

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 #2003-1G-260-C

9 JANUARY 2004

Pursuant to 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

CHARLESTON COMMISSIONERS OF PUBLIC WORKS
C/O NEWKIRK ENVIRONMENTAL, INC.
POST OFFICE BOX 746
MOUNT PLEASANT, SOUTH CAROLINA 29465

for a permit to place fill material in wetlands adjacent to

BLUEHOUSE SWAMP

at a location, the CPW tract, at the intersection of Interstate Highway 26 and U. S. Highway 78, in the City of North Charleston, South Carolina (Latitude 32°58'49" – Longitude 80°04'44").

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, TUESDAY, JANUARY 20, 2004

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

The proposed work consists of placing 12,960 cubic yards of fill material in 3.9 acres of Waters of the U. S. (2.87 acres jurisdictional, 1.02 acres isolated, non-jurisdictional) and performing landclearing in 0.26 acres of Waters of the U. S. The total proposed impacts to isolated (1.03 acres) and contiguous wetlands (3.13 acres) is 4.16 acres. The applicant anticipates development over a 10-year time frame and is requesting a 10-year permit form the Corps. As mitigation for the proposed impacts, the applicant proposes to preserve and enhance 61.43 acres of wetlands onsite and establish 12.06 acres of upland buffers an average of 50 feet in width. All mitigation areas will be preserved in perpetuity by deed restrictive covenant deeded to a property owners Association. The purpose of the proposed work is to construct a long term, master planned residential and commercial development on the site.

9 January 2004

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 work shown on this application must also be certified as consistent with applicable provisions of the South Carolina Coastal Zone Management Act (15 CFR 930). 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. Persons wishing to comment or object to State 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 4.16 acres of freshwater substrates 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).

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.

Refer to: P/N #2003-1G-260-C

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.

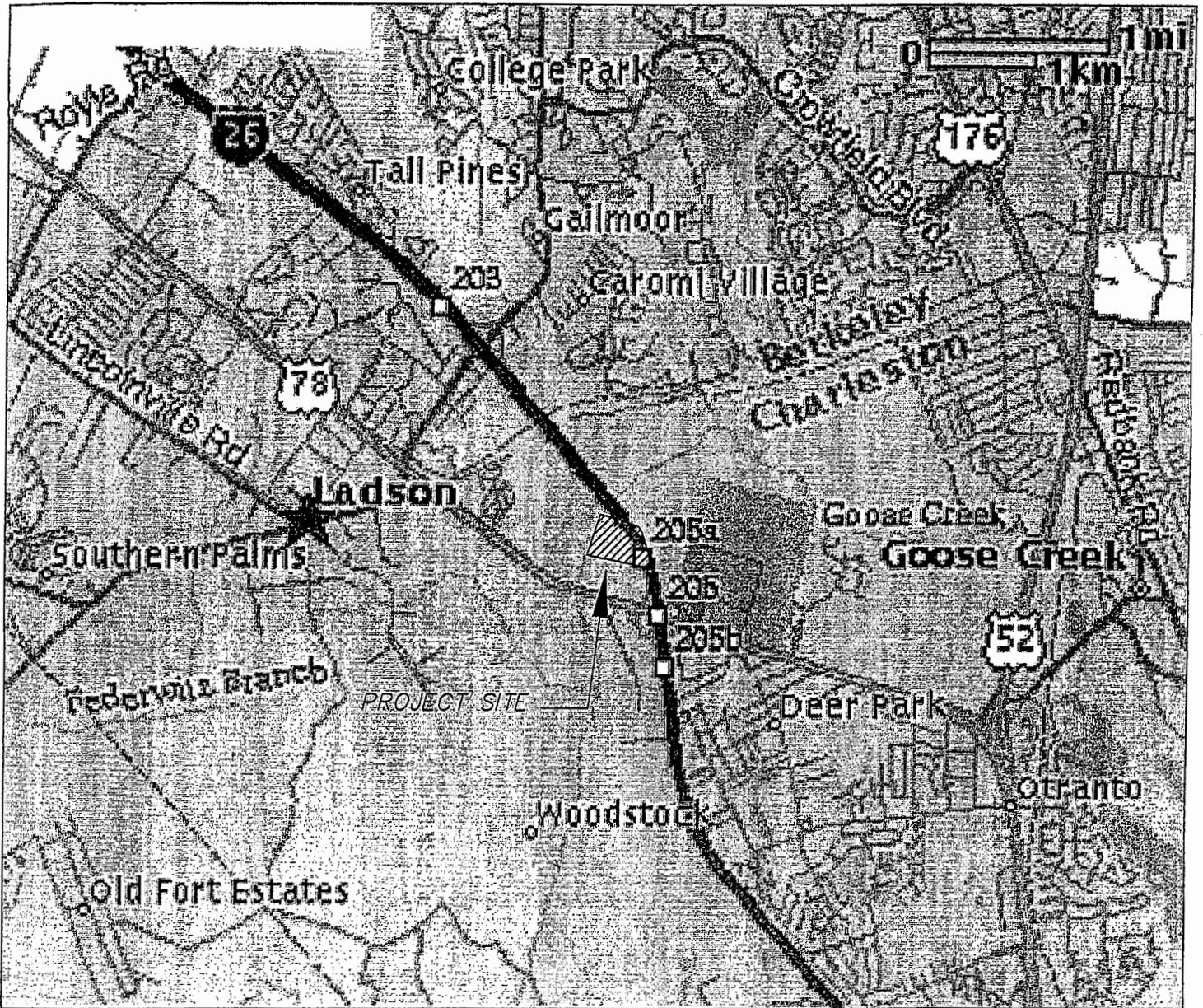
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 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.



Mary Hope Glenn
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



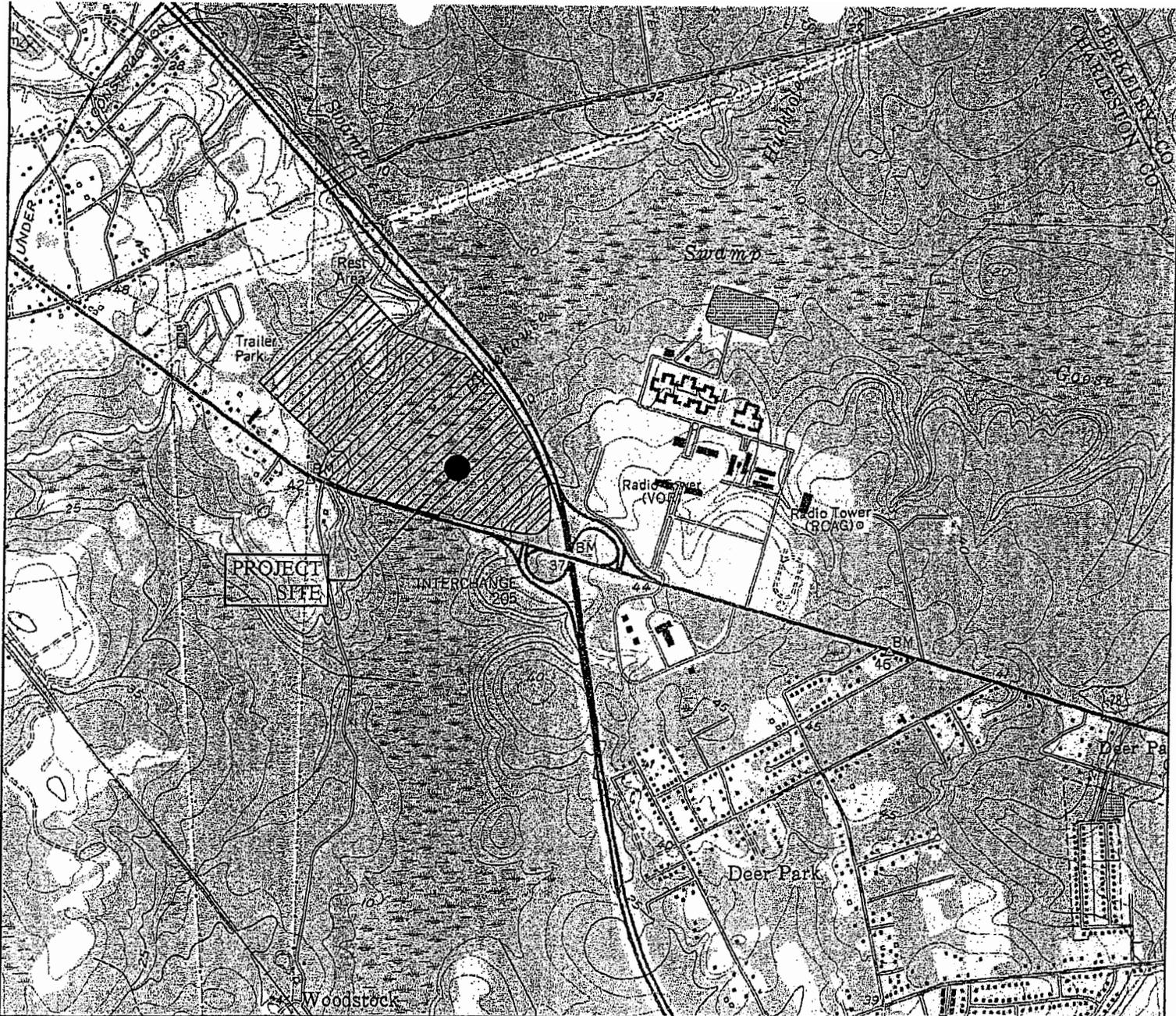
NOT TO SCALE

LOCATION MAP

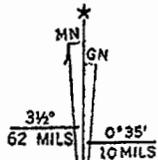


PROJECT: CPW TRACT
 PROJECT #- 4013
 ACTIVITY: DISTURB WETLAND TO FACILITATE
 ROADWAY, LOT AND SEWER CONSTRUCTION
 DATUM: NGVD 1929

