

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 OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION
Refer to: P/N # 2005-2W-134-P

MAY 27, 2005

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

SPRING GROVE ASSOCIATES
c/o MR. BARRY WHALEN
29 LEINBACH DRIVE, SUITE A2
CHARLESTON SOUTH CAROLINA 29407-6988

for a permit to place fill material in wetlands in and adjacent to

SPENCER AND FEDERWITZ BRANCHES

located approximately 0.3 mile northeast of the intersection of Ladson Road and Jamison Road in Charleston County, South Carolina (Latitude 32.97035, Longitude 80.11609)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, JUNE 27, 2005

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

The proposed work consists of filling two wetland fingers of Spencer Branch totaling 1.38 acres to accommodate building and supporting infrastructure and filling eight separate jurisdictional wetland areas totaling 1.5 acres for road crossings/access and utilities. All road crossings will be culverted, at ground level, with appropriate sized culverts (typically 36" RCP culverts per crossing) and utilities will be placed in road crossings as appropriate. In addition, ten areas of smaller non-jurisdictional wetlands totaling 11.19 acres will be filled for site development and two non-jurisdictional wetland areas totaling 0.17 acres will be filled for road access and utilities.

The applicant states that:

"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 September 19, 2002 Regulatory Division- Standard Operating Procedure (SOP) for compensatory mitigation worksheets (attached) it has been calculated that 29.25-credits of mitigation will be required to compensate for the on-site jurisdictional wetland impacts and that 120.42 credits of mitigation will be required to compensate for the non-jurisdictional wetland impacts. The required compensatory mitigation totals 149.67 credits.

Under the previous mitigation plan for the Palmetto Commerce Park facility 102.94-acres of wetland and 16.34-acres of adjacent upland buffer were protected by restrictive covenant. The proposed master plan will protect an additional 150.02-acres of wetland and will establish an additional 48.53-acres of upland buffer. The upland buffer will have a minimum mean width of 25'. This brings the preserved wetland total to 252.96-acres and the preserved wetland buffer to a total of 64.87-acres. The balance of the previously established on-site mitigation credits, totaling 31.54-credits, will be applied toward the mitigation requirement of this master plan leaving a balance of 188.13-credits of required compensatory mitigation. The additional preservation and buffer enhancement will provide 166.27-credits of compensatory mitigation when added to the previous credits, brings the compensatory mitigation total to 197.81 credits or an excess of 48.14 credits of compensatory mitigation.

All mitigation areas will be protected by restrictive covenant, however, as the development will be constructed in phases, the applicant reserves the right to impact small areas of the upland buffer necessary to accommodate storm water requirements such as the construction of the minimum number of ditches, swales, and outfalls that are both required and necessary for compliance with applicable storm water management and sediment reduction laws and regulations. Any encroachment into the preserved areas will be coordinated with SCDHEC-OCRM prior to conducting the activity. Utility access corridors within the preserved areas will be routinely maintained and kept as a herbaceous and/or scrub-shrub vegetation community. This will encourage habitat diversity within the wetland system. These exceptions will be included as part of the restrictive covenant document that will be submitted to the USACE and SCDHEC-OCRM for approval.

The applicant believes that they have demonstrated avoidance and minimization to the maximum extent practicable and have provided sufficient mitigation for the impacts necessary to satisfy the project purpose. This unavoidable 2.88-acres of jurisdictional wetland impact and the 11.36-acres of non-jurisdictional impact requires, by SOP calculations, 149.67-credits of compensatory mitigation. A total of 197.81-credits (198.55 additional acres) of mitigation will be provided to compensate for these impacts."

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 the Coastal Zone Management Program (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.

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 2.88 acres 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.

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,

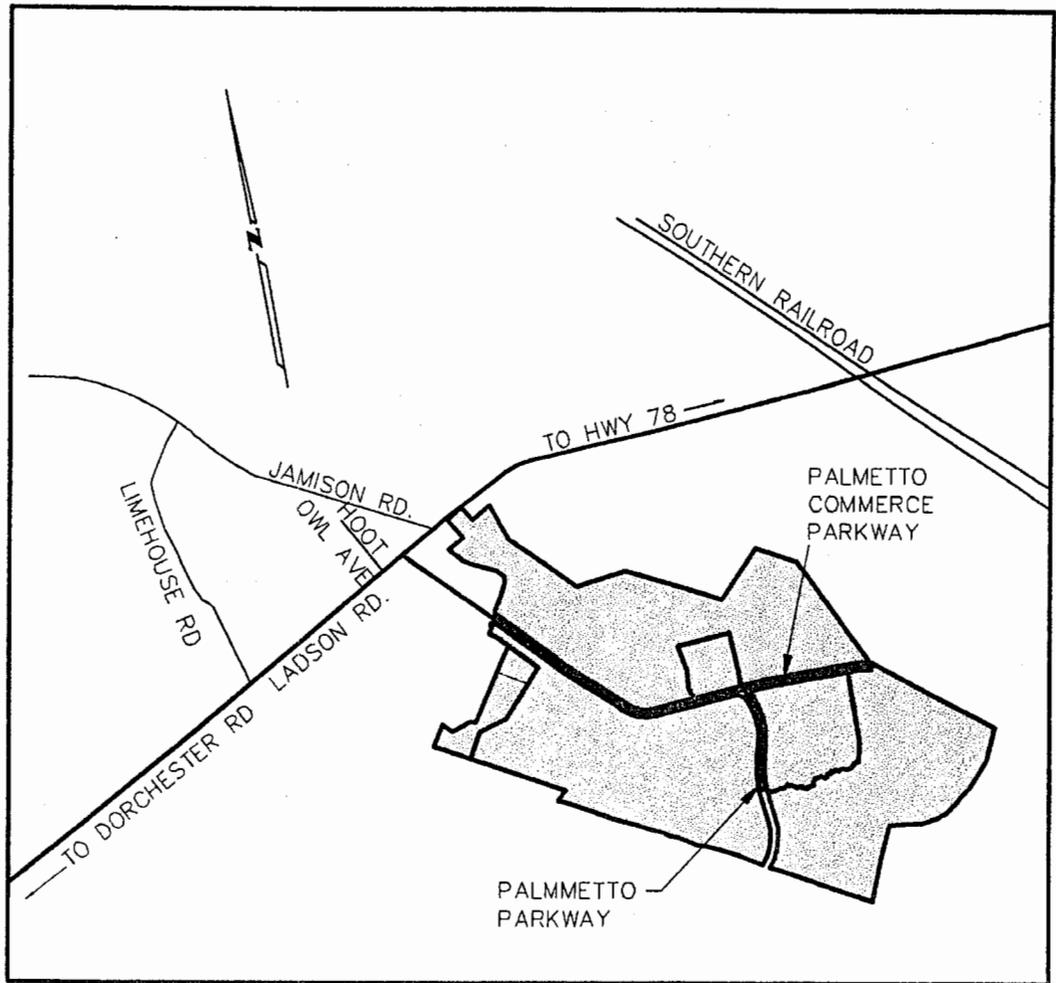
shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. 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.



