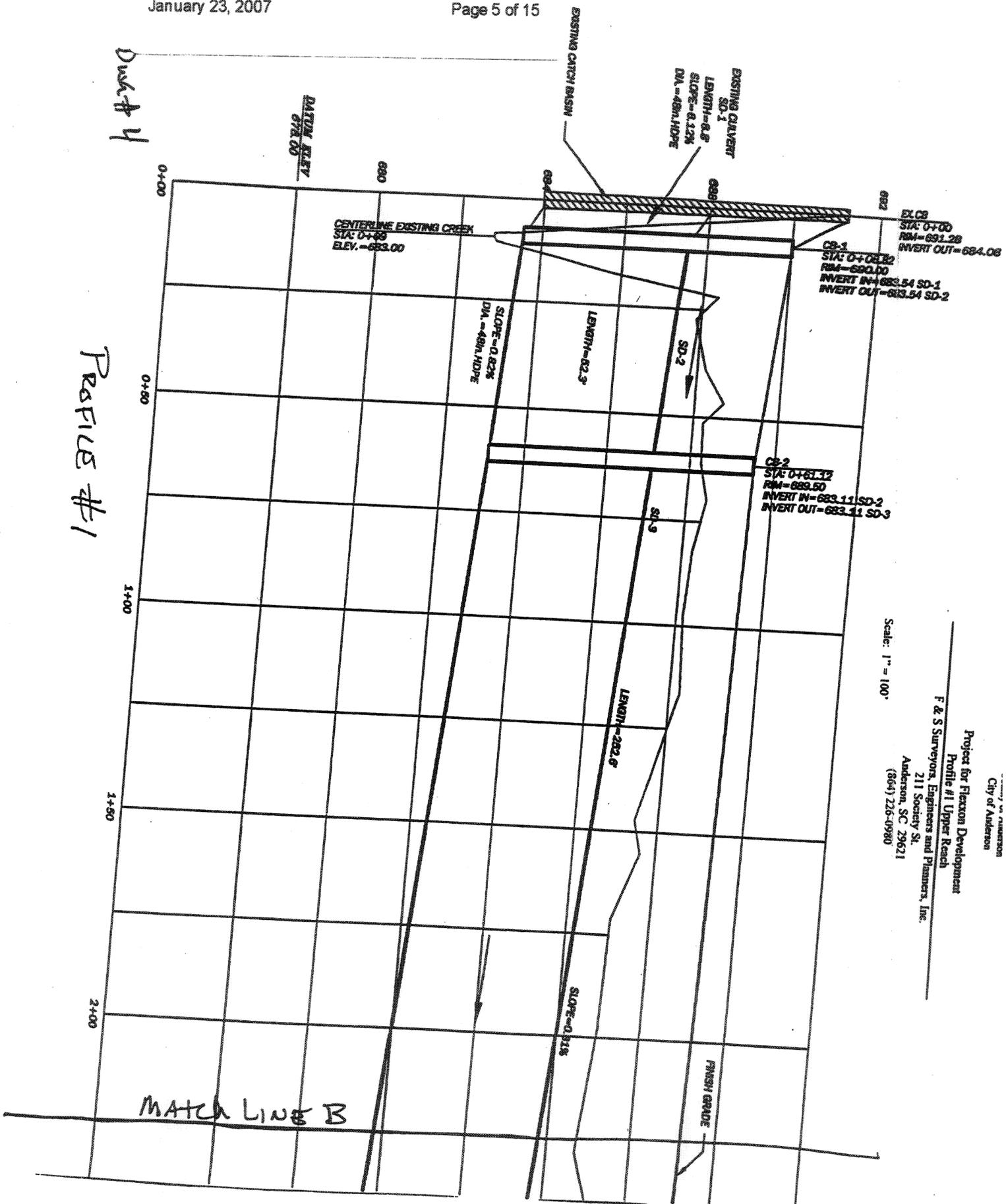
F & S Surveyors, Engineers and Planners, Inc.  
 211 Society St.  
 Anderson, SC 29621  
 (864) 226-0980

Scale: 1" = 100'

SITE PLAN #2  
 DWG. #3

Duck # 14

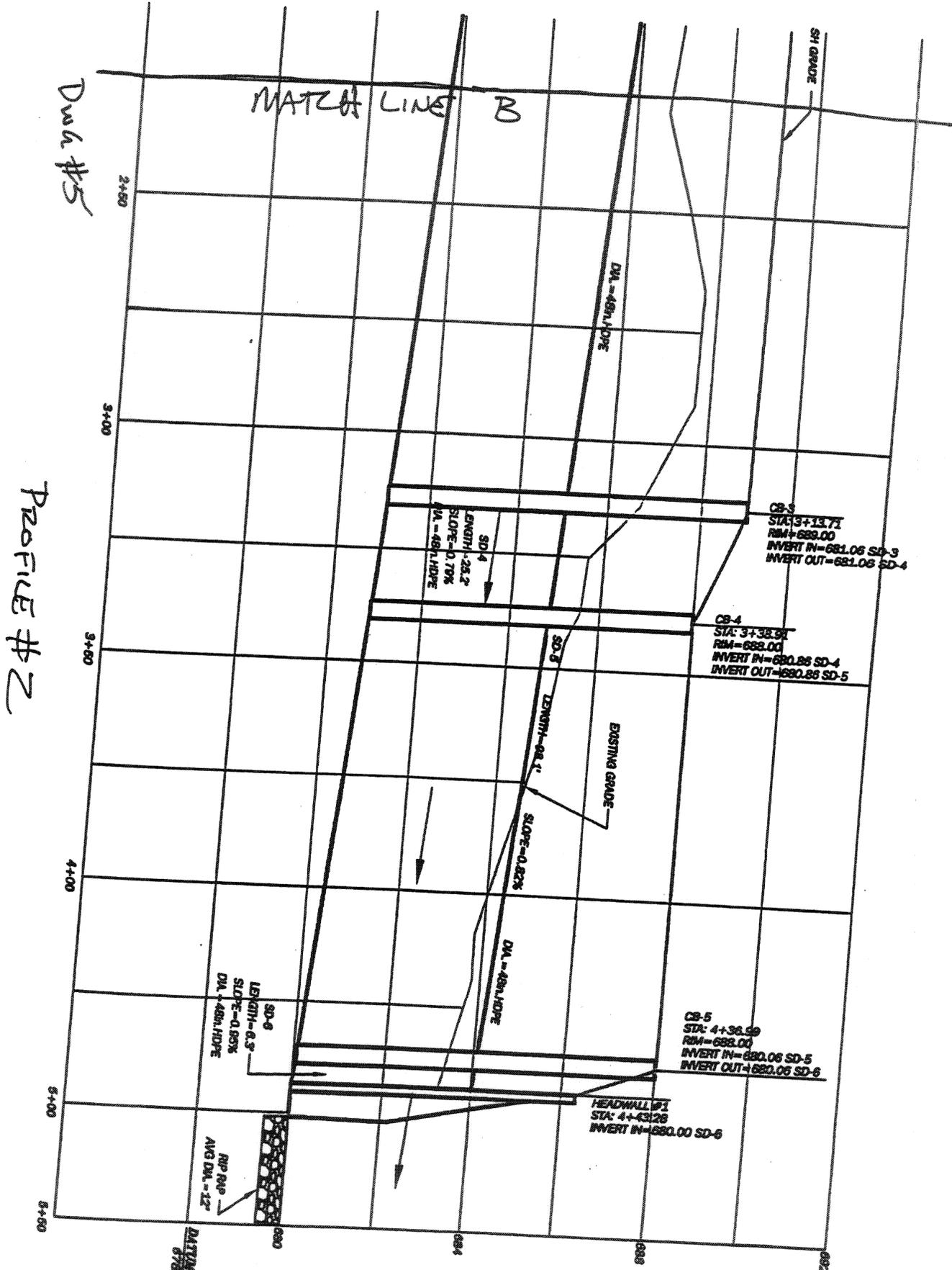
Profile # 1



Scale: 1" = 100'

