

**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 #2004-1W-216-C

6 AUGUST 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

**KB HOME**  
c/o **SABINE & WATERS, INC.**  
**POST OFFICE BOX 1072**  
**SUMMERVILLE, SOUTH CAROLINA 29484**

for a permit to place fill material in wetlands and waters of the U.S. that are associated with

**COOSAW CREEK**

at several locations on a 126.81 acre tract of land adjacent to Dorchester Road approximately 4200' north of the entrance to Coosaw Creek (Club House Drive) in North Charleston, Dorchester County, South Carolina (Latitude 32.94718°, Longitude 80.13614°)

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, 7 SEPTEMBER 2004**

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

The proposed work consists of placing 2,560 cubic yards of fill material into 0.57 acres of waters of the U.S., 0.553 acres of jurisdictional wetlands and 0.46 acres of non-jurisdictional wetlands in order to construct Charleston Park, a planned residential development as shown on sheets 1-15 of 15. According to the applicant, twin 36" RCP culverts will be placed in road crossings to maintain continuity of the wetland system and mitigation will be provided through preservation of the remaining 55.92 acres of on site wetlands, 9.24 acres of upland buffers with an average width of 40' and the restoration of wetland drainage patterns by filling upland cut ditches.

**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 1.583 acres of freshwater habitat upstream from 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). Please refer to FWS Log No. 4-6-04-I-398.

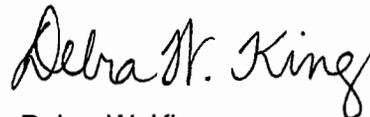
The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed 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.



Debra W. King  
Project Manager  
Regulatory Division  
U.S. Army Corps of Engineers

## PROJECT NARRATIVE

The proposed project site is a 126.81-acre tract of land that consists of 69.30-acres of somewhat fragmented uplands that have been further fragmented by a SCE&G power line corridor (oriented across the site on a east-west axis) and 57.51-acres of federally defined wetland or waters of the U.S. The wetlands have been delineated and verified by the US Army Corps of Engineers (SAC-81-2000-1696). The wetlands have been classified as either jurisdictional wetlands (associated with Coosaw Creek or the floodplain of Coosaw Creek), waters of the U.S. (upland-cut ditches) or isolated non-jurisdictional wetlands. Both a protected species survey and a cultural resource survey have been conducted and concluded with a determination of no adverse impact to either resource.

The entrance to the subject site is located on the east side of Dorchester Road (SC 642) approximately 4200' north of Club Course Drive (the entrance to Coosaw Creek) and approximately 1300' north of Riverbluff Parkway (Whitehall) in North Charleston, Dorchester County. Current site access is via an unimproved road. The applicant's overall project purpose is a planned residential development that effectively and efficiently utilizes the upland portions of the 126.81-acre site while avoiding wetland impacts to the maximum extent practicable and meeting agency requirements for wetland protection and the establishment of required upland buffers. Wetland impacts have been limited to those necessary to support the overall project purpose.

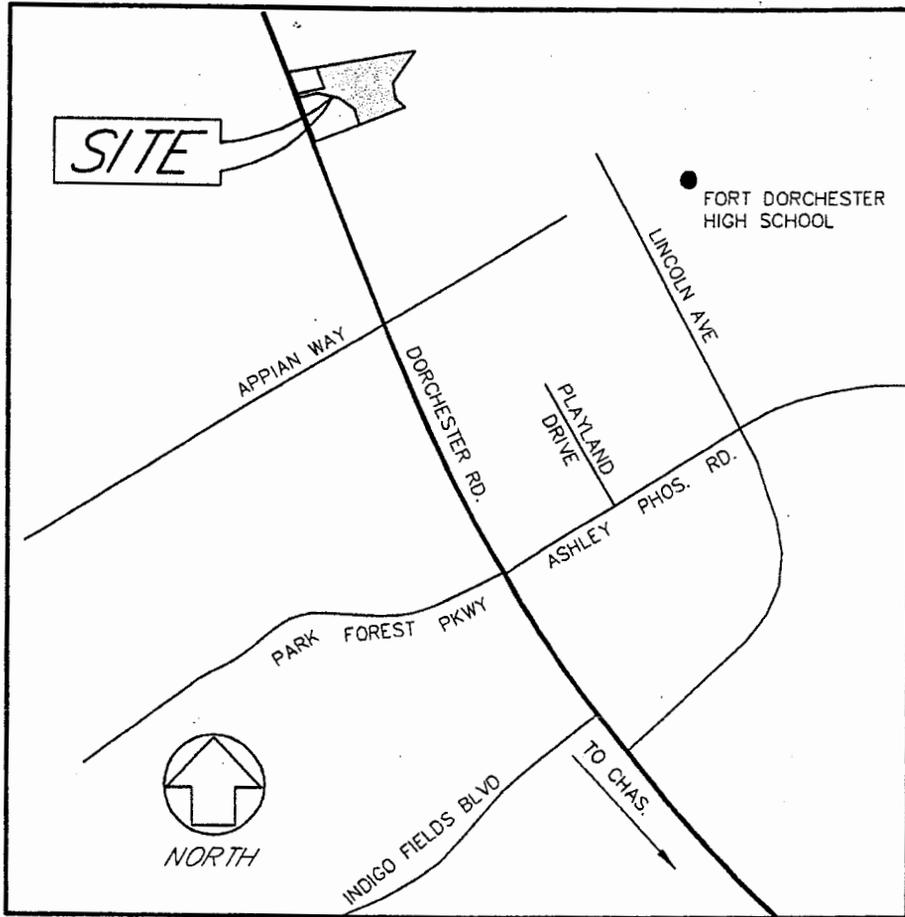
As a result of the proposed project, a combined total of 1.583-acres of jurisdictional wetlands, waters of the U.S. (upland cut ditches) and non-jurisdictional wetlands will unavoidably be impacted with approximately 2560 cubic yards of clean fill material. Of the total wetland impacts, 0.57-acres of waters of the U.S. (upland cut ditches), at three locations (0.22-ac., 0.16ac. and 0.19-ac.), will be impacted with approximately 928 cubic yards of clean fill material for improvements to the existing ingress/egress corridor and for feasible lot development. A total of 0.553-acres of jurisdictional wetland will be impacted at six locations (0.23-ac., 0.10-ac., 0.19-ac., 0.01-ac., 0.02-ac. and 0.003-ac.) with approximately 891 cubic yards of clean fill material for either improvements to existing ingress/egress corridors or construction of new access corridors, and 0.46-acres of non-jurisdictional wetland will be impacted at two locations (0.44-ac. and 0.02-ac.) with approximately 741 cubic yards of clean fill material for ingress/egress corridors and for feasible lot development. A nature boardwalk will be constructed from the park area to the amenity area for residential use and enjoyment. Twin 36" X 60' RCP culverts will be placed in roadways as needed to maintain continuity within the wetland system.

Mitigation for these unavoidable impacts necessary to satisfy the overall project purpose will be provided on site through a combination of wetland preservation and enhancement. Using the SOP it has been determined that 13.64-credits of compensatory mitigation will be required for the unavoidable wetland impacts. As compensatory mitigation the

remaining 55.92 acres of wetland will be preserved by restrictive covenant. This wetland preservation will provide 60.68-credits of compensatory mitigation. The preserved wetland will be enhanced by the establishment of 9.24-acres of upland buffer (average 40' width) that also will be protected by restrictive covenant. The upland buffer enhancement will provide 18.48-credits of compensatory mitigation. By filling the upland cut ditches, the natural drainage patterns in the adjacent wetland system will be restored. We have estimated that 1.1-acres of wetland will be directly enhanced by restoring natural drainage patterns through upland ditch removal. This enhancement will provide an additional 3.52-credits of compensatory mitigation.

The applicant believes that they have demonstrated avoidance and minimization to the maximum extent practicable and they have provided sufficient mitigation for the impacts necessary to satisfy the project purpose. A total of 82.68-credits of mitigation will be provided to compensate for 13.64-credits of required mitigation.

P/N 2004-1W-216-C

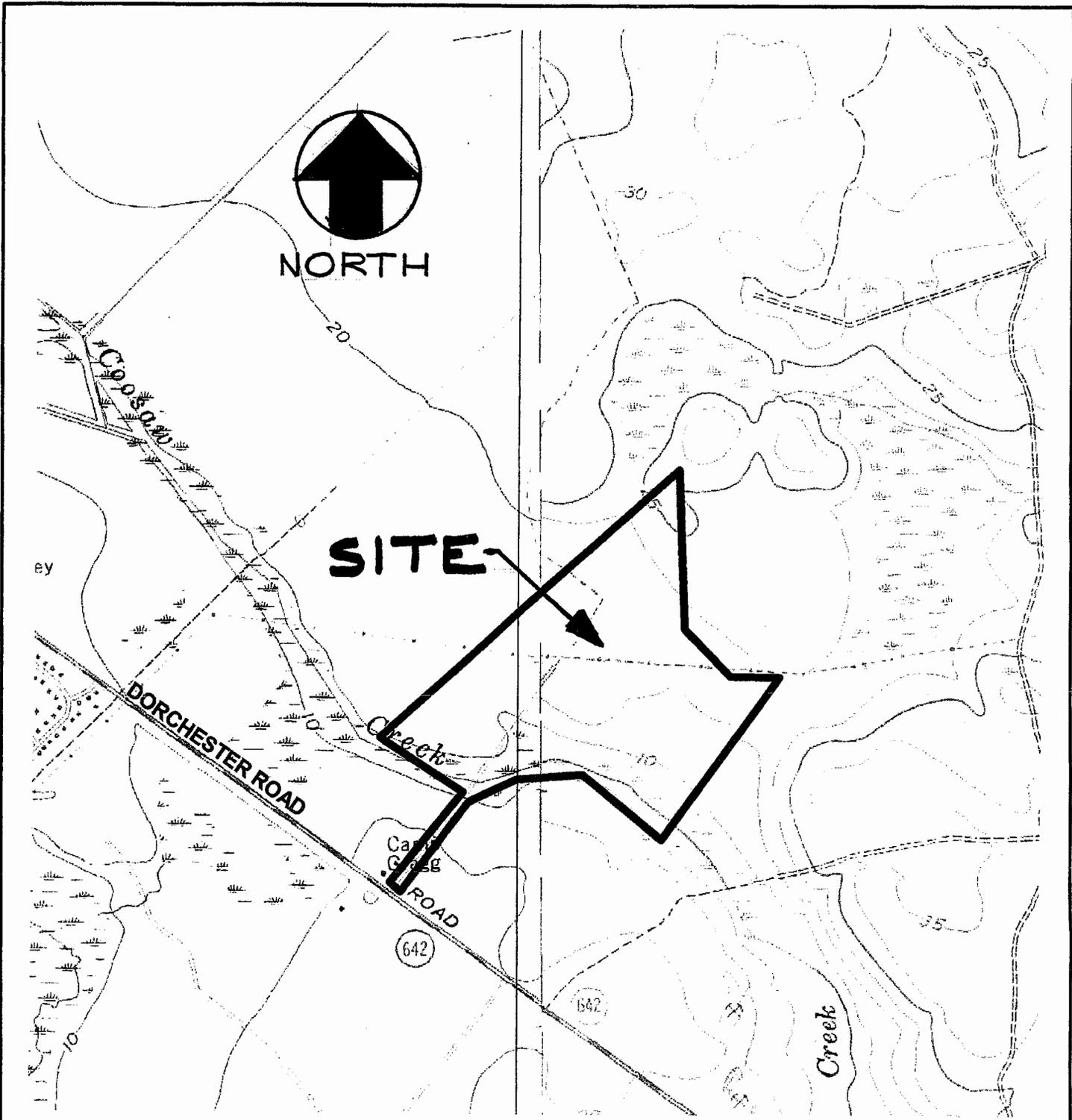


LOCATION MAP

|  |               |
|--|---------------|
| Project Title:<br>CHARLESTON PARK TRACT – DORCHESTER ROAD                                      |               |
| Project Location: Lat. 32° 56' 03" N, Long. 80° 07' 23" W<br>NORTH CHARLESTON – SOUTH CAROLINA |               |
| Applicant:<br>KB HOME  |               |
| Date: JUNE 8, 2004   | Scale:        |
| Application #2004-1W-216-C   | Sheet 1 of 15 |

PROPOSED ACTIVITY:  
WETLAND IMPACT AND MITIGATION FOR  
RESIDENTIAL COMMUNITY DEVELOPMENT

| Revisions |          |
|-----------|----------|
| Date      | Initials |
|           |          |



USGS MAP

QUADRANGLES

LADSON, SC.  
 STALLSVILLE, SC.