Elizabeth Jackson
Project Manager
Regulatory Division
U.S. Army Corps of Engineers



LOCATION MAP
NOT TO SCALE

PROPOSED ACTIVITY:
WETLAND IMPACT AND MITTIGATION
COMMERCE PARK

Revisions	
Date	Initials
5-19-05	DRC

Project Title: PALMETTO COMMERCE PARK	
Project Location: Lat. 32.976744° N, Long. 80.125369° W CITY OF NORTH CHARLESTON, SOUTH CAROLINA	
Applicant: SPRING GROVE ASSOCIATES	
Date: FEBRUARY 10, 2005	Scale:
Application # 2005-2W-134	Sheet 1 of 21

MAY 20 2005

DEVELOPMENT SUMMARY

SUMMARY

TOTAL SITE AREA (DOES NOT INCLUDE R/W'S)	1076.61 ACRES
NON-JURISDICTIONAL WETLANDS	21.87 ACRES
JURISDICTIONAL WETLANDS	257.14 ACRES
HIGHLANDS	797.60 ACRES

DEVELOPED AREAS NOT IN PERMIT

AMERICAN LoFRANCE SITE AREA	90.44 ACRES
NON-JURISDICTIONAL WETLANDS	7.12 ACRES
HIGHLANDS	83.32 ACRES

VERIZON SITE AREA	8.74 ACRES
JURISDICTIONAL WETLANDS	2.76 ACRES
HIGHLANDS	5.98 ACRES

<u>TOTAL ACREAGE - PERMIT SITE</u>	977.43 ACRES
NON-JURISDICTIONAL WETLANDS	14.75 ACRES
JURISDICTIONAL WETLANDS	254.38 ACRES
HIGHLANDS	708.30 ACRES

DEVELOPED AREAS IN PERMIT

PATILLO SITE AREA	26.86 ACRES
JURISDICTIONAL WETLANDS	0.84 ACRES
HIGHLANDS	26.02 ACRES

LADSON ROAD SITE AREA	3.89 ACRES
JURISDICTIONAL WETLANDS	1.09 ACRES
HIGHLANDS	2.80 ACRES

UNDEVELOPED AREA IN PERMIT

TOTAL ACREAGE	946.68 ACRES
NON-JURISDICTIONAL WETLANDS	14.75 ACRES
JURISDICTIONAL WETLANDS	252.45 ACRES
HIGHLANDS	679.48 ACRES
PROPOSED WETLAND BUFFER	64.87 ACRES

