

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 # 2003-1N-040-W

14 February 2003

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

MR. CRAIG HEARON
COMPUTER DIMENSIONS, INC. LEASING
POST OFFICE BOX 202010
FLORENCE, SOUTH CAROLINA 29501

for a permit to place fill material in waters of the United States adjacent to an

UNNAMED TRIBUTARY OF BEAVERDAM CREEK

near the intersection of Interstate 20 and Interstate 95 in Florence County, South Carolina
(Latitude – 34.19562°, Longitude – 79.83815°).

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, 17 MARCH 2003

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

The project area consists of two parcels of land that total 13.2 acres. The past and current property owners previously obtained Department of the Army authorization to place fill material in waters of the United States. Department of the Army authorizations, SAC 26-90-656 and SAC 26-97-0044, consisted of the placement of fill material in 0.47 acres and 0.10 acres of jurisdictional wetlands to develop a portion of each of these two parcels of land. CDI Leasing currently owns both parcels of land.

14 February 2003

The applicant plans to impact six wetland areas that total approximately 0.16 acres in order to develop the remainder of the referenced property. The proposed impacts consist of the placement of fill material in 0.03 acres to construct an office building, the placement of fill material in three areas that total 0.03 acres to construct parking lots, the placement of fill material in two areas that total 0.07 acres to construct an access road, and excavation and backfilling in 0.03 acres immediately adjacent to the office building to install a new sewer line.

The applicant has proposed on-site mitigation to offset impacts associated with the proposed project. The applicant plans to preserve the remaining 4.59 acres of onsite wetlands and 0.33 acres of upland buffers. According to the applicant, the purpose of the proposed work is to expand an existing commercial development that is located on the referenced property.

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 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 District Engineer will not process this application to a conclusion until such certification is received. 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 Water Quality Certification 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.

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 0.16 acres of waters of the United States upstream 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 determined 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 7(c) of the Endangered Species Act of 1973 (as amended).

REGULATORY DIVISION

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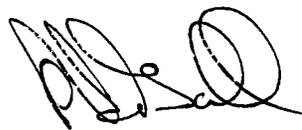
The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

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.

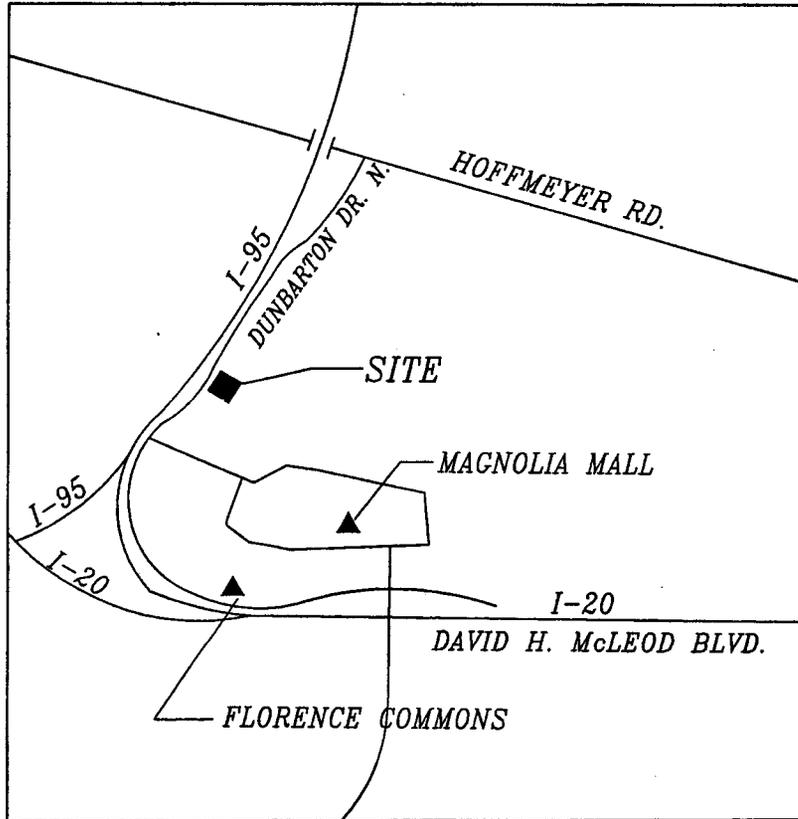
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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 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 me at 843-329-8044 or toll free at 1-866-329-8187.



Nathaniel I. Ball
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



Project Title: Commercial Development
Applicant: CDI Leasing
Date: February 6, 2003
Project Number: 2003-1N-040
Sheet: 1 of 10