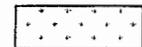
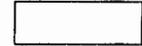
PROPOSED ACTIVITY:

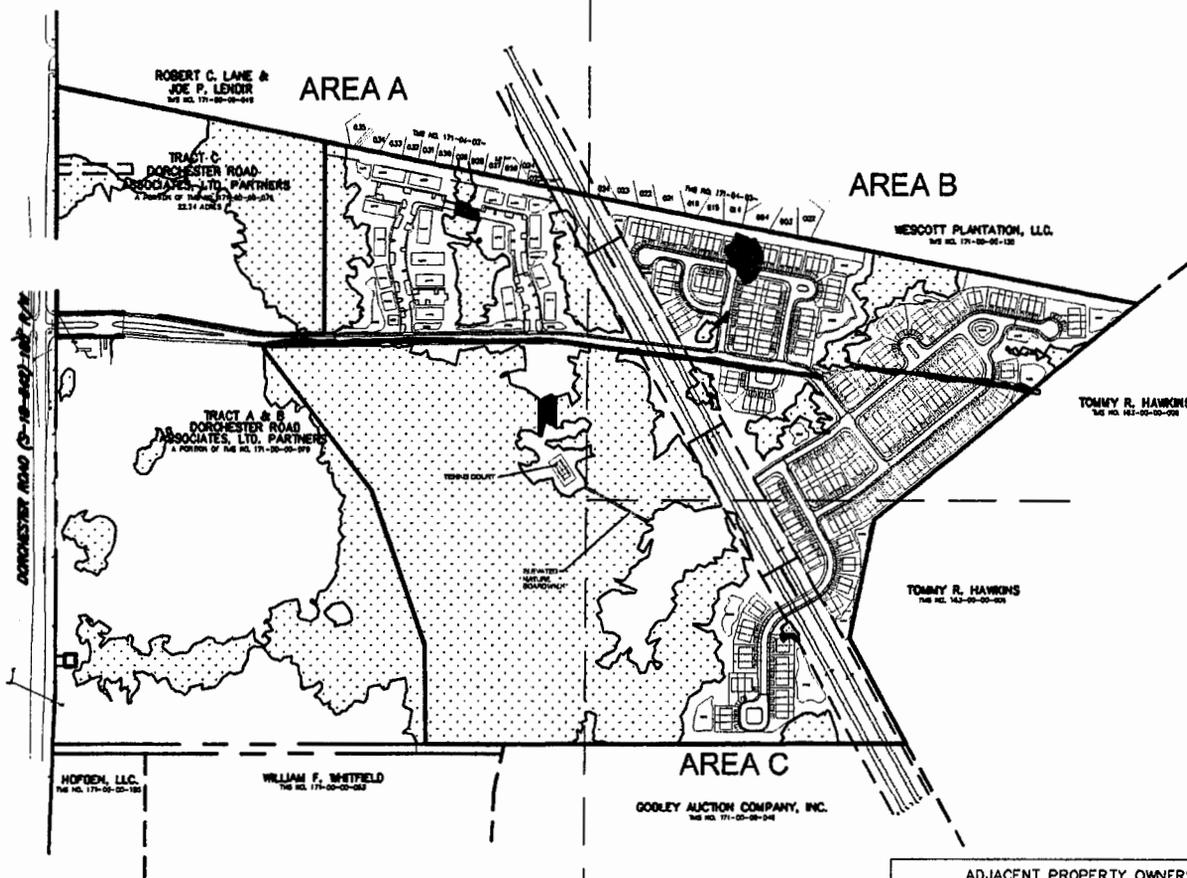
WETLAND IMPACT AND MITIGATION FOR  
 RESIDENTIAL COMMUNITY DEVELOPMENT

| Revisions |          |
|-----------|----------|
| Date      | Initials |
|           |          |

|   |                      |
|---|----------------------|
| Project Title:<br><b>CHARLESTON PARK TRACT – DORCHESTER ROAD</b>                                      |                      |
| Project Location: Lot. 32° 56' 03" N, Long. 80° 07' 23" W<br><b>NORTH CHARLESTON – SOUTH CAROLINA</b> |                      |
| Applicant:<br><b>KB HOME</b>  |                      |
| Date: <b>JUNE 8, 2004</b>   | Scale: <b>NONE</b>   |
| Application # <b>20041W216-C</b>  | Sheet <b>2</b> of 15 |

**LEGEND**

-  WETLANDS
-  UPLANDS
-  PROPOSED FILL



**WETLAND MASTERPLAN**

| <b>SUMMARY</b>   |              |
|--|--------------|
| TOTAL ACREAGE  | 126.81 ACRES |
| WETLANDS   | 57.51 ACRES  |
| HIGHLANDS  | 69.30 ACRES  |
| PROPOSED WETLAND BUFFER  | 9.24 ACRES   |
| WETLANDS TO BE FILLED  | 1.59 ACRES   |
| PRESERVED WETLANDS   | 55.79 ACRES  |
| <b>JURISDICTIONAL</b>  |              |
| WATERS OF THE U.S./UPLAND DITCH ROAD CROSSING  |              |
| #1 (0.22 Ac.) + #2 (0.19 Ac.) + #3 (0.16 Ac.) = 0.58 Ac.   |              |
| WETLAND ROAD CROSSING  |              |
| #1 (0.23 Ac.) + #2 (0.10 Ac.) + #3 (0.01 Ac.) + #4 (0.003 Ac.) + #5 (0.02 Ac.) + #6 (0.19 Ac.) = 0.553 Ac. |              |
| <b>NON-JURISDICTIONAL</b>  |              |
| WETLAND ROAD & LOT FILL  |              |
| #1 (0.44 Ac.) + #2 (0.02) Ac. = 0.46 Ac.   |              |

| <b>ADJACENT PROPERTY OWNERS</b> |                                |
|---------------------------------|--------------------------------|
| TMS NO. 171-04-03-              |                                |
| 035                             | WHIPPLE DEVELOPMENT CORP.      |
| 034                             | WHIPPLE DEVELOPMENT CORP.      |
| 033                             | WHIPPLE DEVELOPMENT CORP.      |
| 032                             | WHIPPLE DEVELOPMENT CORP.      |
| 031                             | WHIPPLE DEVELOPMENT CORP.      |
| 030                             | WHIPPLE DEVELOPMENT CORP.      |
| 029                             | WHIPPLE DEVELOPMENT CORP.      |
| 028                             | WHIPPLE DEVELOPMENT CORP.      |
| 027                             | WHIPPLE DEVELOPMENT CORP.      |
| 026                             | WHIPPLE DEVELOPMENT CORP.      |
| 025                             | DORCHESTER COUNTY PUBLIC WORKS |
| 024                             | WHIPPLE DEVELOPMENT CORP.      |
| 022                             | CHARLES L. DAVIS               |
| 021                             | WHIPPLE DEVELOPMENT CORP.      |
| 020                             | WHIPPLE DEVELOPMENT CORP.      |
| 019                             | WHIPPLE DEVELOPMENT CORP.      |
| 018                             | WHIPPLE DEVELOPMENT CORP.      |
| 017                             | WHIPPLE DEVELOPMENT CORP.      |
| 016                             | WHIPPLE DEVELOPMENT CORP.      |
| 015                             | WHIPPLE DEVELOPMENT CORP.      |
| 014                             | MELVIN AND ELONDA DOVE         |
| 004                             | KEVIN AND ERICKA CONE          |
| 003                             | WHIPPLE DEVELOPMENT CORP.      |
| 002                             | WHIPPLE DEVELOPMENT CORP.      |

|   |                     |  |                  |
|---|---------------------|--|------------------|
| Project Title:  |                     | <b>CHARLESTON PARK TRACT - DORCHESTER ROAD</b> |                  |
| Project Location: Lat. 32° 56' 03" N, Long. 80° 07' 23" W |                     |  |                  |
| <b>NORTH CHARLESTON - SOUTH CAROLINA</b>                  |                     |  |                  |
| Applicant:  |                     |  |                  |
| <b>KB HOME</b>  |                     |  |                  |
| Date:   | <b>JUNE 8, 2004</b> | Scale:   | <b>1" = 800'</b> |
| Application #   | <b>20041W216-c</b>  | Sheet  | <b>3 of 15</b>   |

**PROPOSED ACTIVITY:**  
WETLAND IMPACT AND MITIGATION FOR RESIDENTIAL COMMUNITY DEVELOPMENT

| Revisions |          |
|-----------|----------|
| Date      | Initials |
|           |          |

**JURISDICTIONAL WETLAND  
ROAD CROSSING #2  
(4,285.68 S.F.; 0.10 ACRES)**

ROBERT C. LANE &  
JOE P. LENDIR  
TMS NO. 171-00-00-048

**AREA A**

TRACT C  
DORCHESTER ROAD  
ASSOCIATES, LTD. PARTNERS  
A PORTION OF TMS NO. 171-00-00-079  
22.24 ACRES

**JURISDICTIONAL WETLAND  
ROAD CROSSING #1  
(10004.07 S.F.; 0.23 ACRES)**

DORCHESTER ROAD (S-18-642) 180' R/W

TRACT A & B  
DORCHESTER ROAD  
ASSOCIATES, LTD. PARTNERS  
A PORTION OF TMS NO. 171-00-00-079

**WATERS OF THE U.S/  
UPLAND DITCH WETLAND #1  
(9,588.31 S.F.; 0.22 ACRES)**

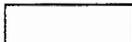
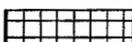
**JURISDICTIONAL WETLAND  
ROAD CROSSING #6  
(8,143.97 S.F.; 0.19 ACRES)**