Project for Flexxon Development  
 Profile #1 Upper Reach  
 F & S Surveyors, Engineers and Planners, Inc.  
 211 Society St.  
 Anderson, SC 29621  
 (864) 226-0980

City of Anderson



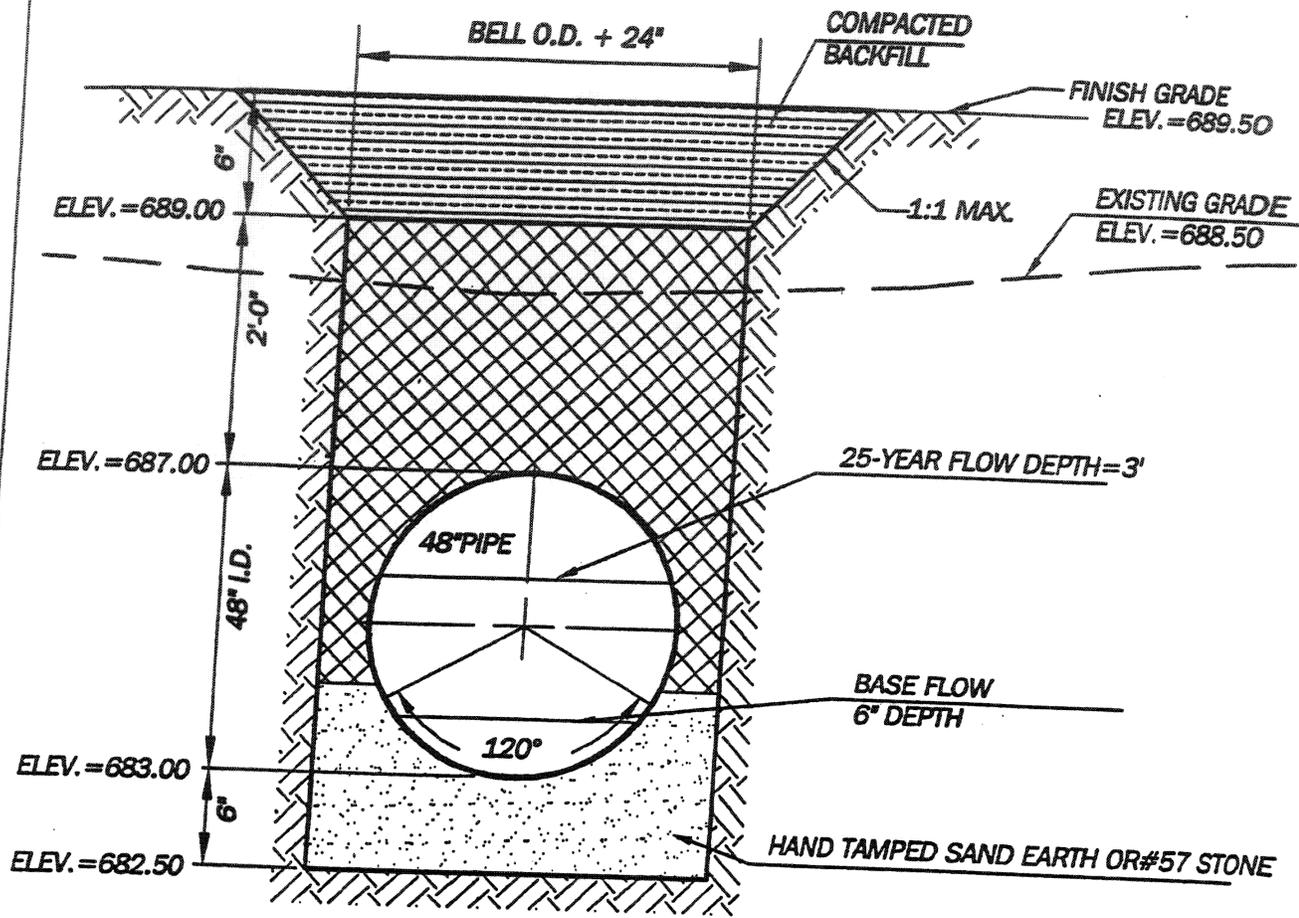
Dwn #5

PROFILE #2

State of South Carolina  
 County of Anderson  
 City of Anderson

Project for Flexxon Development  
 Profile #2 Lower Reach

F & S Surveyors, Engineers and Planners, Inc.  
 211 Society St.  
 Anderson, SC 29621  
 (864) 226-0980



**NOTES:**

1. A MINIMUM OF 24" FROM OUTSIDE DIAMETER OF PIPE TO SIDE OF TRENCH MUST BE ALLOWED FOR COMPACTION OF FILL MATERIAL. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER THE PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE PLACED IN LAYERS NOT TO EXCEED 6". UNDER NO CIRCUMSTANCES SHALL WATER BE PERMITTED TO RISE IN UNBACKFILLED TRENCHES AFTER THE PIPE HAS BEEN PLACED. COMPACTION REQUIREMENTS SHALL BE ATTAINED BY THE USE OF MECHANICAL TAMPS ONLY. EACH AND EVERY LAYER OF BACKFILL SHALL BE PLACED LOOSE AND THOROUGHLY COMPACTED INTO PLACE.
2. ALL BACKFILL MATERIAL SHALL HAVE AN IN PLACE COMPACTED DENSITY OF 95% OF STANDARD PROCTOR. THE FINAL 2' BELOW FINISHED GRADE SHALL BE 100%.
3. ALL TRENCHING OPERATIONS SHALL MEET OSHA STANDARDS.
4. BACKFILL MATERIAL SHALL BE SELECT BACKFILL MATERIAL.