ADJACENT LAND OWNERS

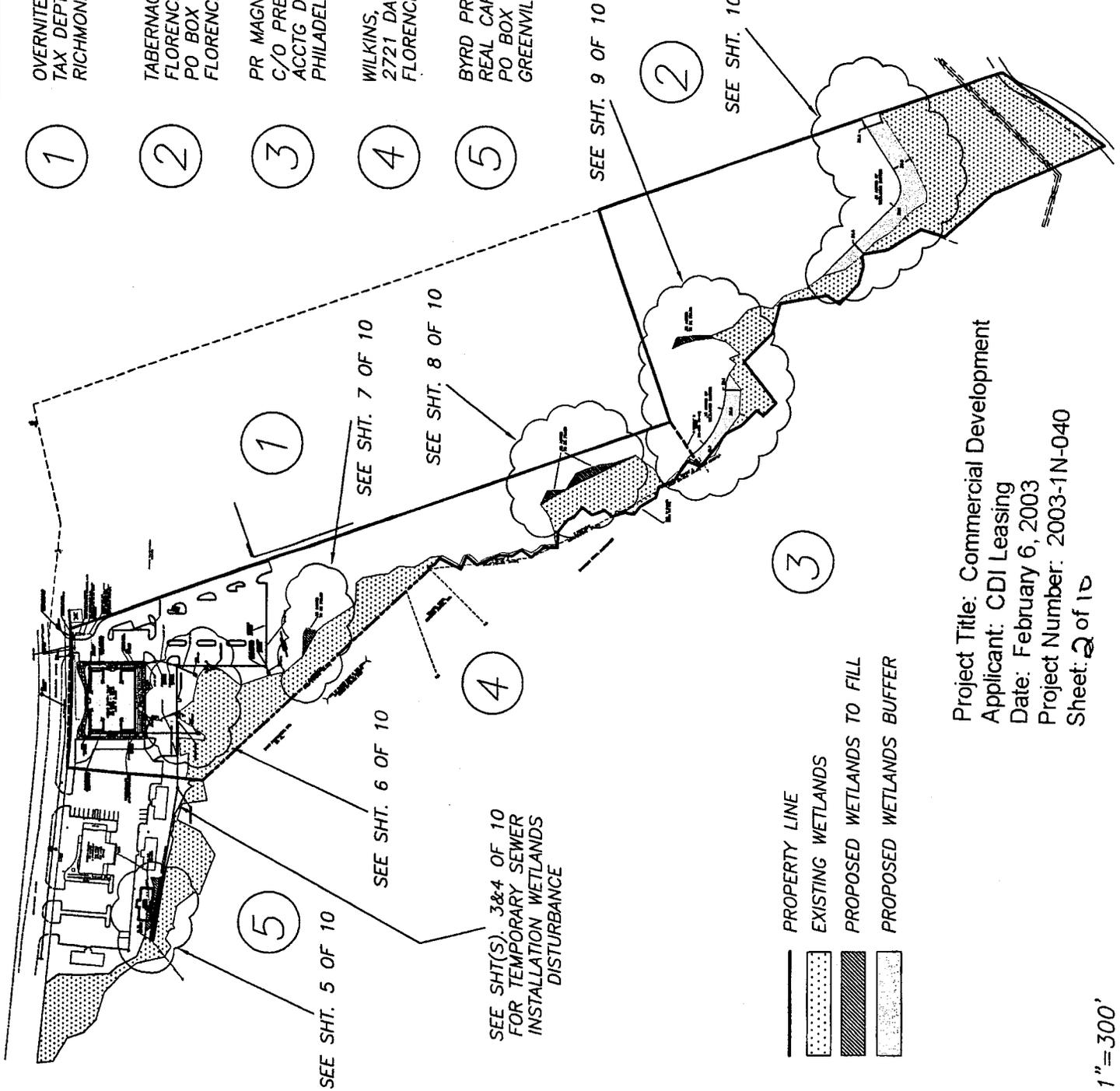
1
OVERNITE TRANSPORTATION CO.
TAX DEPT. ATT C SUM PO BOX 1
RICHMOND, VA 23218

2
TABERNACLE BAPTIST CHURCH OF
FLORENCE, INC.
PO BOX 3966
FLORENCE, SC 29501

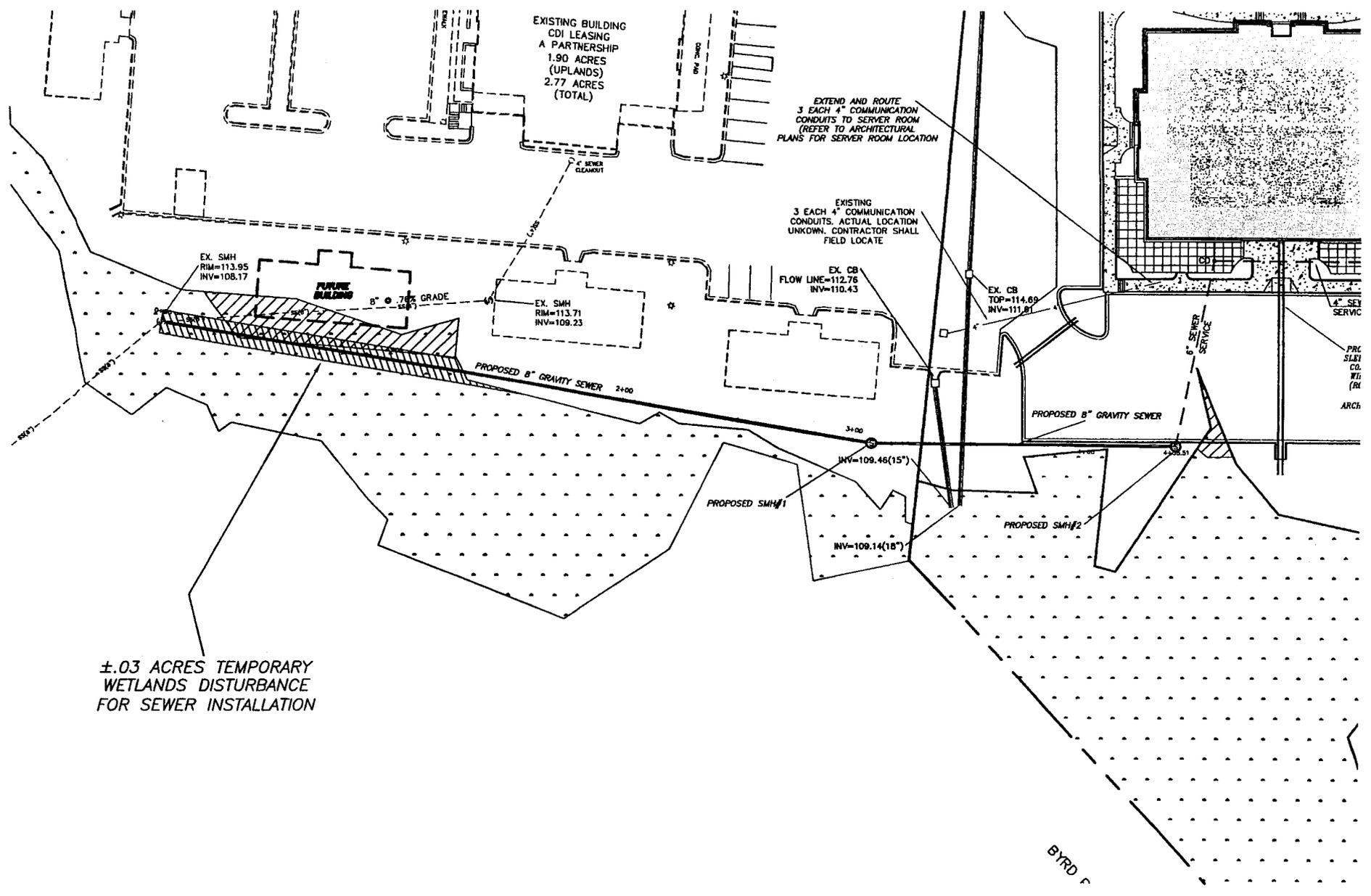
3
PR MAGNOLIA, LLC
C/O PREIT ASSOC. LP
ACCTG DEPT 200 S
PHILADELPHIA, PA 19102

4
WILKINS, WOOD, & MACE ARCHITECTS
2721 DAVID H. McLEOD BLVD.
FLORENCE, SC 29501

5
BYRD PROPERTIES, INC. ETAL.
REAL CAP INC.
PO BOX 9135
GREENVILLE, SC 29604



SCALE: 1"=300'



EXISTING BUILDING
 CDI LEASING
 A PARTNERSHIP
 1.90 ACRES
 (UPLANDS)
 2.77 ACRES
 (TOTAL)

EXTEND AND ROUTE
 3 EACH 4" COMMUNICATION
 CONDUITS TO SERVER ROOM
 (REFER TO ARCHITECTURAL
 PLANS FOR SERVER ROOM LOCATION)