NON-JURISDICTIONAL WETLAND IMPACTS

PROPOSED FILL	11.19 ACRES
PROPOSED ROAD FILL	0.17 ACRES
PRESERVED WETLANDS	3.39 ACRES
TOTAL IMPACT	11.36 ACRES

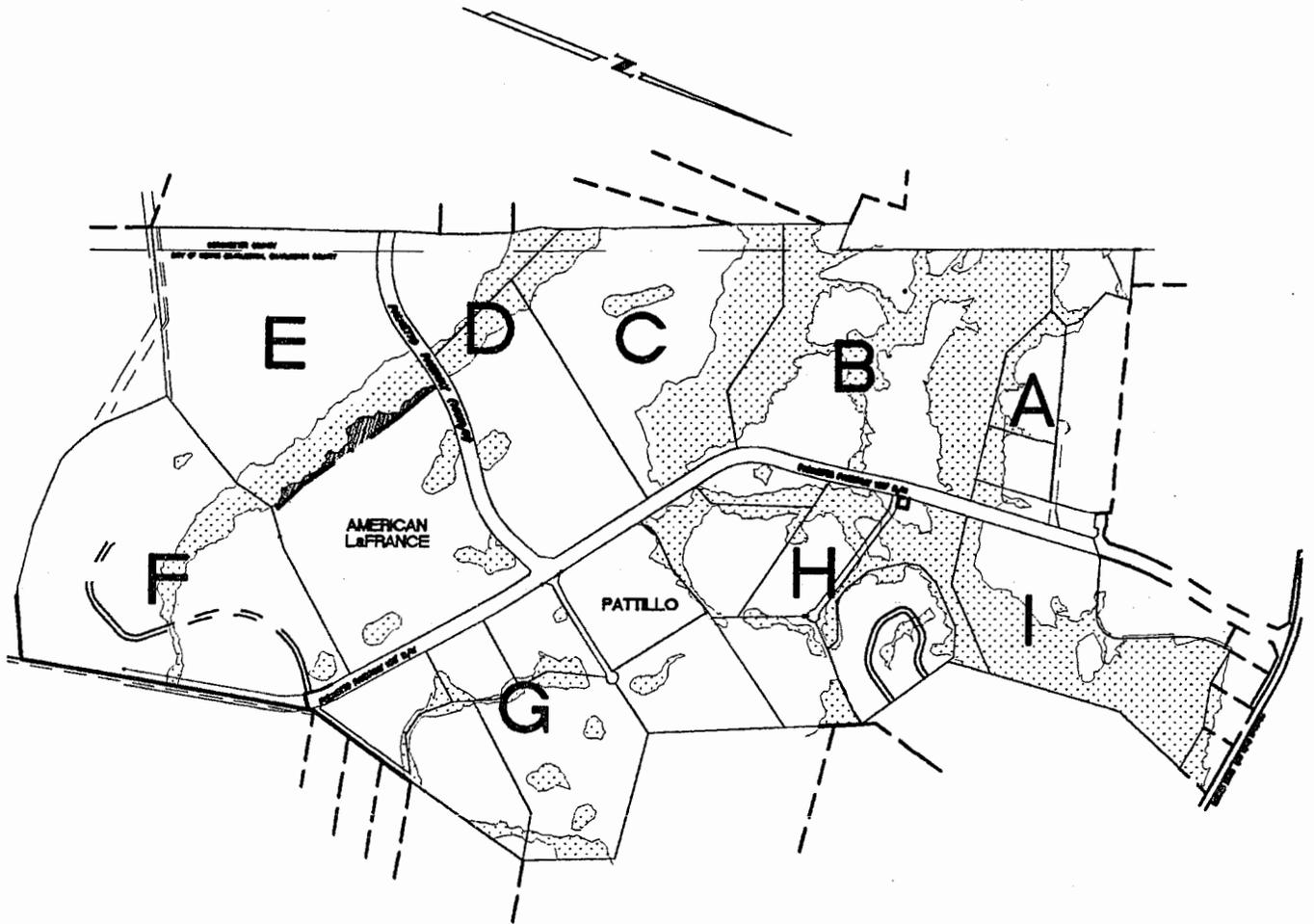
JURISDICTIONAL WETLAND IMPACTS

PROPOSED LOT FILL	1.38 ACRES
PROPOSED ROAD FILL	0.86 ACRES
PROPOSED ROAD/UTILITY CROSSING	0.64 ACRES
PRESERVED WETLANDS	249.57 ACRES
TOTAL IMPACT	2.88 ACRES

PROPOSED ACTIVITY:
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COMMERCE PARK

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Applicant: SPRING GROVE ASSOCIATES	
Date: FEBRUARY 10, 2005	Scale: NOT TO SCALE
Application # 2005-210-134	Sheet 2A of 21



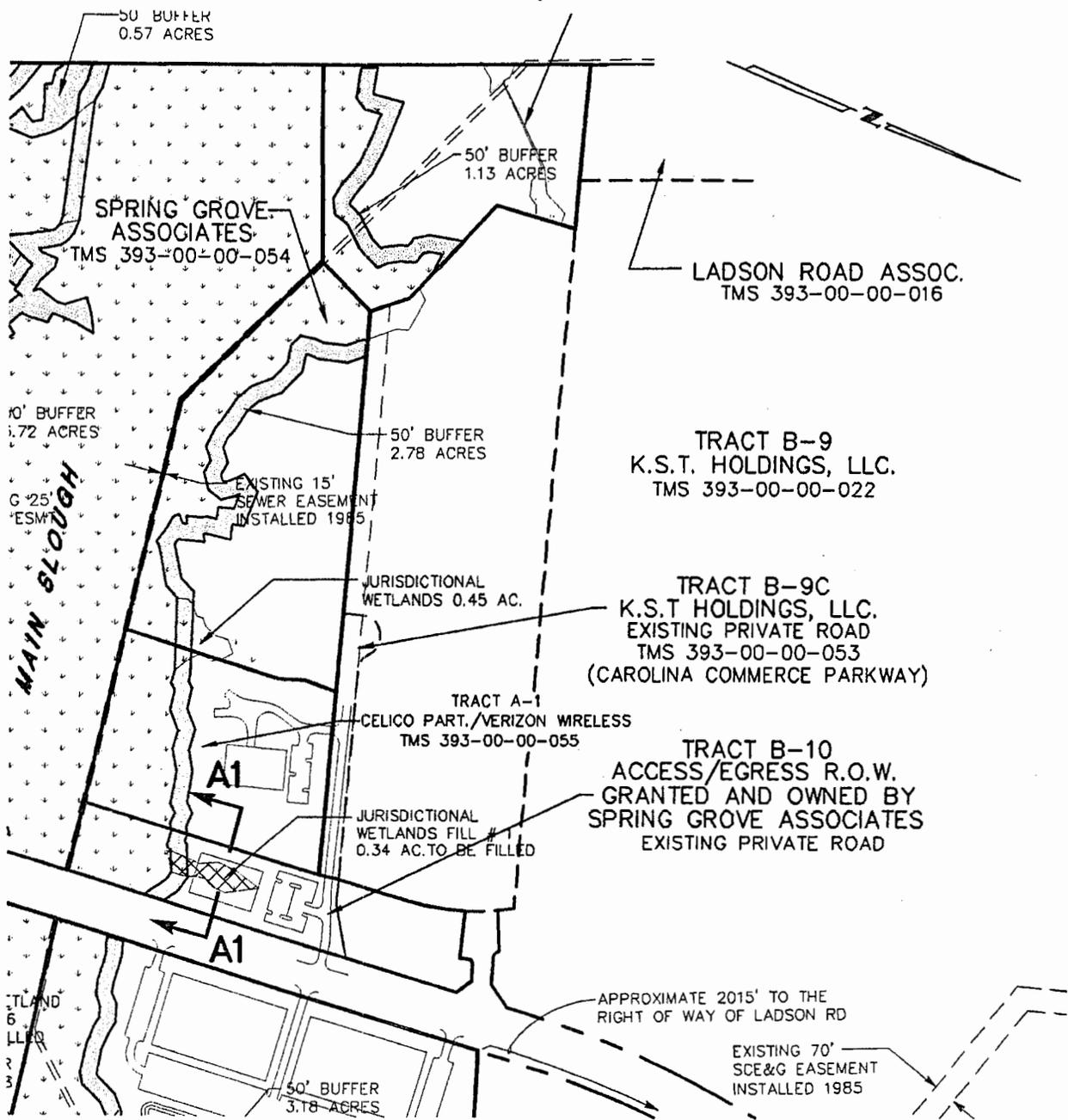
WETLAND MASTERPLAN

1" = 1800'