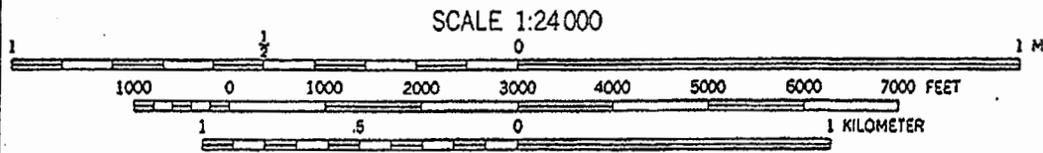
2003-1G-260
 COUNTY OF CHARLESTON
 STATE OF SOUTH CAROLINA
 APPLICATION BY: CPW
 DATE SEPTEMBER 11, 2003
 REVISED: NOVEMBER 17, 2003
 REVISED:



SITE LONGITUDE 80° 04' 47" W
 SITE LATITUDE 32° 58' 49" N



UTM GRID AND 1979 MAGNETIC NORTH
 DECLINATION AT CENTER OF SHEET



SCALE 1:24 000
 CONTOUR INTERVAL 5 FEET
 NATIONAL GEODETIC VERTICAL DATUM OF 1929
 DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
 THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
 SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
 THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 5.2 FEET

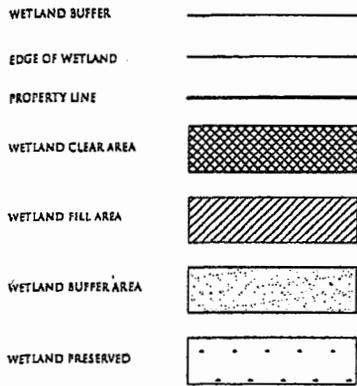


CPW TRACT
 PROJECT #4013
 DATE: SEPTEMBER 11, 2003 (REV. 11-17-03)
 SCALE: 1" = 2000'

2003-1G-260

LADSON
 QUAD MAP

LEGEND



WETLANDS TO BE CLEARED FOR BRIDGE/UTILITY CONSTRUCTION	
WETLAND DISTURBED NUMBER	AREA IN ACRES
W01	0.11
W02	0.15
TOTAL	0.26

WETLANDS TO BE FILLED FOR ROADWAY AND LOT CONSTRUCTION	
WETLAND NUMBER	AREA IN ACRES
WF1	0.18
WF2	0.71
WF3	0.17
WF4	0.13
WF5	0.30
WF6	0.06
WF7	0.93
WF8	0.95
WF9	0.35
WF10	0.15
TOTAL	3.90

WETLANDS TO BE IMPACTED	
WETLAND DISTURBED AREA	AREA IN ACRES
WETLANDS TO BE FILLED AREA	3.90 AC.
TOTAL WETLANDS TO BE IMPACTED	4.16 AC.

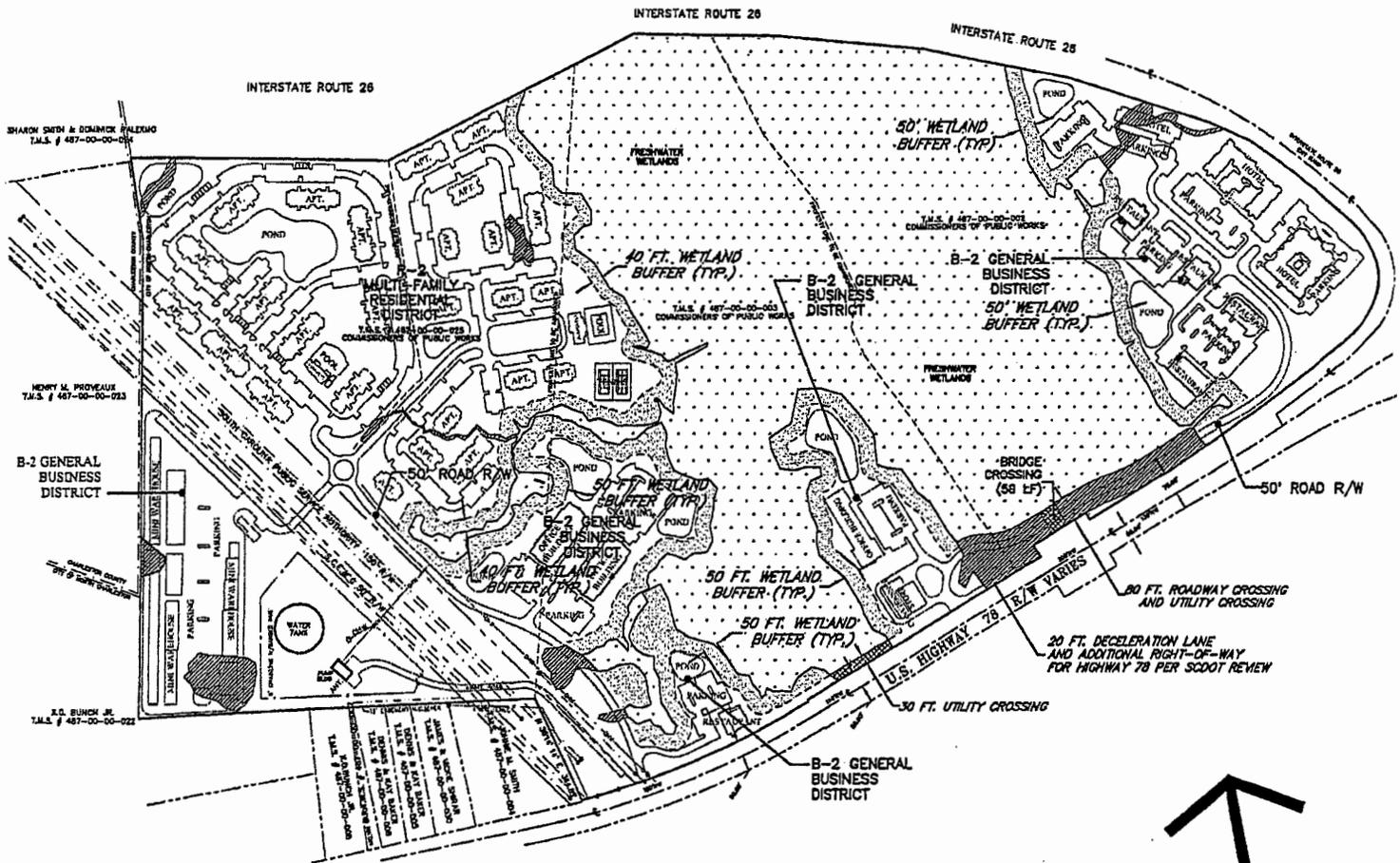
WETLAND MITIGATION PLAN SUMMARY		
TOTAL WETLAND AREA	= 65.99 AC. *	
TOTAL UPLAND AREA	= 65.75 AC.	
TOTAL SITE AREA	= 131.74 AC.	
WETLAND IMPACTS		
TOTAL WETLAND TO BE FILLED FOR ROADWAY CONSTRUCTION	= 2.24 AC.	ISOLATED NON-JURISDICTIONAL WETLANDS = 0.00 AC.
TOTAL WETLAND TO BE FILLED FOR LOT CONSTRUCTION	= 0.63 AC.	ISOLATED NON-JURISDICTIONAL WETLANDS = 1.03 AC.
CLEARING FOR UTILITIES AND BRIDGE CONSTRUCTION	= 0.26 AC.	ISOLATED NON-JURISDICTIONAL WETLANDS = 0.00 AC.
TOTAL WETLAND IMPACT	= 3.13 AC.	ISOLATED NON-JURISDICTIONAL WETLANDS = 1.03 AC.
TOTAL WETLAND IMPACTS	= 4.16 AC.	
MITIGATION		
ONSITE WETLAND PRESERVATION/ENHANCEMENT	= 61.43 AC.	
ONSITE UPLAND BUFFERS	= 12.06 AC.	
TOTAL ONSITE MITIGATION AREA	= 73.49 AC.	
TOTAL WETLAND BUFFER FRONTAGE	= 10,438 LF.	
AVERAGE WETLAND BUFFER WIDTH	= 525,333/10,438 = 50.34 FT.	

* ALL WETLANDS ON SITE VERIFIED AS FRESHWATER WETLANDS. INCLUDES 64.56 AC. OF 404 JURISDICTIONAL WETLANDS AND 1.03 AC. OF ISOLATED NON-JURISDICTIONAL WETLANDS.

THE CPW TRACT

AT INTERSTATE 26 AND U.S. HIGHWAY 78

CITY OF NORTH CHARLESTON, SOUTH CAROLINA



1" = 600'

WETLAND MASTER PLAN



PROJECT: CPW TRACT
 PROJECT #: 4013
 ACTIVITY: DISTURB WETLAND TO FACILITATE ROADWAY, LOT AND SEWER CONSTRUCTION
 DATUM: NGVD 1929

2003-16-260
 COUNTY OF CHARLESTON
 STATE OF SOUTH CAROLINA
 APPLICATION BY: CPW
 DATE: SEPTEMBER 11, 2003
 REVISED: NOVEMBER 17, 2003
 SHEET 3 OF 17

WETLAND MITIGATION PLAN SUMMARY

TOTAL WETLAND AREA		= 65.59 AC. *
TOTAL UPLAND AREA		= 95.75 AC.
TOTAL SITE AREA		= 161.34 AC.
WETLAND IMPACTS		
	<u>404 JURISDICTIONAL WETLANDS</u>	<u>ISOLATED NON-JURISDICTIONAL WETLANDS</u>
TOTAL WETLAND TO BE FILLED FOR ROADWAY CONSTRUCTION	= 2.24 AC.	= 0.00 AC.
TOTAL WETLAND TO BE FILLED FOR LOT CONSTRUCTION	= 0.63 AC.	= 1.03 AC.
CLEARING FOR UTILITIES AND BRIDGE CONSTRUCTION	= 0.26 AC.	= 0.00 AC.
TOTAL WETLAND IMPACT	= 3.13 AC.	= 1.03 AC.
TOTAL WETLAND IMPACTS	= 4.16 AC.	
MITIGATION		
ONSITE WETLAND PRESERVATION/ENHANCEMENT		= 61.43 AC.
ONSITE UPLAND BUFFERS		= 12.06 AC.
TOTAL ONSITE MITIGATION AREA		= 525,333 S.F.
TOTAL WETLAND BUFFER FRONTAGE		= 73.49 AC.
AVERAGE WETLAND BUFFER WIDTH		= 10,436 L.F.
		= 525,333/10,436
		= 50.34 FT.