EXISTING
 3 EACH 4" COMMUNICATION
 CONDUITS, ACTUAL LOCATION
 UNKNOWN. CONTRACTOR SHALL
 FIELD LOCATE

EX. SMH
 RIM=113.95
 INV=108.17

EX. SMH
 RIM=113.71
 INV=109.23

EX. CB
 FLOW LINE=112.76
 INV=110.43

EX. CB
 TOP=114.69
 INV=111.81

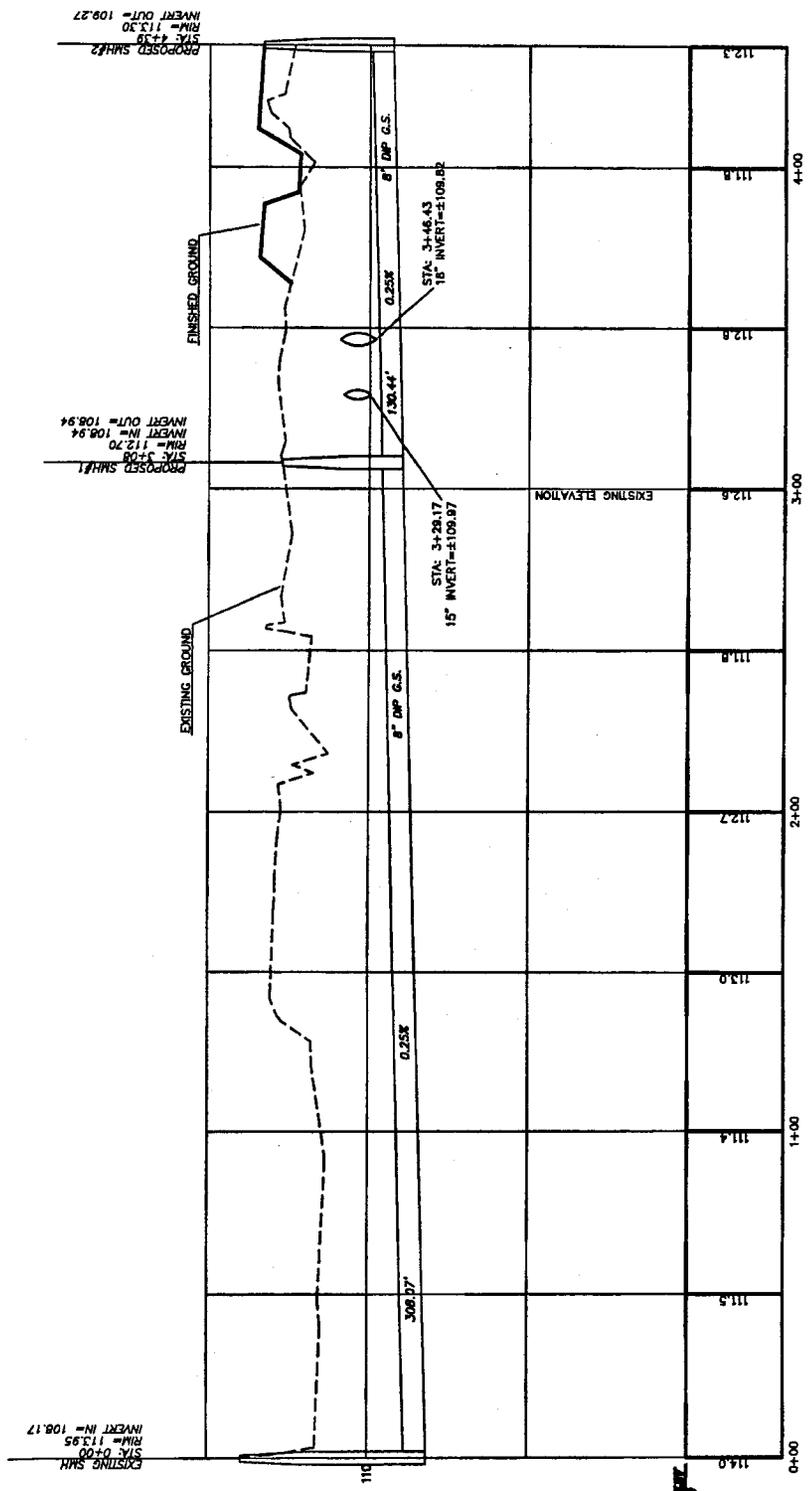
±.03 ACRES TEMPORARY
 WETLANDS DISTURBANCE
 FOR SEWER INSTALLATION

Project Title: Commercial Development
 Applicant: CDI Leasing
 Date: February 6, 2003
 Project Number: 2003-1N-040
 Sheet: 3 of 10

SCALE: 1"=60'

SHT. 3 OF 10

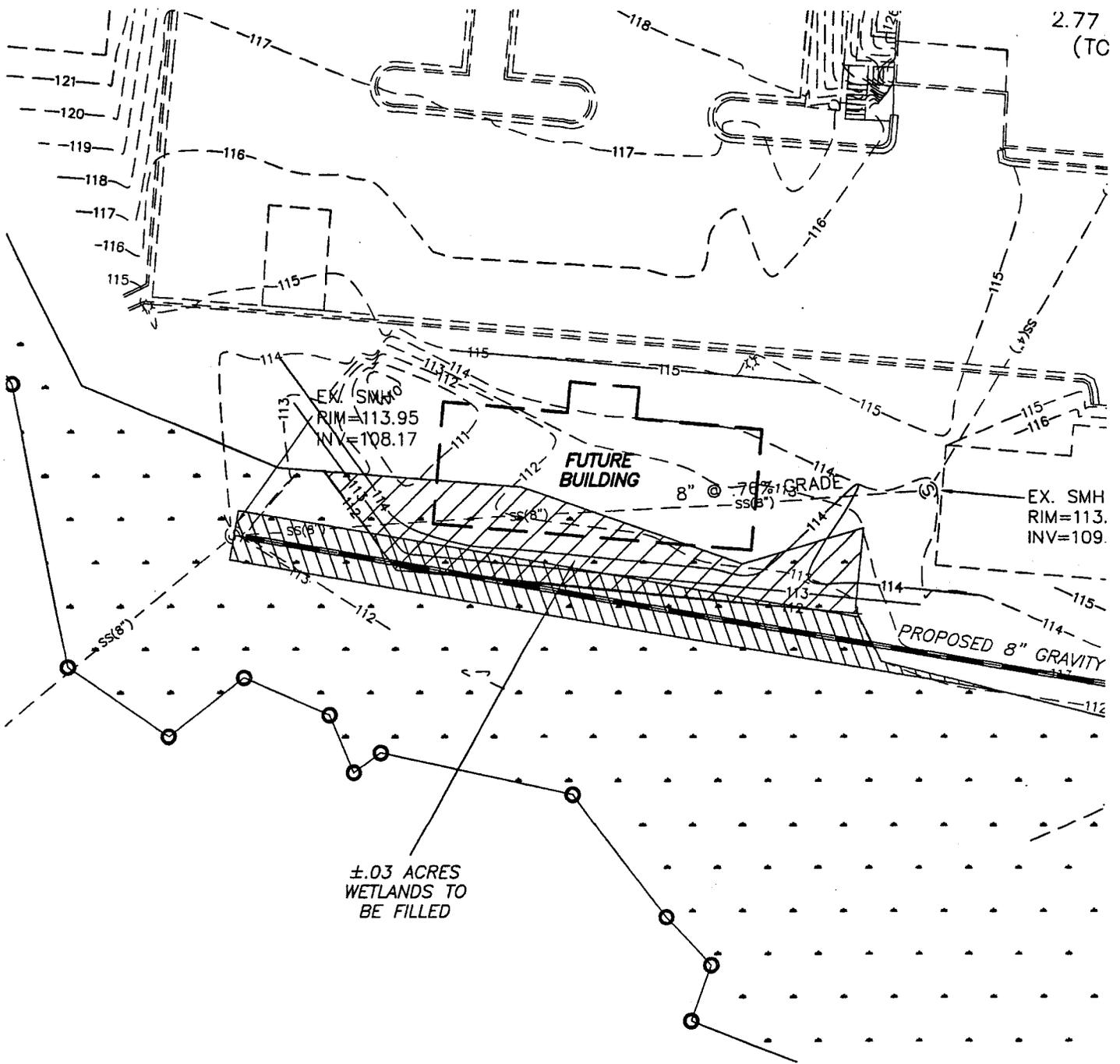
28



Project Title: Commercial Development
 Applicant: CDI Leasing
 Date: February 6, 2003
 Project Number: 2003-1N-040
 Sheet: 4 of 10