PROPOSED ACTIVITY:
WETLAND IMPACT AND MITIGATION
COMMERCE PARK

Revisions	
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5-19-05	DRC

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Applicant: SPRING GROVE ASSOCIATES	
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LEGEND

- WETLANDS
- UPLANDS
- PROPOSED FILL
- UTILITY/ROAD CROSSING
- WETLAND BUFFER

WETLAND MASTERPLAN "A"

1" = 500'

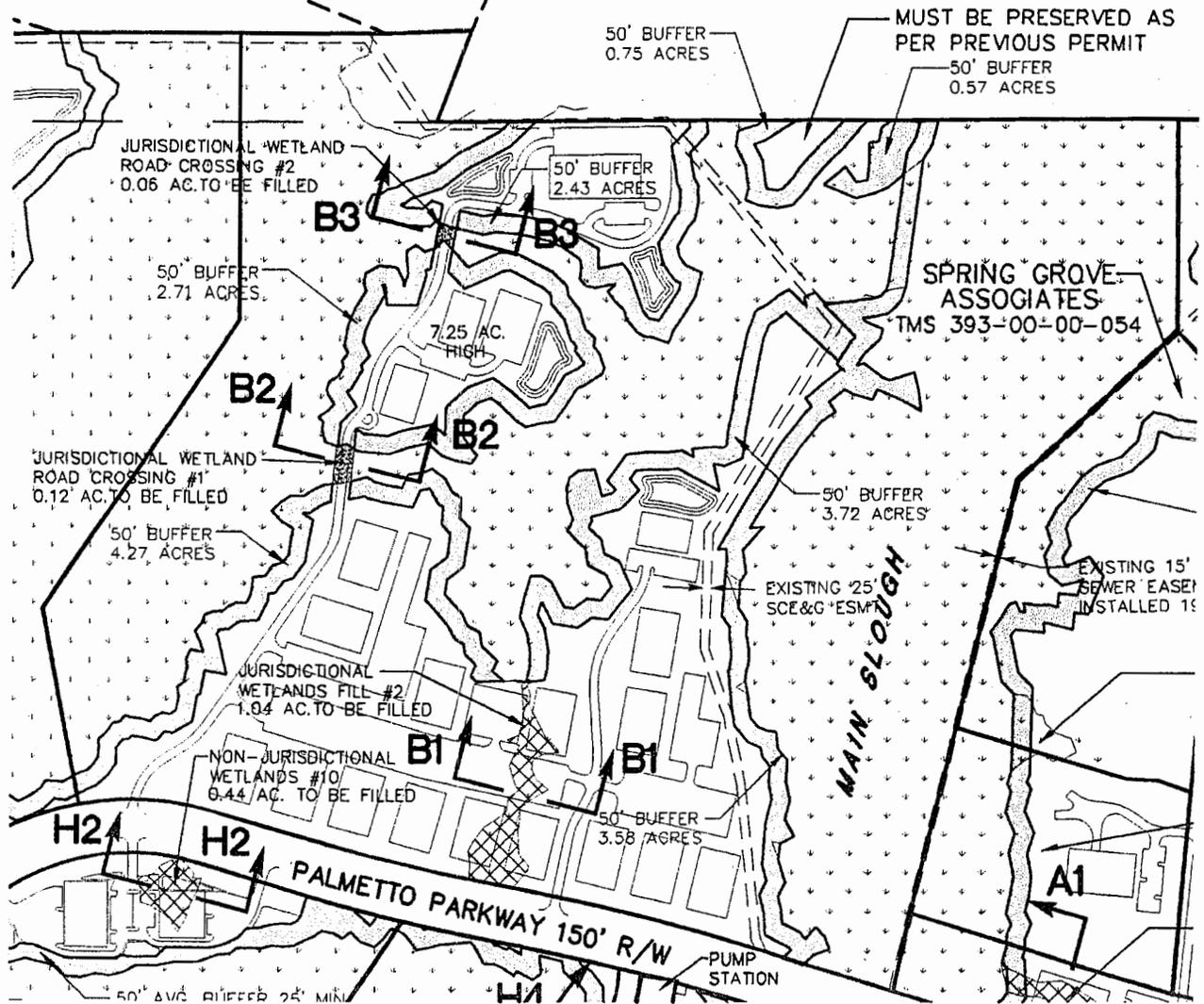
PROPOSED ACTIVITY:
WETLAND IMPACT AND MITIGATION
COMMERCE PARK

Revisions	
Date	Initials
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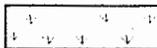
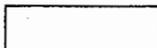
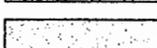
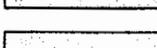
Project Title: PALMETTO COMMERCE PARK	
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Applicant: SPRING GROVE ASSOCIATES	
Date: FEBRUARY 10, 2005	Scale: 1" = 500'
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DONALD DALDWIN C/O
PATRICIA DIXON
TMS 162-00-00-005