ALL WETLANDS ON SITE VERIFIED AS FRESHWATER WETLANDS.
* INCLUDES 64.56 AC. OF 404 JURISDICTIONAL WETLANDS AND 1.03 AC. OF ISOLATED NON-JURISDICTIONAL WETLANDS.

WETLANDS TO BE FILLED FOR ROADWAY AND LOT CONSTRUCTION	
WETLAND NUMBER	AREA IN ACRES
WF1	0.15
WF2	0.71
WF3	0.17
WF4	0.13
WF5	0.30
WF6	0.06
WF7	0.93
WF8	0.95
WF9	0.35
WF10	0.15
TOTAL	3.90

WETLANDS TO BE CLEARED FOR BRIDGE/UTILITY CONSTRUCTION	
WETLAND DISTURBED NUMBER	AREA IN ACRES
WD1	0.11
WD2	0.15
TOTAL	0.26

WETLANDS TO BE IMPACTED	
WETLAND DISTURBED AREA	0.26 AC.
WETLANDS TO BE FILLED AREA	3.90 AC.
TOTAL WETLANDS TO BE IMPACTED	4.16 AC.

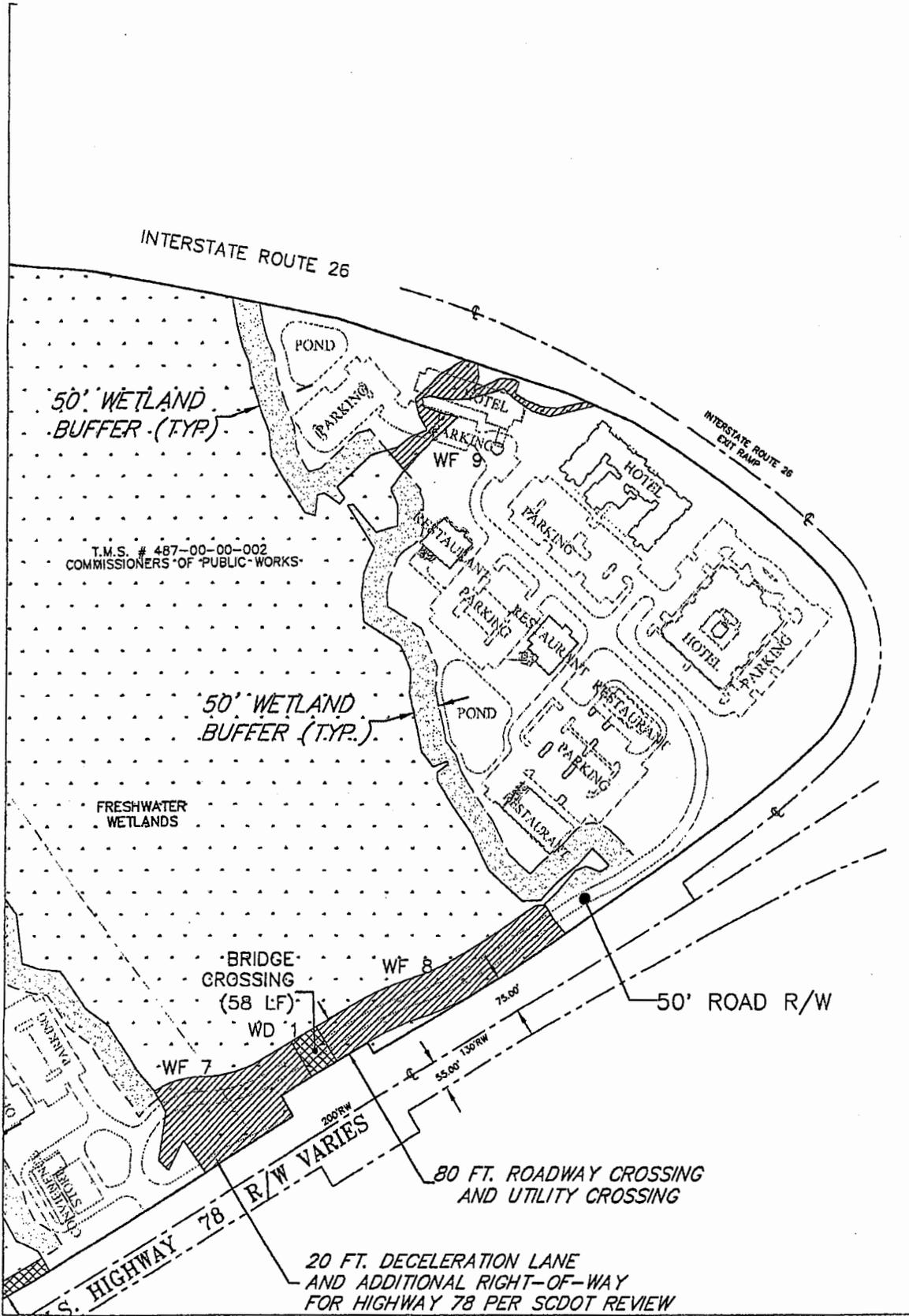
WETLAND MASTER PLAN



PROJECT: CPW TRACT
PROJECT #: 4013
ACTIVITY: DISTURB WETLAND TO FACILITATE ROADWAY, LOT AND SEWER CONSTRUCTION
DATUM: NGVD 1929

2003-19-260

COUNTY OF: CHARLESTON
STATE OF SOUTH CAROLINA
APPLICATION BY: CPW
DATE: SEPTEMBER 11, 2003
REVISED: NOVEMBER 17, 2003
REVISED:



1" = 300'

WETLAND MASTER PLAN



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 DATUM: NGVD 1929

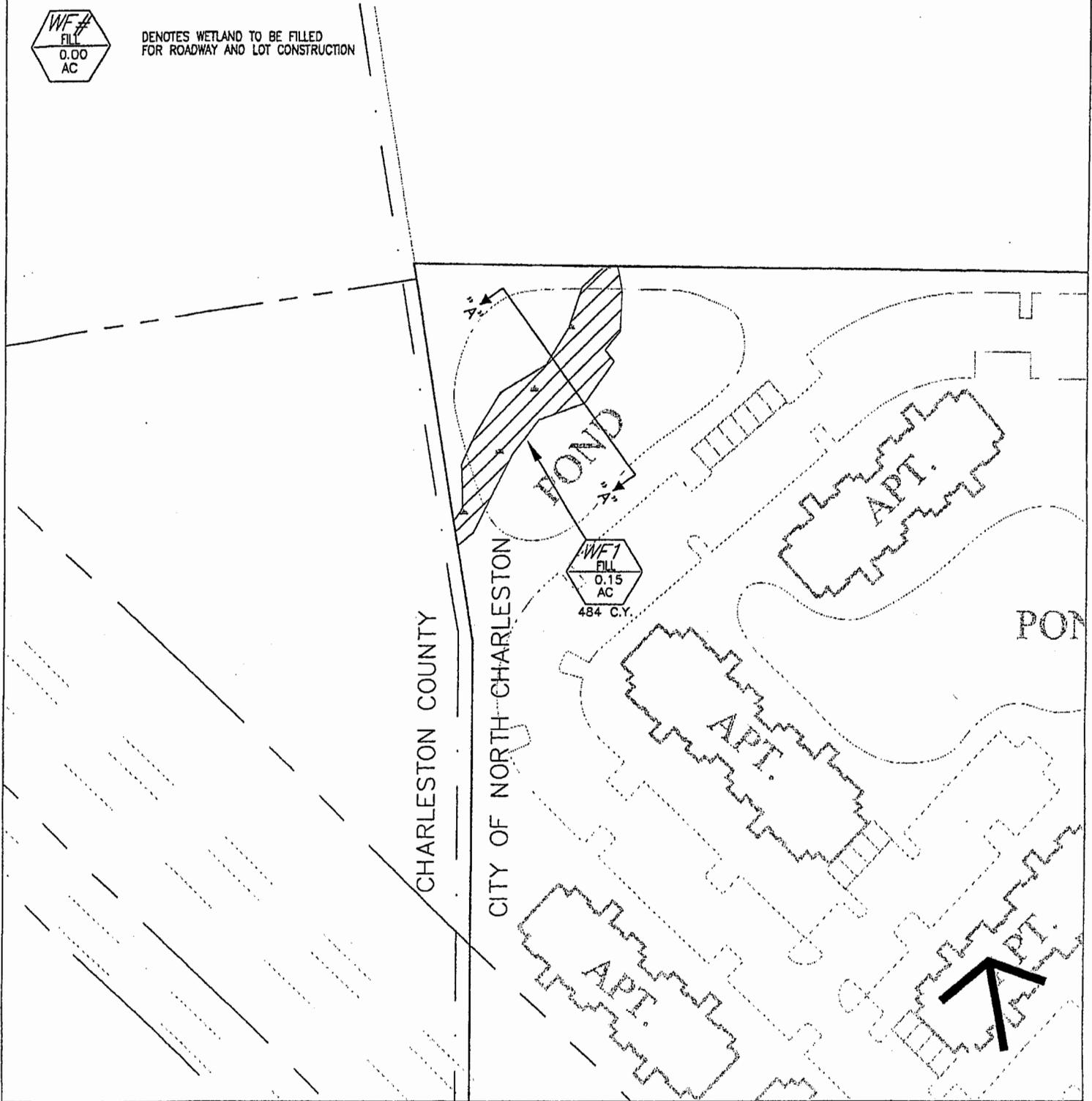
2003-1G-260
 COUNTY OF CHARLESTON
 STATE OF SOUTH CAROLINA
 APPLICATION BY: CPW
 DATE: SEPTEMBER 11, 2003
 REVISED: NOVEMBER 17, 2003
 REVISED:

WD#
CLEAR
0.00 AC

DENOTES WETLANDS TO BE DISTURBED
FOR SEWER CONSTRUCTION

WF#
FILL
0.00
AC

DENOTES WETLAND TO BE FILLED
FOR ROADWAY AND LOT CONSTRUCTION



1" = 100'

WETLAND MASTER PLAN

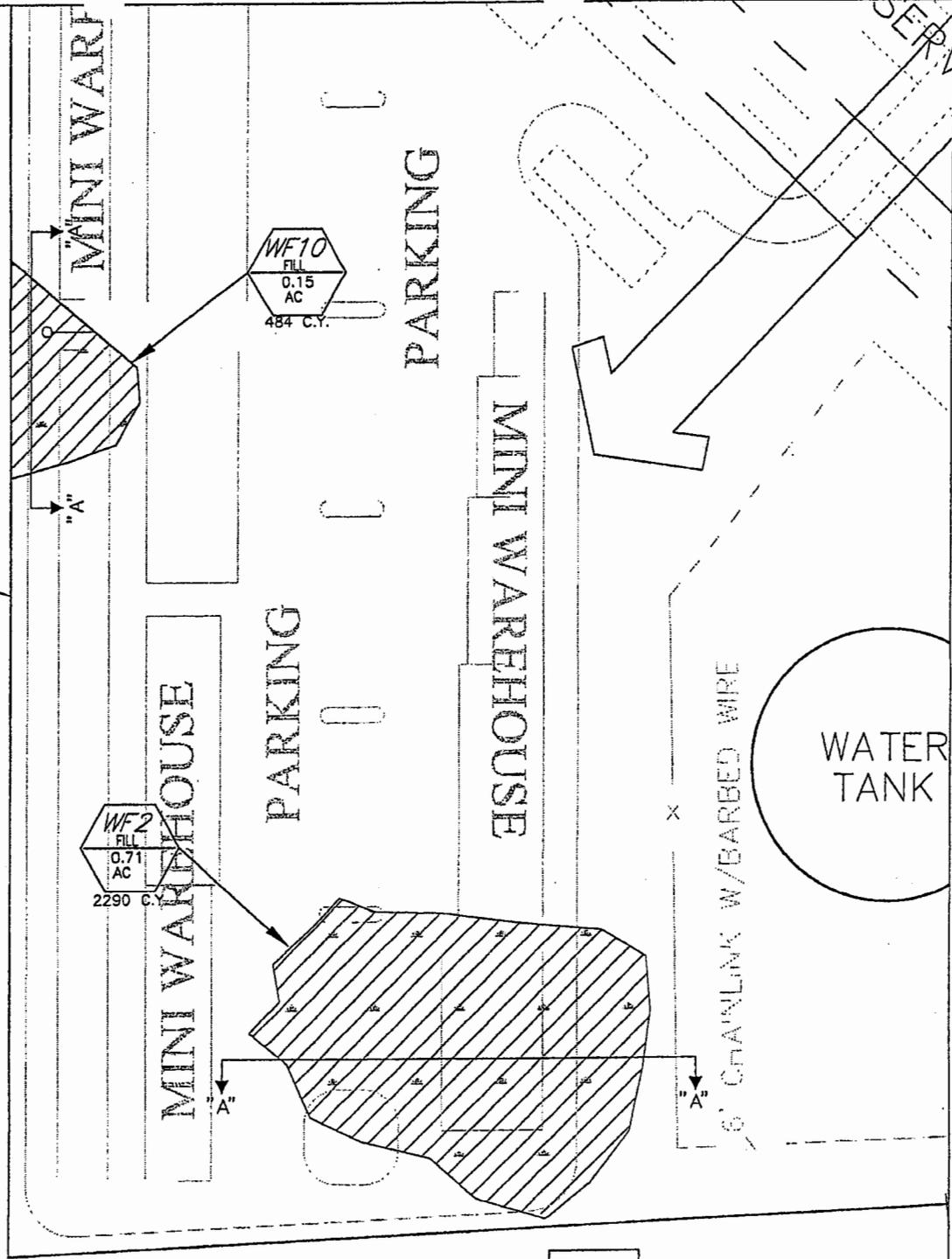


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 ACTIVITY: DISTURB WETLAND TO FACILITATE
 ROADWAY, LOT AND SEWER CONSTRUCTION
 DATUM: NGVD 1929

2003-16-260
 COUNTY OF CHARLESTON
 STATE OF SOUTH CAROLINA
 APPLICATION BY: CPW
 DATE: SEPTEMBER 11, 2003
 REVISED: NOVEMBER 17, 2003
 REVISED:



CHARLESTON COUNTY
NORTH CHARLESTON



WD#
CLEAR
0.00 AC

DENOTES WETLANDS TO BE DISTURBED FOR SEWER CONSTRUCTION

WF#
FILL
0.00
AC

DENOTES WETLAND TO BE FILLED FOR ROADWAY AND LOT CONSTRUCTION

1" = 100'