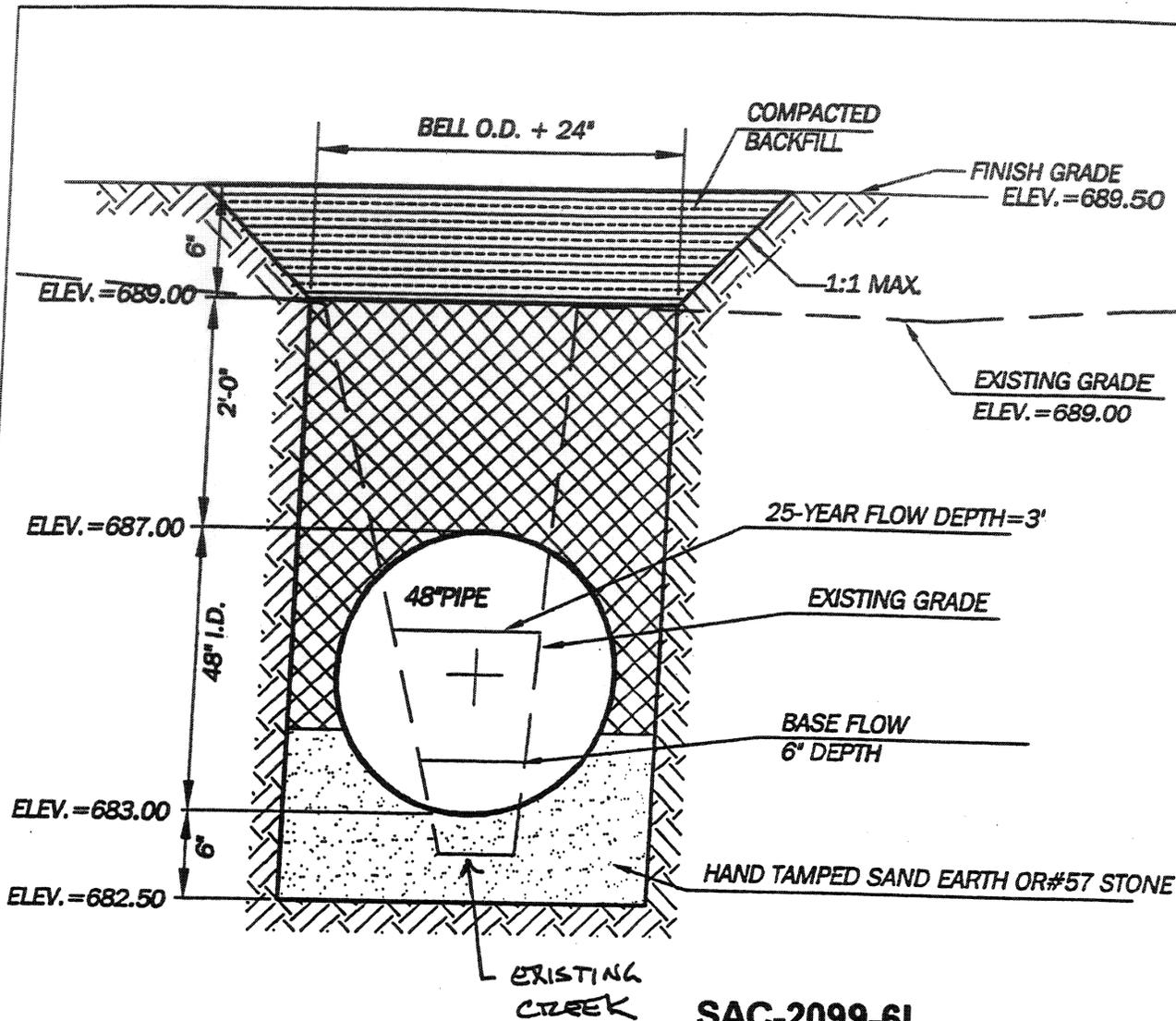
State of South Carolina  
 County of Anderson  
 City of Anderson  
 Project for Flexxon Development  
 Typical Trench Detail - Upland Area - A-1  
 F & S Surveyors, Engineers and Planners, Inc.  
 211 Society St.  
 Anderson, SC 29621  
 (864) 226-0980

Scale: 1" = 100'

Dwg # 6

**A1**  
 N.T.S.

**STORM DRAIN TRENCH  
 IN UPLAND AREA (STA: 0+75)**



**SAC-2099-61**

January 23, 2007

Page 8 of 15

**NOTES:**

1. A MINIMUM OF 24" FROM OUTSIDE DIAMETER OF PIPE TO SIDE OF TRENCH MUST BE ALLOWED FOR COMPACTION OF FILL MATERIAL. BACKFILLING OF TRENCHES SHALL BE ACCOMPLISHED IMMEDIATELY AFTER THE PIPE IS LAID. THE FILL AROUND THE PIPE SHALL BE PLACED IN LAYERS NOT TO EXCEED 6". UNDER NO CIRCUMSTANCES SHALL WATER BE PERMITTED TO RISE IN UNBACKFILLED TRENCHES AFTER THE PIPE HAS BEEN PLACED. COMPACTION REQUIREMENTS SHALL BE ATTAINED BY THE USE OF MECHANICAL TAMPS ONLY. EACH AND EVERY LAYER OF BACKFILL SHALL BE PLACED LOOSE AND THOROUGHLY COMPACTED INTO PLACE.
2. ALL BACKFILL MATERIAL SHALL HAVE AN IN PLACE COMPACTED DENSITY OF 95% OF STANDARD PROCTOR. THE FINAL 2' BELOW FINISHED GRADE SHALL BE 100%.
3. ALL TRENCHING OPERATIONS SHALL MEET OSHA STANDARDS.
4. BACKFILL MATERIAL SHALL BE SELECT BACKFILL MATERIAL.

State of South Carolina  
County of Anderson  
City of Anderson

Project for Flexxon Development  
Typical Trench Detail - Creek Placement - A-2  
F & S Surveyors, Engineers and Planners, Inc.  
211 Society St.  
Anderson, SC 29621  
(864) 226-0980

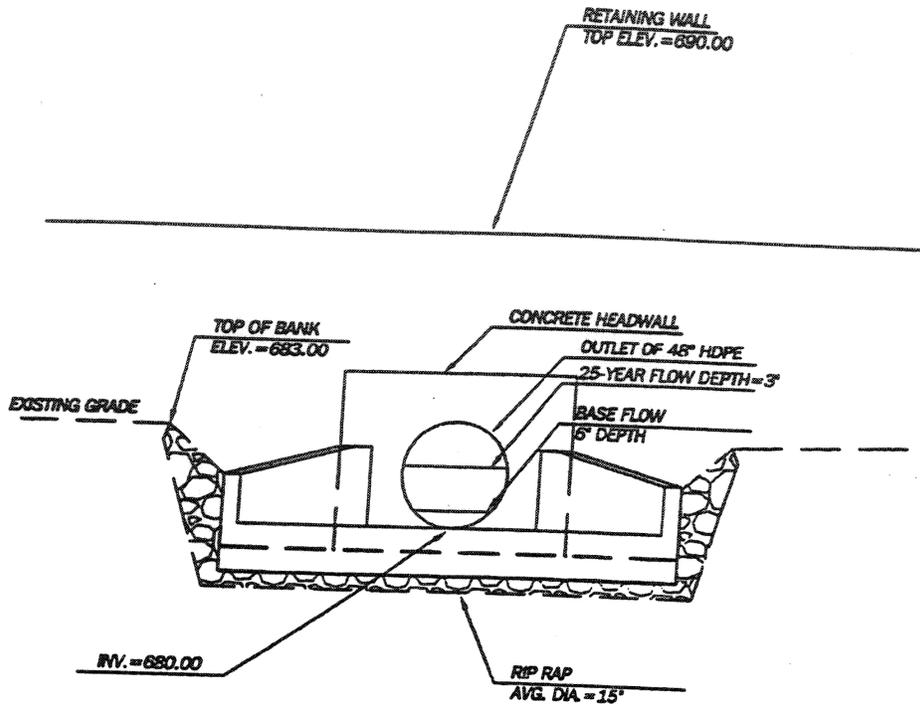
Scale: 1" = 100'