N/F CARMELA T. HAKLISCH
TMS 154-00-00-005



LEGEND

-  WETLANDS
-  UPLANDS
-  PROPOSED FILL
-  UTILITY/ROAD CROSSING
-  WETLAND BUFFER

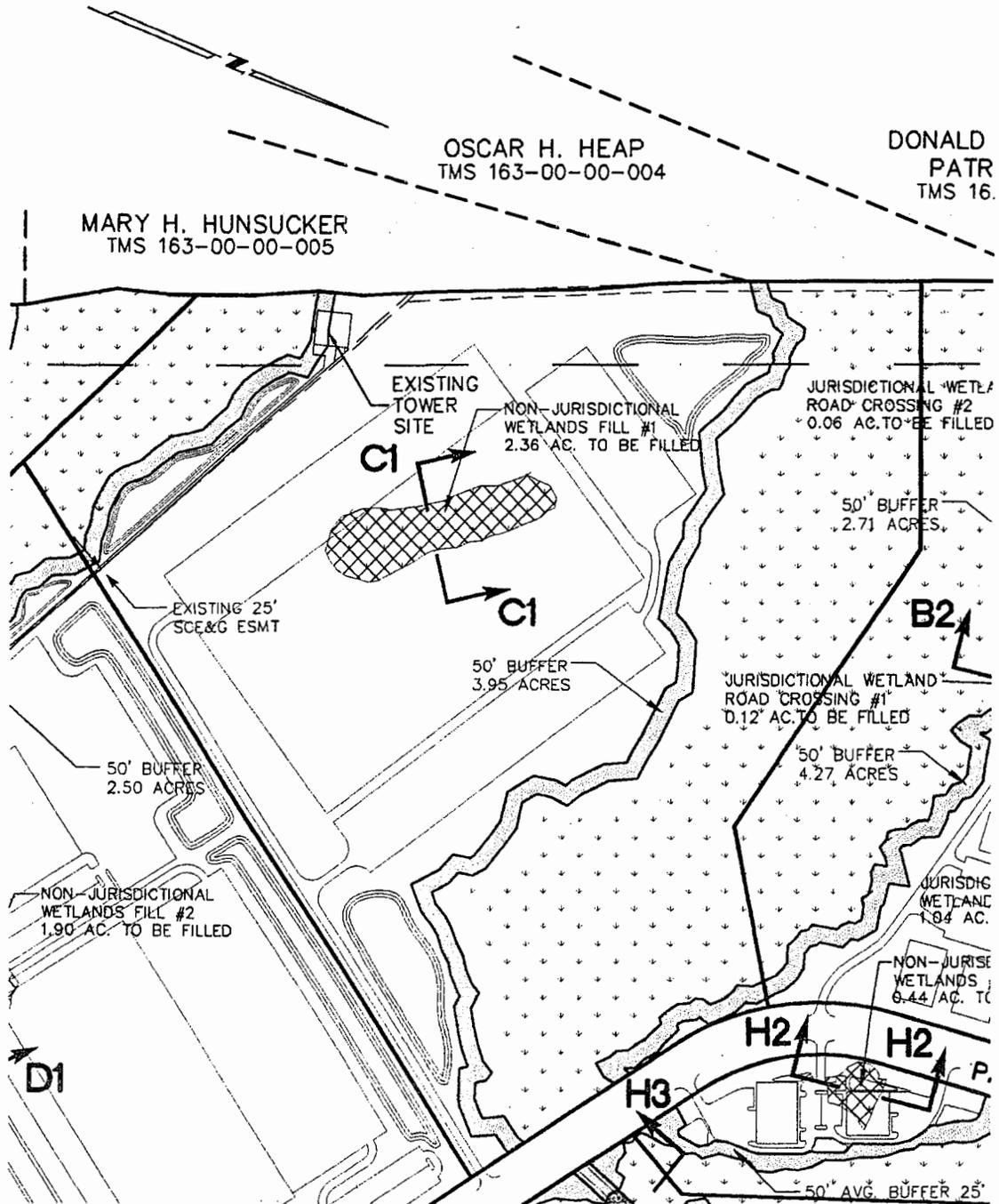
WETLAND MASTERPLAN "B"

1" = 500'

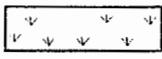
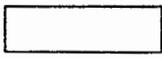
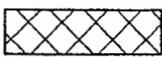
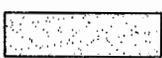
PROPOSED ACTIVITY:
WETLAND IMPACT AND MITIGATION
COMMERCE PARK

Revisions	
Date	Initials
5-19-05	DRC

Project Title: PALMETTO COMMERCE PARK	
Project Location: Lat. 32.976744° N, Long. 80.125369° W CITY OF NORTH CHARLESTON, SOUTH CAROLINA	
Applicant: SPRING GROVE ASSOCIATES	
Date: FEBRUARY 10, 2005	Scale: 1" = 500'
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LEGEND