ELEVATED  
NATURE  
BOARDWALK

**WETLAND MASTERPLAN**

**AREA A**

**LEGEND**

-  WETLANDS
-  UPLANDS
-  PROPOSED FILL

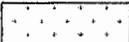
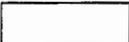
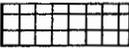
| ADJACENT PROPERTY OWNERS |                                |
|--------------------------|--------------------------------|
| TMS NO. 171-04-03-       |                                |
| 035                      | WHIPPLE DEVELOPMENT CORP.      |
| 034                      | WHIPPLE DEVELOPMENT CORP.      |
| 033                      | WHIPPLE DEVELOPMENT CORP.      |
| 032                      | WHIPPLE DEVELOPMENT CORP.      |
| 031                      | WHIPPLE DEVELOPMENT CORP.      |
| 030                      | WHIPPLE DEVELOPMENT CORP.      |
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| 028                      | WHIPPLE DEVELOPMENT CORP.      |
| 027                      | WHIPPLE DEVELOPMENT CORP.      |
| 026                      | WHIPPLE DEVELOPMENT CORP.      |
| 025                      | DORCHESTER COUNTY PUBLIC WORKS |
| 024                      | WHIPPLE DEVELOPMENT CORP.      |
| 022                      | CHARLES L. DAVIS               |
| 021                      | WHIPPLE DEVELOPMENT CORP.      |
| 020                      | WHIPPLE DEVELOPMENT CORP.      |
| 019                      | WHIPPLE DEVELOPMENT CORP.      |
| 018                      | WHIPPLE DEVELOPMENT CORP.      |
| 017                      | WHIPPLE DEVELOPMENT CORP.      |
| 016                      | WHIPPLE DEVELOPMENT CORP.      |
| 015                      | WHIPPLE DEVELOPMENT CORP.      |
| 014                      | MELVIN AND ELONDA DOVE         |
| 004                      | KEVIN AND ERICKA CONE          |
| 003                      | WHIPPLE DEVELOPMENT CORP.      |
| 002                      | WHIPPLE DEVELOPMENT CORP.      |

|   |                         |
|---|-------------------------|
| Project Title:<br><b>CHARLESTON PARK TRACT - DORCHESTER ROAD</b>                                      |                         |
| Project Location: Lat. 32° 56' 03" N, Long. 80° 07' 23" W<br><b>NORTH CHARLESTON - SOUTH CAROLINA</b> |                         |
| Applicant:<br><b>KB HOME</b>  |                         |
| Date: <b>JUNE 8, 2004</b>   | Scale: <b>1" = 400'</b> |
| Application # <b>20041W216-C</b>  | Sheet <b>4 of 15</b>    |

**PROPOSED ACTIVITY:**  
WETLAND IMPACT AND MITIGATION FOR  
RESIDENTIAL COMMUNITY DEVELOPMENT

| Revisions |          |
|-----------|----------|
| Date      | Initials |
|           |          |

**LEGEND**

-  WETLANDS
-  UPLANDS
-  PROPOSED FILL

| ADJACENT PROPERTY OWNERS |                                |
|--------------------------|--------------------------------|
| TMS NO. 171-04-03-       |                                |
| 035                      | WHIPPLE DEVELOPMENT CORP.      |
| 034                      | WHIPPLE DEVELOPMENT CORP.      |
| 033                      | WHIPPLE DEVELOPMENT CORP.      |
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| 029                      | WHIPPLE DEVELOPMENT CORP.      |
| 028                      | WHIPPLE DEVELOPMENT CORP.      |
| 027                      | WHIPPLE DEVELOPMENT CORP.      |
| 026                      | WHIPPLE DEVELOPMENT CORP.      |
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| 024                      | WHIPPLE DEVELOPMENT CORP.      |
| 022                      | CHARLES L. DAVIS               |
| 021                      | WHIPPLE DEVELOPMENT CORP.      |
| 020                      | WHIPPLE DEVELOPMENT CORP.      |
| 019                      | WHIPPLE DEVELOPMENT CORP.      |
| 018                      | WHIPPLE DEVELOPMENT CORP.      |
| 017                      | WHIPPLE DEVELOPMENT CORP.      |
| 016                      | WHIPPLE DEVELOPMENT CORP.      |
| 015                      | WHIPPLE DEVELOPMENT CORP.      |
| 014                      | MELVIN AND ELONDA DOVE         |
| 004                      | KEVIN AND ERICKA CONE          |
| 003                      | WHIPPLE DEVELOPMENT CORP.      |
| 002                      | WHIPPLE DEVELOPMENT CORP.      |

NON JURISDICTIONAL WETLAND,  
ROAD, AND LOT FILL #1  
(18,932.72 S.F.; 0.44 ACRES)

JURISDICTIONAL WETLAND  
ROAD CROSSING #3  
(582.85 S.F., 0.01 ACRES)

WATERS OF THE U.S/  
UPLAND DITCH WETLAND #2  
(8,662.44 S.F.; 0.19 ACRES)

WESCOTT PLANTATION, LLC.  
TMS NO. 171-00-00-130

TOMMY R. HAWKINS  
TMS NO. 163-00-00-006

WATERS OF THE U.S/  
UPLAND DITCH WETLAND #3  
(6872.26 S.F.; 0.16 ACRES)

JURISDICTIONAL WETLAND  
ROAD CROSSING #5  
(672.92 S.F.; 0.02 ACRES)

JURISDICTIONAL WETLAND  
ROAD CROSSING #4  
(155 S.F.; 0.003 ACRES)

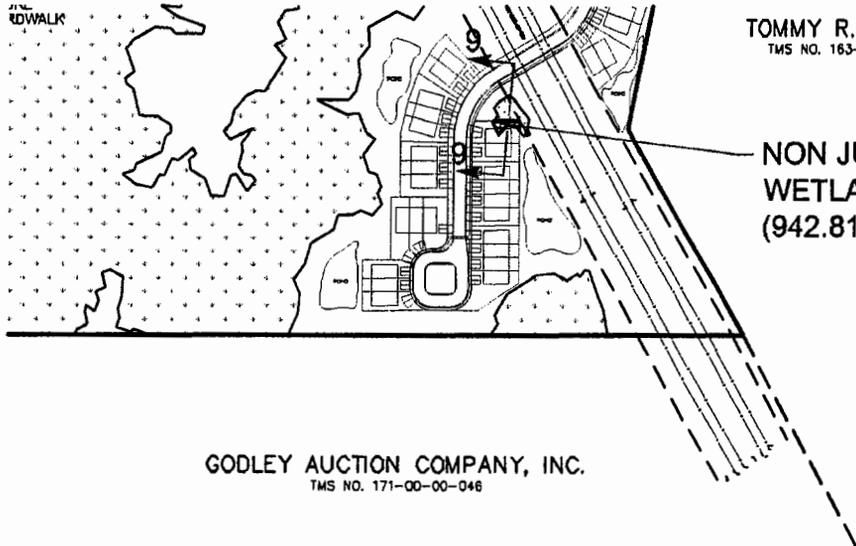
TOMMY R. HAWKINS  
TMS NO. 163-00-00-006

# WETLAND MASTERPLAN AREA B

|  |                  |
|--|------------------|
| Project Title:<br>CHARLESTON PARK TRACT - DORCHESTER ROAD                                      |                  |
| Project Location: Lat. 32° 56' 03" N, Long. 80° 07' 23" W<br>NORTH CHARLESTON - SOUTH CAROLINA |                  |
| Applicant:<br>KB HOME  |                  |
| Date: JUNE 8, 2004   | Scale: 1" = 400' |
| Application #20041W216-C   | Sheet 5 of 15    |

PROPOSED ACTIVITY:  
WETLAND IMPACT AND MITIGATION FOR  
RESIDENTIAL COMMUNITY DEVELOPMENT

| Revisions |          |
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| Date      | Initials |
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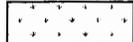
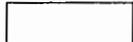
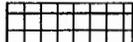
TOMMY R. HAWKINS  
TMS NO. 163-00-00-006

NON JURISDICTIONAL  
WETLAND FILL #2  
(942.81 S.F.; 0.02 ACRES)

GODLEY AUCTION COMPANY, INC.  
TMS NO. 171-00-00-046

WETLAND MASTERPLAN  
AREA C

**LEGEND**

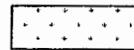
-  WETLANDS
-  UPLANDS
-  PROPOSED FILL

|                   |              |  |           |
|-------------------|--------------|--|-----------|
| Project Title:    |              | CHARLESTON PARK TRACT – DORCHESTER ROAD                                      |           |
| Project Location: |              | Lat. 32° 56' 03" N, Long. 80° 07' 23" W<br>NORTH CHARLESTON – SOUTH CAROLINA |           |
| Applicant:        |              | KB HOME  |           |
| Date:             | JUNE 8, 2004 | Scale:   | 1" = 400' |
| Application #     | 2004IW216-C  | Sheet  | 6 of 15   |

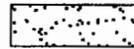
PROPOSED ACTIVITY:  
WETLAND IMPACT AND MITIGATION FOR  
RESIDENTIAL COMMUNITY DEVELOPMENT

| Revisions |          |
|-----------|----------|
| Date      | Initials |
|           |          |

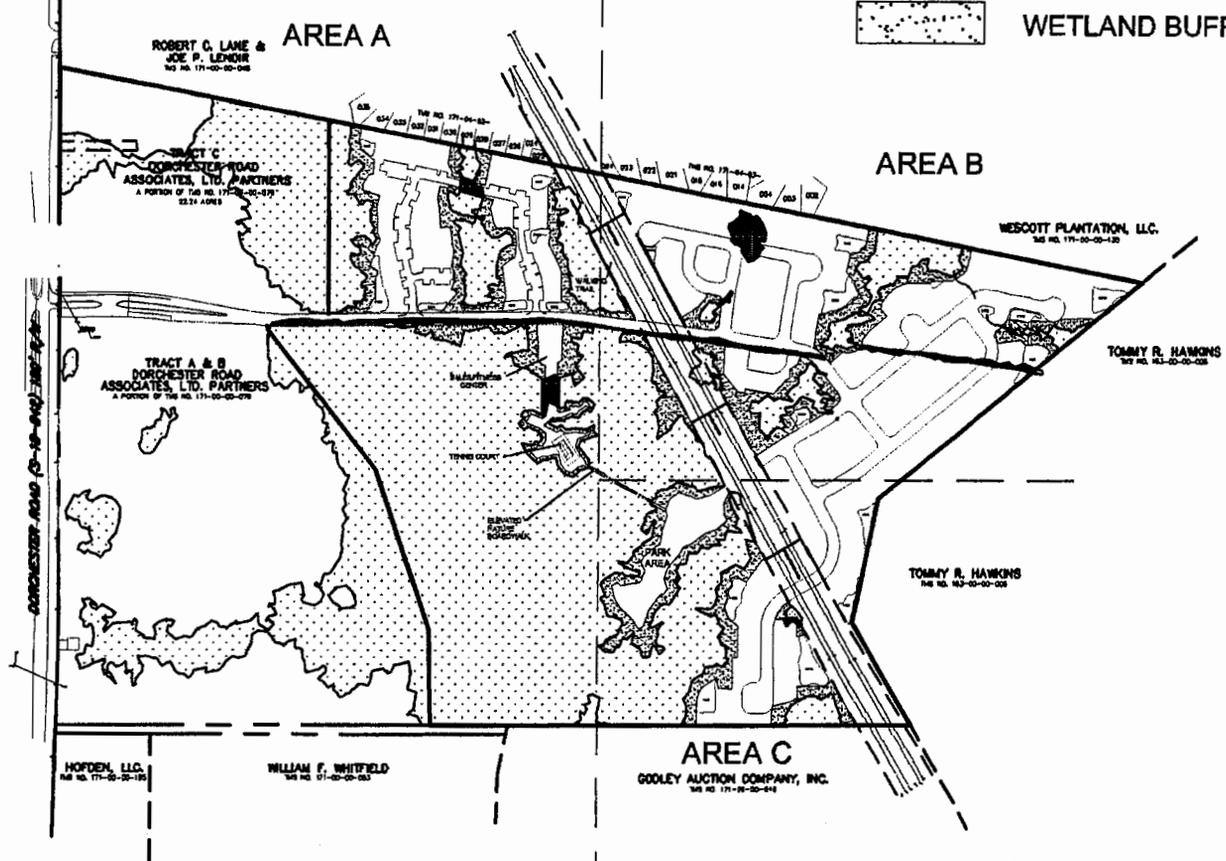
**LEGEND**



PRESERVED WETLANDS



WETLAND BUFFER



**WETLAND MITIGATION PLAN**

**SUMMARY**

|                         |              |
|-------------------------|--------------|
| TOTAL ACREAGE           | 126.81 ACRES |
| WETLANDS                | 57.51 ACRES  |
| HIGHLANDS               | 69.30 ACRES  |
| PROPOSED WETLAND BUFFER | 9.24 ACRES   |

|                       |             |
|-----------------------|-------------|
| WETLANDS TO BE FILLED | 1.59 ACRES  |
| JURISDICTIONAL        | 1.59 ACRES  |
| NON-JURISDICTIONAL    | 1.59 ACRES  |
| PRESERVED WETLANDS    | 55.79 ACRES |

**JURISDICTIONAL**

WATERS OF THE U.S./UPLAND DITCH ROAD CROSSING  
 #1 (0.22 Ac.) + #2 (0.19 Ac.) + #3 (0.16 Ac.) = 0.58 Ac.