SCALE: 1"=60'

SHT. 4 OF 10



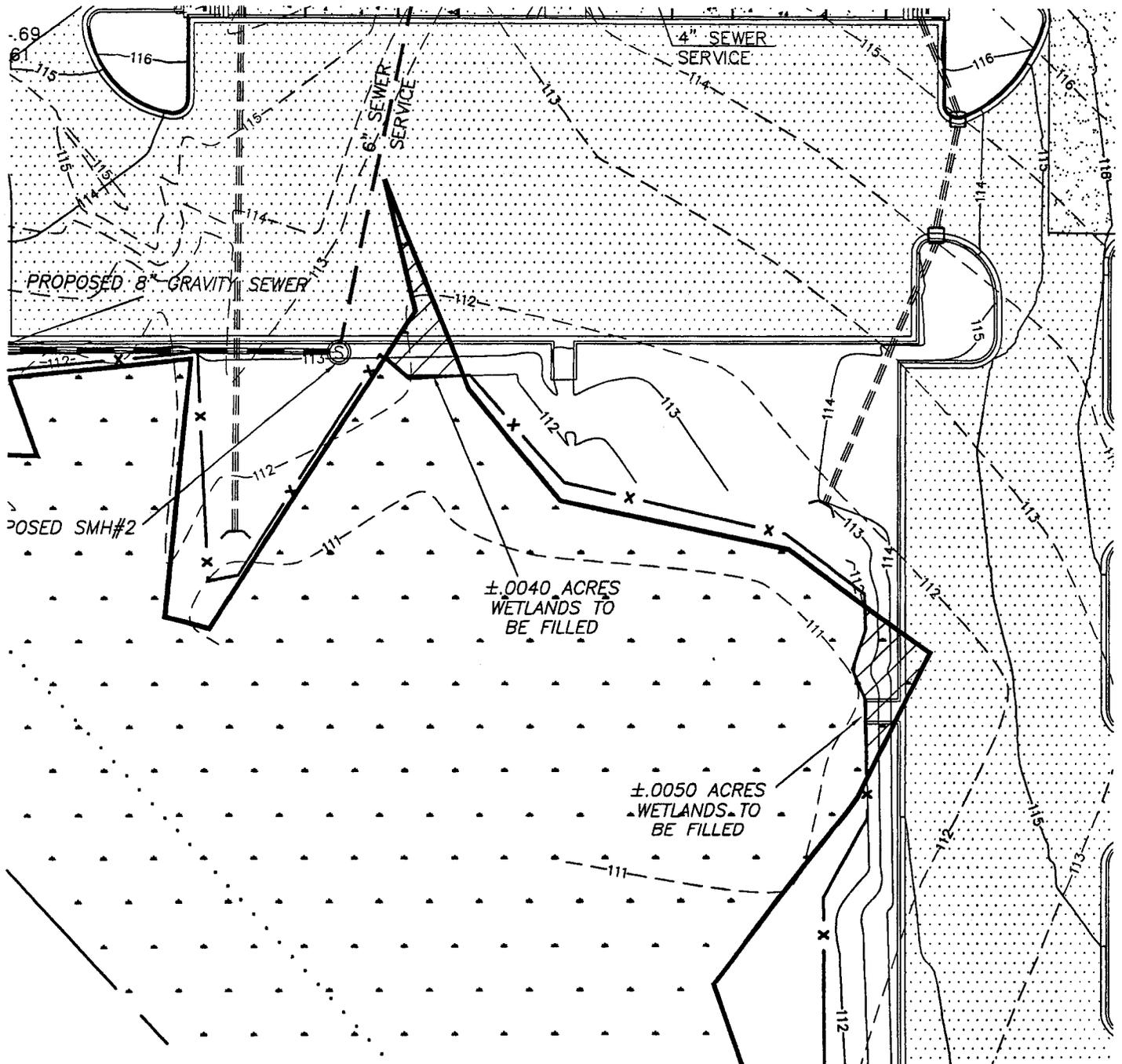
2.77
(TC)

Project Title: Commercial Development
 Applicant: CDI Leasing
 Date: February 6, 2003
 Project Number: 2003-1N-040
 Sheet: 5 of 10

±.03 ACRES
 WETLANDS TO
 BE FILLED

SCALE: 1"=30'