-  WETLANDS
-  UPLANDS
-  PROPOSED FILL
-  UTILITY/ROAD CROSSING
-  WETLAND BUFFER

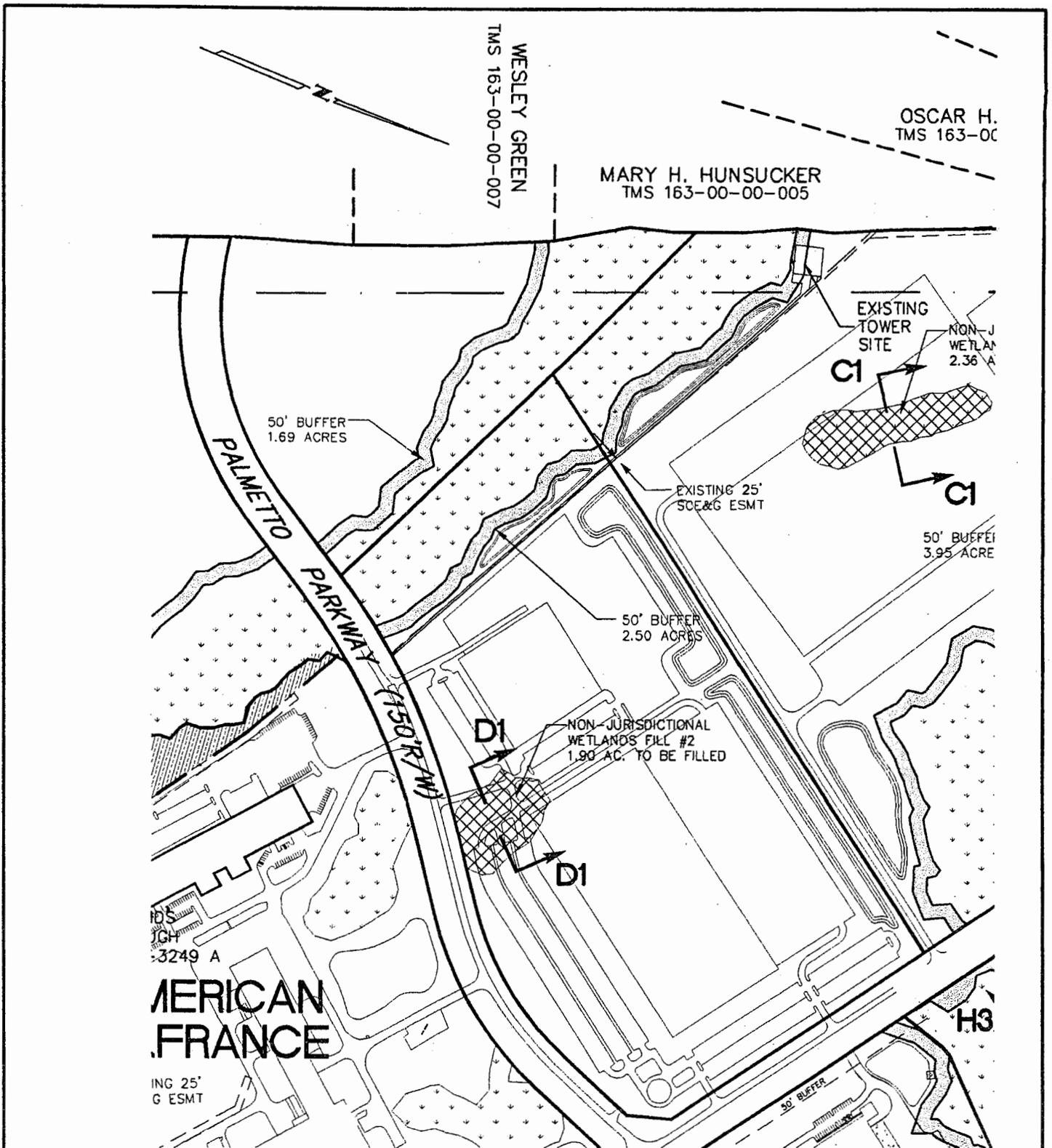
PROPOSED ACTIVITY:
WETLAND IMPACT AND MITIGATION
COMMERCE PARK

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WETLAND MASTERPLAN "C"

1" = 500'

Project Title: PALMETTO COMMERCE PARK	
Project Location: Lat. 32.976744° N, Long. 80.125369° W CITY OF NORTH CHARLESTON, SOUTH CAROLINA	
Applicant: SPRING GROVE ASSOCIATES	
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WETLAND MASTERPLAN "D"

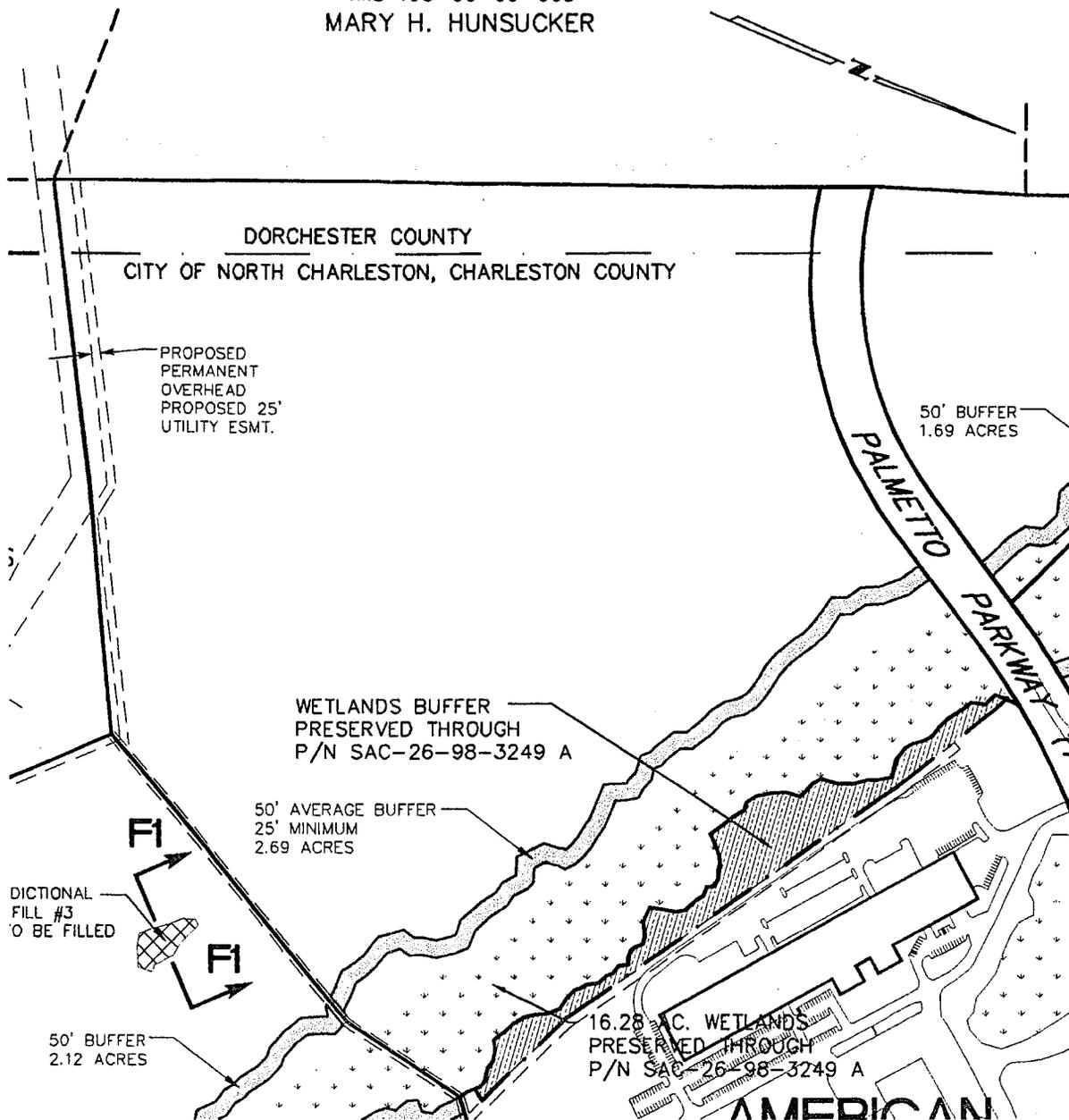
1" = 500'