Dwg # 7

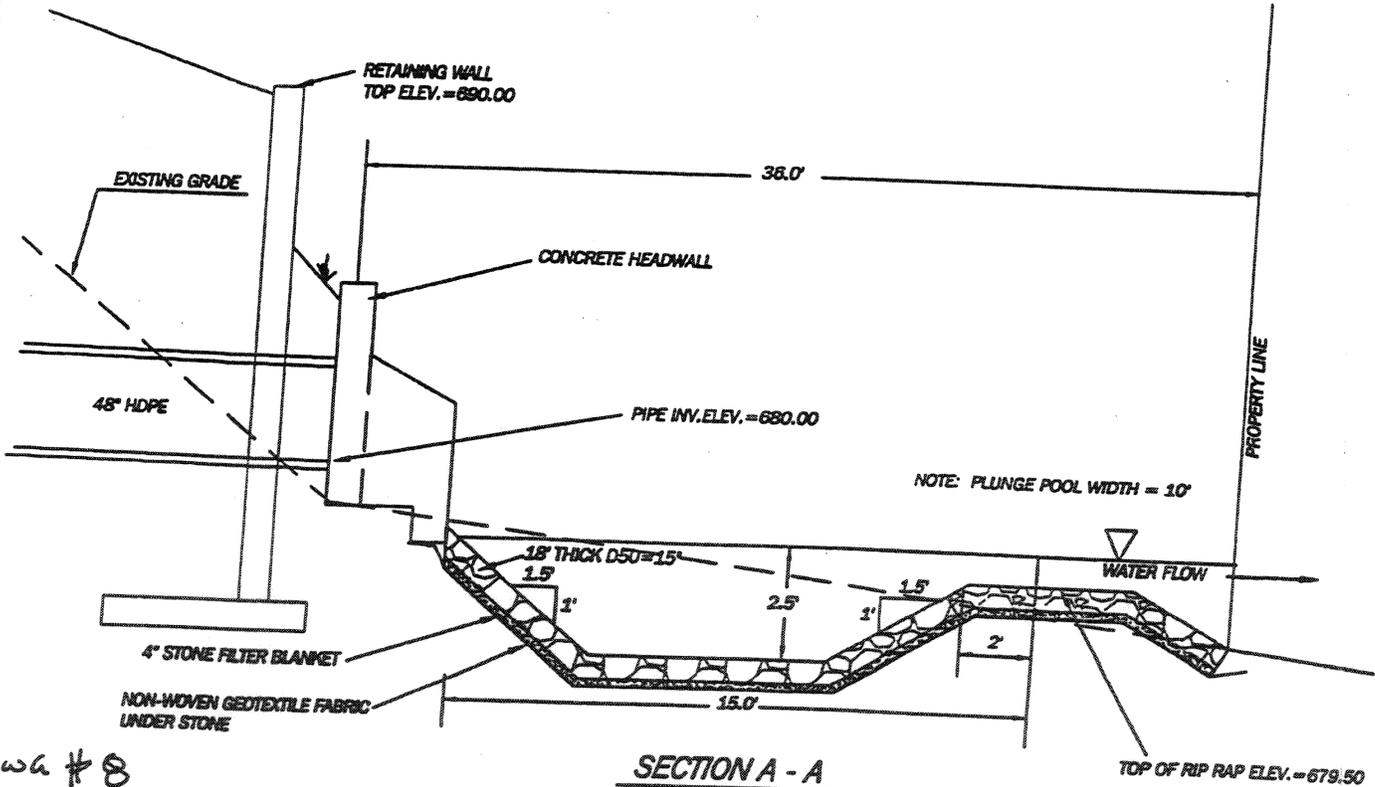
**A2**

N.T.S.

**STORM DRAIN TRENCH  
IN EX. CREEK (STA: 0+02 TO STA: 0+08))**



**ELEVATION VIEW**



**SECTION A - A**

Dwg # 8

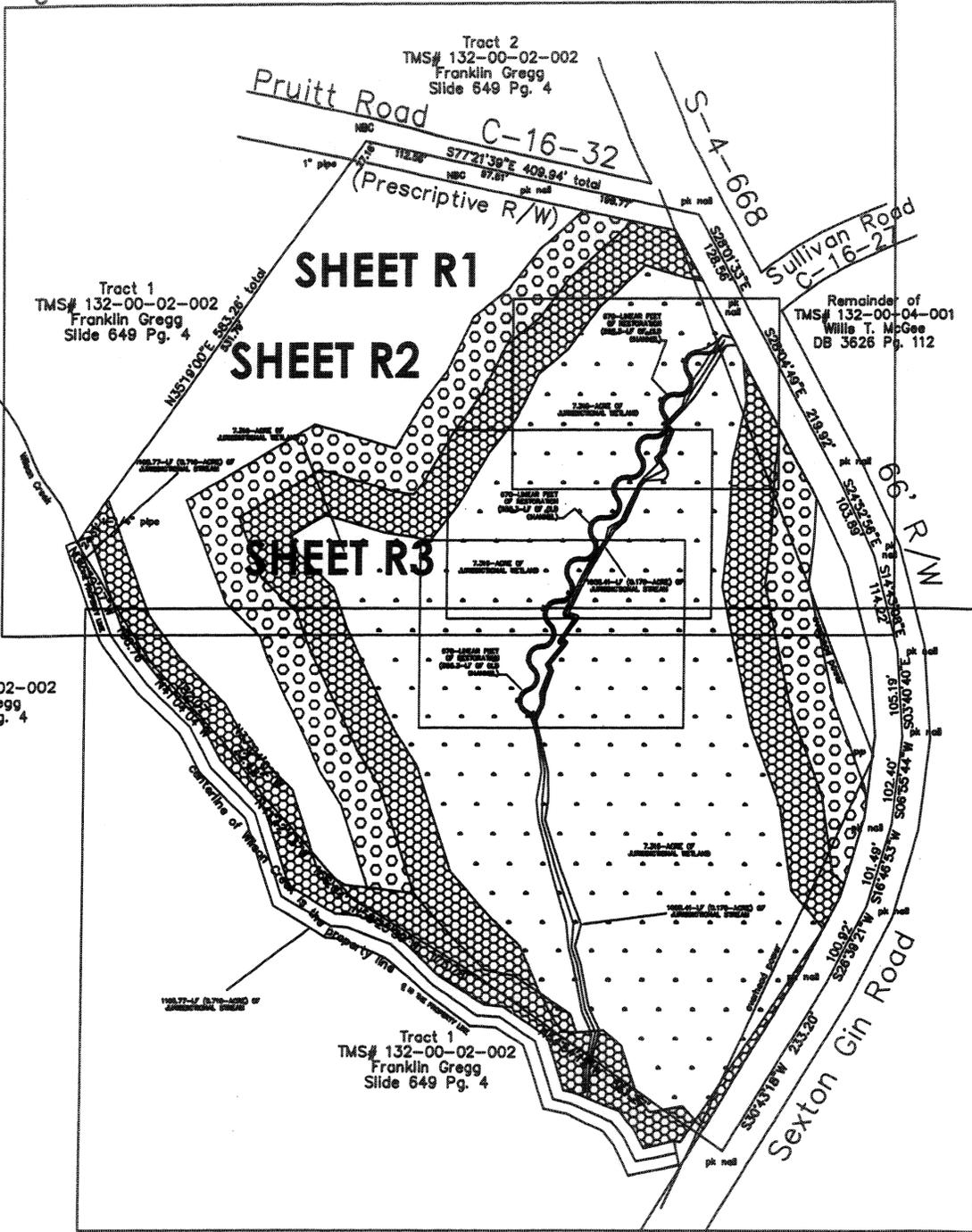
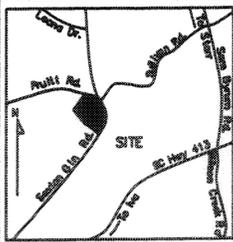
**A3**  
N.T.S.

**48" HDPE PIPE OUTLET PIPE DETAILS**

State of South Carolina  
County of Anderson  
City of Anderson

Project for Flexxon Development  
Outlet Detail 48" HDPE - A-3  
F & S Surveyors, Engineers and Planners, Inc.  
211 Society St.  
Anderson, SC 29621  
(864) 226-0980

# SHEET 2



# SHEET 3

**LEGEND:**

 JURISDICTIONAL WATERS OF U.S.