SHT. 5 OF 10

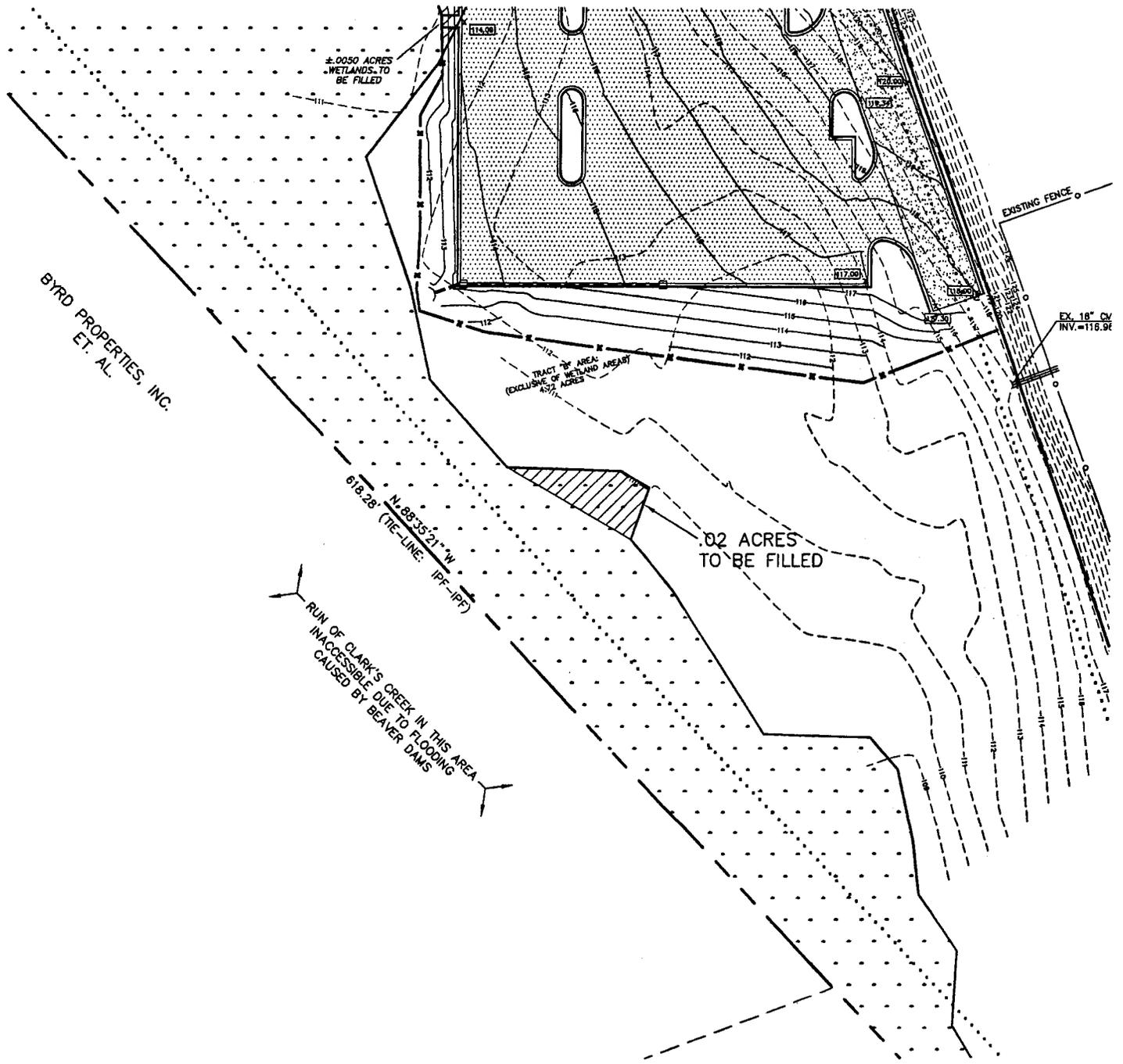


Project Title: Commercial Development
 Applicant: CDI Leasing
 Date: February 6, 2003
 Project Number: 2003-1N-040
 Sheet: 6 of 10

SCALE: 1"=30'