WETLAND ROAD CROSSING  
 #1 (0.23 Ac.) + #2 (0.10 Ac.) + #3 (0.01 Ac.) +  
 #4 (0.003 Ac.) + #5 (0.02 Ac.) + #6 (0.19 Ac.) = 0.553 Ac.

**NON-JURISDICTIONAL**

WETLAND ROAD & LOT FILL  
 #1 (0.44 Ac.) + #2 (0.02) Ac. = 0.46 Ac.

**ADJACENT PROPERTY OWNERS**

TMS NO. 171-04-03-

|     |                                |
|-----|--------------------------------|
| 035 | WHIPPLE DEVELOPMENT CORP.      |
| 034 | WHIPPLE DEVELOPMENT CORP.      |
| 033 | WHIPPLE DEVELOPMENT CORP.      |
| 032 | WHIPPLE DEVELOPMENT CORP.      |
| 031 | WHIPPLE DEVELOPMENT CORP.      |
| 030 | WHIPPLE DEVELOPMENT CORP.      |
| 029 | WHIPPLE DEVELOPMENT CORP.      |
| 028 | WHIPPLE DEVELOPMENT CORP.      |
| 027 | WHIPPLE DEVELOPMENT CORP.      |
| 026 | WHIPPLE DEVELOPMENT CORP.      |
| 025 | DORCHESTER COUNTY PUBLIC WORKS |
| 024 | WHIPPLE DEVELOPMENT CORP.      |
| 022 | CHARLES L. DAVIS               |
| 021 | WHIPPLE DEVELOPMENT CORP.      |
| 020 | WHIPPLE DEVELOPMENT CORP.      |
| 019 | WHIPPLE DEVELOPMENT CORP.      |
| 018 | WHIPPLE DEVELOPMENT CORP.      |
| 017 | WHIPPLE DEVELOPMENT CORP.      |
| 016 | WHIPPLE DEVELOPMENT CORP.      |
| 015 | WHIPPLE DEVELOPMENT CORP.      |
| 014 | MELVIN AND ELONDA DOVE         |
| 004 | KEVIN AND ERICKA CONE          |
| 003 | WHIPPLE DEVELOPMENT CORP.      |
| 002 | WHIPPLE DEVELOPMENT CORP.      |

Project Title:  
**CHARLESTON PARK TRACT – DORCHESTER ROAD**

Project Location: Lat. 32° 56' 03" N, Long. 80° 07' 23" W  
**NORTH CHARLESTON – SOUTH CAROLINA**

Applicant:  
**KB HOME**

Date: **JUNE 8, 2004**

Scale: **1" = 800'**

Application # **20041W216-C**

Sheet **7** of **15**

**PROPOSED ACTIVITY:**

WETLAND IMPACT AND MITIGATION FOR  
 RESIDENTIAL COMMUNITY DEVELOPMENT

**Revisions**

| Date | Initials |
|------|----------|
|------|----------|

**JURISDICTIONAL WETLAND  
ROAD CROSSING #2  
(4,285.68 S.F.; 0.10 ACRES)**

ROBERT C. LANE &  
JOE P. LENDIR  
TMS NO. 171-00-00-048

TRACT C  
DORCHESTER ROAD  
ASSOCIATES, LTD. PARTNERS  
A PORTION OF TMS NO. 171-00-00-079  
22.24 ACRES

**JURISDICTIONAL WETLAND  
ROAD CROSSING #1  
(10004.07 S.F.; 0.23 ACRES)**

TRACT A & B  
DORCHESTER ROAD  
ASSOCIATES, LTD. PARTNERS  
A PORTION OF TMS NO. 171-00-00-079

WATERS OF THE U.S./  
UPLAND DITCH WETLAND #1  
(9,588.31 S.F.; 0.22 ACRES)  
HYDROLOGIC  
RESTORATION #1

JURISDICTIONAL WETLAND  
ROAD CROSSING #6  
(8,143.97 S.F.; 0.19 ACRES)

SALES/FITNESS  
CENTER

TENNIS COURT

ELEVATED  
NATURE  
BOARDWALK

DORCHESTER ROAD (S-18-642) TBO' R/W

**ADJACENT PROPERTY OWNERS**

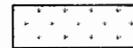
TMS NO. 171-04-03-

|     |                                |
|-----|--------------------------------|
| 035 | WHIPPLE DEVELOPMENT CORP.      |
| 034 | WHIPPLE DEVELOPMENT CORP.      |
| 033 | WHIPPLE DEVELOPMENT CORP.      |
| 032 | WHIPPLE DEVELOPMENT CORP.      |
| 031 | WHIPPLE DEVELOPMENT CORP.      |
| 030 | WHIPPLE DEVELOPMENT CORP.      |
| 029 | WHIPPLE DEVELOPMENT CORP.      |
| 028 | WHIPPLE DEVELOPMENT CORP.      |
| 027 | WHIPPLE DEVELOPMENT CORP.      |
| 026 | WHIPPLE DEVELOPMENT CORP.      |
| 025 | DORCHESTER COUNTY PUBLIC WORKS |
| 024 | WHIPPLE DEVELOPMENT CORP.      |
| 022 | CHARLES L. DAVIS               |
| 021 | WHIPPLE DEVELOPMENT CORP.      |
| 020 | WHIPPLE DEVELOPMENT CORP.      |
| 019 | WHIPPLE DEVELOPMENT CORP.      |
| 018 | WHIPPLE DEVELOPMENT CORP.      |
| 017 | WHIPPLE DEVELOPMENT CORP.      |
| 016 | WHIPPLE DEVELOPMENT CORP.      |
| 015 | WHIPPLE DEVELOPMENT CORP.      |
| 014 | MELVIN AND ELONDA DOVE         |
| 004 | KEVIN AND ERICKA CONE          |
| 003 | WHIPPLE DEVELOPMENT CORP.      |
| 002 | WHIPPLE DEVELOPMENT CORP.      |

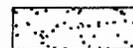
**WETLAND MITIGATION PLAN**

**AREA A**

**LEGEND**



PRESERVED WETLANDS



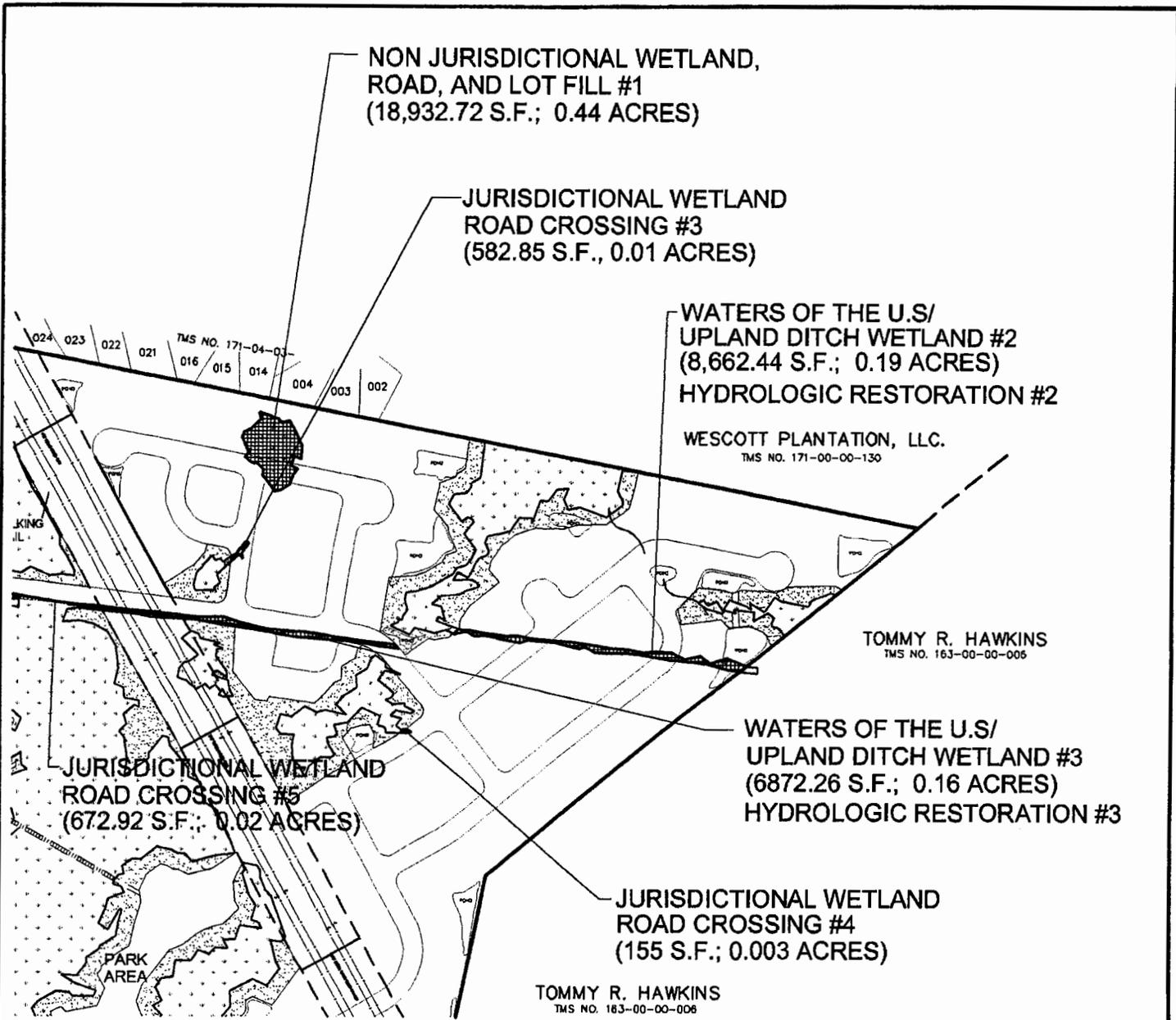
WETLAND BUFFER

|  |                  |
|--|------------------|
| Project Title:<br>CHARLESTON PARK TRACT - DORCHESTER ROAD                                      |                  |
| Project Location: Lat. 32° 56' 03" N, Long. 80° 07' 23" W<br>NORTH CHARLESTON - SOUTH CAROLINA |                  |
| Applicant:<br>KB HOME  |                  |
| Date: JUNE 8, 2004   | Scale: 1" = 800' |
| Application # 20041W216-C  | Sheet 8 of 15    |

**PROPOSED ACTIVITY:**

WETLAND IMPACT AND MITIGATION FOR  
RESIDENTIAL COMMUNITY DEVELOPMENT

| Revisions |          |
|-----------|----------|
| Date      | Initials |
|           |          |