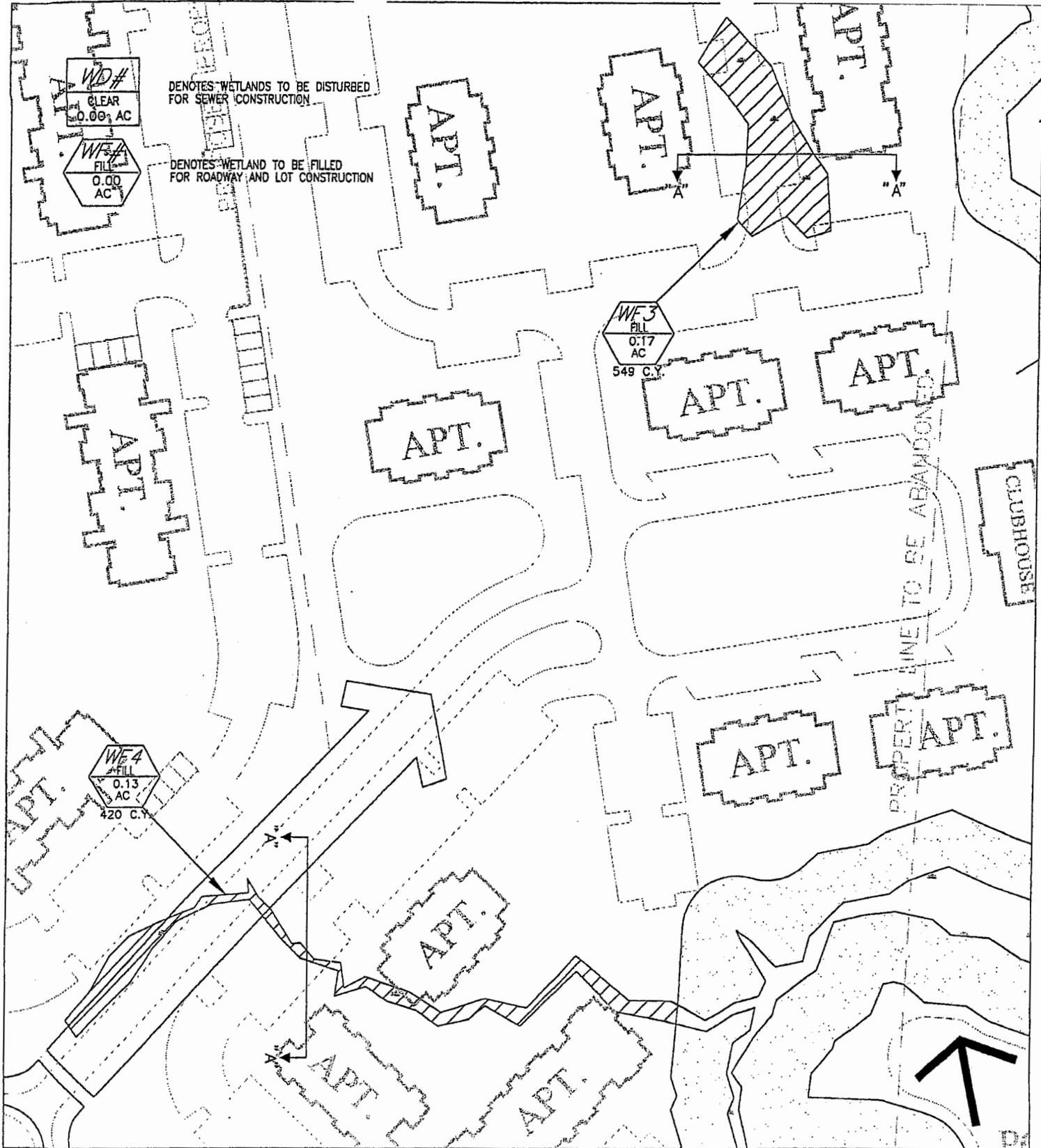
WETLAND MASTER PLAN

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PROJECT: CPW TRACT
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COUNTY OF CHARLESTON
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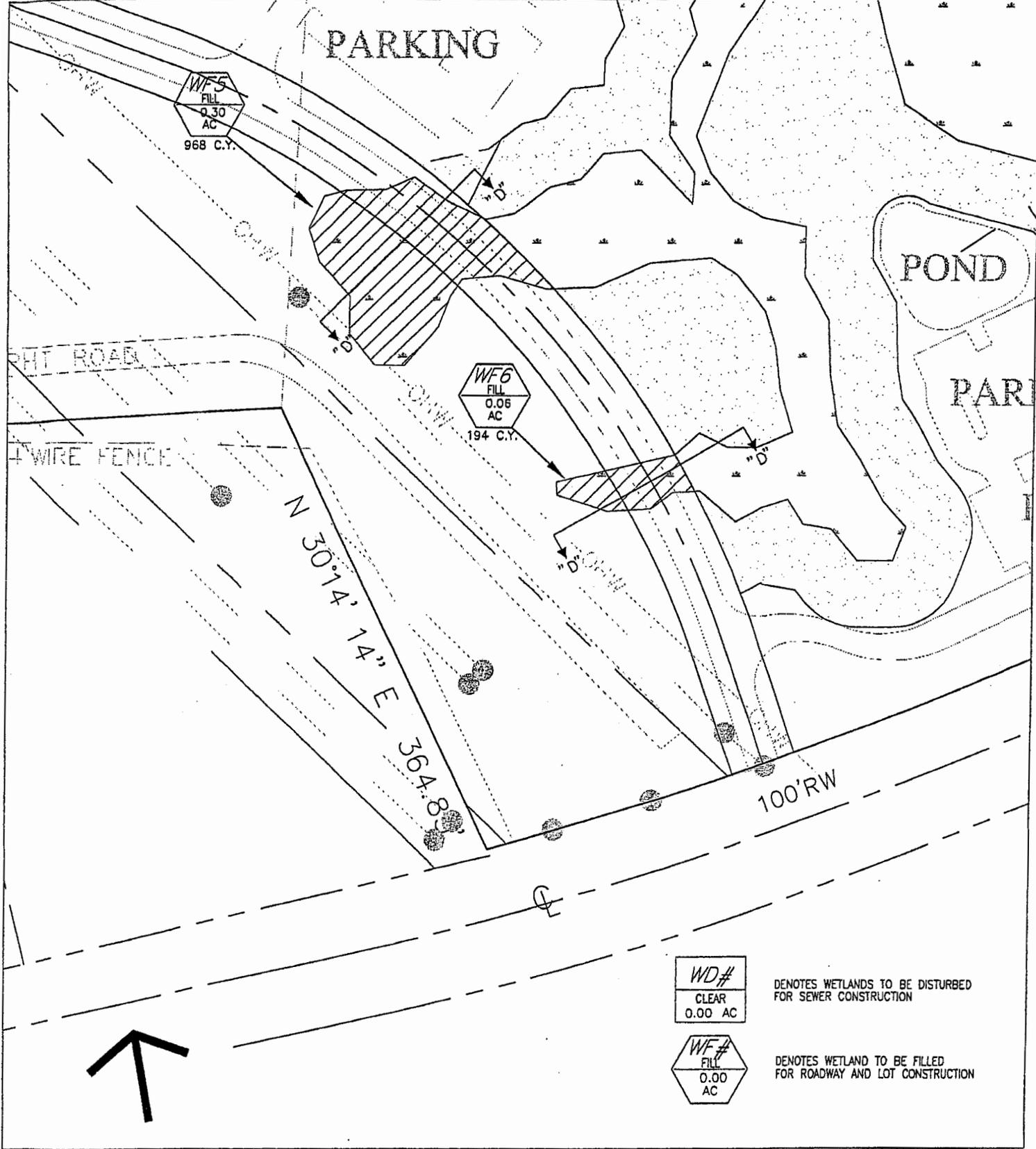
1" = 100'

WETLAND MASTER PLAN



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2003-19-260
 COUNTY OF CHARLESTON
 STATE OF SOUTH CAROLINA
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 REVISED: NOVEMBER 17, 2003
 REVISED:



1" = 100'

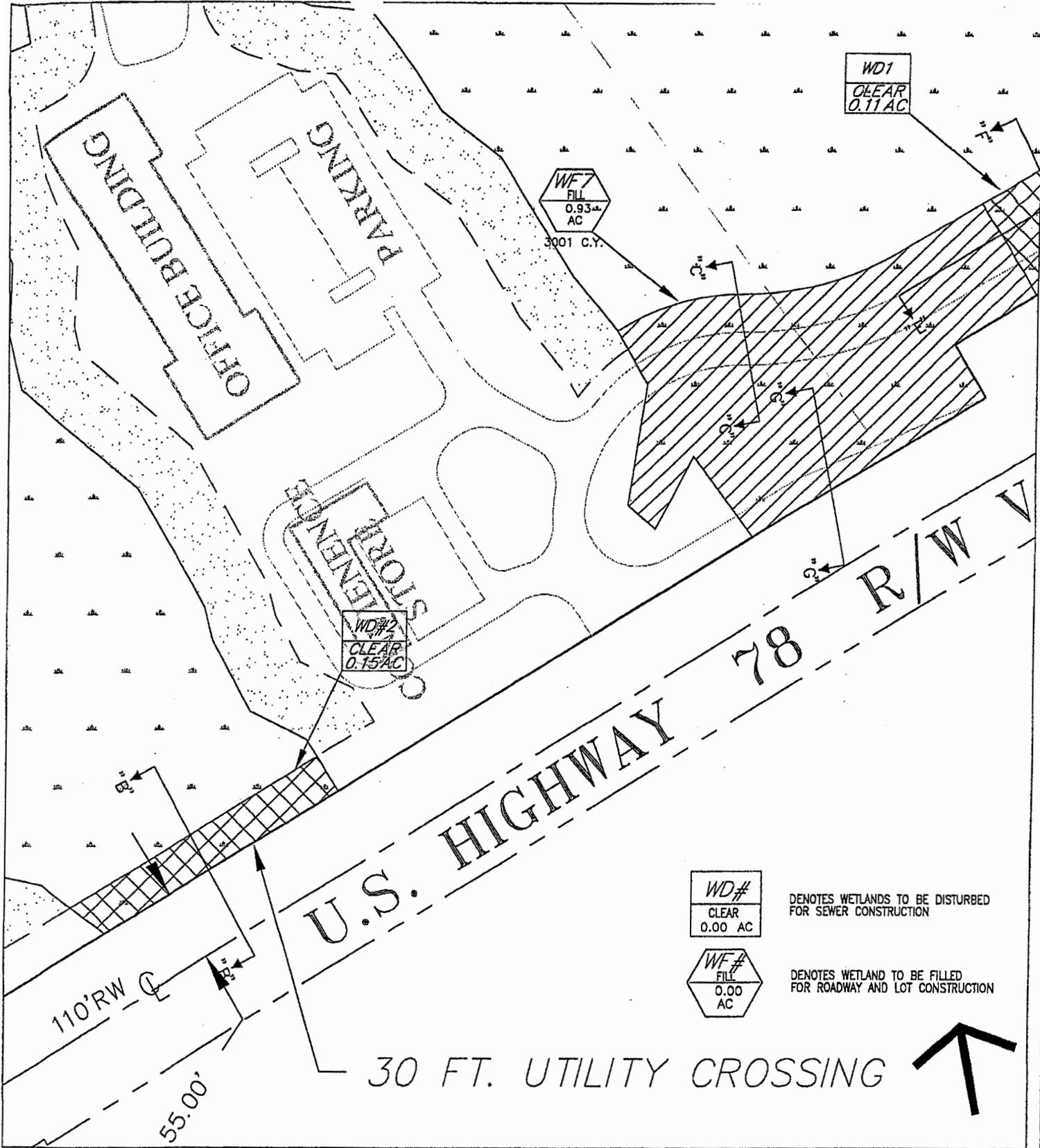
WETLAND MASTER PLAN

2003-1G-260



PROJECT: CPW TRACT
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 ACTIVITY: DISTURB WETLAND TO FACILITATE
 ROADWAY, LOT AND SEWER CONSTRUCTION
 DATUM: NGVD 1929

COUNTY OF: CHARLESTON
 STATE OF: SOUTH CAROLINA
 APPLICATION BY: CPW
 DATE: SEPTEMBER 11, 2003
 REVISED: NOVEMBER 17, 2003
 REVISED:



WD#
CLEAR
0.00 AC

DENOTES WETLANDS TO BE DISTURBED FOR SEWER CONSTRUCTION

WF#
FILL
0.00 AC

DENOTES WETLAND TO BE FILLED FOR ROADWAY AND LOT CONSTRUCTION

1" = 100'

WETLAND MASTER PLAN

2003-16-260



PROJECT: CPW TRACT
 PROJECT #: 4013
 ACTIVITY: DISTURB WETLAND TO FACILITATE ROADWAY, LOT AND SEWER CONSTRUCTION
 DATUM: NCGVD 1929

COUNTY OF: CHARLESTON
 STATE OF: SOUTH CAROLINA
 APPLICATION BY: CPW
 DATE: SEPTEMBER 11, 2003
 REVISED: NOVEMBER 17, 2003
 REVISED:



RESTAURANT

BRIDGE
CROSSING
(58 LF)

WF8
FILL
0.95
AC

3065 CY

WD1
CLEAR
0.11 AC

75.00'