SHT. 6 OF 10

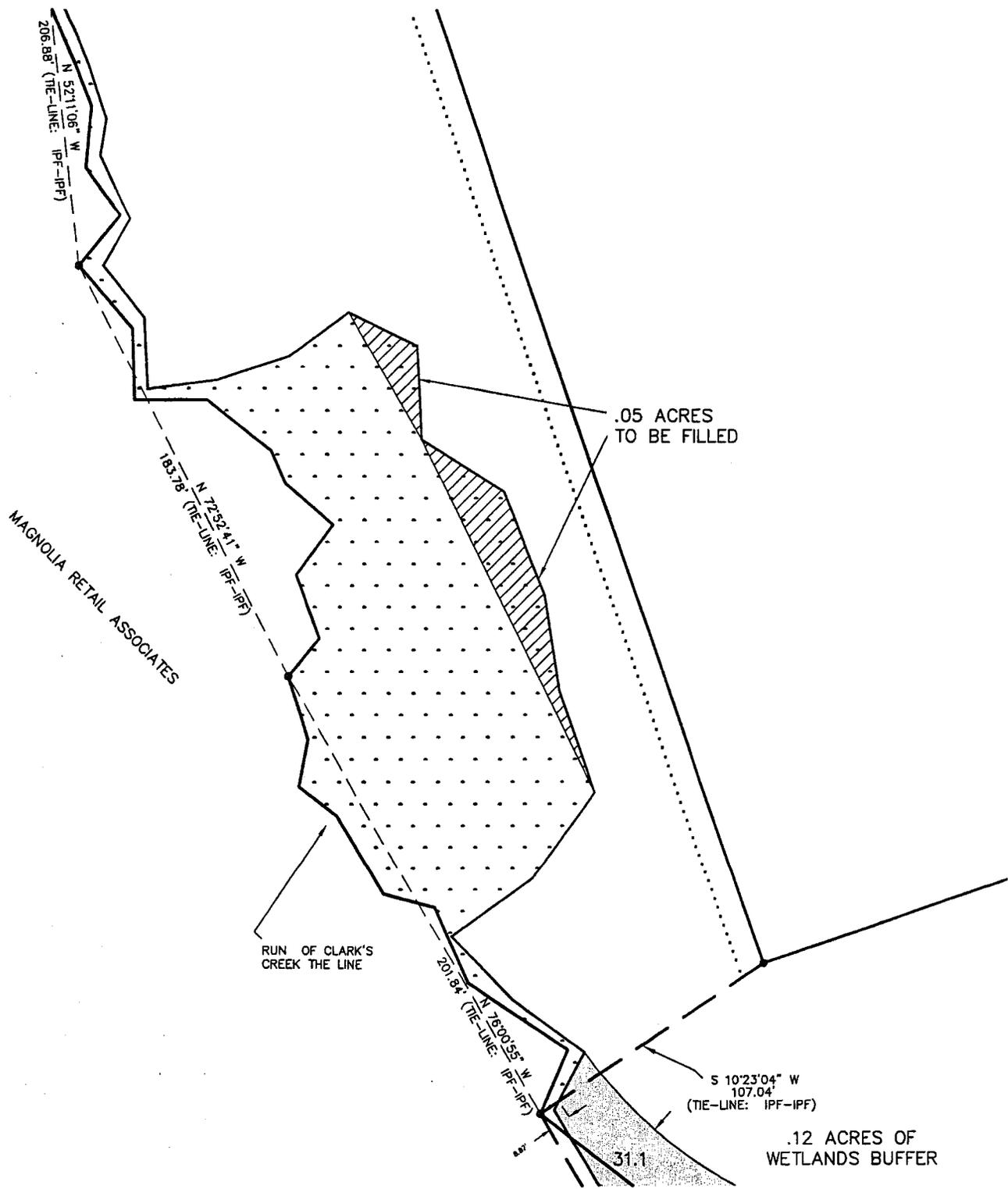
91



Project Title: Commercial Development
 Applicant: CDI Leasing
 Date: February 6, 2003
 Project Number: 2003-1N-040
 Sheet: 7 of 10

SCALE: 1"=60'