 JURISDICTIONAL STREAMS & DRAINAGES

 50-FOOT BUFFER AREA

 100-FOOT BUFFER AREA

**ON-SITE JURISDICTIONAL WATERS:**

2114.18-LF (0.898-ACRE) OF PERENNIAL STREAM  
7.31-ACRE OF JURISDICTIONAL WETLAND

**SAC-2099-61**

January 23, 2007

Page 10 of 15



**CUSHMAN ENTERPRISES, LLC**  
3215 MALL ROAD, SUITE L  
ANDERSON, SC 29625  
O: 864.332.1223  
F: 864.332.1224

**TWIN OAKS PRESERVE**  
JURISDICTIONAL WATERS OF THE U.S.  
ANDERSON COUNTY, SOUTH CAROLINA

SCALE: 1" = 200'

CE JOB No. 05-181-CE

ALL JURISDICTIONAL AREAS AND BOUNDARIES WERE SURVEYED USING TRIMBLE GONIX HANDHELD EQUIPMENT, INCORPORATING REALTIME PROCESSING, CODE POSTPROCESSING, AND CARTER POSTPROCESSING. ACCURACY (HORIZONTAL ROOT MEAN SQUARED (RMS)) OF POINT POSITIONS AFTER DIFFERENTIAL CORRECTION RANGES BETWEEN 1cm - 30cm.  
HRMS ACCURACY DOES NOT EXCEED 30cm WHERE DATA HAS BEEN COLLECTED WITH MINIMUM OF 4 SATELLITES, MAXIMUM PDOP OF 4, MINIMUM SNR OF 39 dBHz, MINIMUM ELEVATION OF 15 DEGREES, AND REASONABLE MULTIPATH CONDITIONS. IONOSPHERIC CONDITIONS, MULTIPATH SIGNALS OR OBSTRUCTION OF THE SKY BY BUILDINGS OR HEAVY TREE CANOPY MAY DEGRADE PRECISION BY INTERFERING WITH SIGNAL RECEPTION. ACCURACY VARIES WITH PROXIMITY TO BASE STATION BY +1 ppm FOR POSTPROCESSING AND REALTIME.  
ALL OTHER SURVEY POINTS, BOUNDARIES, AND DRAWINGS ORIGINATED BY OTHERS.

CUSHMAN ENTERPRISES, LLC SURVEY NOTES:  
CUSHMAN ENTERPRISES, LLC (CE) IS ONLY RESPONSIBLE FOR SURVEYS OF JURISDICTIONAL AREAS AND JURISDICTIONAL BOUNDARIES. DEPICTED PROPERTY LINES, MONUMENTS, AND/OR OTHER NATURAL/MADE-UP FEATURES ARE NOT THE RESPONSIBILITY OF CE.  
WETLANDS DELINEATED IN GENERAL ACCORDANCE WITH USACE WETLANDS DELINEATION MANUAL Y-87-1 BY CUSHMAN ENTERPRISES, LLC, 3215 MALL ROAD, SUITE L, ANDERSON, SC 29625. 864-332-1223

ALL ENGINEERING DRAWINGS ORIGINATED BY CUSHMAN ENTERPRISES, LLC  
3215 MALL ROAD, SUITE L  
ANDERSON, SC 29625  
(864) 332-1223 OFFICE (864) 332-1224 FAX

**LEGEND:**  
 JURISDICTIONAL WATERS OF U.S.  
 JURISDICTIONAL STREAMS & DRAINAGES  
 50-FOOT BUFFER AREA  
 100-FOOT BUFFER AREA

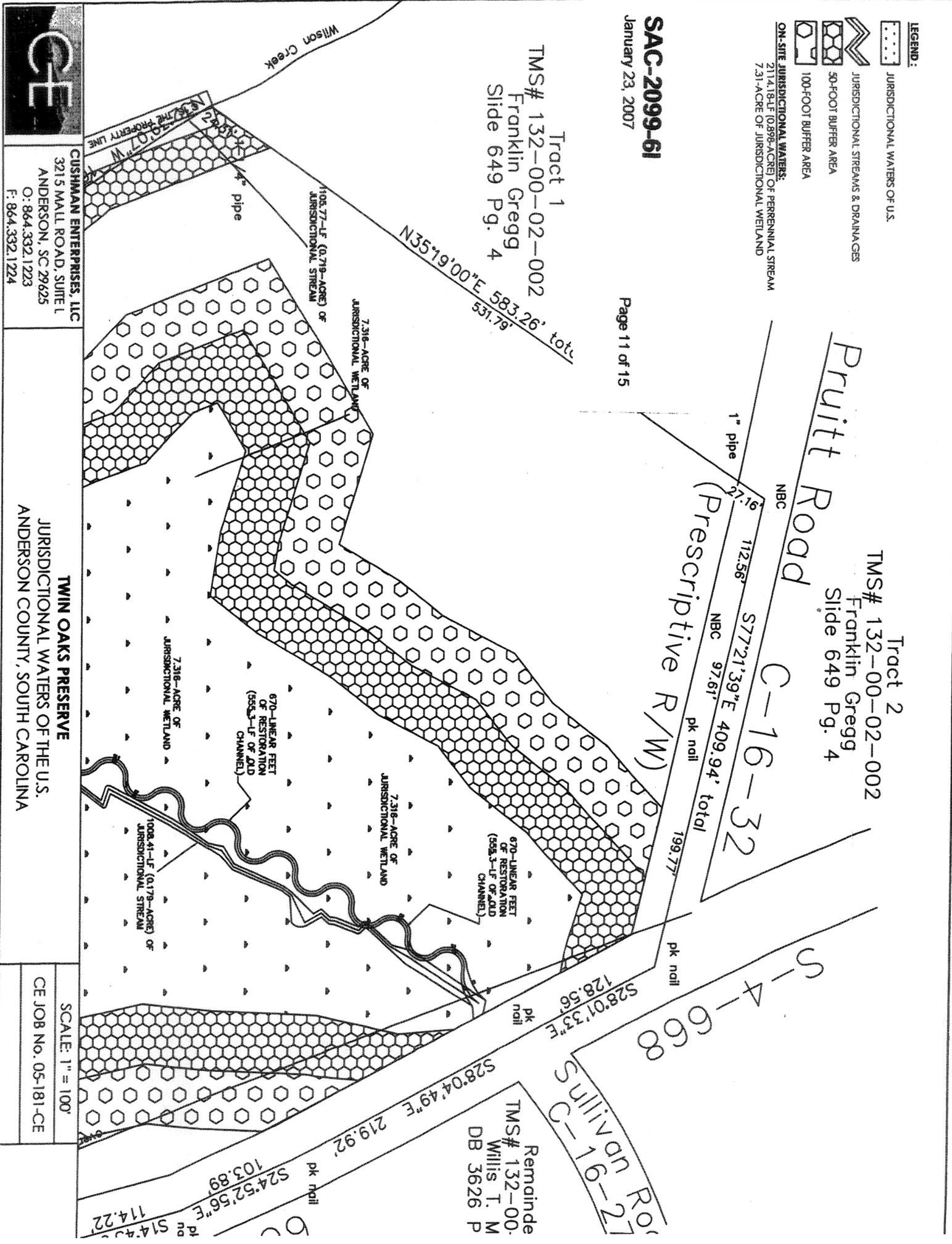
**ON-SITE JURISDICTIONAL WATERS:**  
 2114.154-LF (0.898-ACRE) OF PERENNIAL STREAM  
 7.31-ACRE OF JURISDICTIONAL WETLAND