55.00' 130'RW

200'RW

R/W VARIES

80 FT.
WIDTH OF
IMPACT

WD#
CLEAR
0.00 AC

DENOTES WETLANDS TO BE DISTURBED
FOR SEWER CONSTRUCTION

WF#
FILL
0.00
AC

DENOTES WETLAND TO BE FILLED
FOR ROADWAY AND LOT CONSTRUCTION

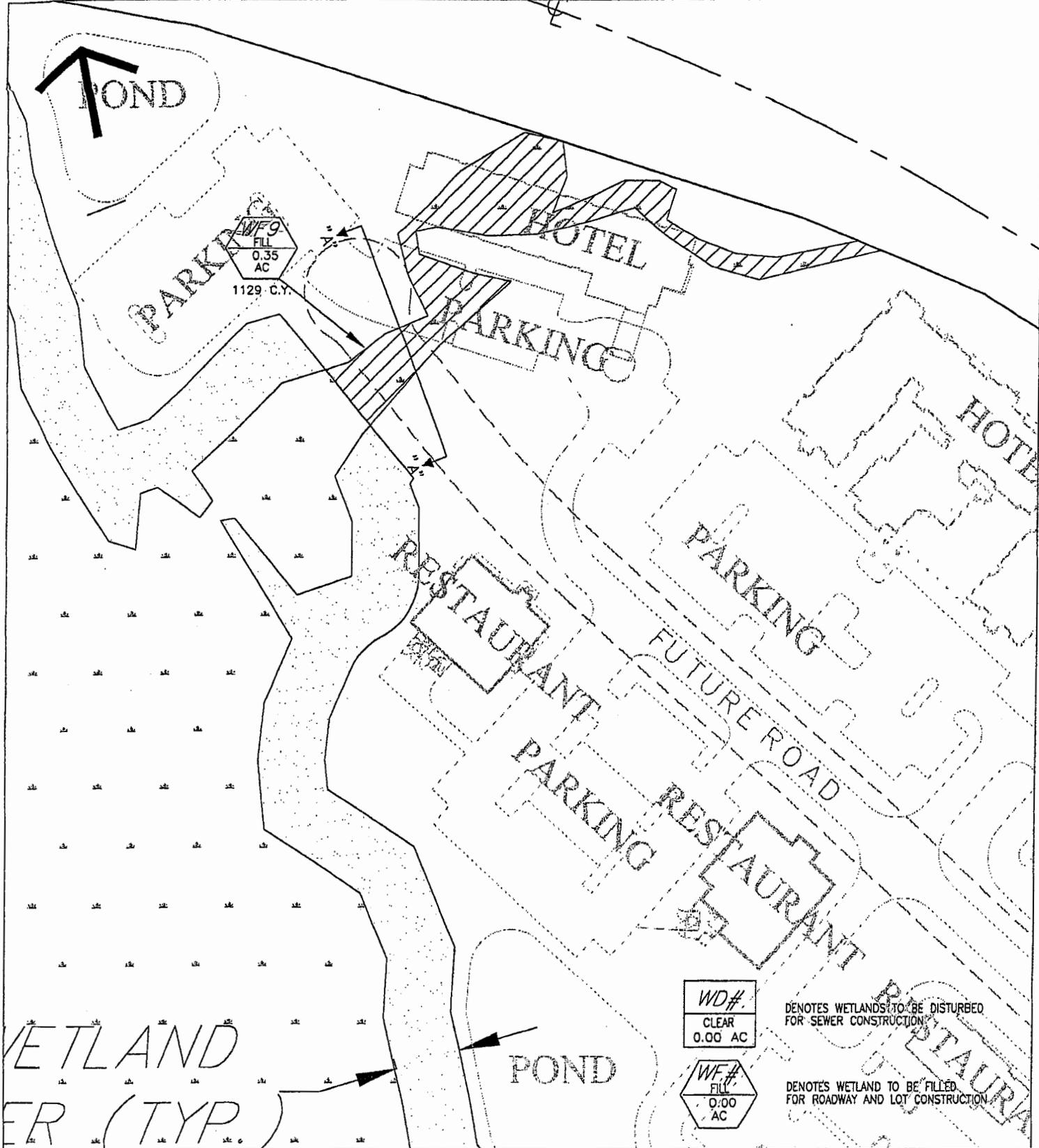
1" = 100'

WETLAND MASTER PLAN



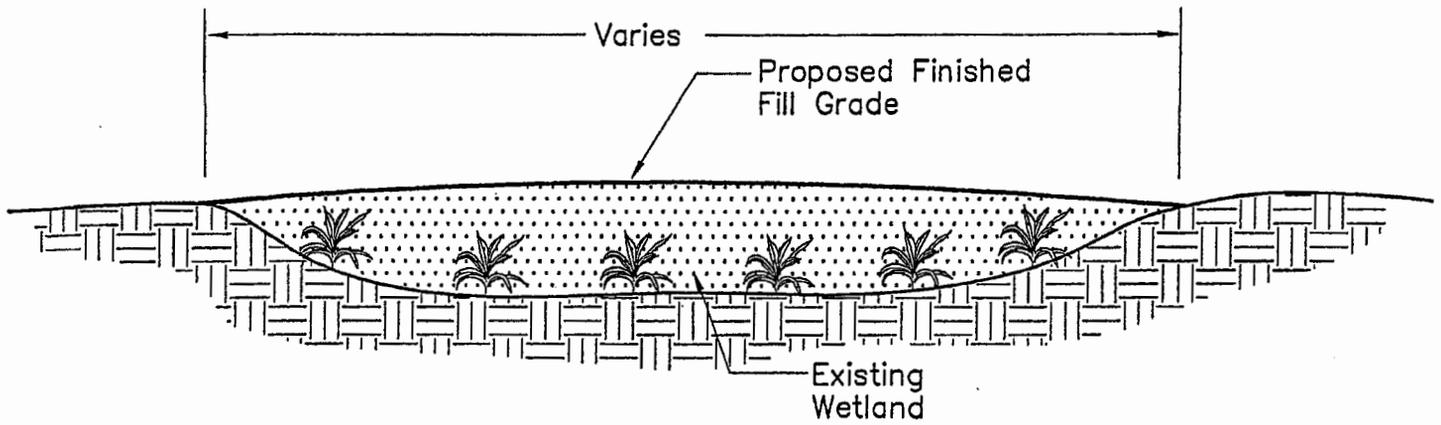
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ACTIVITY: DISTURB WETLAND TO FACILITATE
ROADWAY, LOT AND SEWER CONSTRUCTION
DATUM: NGVD 1929

2003-16-260
COUNTY OF CHARLESTON
STATE OF SOUTH CAROLINA
APPLICATION BY: CPW
DATE: SEPTEMBER 11, 2003
REVISED: NOVEMBER 17, 2003
REVISED:



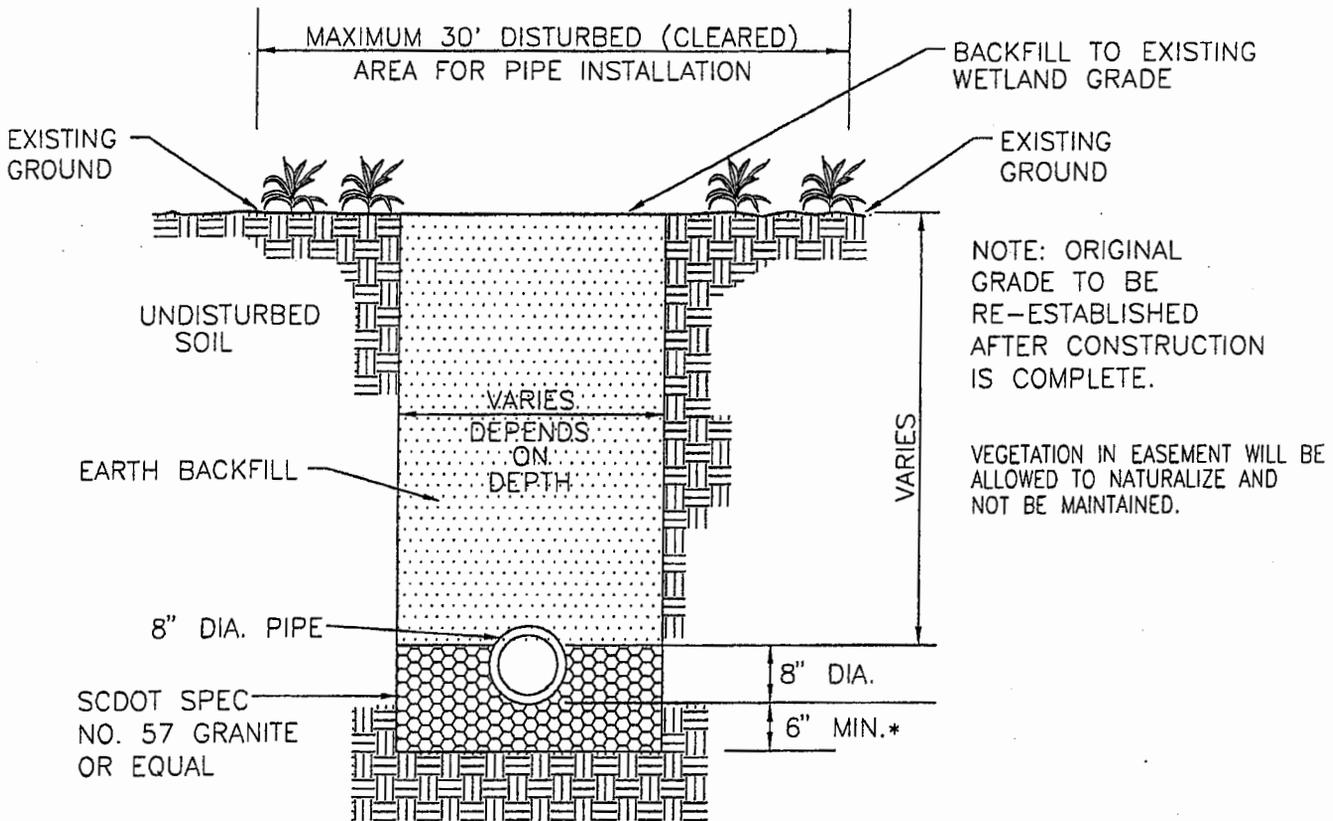
PROJECT: CPW TRACT
 PROJECT #: 4013
 ACTIVITY: DISTURB WETLAND TO FACILITATE
 ROADWAY, LOT AND SEWER CONSTRUCTION
 DATUM: NGVD 1929

2003-10-260
 COUNTY OF: CHARLESTON
 STATE OF: SOUTH CAROLINA
 APPLICATION BY: CPW
 DATE: SEPTEMBER 11, 2003
 REVISED: NOVEMBER 17, 2003
 SHEET 14 OF 17