PROPOSED ACTIVITY:
WETLAND IMPACT AND MITIGATION
COMMERCE PARK

Revisions	
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Project Title: PALMETTO COMMERCE PARK	
Project Location: Lat. 32.976744° N, Long. 80.125369° W CITY OF NORTH CHARLESTON, SOUTH CAROLINA	
Applicant: SPRING GROVE ASSOCIATES	
Date: FEBRUARY 10, 2005	Scale: 1" = 500'
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TMS 163-00-00-005
 MARY H. HUNSUCKER



LEGEND

- WETLANDS
- UPLANDS
- PROPOSED FILL
- UTILITY/ROAD CROSSING
- WETLAND BUFFER

WETLAND MASTERPLAN "E"

1" = 500'

PROPOSED ACTIVITY:
 WETLAND IMPACT AND MITTIGATION
 COMMERCE PARK

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EXISTING 100
SCPSA RIGHT OF WAY
PER SUR-TECH INC.
DWG NO. 5233-C02-5173

WETLANDS BUFFER
PRESERVED THROUGH
P/N SAC-26-98-3249 A

50' AVERAGE BUFFER
25' MINIMUM
2.69 ACRES

NON-JURISDICTIONAL
WETLANDS FILL #3
0.34 AC. TO BE FILLED

16.28 AC. WET
PRESERVED
P/N SAC-26-98-3249 A

50' BUFFER
2.12 ACRES

50' BUFFER
2.01 ACRES

JURISDICTIONAL WETLAND
ROAD CROSSING #3
0.06 AC. TO BE FILLED

EXISTING
SCE&G

F2

F2

50' BUFFER
0.61 ACRES

NON-JURISDICTIONAL
WETLANDS FILL #4
1.14 AC. TO BE FILLED

50' BUFFER
0.57 ACRES

F4

F3

F3

JURISDICTIONAL WETLAND
ROAD & UTILITY CROSSING #1
0.19 AC. TO BE FILLED

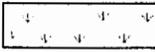
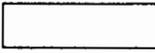
F4

ADJACENT
WETLANDS

PALMETTO

WEBER USA CORPORATION
TMS 393-00-00-007

LEGEND

-  WETLANDS
-  UPLANDS
-  PROPOSED FILL
-  UTILITY/ROAD CROSSING
-  WETLAND BUFFER

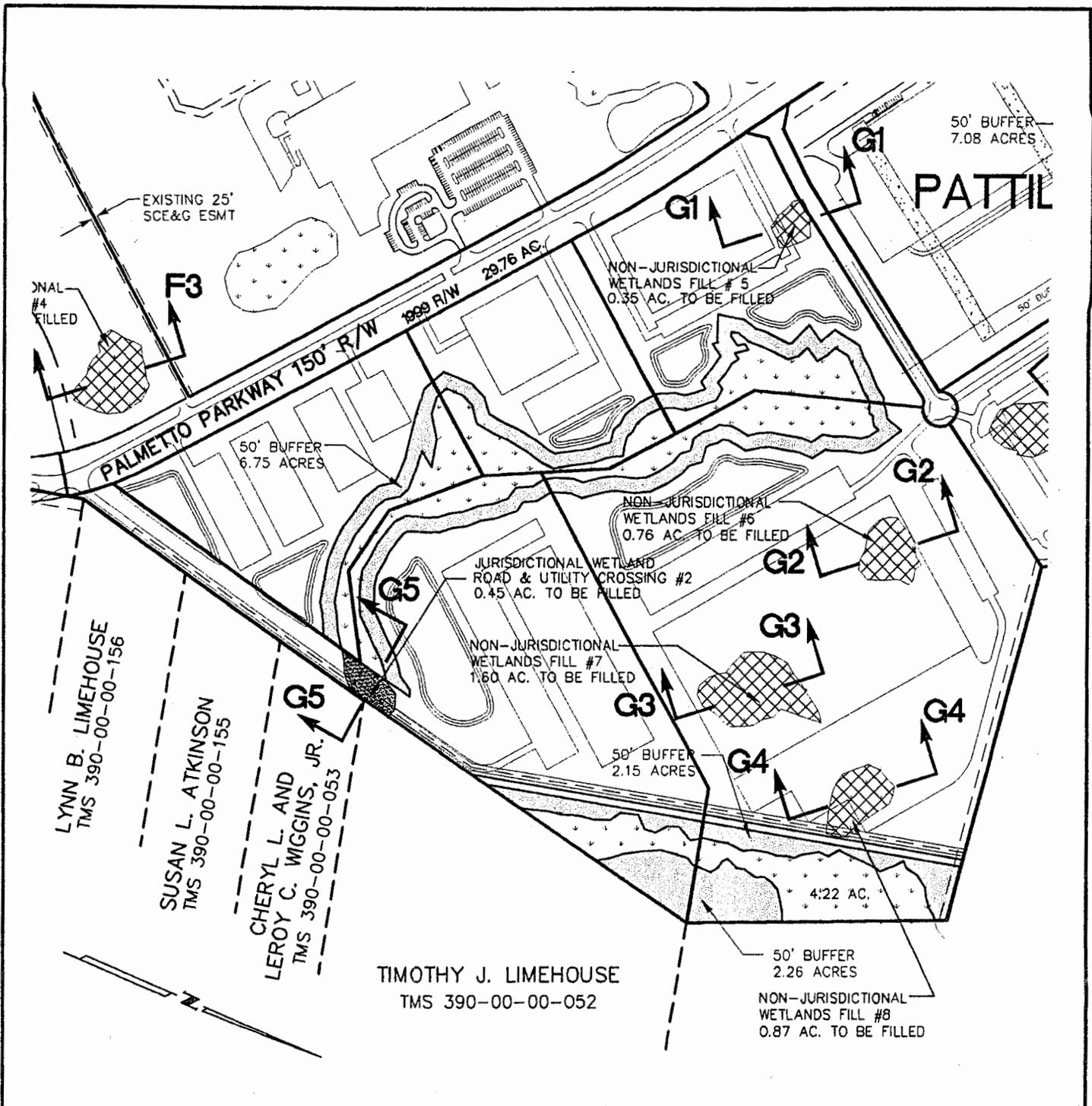
WETLAND MASTERPLAN "F"