**SAC-2099-61**  
 January 23, 2007

Page 11 of 15

Tract 1  
 TMS# 132-00-02-002  
 Franklin Gregg  
 Slide 649 Pg. 4

Tract 2  
 TMS# 132-00-02-002  
 Franklin Gregg  
 Slide 649 Pg. 4



**CUSHMAN ENTERPRISES, LLC**  
 3215 MALL ROAD, SUITE 1  
 ANDERSON, SC 29625  
 O: 864.332.1223  
 F: 864.332.1224

**TWIN OAKS PRESERVE**  
 JURISDICTIONAL WATERS OF THE U.S.  
 ANDERSON COUNTY, SOUTH CAROLINA

SCALE: 1" = 100'  
 CE JOB NO. 05-181-CE

Remainde  
 TMS# 132-00-  
 Willis T. M  
 DB 3626 P

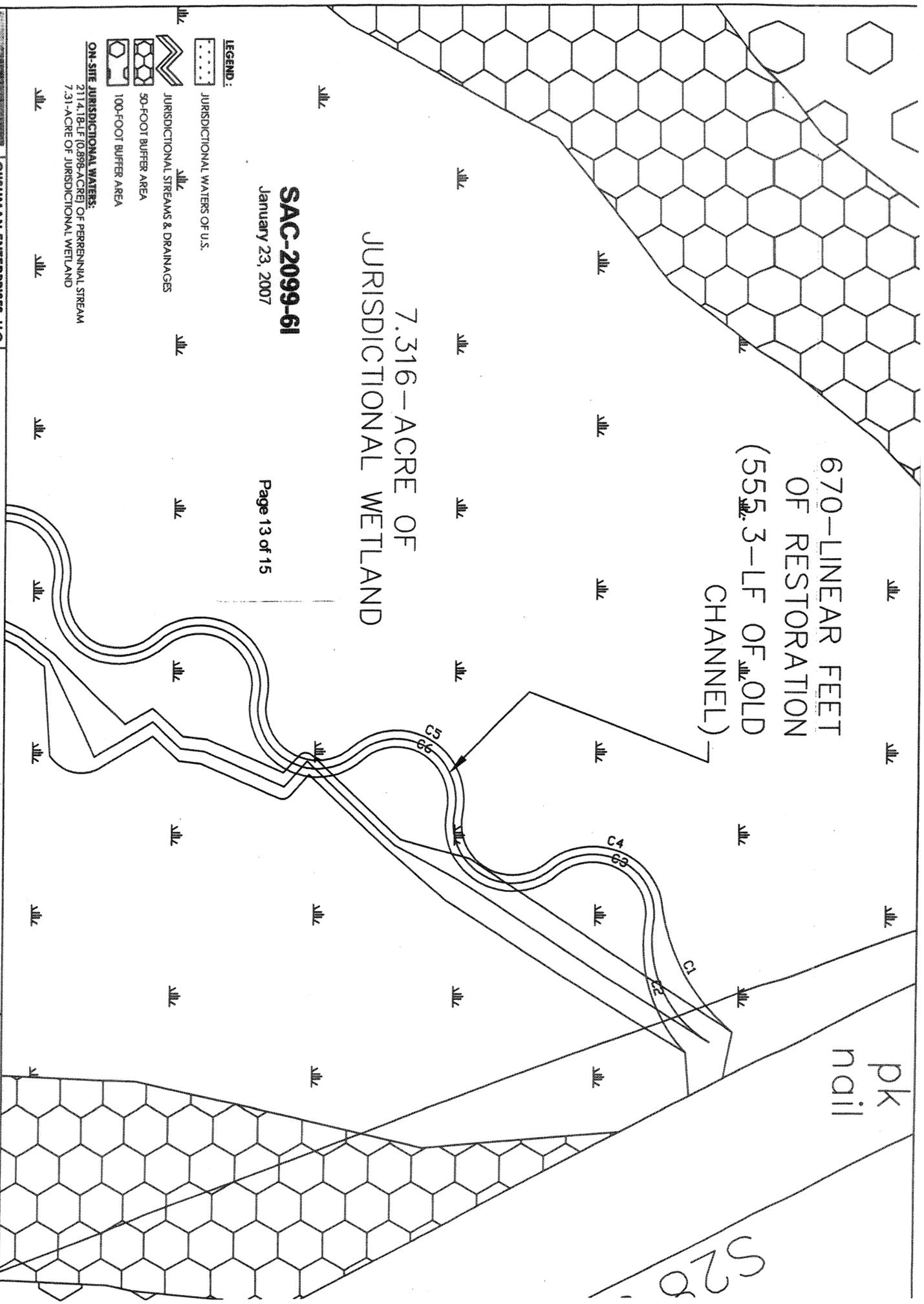


670-LINEAR FEET  
OF RESTORATION  
(555.3-LF OF OLD  
CHANNEL)

7.316-ACRE OF  
JURISDICTIONAL WETLAND

**SAC-2099-61**  
January 23, 2007

Page 13 of 15



- LEGEND:**
-  JURISDICTIONAL WATERS OF U.S.
  -  JURISDICTIONAL STREAMS & DRAINAGES
  -  50-FOOT BUFFER AREA
  -  100-FOOT BUFFER AREA
  -  **ON-SITE JURISDICTIONAL WATERS:**
  -  214.18-LF (0.896-ACRE) OF PERENNIAL STREAM
  -  7.31-ACRE OF JURISDICTIONAL WETLAND



**CUSHMAN ENTERPRISES, LLC**  
3215 MALL ROAD, SUITE 1  
ANDERSON, SC 29625  
O: 864.332.1223  
F: 864.332.1224

**TWIN OAKS PRESERVE RESTORATION AREA**  
JURISDICTIONAL WATERS OF THE U.S.  
ANDERSON COUNTY, SOUTH CAROLINA

SCALE: 1" = 30'  
CE JOB No. 05-181-CE

670-LINEAR FEET  
OF RESTORATION  
(555.3-LF OF OLD  
CHANNEL)