**WETLAND FILL WF1-WF4, WF9-WF10
SECTION DETAIL: "A - A"**

NOT TO SCALE



**TYPICAL SEWER
TRENCH SECTION, WD1 & WD2
SECTION DETAIL: "B - B"**

NOT TO SCALE



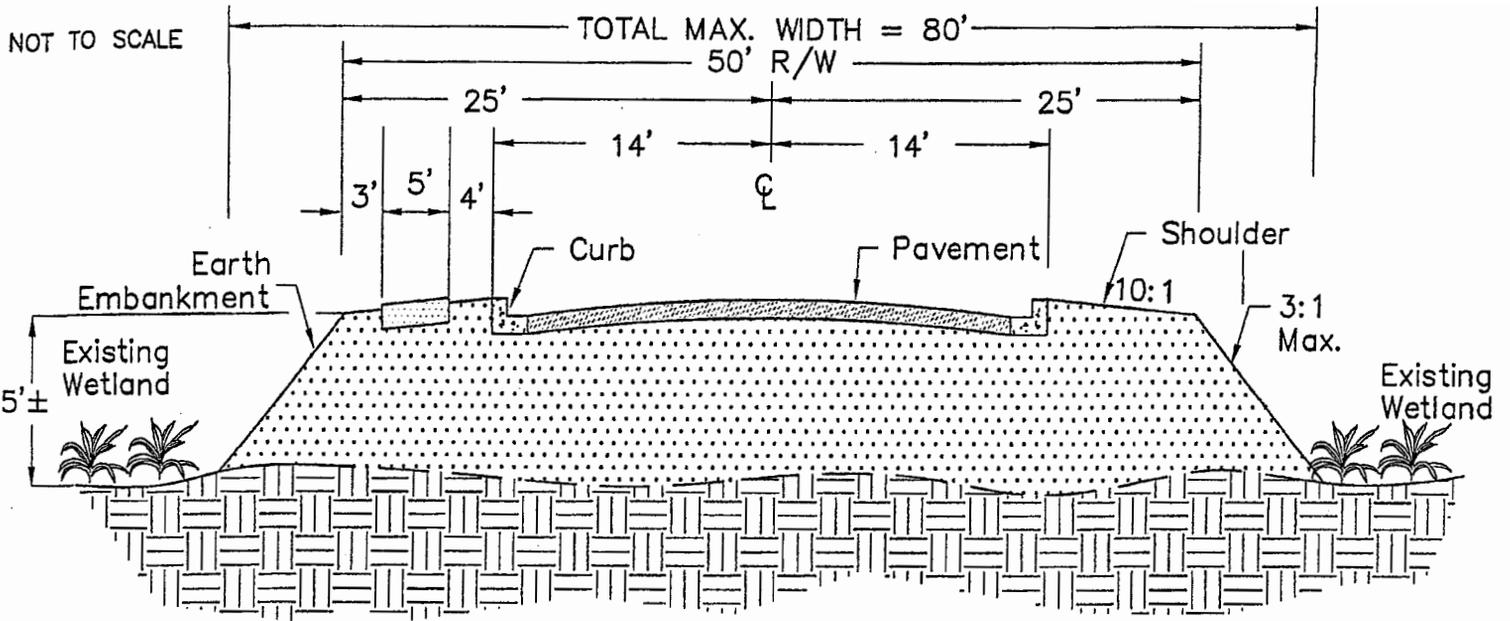
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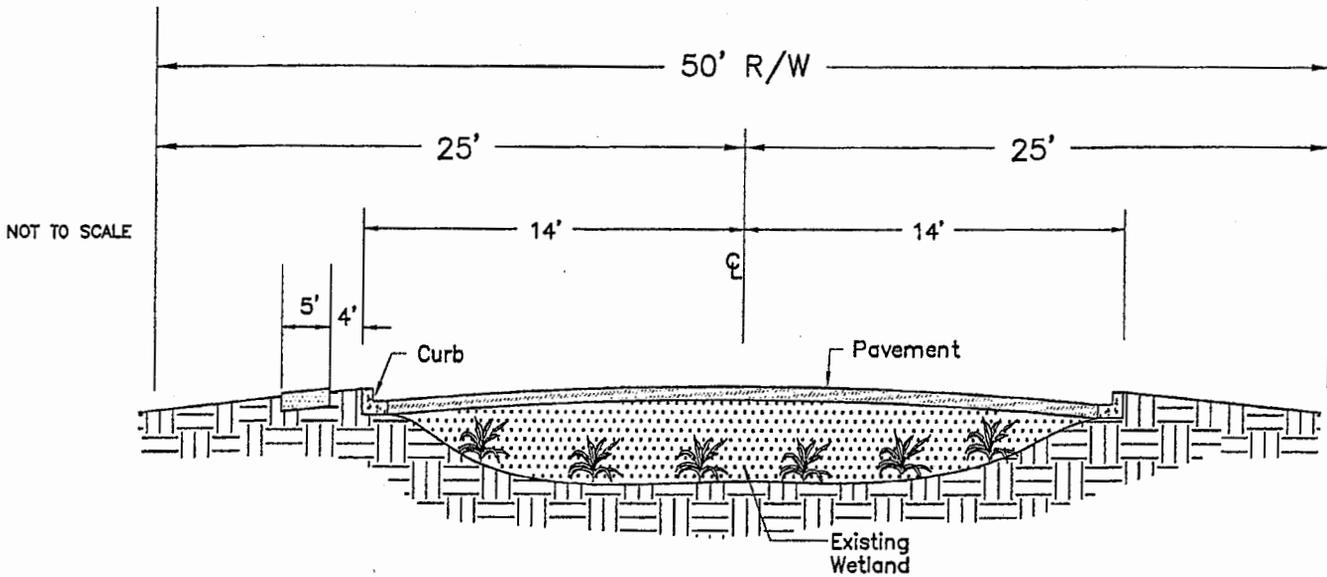
DATE: SEPTEMBER 11, 2003
REVISED: NOVEMBER 17, 2003

2003-1G-260

SHEET 15 OF 17



WETLAND FILL - WF7-WF8
SECTION DETAIL: "C - C"



NOT TO SCALE WETLAND FILL - WF5-WF6
SECTION DETAIL: "D - D"



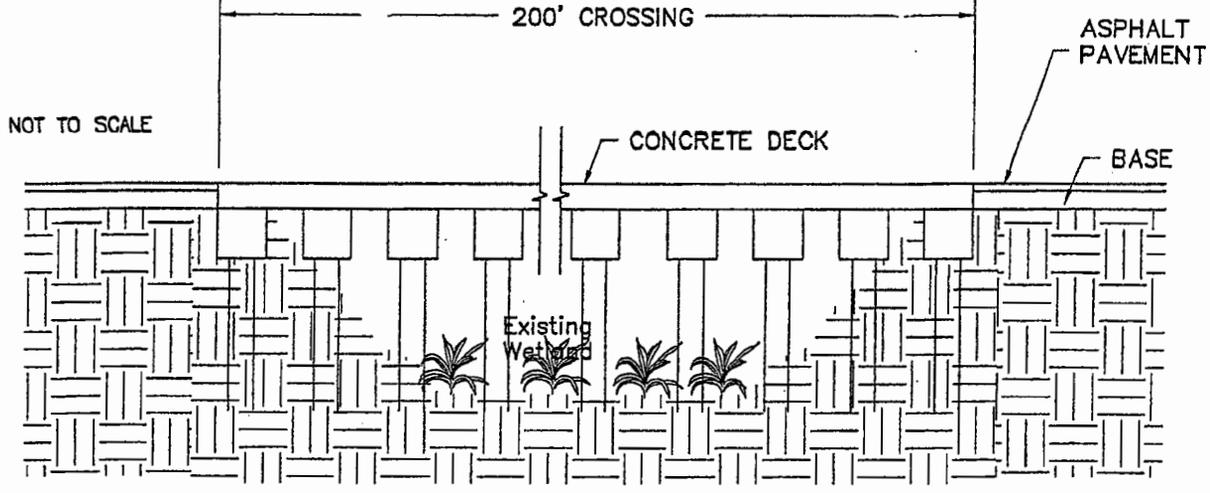
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COUNTY OF CHARLESTON
STATE OF SOUTH CAROLINA
APPLICATION BY: CPW

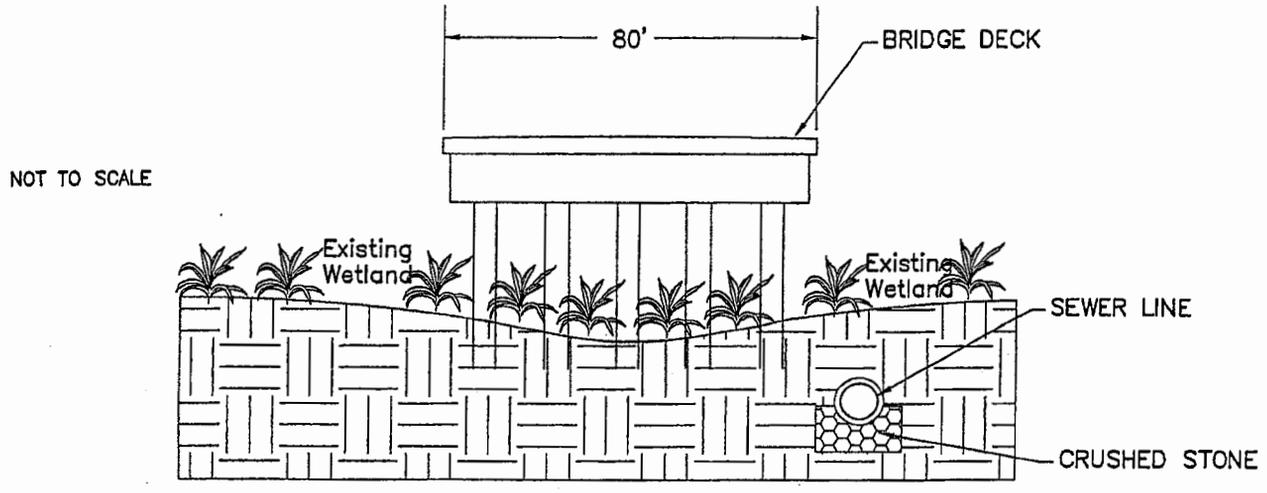
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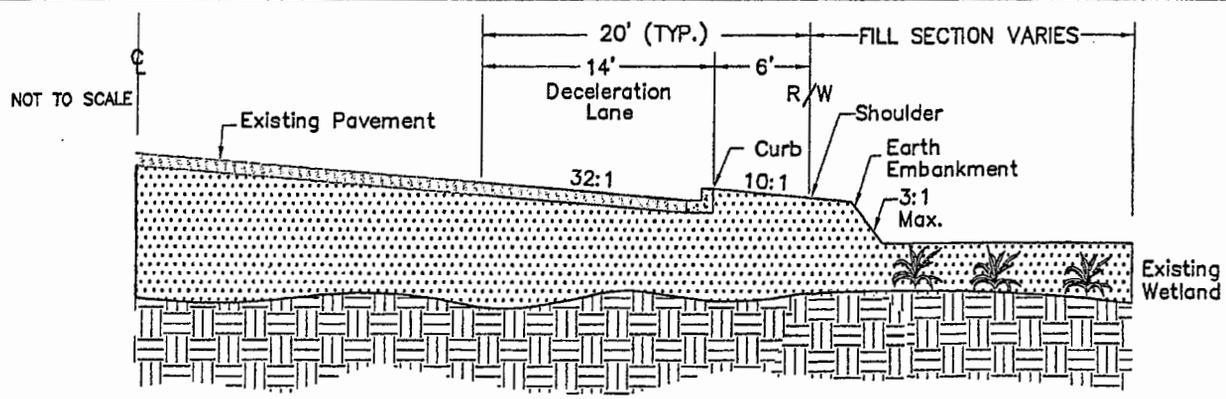
SHEET 16 OF 17