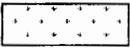
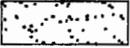


## WETLAND MITIGATION PLAN AREA B

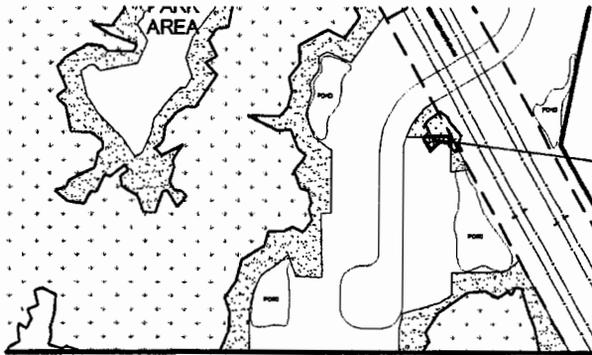
| ADJACENT PROPERTY OWNERS |                                |
|--------------------------|--------------------------------|
| TMS NO. 171-04-03-       |                                |
| 035                      | WHIPPLE DEVELOPMENT CORP.      |
| 034                      | WHIPPLE DEVELOPMENT CORP.      |
| 033                      | WHIPPLE DEVELOPMENT CORP.      |
| 032                      | WHIPPLE DEVELOPMENT CORP.      |
| 031                      | WHIPPLE DEVELOPMENT CORP.      |
| 030                      | WHIPPLE DEVELOPMENT CORP.      |
| 029                      | WHIPPLE DEVELOPMENT CORP.      |
| 028                      | WHIPPLE DEVELOPMENT CORP.      |
| 027                      | WHIPPLE DEVELOPMENT CORP.      |
| 026                      | WHIPPLE DEVELOPMENT CORP.      |
| 025                      | DORCHESTER COUNTY PUBLIC WORKS |
| 024                      | WHIPPLE DEVELOPMENT CORP.      |
| 022                      | CHARLES L. DAVIS               |
| 021                      | WHIPPLE DEVELOPMENT CORP.      |
| 020                      | WHIPPLE DEVELOPMENT CORP.      |
| 019                      | WHIPPLE DEVELOPMENT CORP.      |
| 018                      | WHIPPLE DEVELOPMENT CORP.      |
| 017                      | WHIPPLE DEVELOPMENT CORP.      |
| 016                      | WHIPPLE DEVELOPMENT CORP.      |
| 015                      | WHIPPLE DEVELOPMENT CORP.      |
| 014                      | MELVIN AND ELONDA DOVE         |
| 004                      | KEVIN AND ERICKA CONE          |
| 003                      | WHIPPLE DEVELOPMENT CORP.      |
| 002                      | WHIPPLE DEVELOPMENT CORP.      |

**PROPOSED ACTIVITY:**  
WETLAND IMPACT AND MITIGATION FOR RESIDENTIAL COMMUNITY DEVELOPMENT

| Revisions |          |
|-----------|----------|
| Date      | Initials |
|           |          |

| LEGEND   |                    |
|--|--------------------|
|  | PRESERVED WETLANDS |
|  | WETLAND BUFFER     |

|  |                  |
|--|------------------|
| Project Title:<br>CHARLESTON PARK TRACT – DORCHESTER ROAD                                      |                  |
| Project Location: Lat. 32° 56' 03" N, Long. 80° 07' 23" W<br>NORTH CHARLESTON – SOUTH CAROLINA |                  |
| Applicant:<br>KB HOME  |                  |
| Date: JUNE 8, 2004   | Scale: 1" = 800' |
| Application # 2004 IW 216-C  | Sheet 9 of 15    |



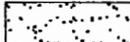
TOMMY R. HAWKINS  
TMS NO. 163-00-00-006

NON JURISDICTIONAL  
WETLAND FILL #2  
(942.81 S.F.; 0.02 ACRES)

GODLEY AUCTION COMPANY, INC.  
TMS NO. 171-00-00-046

## WETLAND MITIGATION PLAN AREA C

### LEGEND

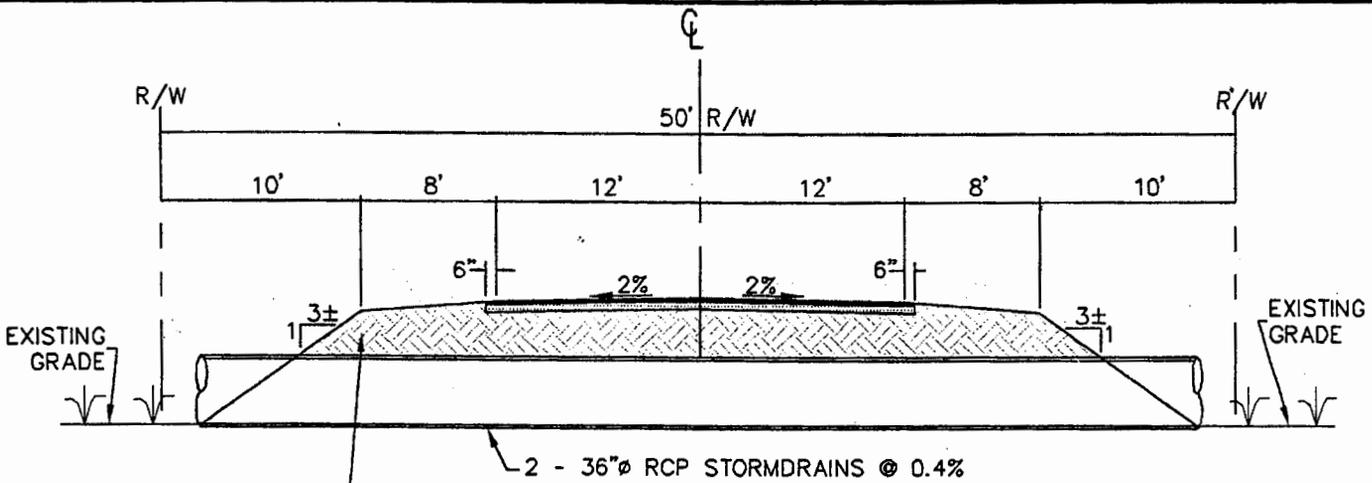
-  PRESERVED WETLANDS
-  WETLAND BUFFER

|                   |              |  |           |
|-------------------|--------------|--|-----------|
| Project Title:    |              | CHARLESTON PARK TRACT – DORCHESTER ROAD                                      |           |
| Project Location: |              | Lat. 32° 56' 03" N, Long. 80° 07' 23" W<br>NORTH CHARLESTON – SOUTH CAROLINA |           |
| Applicant:        |              | KB HOME  |           |
| Date:             | JUNE 8, 2004 | Scale:   | 1" = 800' |
| Application #     | 2004IW216-C  | Sheet  | 10 of 15  |

PROPOSED ACTIVITY:

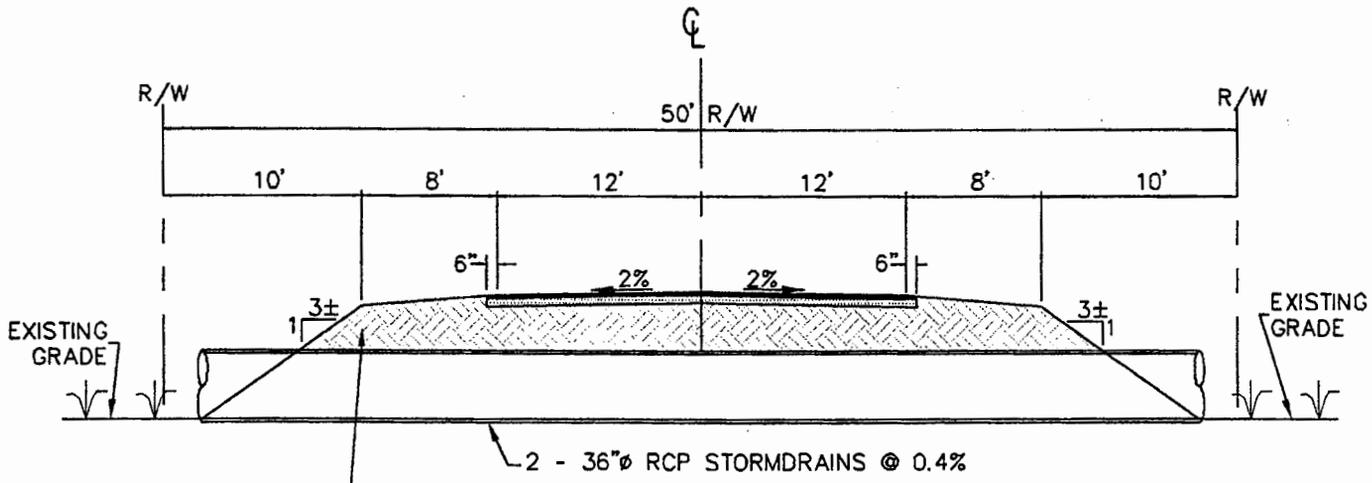
WETLAND IMPACT AND MITIGATION FOR  
RESIDENTIAL COMMUNITY DEVELOPMENT

| Revisions |          |
|-----------|----------|
| Date      | Initials |
|           |          |



JURISDICTION WETLAND  
ROAD CROSSING #1  
0.23 ACRES TO BE FILLED  
AVG 3' DEEP (APPROX. 371 CY)

**CROSS SECTION "1-1"**  
N.T.S.



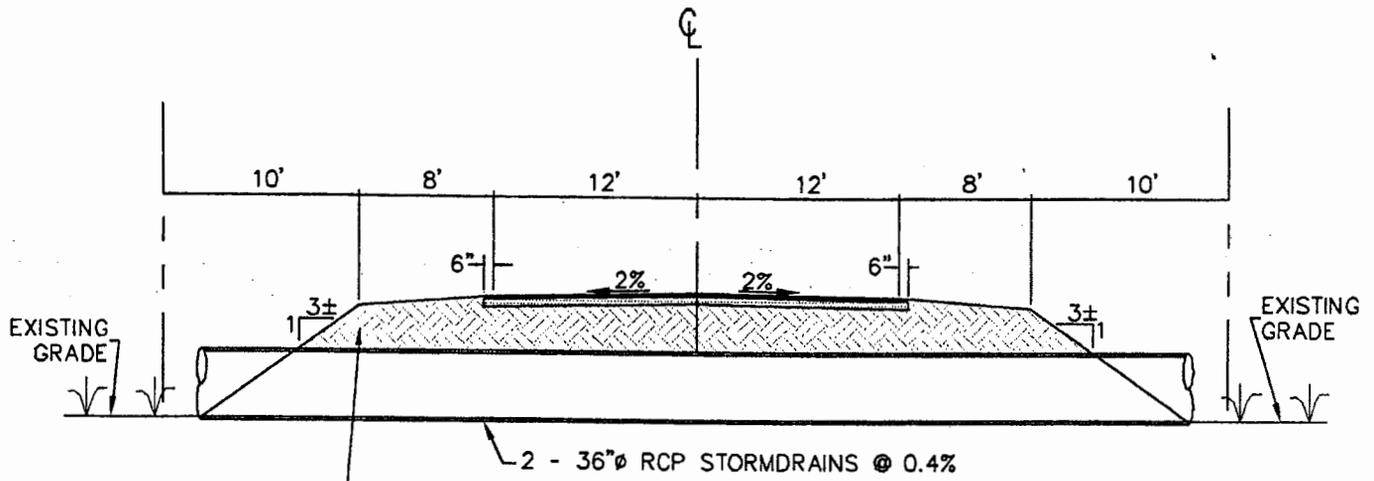
WATERS OF THE U.S./  
UPLAND WETLAND DITCH #1  
0.22 ACRES TO BE FILLED  
AVG 3' DEEP (APPROX. 354 CY)