7.316-ACRE OF  
JURISDICTIONAL WETLAND

1008.41-LF (0.179-ACRE) OF  
JURISDICTIONAL STREAM

**SAC-2099-6I**  
January 23, 2007

Page 14 of 15

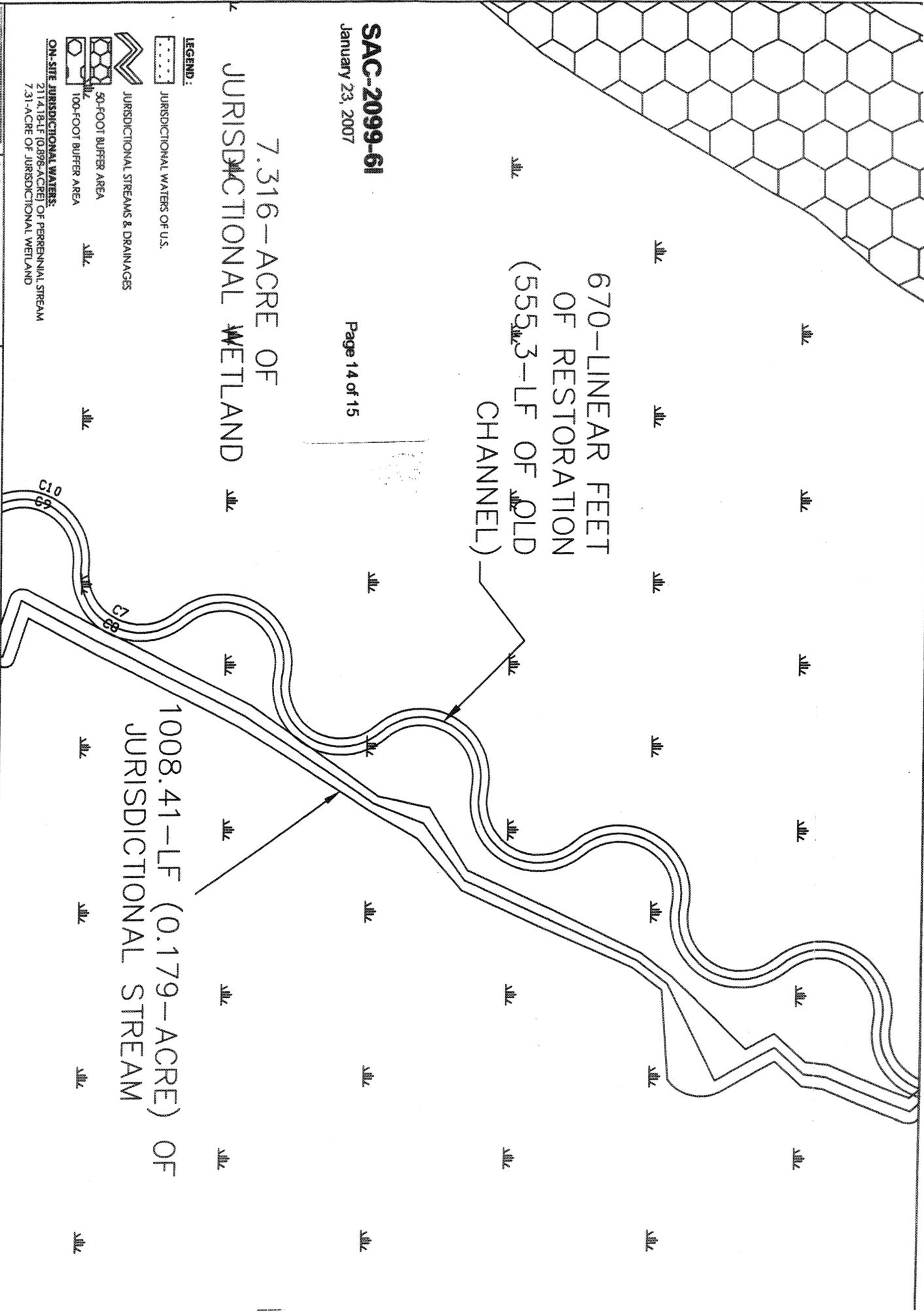
- LEGEND:**
-  JURISDICTIONAL WATERS OF U.S.
  -  JURISDICTIONAL STREAMS & DRAINAGES
  -  50-FOOT BUFFER AREA
  -  100-FOOT BUFFER AREA
  -  ON-SITE JURISDICTIONAL WATERS:  
2114.18-LF (0.896-ACRE) OF PERENNIAL STREAM  
7.31-ACRE OF JURISDICTIONAL WETLAND



**CUSHMAN ENTERPRISES, LLC**  
3215 WALL ROAD, SUITE 1  
ANDERSON, SC 29625  
O: 864.332.1223  
F: 864.332.1224

**TWIN OAKS PRESERVE RESTORATION AREA**  
JURISDICTIONAL WATERS OF THE U.S.  
ANDERSON COUNTY, SOUTH CAROLINA

SCALE: 1" = 30'  
CE JOB NO. 05-181-CE

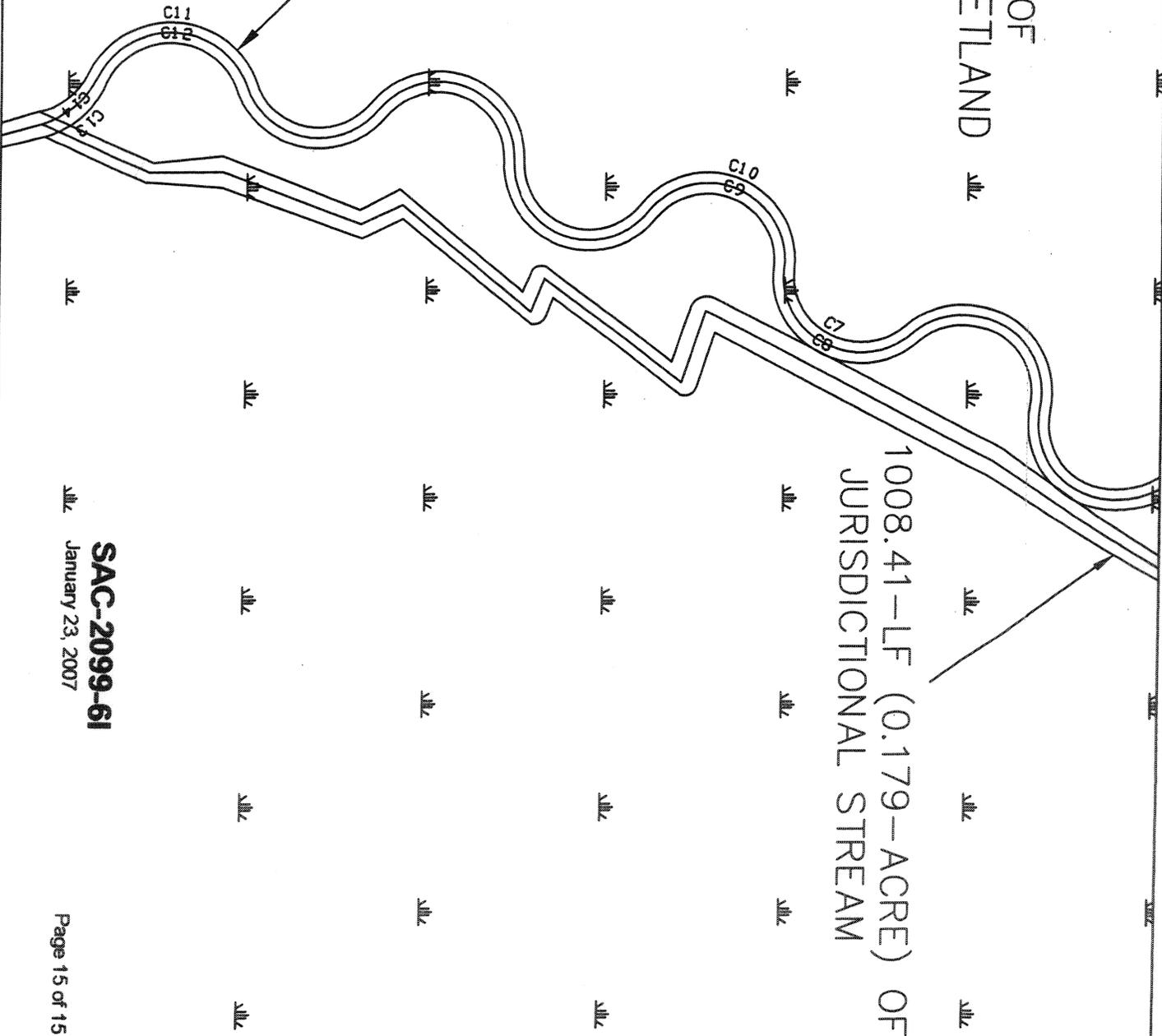


7.316-ACRE OF  
 JURISDICTIONAL WETLAND

1008.41-LF (0.179-ACRE) OF  
 JURISDICTIONAL STREAM

670-LINEAR FEET  
 OF RESTORATION  
 (555.3-LF OF OLD  
 CHANNEL)