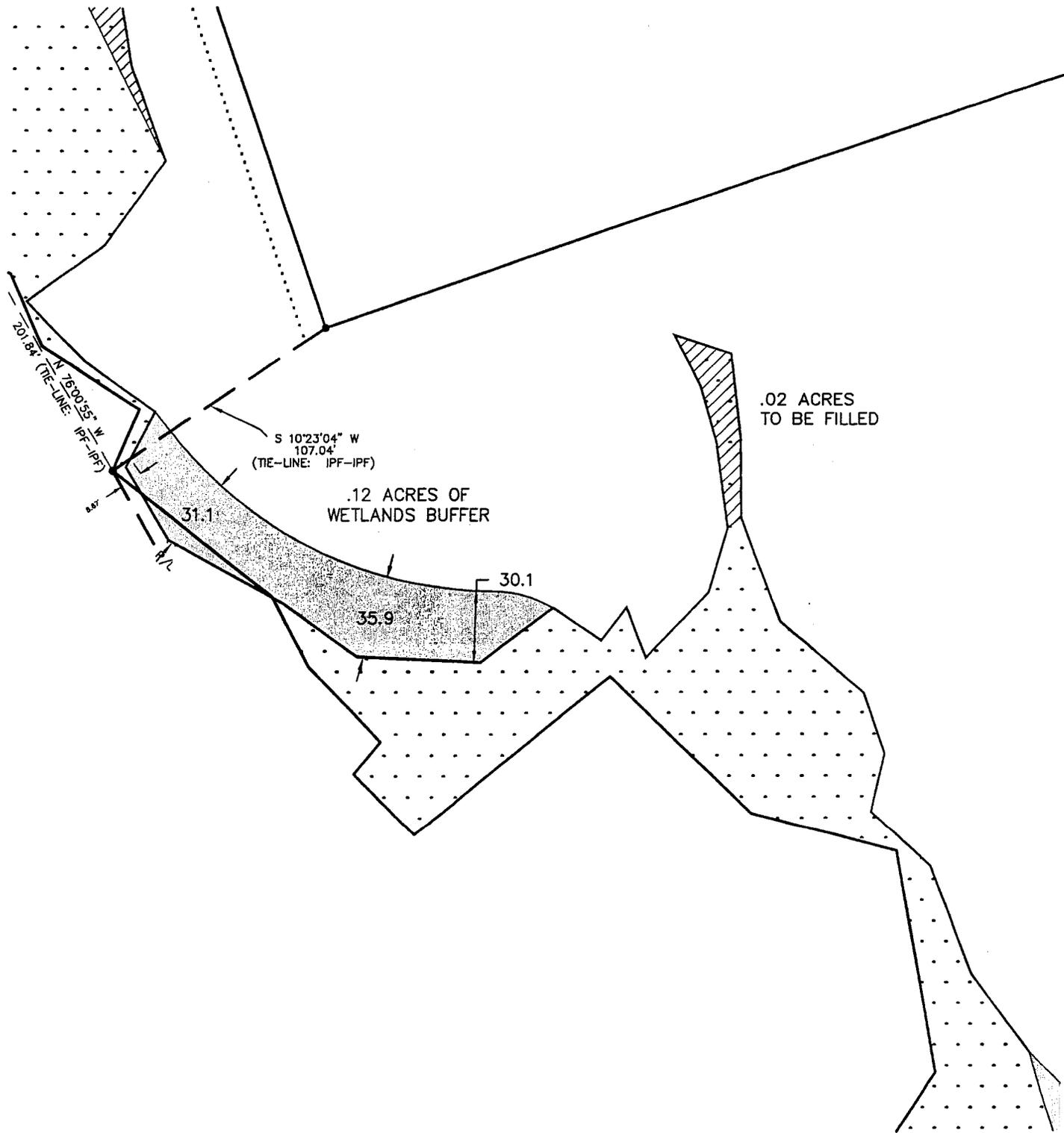
SHT. 7 OF 10



Project Title: Commercial Development
 Applicant: CDI Leasing
 Date: February 6, 2003
 Project Number: 2003-1N-040
 Sheet: 8 of 10

SCALE: 1"=60'

SHT. 8 OF 10

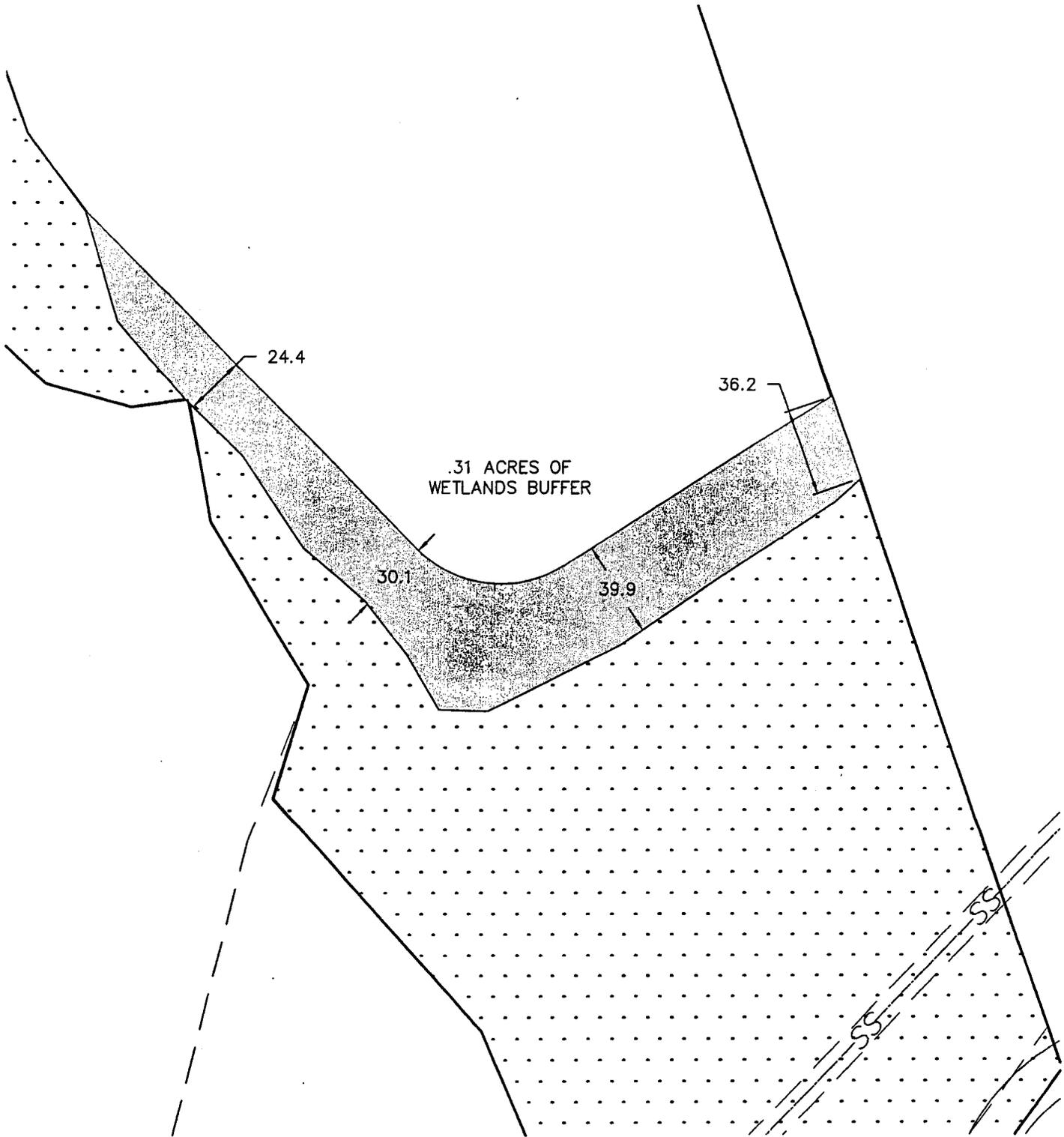


.02 ACRES TO BE FILLED

Project Title: Commercial Development
 Applicant: CDI Leasing
 Date: February 6, 2003
 Project Number: 2003-1N-040
 Sheet: 9 of 10

SCALE: 1"=60'

SHT. 9 OF 10



Project Title: Commercial Development
Applicant: CDI Leasing
Date: February 6, 2003
Project Number: 2003-1N-040
Sheet: 10 of 10

SCALE: 1"=60'

SHT. 10 OF 10