**CROSS SECTION "2-2"**  
N.T.S.

|                   |              |  |          |
|-------------------|--------------|--|----------|
| Project Title:    |              | CHARLESTON PARK TRACT - DORCHESTER ROAD                                      |          |
| Project Location: |              | Lat. 32° 56' 03" N, Long. 80° 07' 23" W<br>NORTH CHARLESTON - SOUTH CAROLINA |          |
| Applicant:        |              | KB HOME  |          |
| Date:             | JUNE 8, 2004 | Scale:   | NONE     |
| Application #     | 2004IW216-C  | Sheet  | 11 of 15 |

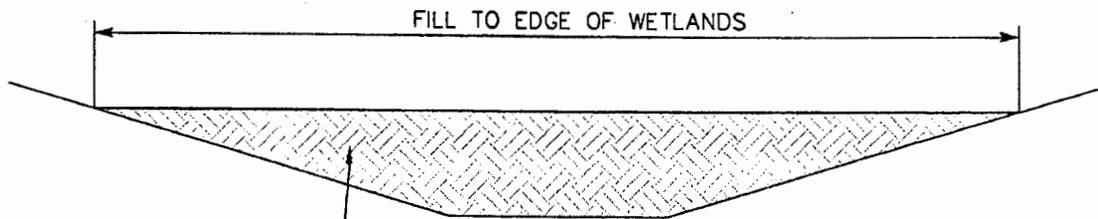
PROPOSED ACTIVITY:  
WETLAND IMPACT AND MITIGATION FOR  
RESIDENTIAL COMMUNITY DEVELOPMENT

| Revisions |          |
|-----------|----------|
| Date      | Initials |
|           |          |



JURISDICTION WETLAND  
 ROAD CROSSING #2  
 0.10 ACRES TO BE FILLED  
 AVG 3' DEEP (APPROX. 161 CY)

**CROSS SECTION "3-3"**  
 N.T.S.



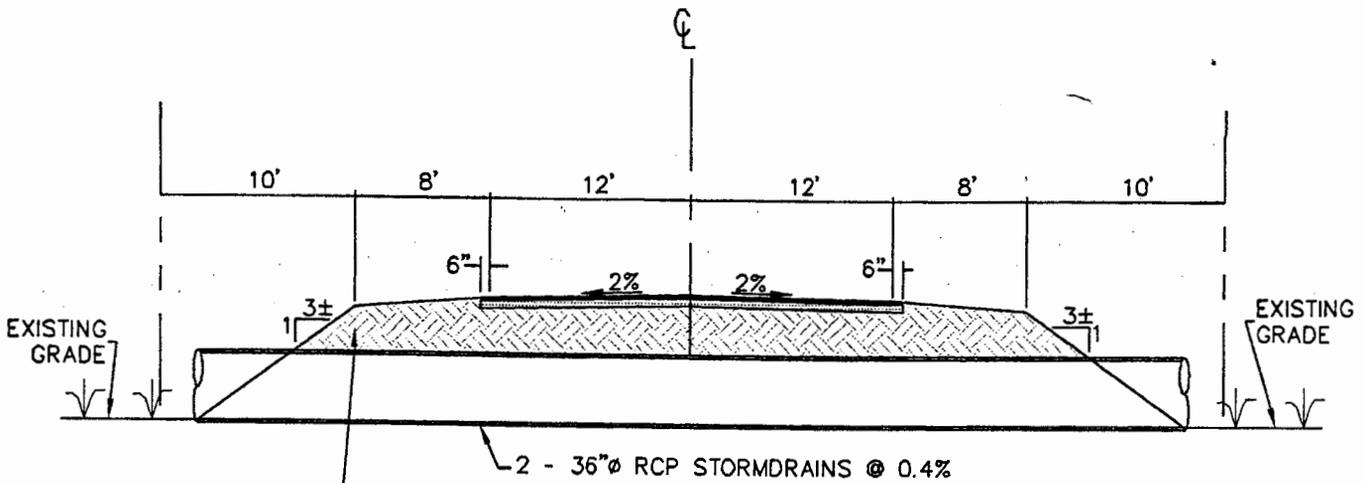
NON- JURISDICTION WETLAND  
 ROAD AND LOT FILL  
 0.44 ACRES TO BE FILLED  
 AVG 3' DEEP (APPROX. 709 CY)

**CROSS SECTION "4-4"**  
 N.T.S.

|                   |              |   |          |
|-------------------|--------------|---|----------|
| Project Title:    |              | CHARLESTON PARK TRACT - DORCHESTER ROAD |          |
| Project Location: |              | Lat. 32° 56' 03" N, Long. 80° 07' 23" W |          |
|                   |              | NORTH CHARLESTON - SOUTH CAROLINA       |          |
| Applicant:        |              | KB HOME                                 |          |
| Date:             | JUNE 8, 2004 | Scale:                                  | NONE     |
| Application #     | 20041W216-C  | Sheet                                   | 12 of 15 |

PROPOSED ACTIVITY:  
 WETLAND IMPACT AND MITIGATION FOR  
 RESIDENTIAL COMMUNITY DEVELOPMENT

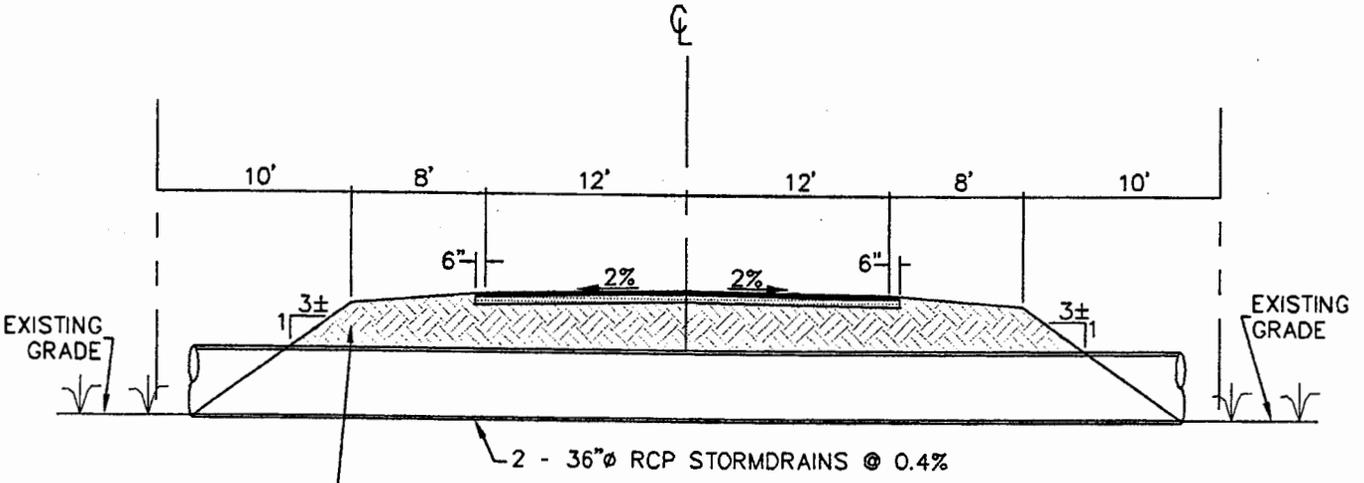
| Revisions |          |
|-----------|----------|
| Date      | Initials |
|           |          |



2 - 36"Ø RCP STORMDRAINS @ 0.4%

JURISDICTION WETLAND  
ROAD CROSSING #5  
0.02 ACRES TO BE FILLED  
AVG 3' DEEP (APPROX. 32 CY)

**CROSS SECTION "5-5"**  
N.T.S.



2 - 36"Ø RCP STORMDRAINS @ 0.4%

JURISDICTION WETLAND  
ROAD CROSSING #3  
0.01 ACRES TO BE FILLED  
AVG 3' DEEP (APPROX. 16 CY)

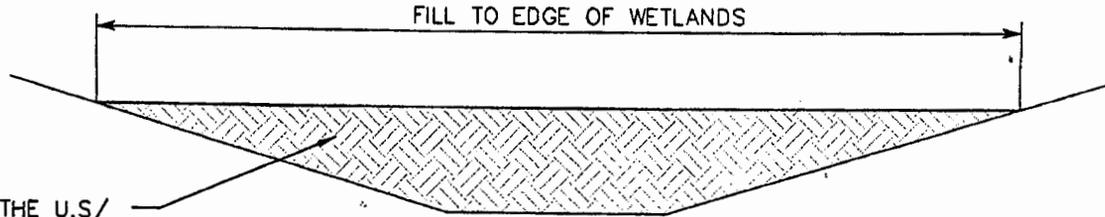
**CROSS SECTION "6-6"**  
N.T.S.

PROPOSED ACTIVITY:  
WETLAND IMPACT AND MITIGATION FOR  
RESIDENTIAL COMMUNITY DEVELOPMENT

| Revisions |          |
|-----------|----------|
| Date      | Initials |
|           |          |

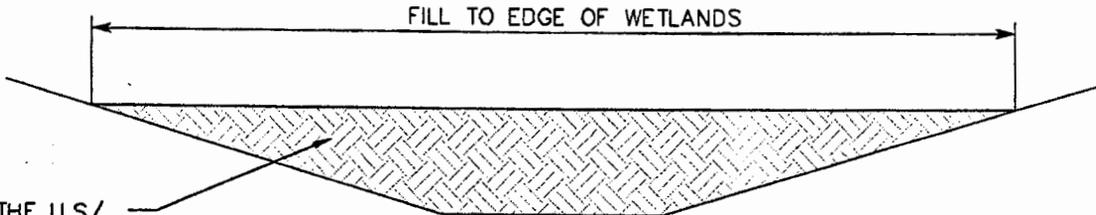
|  |                |
|--|----------------|
| Project Title:<br>CHARLESTON PARK TRACT - DORCHESTER ROAD                                      |                |
| Project Location: Lat. 32° 56' 03" N, Long. 80° 07' 23" W<br>NORTH CHARLESTON - SOUTH CAROLINA |                |
| Applicant:<br>KB HOME  |                |
| Date: JUNE 8, 2004   | Scale: NONE    |
| Application # 2004IW216-C  | Sheet 13 of 15 |

WATERS OF THE U.S./  
 UPLAND WETLAND DITCH #4  
 0.16 ACRES TO BE FILLED  
 AVG 3' DEEP (APPROX. 258 CY)



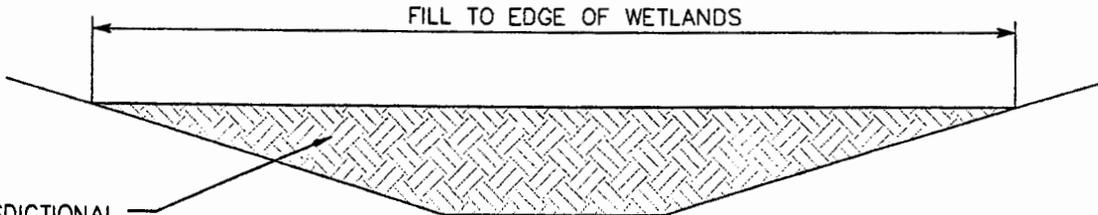
**CROSS SECTION "7-7"**  
 N.T.S.