- LEGEND:**
-  JURISDICTIONAL WATERS OF U.S.
  -  JURISDICTIONAL STREAMS & DRAINAGES
  -  50-FOOT BUFFER AREA
  -  100-FOOT BUFFER AREA
  - 1**  **ON-SITE JURISDICTIONAL WATERS:**
  -  2114.18-LF (0.696-ACRE) OF PERENNIAL STREAM
  -  7.31-ACRE OF JURISDICTIONAL WETLAND



**CUSHMAN ENTERPRISES, LLC**  
 3215 MALL ROAD, SUITE 1  
 ANDERSON, SC 29625  
 O: 864.332.1223  
 F: 864.332.1224

**TWIN OAKS PRESERVE RESTORATION AREA**  
 JURISDICTIONAL WATERS OF THE U.S.  
 ANDERSON COUNTY, SOUTH CAROLINA

**SAC-2099-61**  
 January 23, 2007

SCALE: 1" = 30'  
 CE JOB No. 05-181-CE



**Additional Mitigation Information**

It is necessary to note that the mitigation offered for this project is part of a site wide restoration plan for all jurisdictional areas located on a privately held Joint-Project Bank, known as Twin Oaks Preserve. Because the mitigation offered is part of a site wide restoration and enhancement project, no buffers to the restored stream channel are offered as mitigation for the Walgreen's project, but will be in place upon completion of the stream restoration through future mitigation needs of other projects. Portions of the site will be divided into credit areas and restrictive covenants will be applied to each individual area per mitigation needs.

The Twin Oaks Preserve property has historically been used as a livestock pasture, with a stream that has been realigned, wetlands that have been clear-cut and grubbed, and beaver impacts via impoundments. The Priority 1 Restoration offered for the Walgreen's project will be the first phase of restoration to a total of 1008.41-LF of stream that will accompany enhancement of 7.316 acre of wetland area, with 50-100-foot buffers (Sheets 1-3 & R1-R3). Beavers located on-site will be trapped and their impoundments will be removed. The site will be monitored for future beaver activity and recurrence of beavers will be handled appropriately. The site is currently encompassed by fencing with gated access. Upland development is not feasible due to location of wetlands and waters of the U.S.

**Conclusion**

On behalf of FLEXXON, CE requests the USACE's & SCDHEC's concurrence of this project under Section 404 & 401 of the CWA. Because of the minimal impact and no significant degradation to Jurisdictional Waters of the U.S., including wetlands, the review of all practicable alternatives, and the enhancement and restoration of jurisdictional waters of the U.S. that this project will provide, CE requests an expedited review and concurrence of the enclosed PCN.

If there are any questions or concerns, please feel free to contact Laary J. Cushman at 864-332-1223.

**Adjoining Property Owners**

Owner	Street	City	State	Zip Code
WINDSOR PLACE	PO BOX 125	HONEA PATH	SC	296540000
MOORHEAD KENNETH J	820 S MAIN ST	ANDERSON	SC	296242310
BRYANT CLIFFORD W + WARREN W WHITE	2610 KENSINGTON CT	ANDERSON	SC	296210000
CAMPBELL WAYNE H + JAMES H	1413 NORRIS RD	ANDERSON	SC	296260000
K C INVESTMENTS INC	1826 WELCOME RD	WILLIAMSTON	SC	296970000
BELK JAMES S TRUSTEE	1202 N MAIN ST PO BOX 4063	ANDERSON	SC	296224063
DAVIS ONEIDA BELK	121 DAVIS DR	ANDERSON	SC	296214045
DUCK POND LLC + RICHARD K BENNETT	507 PEARMAN DAIRY RD	ANDERSON	SC	296250000
NHI/ANDERSON LLC	PO BOX 1327	ANDERSON	SC	296221327
GOVERNORS HOMEOWNERS ASSOC INC THE	PO BOX 125	ANDERSON	SC	296220125
GREENVILLE STREET PROPERTIES	116 CARTER WOODS DR	ANDERSON	SC	296210000
ANDERSON INVESTORS I LLC	PO BOX 4900	SCOTTSDALE	AZ	852614900
M S INC	1310 HANOVER RD	ANDERSON	SC	296210000



**Additional Mitigation Information**

It is necessary to note that the mitigation offered for this project is part of a site wide restoration plan for all jurisdictional areas located on a privately held Joint-Project Bank, known as Twin Oaks Preserve. Because the mitigation offered is part of a site wide restoration and enhancement project, no buffers to the restored stream channel are offered as mitigation for the Walgreen's project, but will be in place upon completion of the stream restoration through future mitigation needs of other projects. Portions of the site will be divided into credit areas and restrictive covenants will be applied to each individual area per mitigation needs.

The Twin Oaks Preserve property has historically been used as a livestock pasture, with a stream that has been realigned, wetlands that have been clear-cut and grubbed, and beaver impacts via impoundments. The Priority 1 Restoration offered for the Walgreen's project will be the first phase of restoration to a total of 1008.41-LF of stream that will accompany enhancement of 7.316 acre of wetland area, with 50-100-foot buffers (Sheets 1-3 & R1-R3). Beavers located on-site will be trapped and their impoundments will be removed. The site will be monitored for future beaver activity and recurrence of beavers will be handled appropriately. The site is currently encompassed by fencing with gated access. Upland development is not feasible due to location of wetlands and waters of the U.S.

**Conclusion**

On behalf of FLEXXON, CE requests the USACE's & SCDHEC's concurrence of this project under Section 404 & 401 of the CWA. Because of the minimal impact and no significant degradation to Jurisdictional Waters of the U.S., including wetlands, the review of all practicable alternatives, and the enhancement and restoration of jurisdictional waters of the U.S. that this project will provide, CE requests an expedited review and concurrence of the enclosed PCN.

If there are any questions or concerns, please feel free to contact Laary J. Cushman at 864-332-1223.

**Adjoining Property Owners**

Owner	Street	City	State	Zip Code
WINDSOR PLACE	PO BOX 125	HONEA PATH	SC	296540000
MOORHEAD KENNETH J	820 S MAIN ST	ANDERSON	SC	296242310
BRYANT CLIFFORD W + WARREN W WHITE	2610 KENSINGTON CT	ANDERSON	SC	296210000
CAMPBELL WAYNE H + JAMES H	1413 NORRIS RD	ANDERSON	SC	296260000
K C INVESTMENTS INC	1826 WELCOME RD	WILLIAMSTON	SC	296970000
BELK JAMES S TRUSTEE	1202 N MAIN ST PO BOX 4063	ANDERSON	SC	296224063
DAVIS ONEIDA BELK	121 DAVIS DR	ANDERSON	SC	296214045
DUCK POND LLC + RICHARD K BENNETT	507 PEARMAN DAIRY RD	ANDERSON	SC	296250000
NHI/ANDERSON LLC	PO BOX 1327	ANDERSON	SC	296221327
GOVERNORS HOMEOWNERS ASSOC INC THE	PO BOX 125	ANDERSON	SC	296220125
GREENVILLE STREET PROPERTIES	116 CARTER WOODS DR	ANDERSON	SC	296210000
ANDERSON INVESTORS I LLC	PO BOX 4900	SCOTTSDALE	AZ	852614900
M S INC	1310 HANOVER RD	ANDERSON	SC	296210000