BRIDGE SIDE VIEW, WD1
SECTION DETAIL: "E - E"



BRIDGE CROSS SECTION, WD1
SECTION DETAIL: "F - F"



DECELERATION LANE SECTION, WF7
SECTION DETAIL: "G - G"



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STATE OF: SOUTH CAROLINA
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DATE: SEPTEMBER 11, 2003
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**Charleston Commissioners of Public Works Tract at I-26 and US Hwy 78
November 20, 2003**

The following definition is reproduced here for ready reference.

Cumulative impact is an evaluation of the cumulative adverse impacts to aquatic sites for the overall project. This factor is proportional to the areas of impact. The formula used to calculate this value is $0.05 \times \sum AA$, where $\sum AA$, stands for the sum of the acres of adverse impacts to aquatic areas for the overall project. When computing this value, round to the nearest tenth decimal place using even number rounding. Thus 0.01 and 0.050 are rounded down to give a value of zero while 0.051 and 0.09 are rounded up to give 0.1 as the value for the cumulative impact factor.

Note: The cumulative impact factor for the overall project must be used in each area column on the Required Mitigation Credits Worksheet below.

Required Mitigation Credits Sample Worksheet

Factor	Area 1	Area 2	Area 3	Area 4
Lost Type	2.0	3.0	3.0	3.0
Priority Category	0.5	0.5	0.5	0.5
Existing Condition	2.5	2.5	2.0	2.5
Duration	2.0	2.0	2.0	2.0
Dominant Impact	3.0	3.0	3.0	1.0
Cumulative Impact	0.2	0.2	0.2	0.2
Sum of m Factors	$R_1 = 10.2$	$R_2 = 11.2$	$R_3 = 10.7$	$R_4 = 9.2$
Impacted Area	$AA_1 = 1.03$	$AA_2 = 2.01$	$AA_3 = 0.86$	$AA_4 = 0.26$
$R \times AA =$	10.5	22.5	9.2	2.4

Total Preservation Credits = $\sum (R \times AA) =$ 44.6

AREA 1 = ISOLATED NON-JURISDICTIONAL WETLAND FILL WF 2, WF 3 AND WF 10
 AREA 2 = 404 JURISDICTIONAL WETLAND FILL FOR ROAD AND LOT CONSTRUCTION WF 4, WF 7 AND WF 8
 AREA 3 = 404 JURISDICTIONAL WETLAND FILL FOR ROAD AND LOT CONSTRUCTION WF 1, WF 5, WF 6 AND WF 9
 AREA 4 = 404 JURISDICTIONAL WETLAND CLEARING WD 1 AND WD 2

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November 20, 2003**

**RESTORATION AND ENHANCEMENT MITIGATION FACTORS FOR
WETLANDS AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS**

Factors	Options				
	Minimal Enhancement-----to-----Excellent Restoration				
Net Improvement	0.1				4.0
Control	N.A. 0	Covenant Private 0.1	Covenant POA 0.2	Conservation Easement 0.4	Transfer Fee Title Conservancy 0.6
Temporal Lag	N.A.* 0	Over 20 -0.3	10 to 20 -0.2	5 to 10 -0.1	0 to 5 0
Credit Schedule	Schedule 5* 0	Schedule 4 0.1	Schedule 3 0.2	Schedule 2 0.3	Schedule 1 0.4
Kind	Category 5 -0.1	Category 4 0	Category 3 0.2	Category 2 0.3	Category 1 0.4
Location	Zone 5 -0.1	Zone 4 0	Zone 3 0.2	Zone 2 0.3	Zone 1 0.4

N.A. = Not Applicable

*Use this option to calculate credits for enhancement by buffering

Proposed Restoration or Enhancement Mitigation Sample Worksheet

Factor	Area 1	Area 2	Area 3	Area 4	Area 5
Net Improvement	0.1				
Control	0.2				
Temporal Lag	0				
Credit Schedule	0				
Kind	0.4				
Location	0.4				
Sum of m Factors	M ₁ = 1.1	M ₂ =	M ₃ =	M ₄ =	M ₅ =
Mitigation Area	A ₁ = 12.06	A ₂ =	A ₃ =	A ₄ =	A ₅ =
M x A =	13.3				

Total Restoration/Enhancement Credits = $\sum (M \times A) =$

13.3

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**Charleston Commissioners of Public Works Tract at I-26 & US Hwy 78
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**PRESERVATION MITIGATION FACTORS FOR WETLANDS AND OTHER WATERS OF THE U.S.
EXCLUDING STREAMS**

Factors	Options				
	Priority Category	Territory 0.1	Secondary 0.2	Primary 0.4	
Existing Condition	Impaired -0.1	Slightly Impaired 0	Fully Functional 0.1		
Degree of Threat	Low -0.1	Moderate 0.1	High 0.2		
Control	Covenant Private 0	Covenant POA 0.1	Conservation Easement 0.4	Transfer Fee Title Conservancy 0.6	
Kind	Category 5 -0.1	Category 4 0	Category 3 0.1	Category 2 0.2	Category 1 0.3
Location	Zone 5 -0.1	Zone 4 0	Zone 3 0.1	Zone 2 0.2	Zone 1 0.3

None: Preservation credit should generally be limited to those areas that qualify as Fully Functional or Slightly Impaired. Impaired sites should be candidates for enhancement or restoration credit, not preservation credit. In special circumstances when Impaired sites are allowed preservation credit (e.g. within the scope of some OCRM wetland master planned projects), a negative factor will be used to calculate credits as per the matrix table.

Proposed Preservation Mitigation Sample Worksheet

Factor	Area 1	Area 2	Area 3	Area 4	Area 5
Priority Category	0.1				
Existing Condition	0.1				
Degree of Threat	0.2				
Control	0.1				
Kind	0.3				
Location	0.3				
Sum of m Factors	M ₁ = 1.1	M ₂ =	M ₃ =	M ₄ =	M ₅ =
Mitigation Area	A ₁ = 49.37	A ₂ =	A ₃ =	A ₄ =	A ₅ =
M x A =	54.3				

Total Preservation Credits = $\sum (M \times A) =$

54.3

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**WETLANDS AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS
Mitigation Summary Worksheet For Permit Application # _____**

I. Required Mitigation

A. Total Required Mitigation Credits = 44.6

II. Non-Banking Mitigation Credit Summary

	Credits	Acres
B. Creation	-	-
C. Restoration and/or Enhancement (non-Buffer Enhancement)	-	-
D. Restoration and/or Enhancement (Buffer Enhancement)	13.3	12.06
E. Total No Net Loss Non-Bank Mitigation = B + C + D	13.3	12.06
F. Preservation	54.3	49.37
G. Total Proposed Non-Bank Mitigation = E + F	67.6	61.43

III. Banking Mitigation Credit Summary

	Credits	Acres
H. Creation		
I. Restoration and/or Enhancement (non-Buffer Enhancement)		
J. Restoration and/or Enhancement (Buffer Enhancement)		
K. Total No Net Loss Non-Bank Mitigation = H + I + J		
L. Preservation		
M. Total Proposed Non-Bank Mitigation = K + L		

IV. Grand Totals

	Credits	Acres
N. Total Preservation Mitigation = F + L	54.3	49.37
O. Total Non-Preservation Mitigation = E + K	13.3	12.06
P. Total Creation = B + H	-	-
Q. Total Restoration and/or Enhancement (Non-Buffer Enhancement) = C + I	-	-
R. Total Proposed Mitigation = G + M	67.6	61.43

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The Total Mitigation Credits (Row R) should be equal to or greater than the total Required Mitigation Credits (Row A) for the proposed mitigation to be acceptable. The other requirements given in the SOP must also be satisfied, e.g., in the credits column, Row O must equal at least 50% of Row A and the addition of Row P and Row Q must equal at least 25% of Row A. If the answer to any of the questions below is no, then the proposed mix and/or quantity of mitigation is not in compliance with the policy and the plan should be revised or rejected, unless a variance is approved.

	Yes	No
$PMC \geq RMC$ or in words Are the credits in Row R greater than or equal to Row A?	X	
$PMC_{\text{Non Preservation}} \geq \frac{1}{2} RMC$ or in words Are the credits in Row O greater than or equal to 50% of Row A?		X
$PMC_{\text{Creation + Restoration/Enhancement (Non-Buffer Enhancement)}} \geq \frac{1}{4} RMC$ or in words Are the credits in Row P plus the credits in Row Q greater than or equal to 25% of Row A?		X

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