WATERS OF THE U.S./  
 UPLAND WETLAND DITCH #3  
 0.19 ACRES TO BE FILLED  
 AVG 3' DEEP (APPROX. 306 CY)



**CROSS SECTION "8-8"**  
 N.T.S.

NON-JURISDICTIONAL  
 WETLAND FILL #2  
 0.02 ACRES TO BE FILLED  
 AVG 3' DEEP (APPROX. 32 CY)

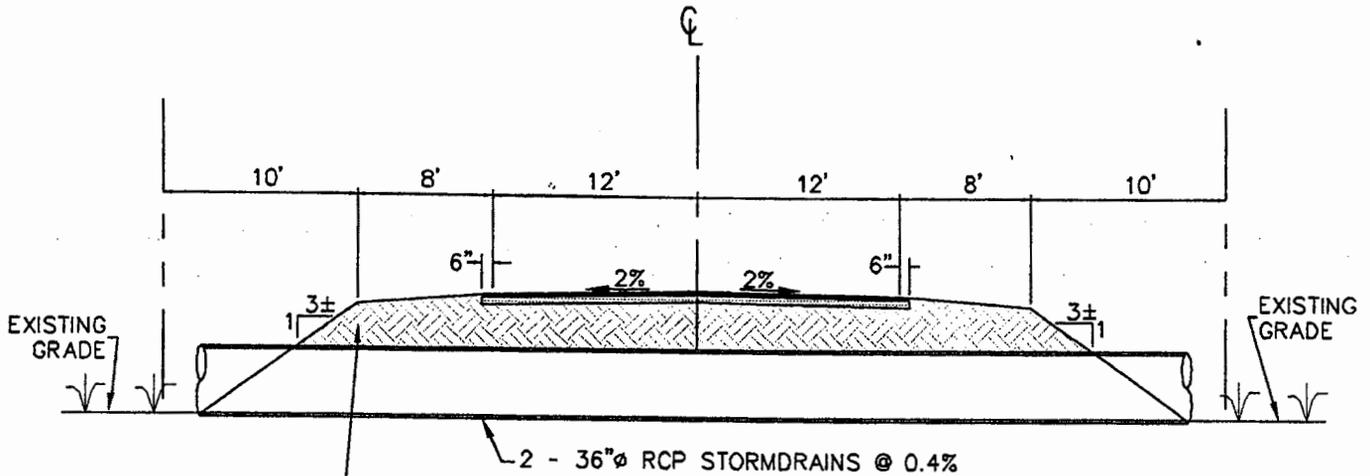


**CROSS SECTION "9-9"**  
 N.T.S.

PROPOSED ACTIVITY:  
 WETLAND IMPACT AND MITIGATION FOR  
 RESIDENTIAL COMMUNITY DEVELOPMENT

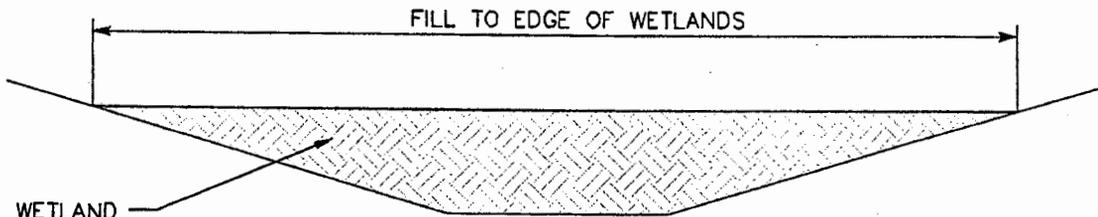
| Revisions |          |
|-----------|----------|
| Date      | Initials |
|           |          |

|  |                |
|--|----------------|
| Project Title:<br>CHARLESTON PARK TRACT - DORCHESTER ROAD                                      |                |
| Project Location: Lat. 32° 56' 03" N, Long. 80° 07' 23" W<br>NORTH CHARLESTON - SOUTH CAROLINA |                |
| Applicant:<br>KB HOME  |                |
| Date: JUNE 8, 2004   | Scale: NONE    |
| Application # 20041W216-C  | Sheet 14 of 15 |



JURISDICTION WETLAND  
 ROAD CROSSING #3  
 0.19 ACRES TO BE FILLED  
 AVG 3' DEEP (APPROX. 306 CY)

**CROSS SECTION "10-10"**  
 N.T.S.



JURISDICTION WETLAND  
 ROAD CROSSING #3  
 0.003 ACRES TO BE FILLED  
 AVG 3' DEEP (APPROX. 5 CY)

**CROSS SECTION "11-11"**  
 N.T.S.

PROPOSED ACTIVITY:  
 WETLAND IMPACT AND MITIGATION FOR  
 RESIDENTIAL COMMUNITY DEVELOPMENT

| Revisions |          |
|-----------|----------|
| Date      | Initials |
|           |          |

|  |                |
|--|----------------|
| Project Title:<br>CHARLESTON PARK TRACT - DORCHESTER ROAD                                      |                |
| Project Location: Lat. 32° 56' 03" N, Long. 80° 07' 23" W<br>NORTH CHARLESTON - SOUTH CAROLINA |                |
| Applicant:<br>KB HOME  |                |
| Date: JUNE 8, 2004   | Scale: NONE    |
| Application # 20041W216-C  | Sheet 15 of 15 |

P/N 2004/W216-C

Mitigation for Wetlands

Upland Cut Ditches

14.1. Adverse Impacts Table

ADVERSE IMPACT FACTORS FOR WETLANDS AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS

| FACTORS            | OPTIONS              |                 |                  |                          |                         |                |
|--------------------|----------------------|-----------------|------------------|--------------------------|-------------------------|----------------|
| Lost Type          | Type C<br>0.2        |                 | Type B<br>2.0    |                          | Type A<br>3.0           |                |
| Priority Category  | Tertiary<br>0.5      |                 | Secondary<br>1.5 |                          | Primary<br>2.0          |                |
| Existing Condition | Very Impaired<br>0.1 | Impaired<br>1.0 |                  | Slightly Impaired<br>2.0 | Fully Functional<br>2.5 |                |
| Duration           | Seasonal<br>0.1      | 0 To 1<br>0.2   | 1 To 3<br>0.5    | 3 To 5<br>1.0            | 5 To 10<br>1.5          | Over 10<br>2.0 |
| Dominant Impact    | Shade<br>0.2         | Clear<br>1.0    | Dredge<br>1.5    | Drain<br>2.0             | Impound<br>2.5          | Fill<br>3.0    |
| Cumulative Impact  |                      |                 |                  |                          |                         |                |

**Note:** For the Cumulative Impact factor, AA<sub>i</sub> stands for the sum of the acres of adverse impacts to aquatic areas for the overall project. When computing this factor, 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. The cumulative impact factor for the overall project must be used in each area column on the Required Mitigation Credits Worksheet below.

| Factor             | Area 1                 | Area 2                 | Area 3                 | Area 4             | Area 5             | Area 6             |
|--------------------|------------------------|------------------------|------------------------|--------------------|--------------------|--------------------|
| Lost Type          | 0.2                    | 0.2                    | 0.2                    |                    |                    |                    |
| Priority Category  | 0.5                    | 0.5                    | 0.5                    |                    |                    |                    |
| Existing Condition | 0.1                    | 0.1                    | 0.1                    |                    |                    |                    |
| Duration           | 2                      | 2                      | 2                      |                    |                    |                    |
| Dominant Impact    | 3                      | 3                      | 3                      |                    |                    |                    |
| Cumulative Impact  | 0.1                    | 0.1                    | 0.1                    |                    |                    |                    |
| Sum of r Factors   | R <sub>1</sub> = 5.9   | R <sub>2</sub> = 5.9   | R <sub>3</sub> = 5.9   | R <sub>4</sub> = 0 | R <sub>5</sub> = 0 | R <sub>6</sub> = 0 |
| Impacted Factors   | AA <sub>1</sub> = 0.22 | AA <sub>2</sub> = 0.19 | AA <sub>3</sub> = 0.16 | AA <sub>4</sub> =  | AA <sub>5</sub> =  | AA <sub>6</sub> =  |
| R x AA=            | 1.298                  | 1.121                  | 0.944                  | 0                  | 0                  | 0                  |

Total Required Credits = Σ (R x AA) =

3.363

P/N 2004-1W-216-C

Mitigation for Wetlands

Jurisdictional Wetlands

14.1. Adverse Impacts Table

ADVERSE IMPACT FACTORS FOR WETLANDS AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS

| FACTORS            | OPTIONS              |                 |                  |                          |                |                         |
|--------------------|----------------------|-----------------|------------------|--------------------------|----------------|-------------------------|
| Lost Type          | Type C<br>0.2        |                 | Type B<br>2.0    |                          | Type A<br>3.0  |                         |
| Priority Category  | Tertiary<br>0.5      |                 | Secondary<br>1.5 |                          | Primary<br>2.0 |                         |
| Existing Condition | Very Impaired<br>0.1 | Impaired<br>1.0 |                  | Slightly Impaired<br>2.0 |                | Fully Functional<br>2.5 |
| Duration           | Seasonal<br>0.1      | 0 To 1<br>0.2   | 1 To 3<br>0.5    | 3 To 5<br>1.0            | 5 To 10<br>1.5 | Over 10<br>2.0          |
| Dominant Impact    | Shade<br>0.2         | Clear<br>1.0    | Dredge<br>1.5    | Drain<br>2.0             | Impound<br>2.5 | Fill<br>3.0             |
| Cumulative Impact  |                      |                 |                  |                          |                |                         |

**Note:** For the Cumulative Impact factor, AA<sub>i</sub> stands for the sum of the acres of adverse impacts to aquatic areas for the overall project. When computing this factor, 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. The cumulative impact factor for the overall project must be used in each area column on the Required Mitigation Credits Worksheet below.

| Factor             | Area 1                 | Area 2                | Area 3                 | Area 4                  | Area 5                 | Area 6                 |
|--------------------|------------------------|-----------------------|------------------------|-------------------------|------------------------|------------------------|
| Lost Type          | 3                      | 3                     | 3                      | 3                       | 3                      | 3                      |
| Priority Category  | 0.5                    | 0.5                   | 0.5                    | 0.5                     | 0.5                    | 0.5                    |
| Existing Condition | 2                      | 2                     | 2                      | 2                       | 2                      | 2                      |
| Duration           | 2                      | 2                     | 2                      | 2                       | 2                      | 2                      |
| Dominant Impact    | 3                      | 3                     | 3                      | 3                       | 3                      | 3                      |
| Cumulative Impact  | 0.1                    | 0.1                   | 0.1                    | 0.1                     | 0.1                    | 0.1                    |
| Sum of r Factors   | R <sub>1</sub> = 10.6  | R <sub>2</sub> = 10.6 | R <sub>3</sub> = 10.6  | R <sub>4</sub> = 10.6   | R <sub>5</sub> = 10.6  | R <sub>6</sub> = 10.6  |
| Impacted Factors   | AA <sub>1</sub> = 0.23 | AA <sub>2</sub> = 0.1 | AA <sub>3</sub> = 0.01 | AA <sub>4</sub> = 0.003 | AA <sub>5</sub> = 0.02 | AA <sub>6</sub> = 0.19 |
| R x AA=            | 2.438                  | 1.06                  | 0.106                  | 0.0318                  | 0.212                  | 2.014                  |

Total Required Credits = Σ (R x AA) =

5.8618

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Mitigation for Wetlands

Non-Jurisdictional Wetlands

14.1. Adverse Impacts Table

ADVERSE IMPACT FACTORS FOR WETLANDS AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS

| FACTORS            | OPTIONS              |                 |                  |                          |                |                         |
|--------------------|----------------------|-----------------|------------------|--------------------------|----------------|-------------------------|
|                    | Lost Type            | Type C<br>0.2   |                  | Type B<br>2.0            |                | Type A<br>3.0           |
| Priority Category  | Tertiary<br>0.5      |                 | Secondary<br>1.5 |                          | Primary<br>2.0 |                         |
| Existing Condition | Very Impaired<br>0.1 | Impaired<br>1.0 |                  | Slightly Impaired<br>2.0 |                | Fully Functional<br>2.5 |
| Duration           | Seasonal<br>0.1      | 0 To 1<br>0.2   | 1 To 3<br>0.5    | 3 To 5<br>1.0            | 5 To 10<br>1.5 | Over 10<br>2.0          |
| Dominant Impact    | Shade<br>0.2         | Clear<br>1.0    | Dredge<br>1.5    | Drain<br>2.0             | Impound<br>2.5 | Fill<br>3.0             |
| Cumulative Impact  |                      |                 |                  |                          |                |                         |

**Note:** For the Cumulative Impact factor, AA<sub>i</sub> stands for the sum of the acres of adverse impacts to aquatic areas for the overall project. When computing this factor, 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. The cumulative impact factor for the overall project must be used in each area column on the Required Mitigation Credits Worksheet below.

| Factor             | Area 1                 | Area 2                 | Area 3             | Area 4             | Area 5             | Area 6             |
|--------------------|------------------------|------------------------|--------------------|--------------------|--------------------|--------------------|
| Lost Type          | 2                      | 2                      |                    |                    |                    |                    |
| Priority Category  | 0.5                    | 0.5                    |                    |                    |                    |                    |
| Existing Condition | 2                      | 2                      |                    |                    |                    |                    |
| Duration           | 2                      | 2                      |                    |                    |                    |                    |
| Dominant Impact    | 3                      | 3                      |                    |                    |                    |                    |
| Cumulative Impact  | 0.1                    | 0.1                    |                    |                    |                    |                    |
| Sum of r Factors   | R <sub>1</sub> = 9.6   | R <sub>2</sub> = 9.6   | R <sub>3</sub> = 0 | R <sub>4</sub> = 0 | R <sub>5</sub> = 0 | R <sub>6</sub> = 0 |
| Impacted Factors   | AA <sub>1</sub> = 0.44 | AA <sub>2</sub> = 0.02 | AA <sub>3</sub> =  | AA <sub>4</sub> =  | AA <sub>5</sub> =  | AA <sub>6</sub> =  |
| R x AA=            | 4.224                  | 0.192                  | 0                  | 0                  | 0                  | 0                  |

Total Required Credits = Σ (R x AA) =

4.416

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Mitigation for Wetlands

Wetland Preservation

14.4. Preservation Table

PRESERVATION MITIGATION FACTORS FOR WETLANDS AND OTHER WATERS OF THE U.S.  
EXCLUDING STREAMS

| FACTORS            | OPTIONS                  |                 |                        |                   |                                 |   |
|--------------------|--------------------------|-----------------|------------------------|-------------------|---------------------------------|---|
|                    | Priority Category        | Tertiary<br>0.1 |                        | Secondary<br>0.2  |                                 | Primary<br>0.4                            |
| Existing Condition | Impaired<br>-0.1         |                 | Slightly Impaired<br>0 |                   | Fully Functional<br>0.1         |   |
| Degree of Threat   | Low<br>-0.1              |                 | Moderate<br>0.1        |                   | High<br>0.2                     |   |
| Control            | Covenant<br>Private<br>0 |                 | Covenant<br>POA<br>0.1 |                   | Conservation<br>Easement<br>0.4 | Transfer Free Title<br>Conservancy<br>0.6 |
| Kind               | Category 5<br>-0.1       | Category 4<br>0 | Category 3<br>0.1      | Category 2<br>0.2 | Category 1<br>0.3               |   |
| Location           | Zone 5<br>-0.1           | Zone 4<br>0     | Zone 3<br>0.1          | Zone 2<br>0.2     | Zone 1<br>0.3                   |   |

**Note:** 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 or Enhancement Mitigation Worksheet**

| Factor             | Area 1                 | Area 2             | Area 3             | Area 4             | Area 5             |
|--------------------|------------------------|--------------------|--------------------|--------------------|--------------------|
| Priority Category  | 0.5                    |                    |                    |                    |                    |
| Existing Condition | 0                      |                    |                    |                    |                    |
| Degree of Threat   | 0.1                    |                    |                    |                    |                    |
| Control            | 0.1                    |                    |                    |                    |                    |
| Kind               | 0.3                    |                    |                    |                    |                    |
| Location           | 0.3                    |                    |                    |                    |                    |
| Sum of m Factors   | M1= 1.3                | M2= 0              | M3= 0              | M4= 0              | M5= 0              |
| Mitigation Area    | A <sub>1</sub> = 46.68 | A <sub>2</sub> = 0 | A <sub>3</sub> = 0 | A <sub>4</sub> = 0 | A <sub>5</sub> = 0 |
| M x A=             | 60.684                 | 0                  | 0                  | 0                  | 0                  |

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

60.684

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Mitigation for Wetlands Buffer Enhancement

14.3: Restoration and Enhancement Table

**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.<br>0   | Covenant Private<br>0.1 | Covenant POA<br>0.2 | Conservation Easement<br>0.4 | Transfer Fee Title Conservancy<br>0.6 |
| Temporal Lag    | N.A.*<br>0  | Over 20<br>-0.3         | 10 to 20<br>-0.2    | 5 to 10<br>-0.1              | 0 to 5<br>0                           |
| Credit Schedule | Schedule 5<br>0                                       | Schedule 4<br>0.1       | Schedule 3<br>0.2   | Schedule 2<br>0.3            | Schedule 1<br>0.4                     |
| Kind            | Category 5<br>-0.1                                    | Category 4<br>0         | Category 3<br>0.2   | Category 2<br>0.3            | Category 1<br>0.4                     |
| Location        | Zone 5<br>-0.1  | Zone 4<br>0             | Zone 3<br>0.2       | Zone 2<br>0.3                | Zone 1<br>0.4                         |

N.A. = Not Applicable

\*Use this option to calculate credits for enhancement by buffering

**Proposed Restoration or Enhancement Mitigation Worksheet**

| Factor           | Area 1                | Area 2             | Area 3             | Area 4             | Area 5             |
|------------------|-----------------------|--------------------|--------------------|--------------------|--------------------|
| Net Improvement  | 1                     |                    |                    |                    |                    |
| Control          | 0.2                   |                    |                    |                    |                    |
| Temporal Lag     | 0                     |                    |                    |                    |                    |
| Credit Schedule  | 0.4                   |                    |                    |                    |                    |
| Kind             | 0                     |                    |                    |                    |                    |
| Location         | 0.4                   |                    |                    |                    |                    |
| Sum of m Factors | M1= 2                 | M2= 0              | M3= 0              | M4= 0              | M5= 0              |
| Mitigation Area  | A <sub>1</sub> = 9.24 | A <sub>2</sub> = 0 | A <sub>3</sub> = 0 | A <sub>4</sub> = 0 | A <sub>5</sub> = 0 |
| M x A=           | 18.48                 | 0                  | 0                  | 0                  | 0                  |

Total Restoration/Enhancement Credits =  $\Sigma (M \times A) =$  18.48

Mitigation for Wetlands Hydrological Restoration

14.3. Restoration and Enhancement Table

**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.<br>0   | Covenant Private<br>0.1 | Covenant POA<br>0.2 | Conservation Easement<br>0.4 | Transfer Fee Title Conservancy<br>0.6 |
| Temporal Lag    | N.A.*<br>0  | Over 20<br>-0.3         | 10 to 20<br>-0.2    | 5 to 10<br>-0.1              | 0 to 5<br>0                           |
| Credit Schedule | Schedule 5<br>0                                       | Schedule 4<br>0.1       | Schedule 3<br>0.2   | Schedule 2<br>0.3            | Schedule 1<br>0.4                     |
| Kind            | Category 5<br>-0.1                                    | Category 4<br>0         | Category 3<br>0.2   | Category 2<br>0.3            | Category 1<br>0.4                     |
| Location        | Zone 5<br>-0.1  | Zone 4<br>0             | Zone 3<br>0.2       | Zone 2<br>0.3                | Zone 1<br>0.4                         |

N.A. = Not Applicable

\*Use this option to calculate credits for enhancement by buffering

**Proposed Restoration or Enhancement Mitigation Worksheet**

| Factor           | Area 1               | Area 2             | Area 3             | Area 4             | Area 5             |
|------------------|----------------------|--------------------|--------------------|--------------------|--------------------|
| Net Improvement  | 2                    |                    |                    |                    |                    |
| Control          | 0.2                  |                    |                    |                    |                    |
| Temporal Lag     | 0                    |                    |                    |                    |                    |
| Credit Schedule  | 0.2                  |                    |                    |                    |                    |
| Kind             | 0.4                  |                    |                    |                    |                    |
| Location         | 0.4                  |                    |                    |                    |                    |
| Sum of m Factors | M1= 3.2              | M2= 0              | M3= 0              | M4= 0              | M5= 0              |
| Mitigation Area  | A <sub>1</sub> = 1.1 | A <sub>2</sub> = 0 | A <sub>3</sub> = 0 | A <sub>4</sub> = 0 | A <sub>5</sub> = 0 |
| M x A=           | 3.52                 | 0                  | 0                  | 0                  | 0                  |

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

3.52

14.6 Mitigation Summary Worksheet

**WETLANDS AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS**

Mitigation Summary Worksheet For Permit Application # 2004-1W-216-C

**I Required Mitigation**

|  |       |
|--|-------|
| A. Total Required Mitigation Credits = | 13.64 |
|--|-------|

**II. Non - Banking Mitigation Credit Summary**

|  | Credits | Acres |
|--|---------|-------|
| B. Creation  |         |       |
| C. Restoration and/or Enhancement (Non-Buffer Enhancement) | 3.52    | 1.1   |
| D. Restoration and/or Enhancement (Buffer Enhancement)     | 18.48   | 9.24  |
| E. Total No Net Loss Non-Bank Mitigation = B + C + D       | 22      | 10.34 |
| F. Preservation  | 60.68   | 46.68 |
| G. Total Proposed Non-Bank Mitigation                      | 82.68   | 57.02 |

**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 Bank Mitigation = H + I + J           | 0       | 0     |
| L. Preservation  |         |       |
| M. Total Proposed Bank Mitigation = K + L                  | 0       | 0     |

**IV. Grand Totals**

|  | Credits | Acres |
|--|---------|-------|
| N. Total Preservation Mitigation = F + L                                 | 60.68   | 46.68 |
| O. Total Non-Preservation Mitigation = E + K                             | 22      | 10.34 |
| P. Total Creation = B + H  | 0       | 0     |
| Q. Total Restoration and/or Enhancement (Non-Buffer Enhancement) = C + I | 3.52    | 1.1   |
| R. Total Proposed Mitigation = G + M                                     | 82.68   | 57.02 |

### Mitigation for Wetlands

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 |
|--|-----|----|
| $PMC \geq RMC$<br>or in words<br>Are the credits in Row R greater than or equal to Row A ?   | X   |    |
| $PMC_{Non-Preservation} \geq 1/2 RMC$<br>or in words<br>Are the credits in Row O greater than or equal to 50% of Row A?  | X   |    |
| $PMC_{Creation + Restoration/Enhancement (Non-Buffer Enhancement)} \geq 1/4 RMC$<br>or in words<br>Are the credits in Row P plus the credits in Row Q greater than or equal to 25% of Row A? | X   |    |