1" = 500'

PROPOSED ACTIVITY:
WETLAND IMPACT AND MITIGATION
COMMERCE PARK

Revisions	
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LEGEND

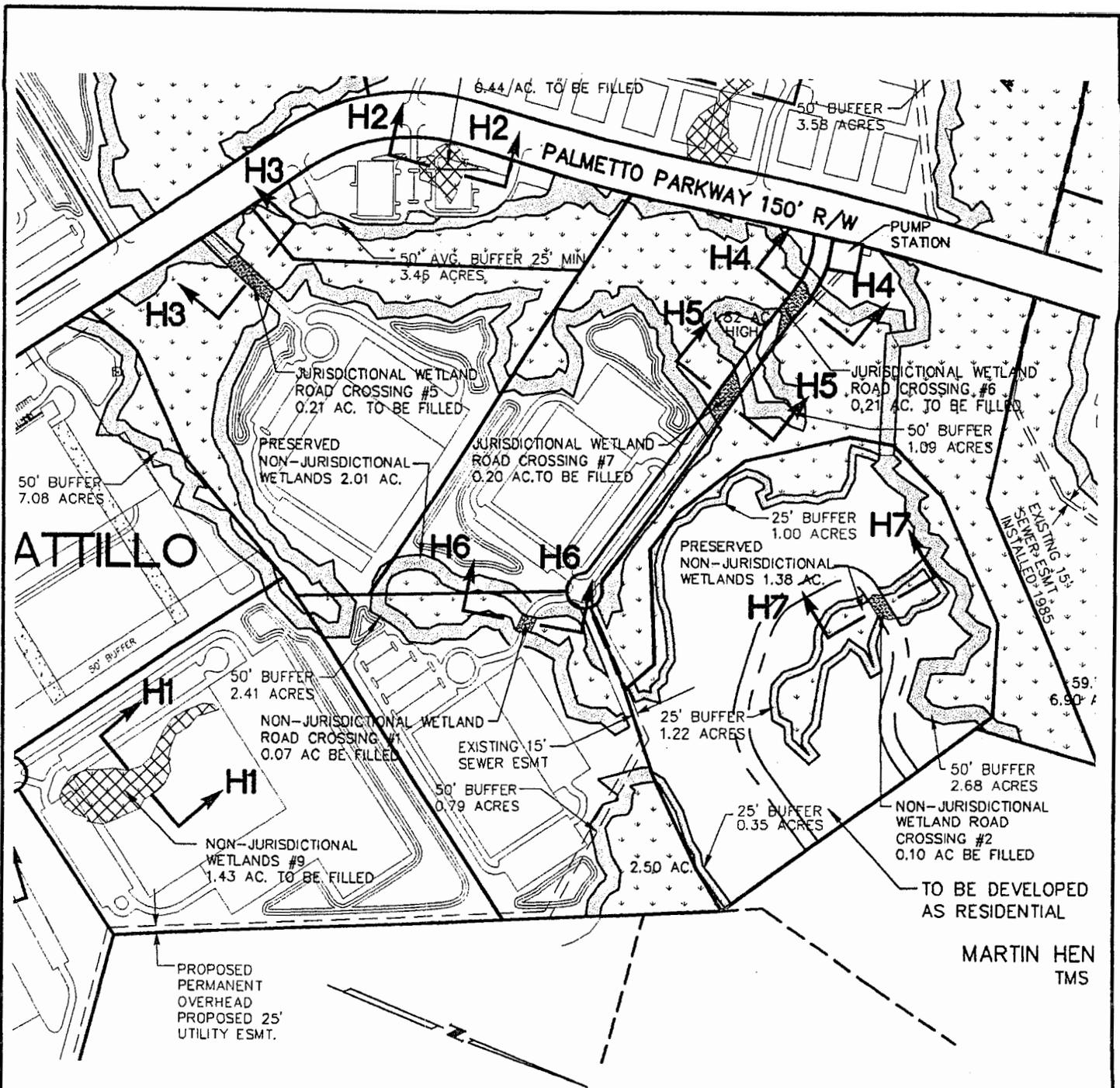
-  WETLANDS
-  UPLANDS
-  PROPOSED FILL
-  UTILITY/ROAD CROSSING
-  WETLAND BUFFER

PROPOSED ACTIVITY:
WETLAND IMPACT AND MITIGATION
COMMERCE PARK

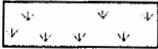
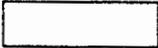
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WETLAND MASTERPLAN "G"
1" = 500'

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LEGEND

-  WETLANDS
-  UPLANDS
-  PROPOSED FILL
-  UTILITY/ROAD CROSSING
-  WETLAND BUFFER

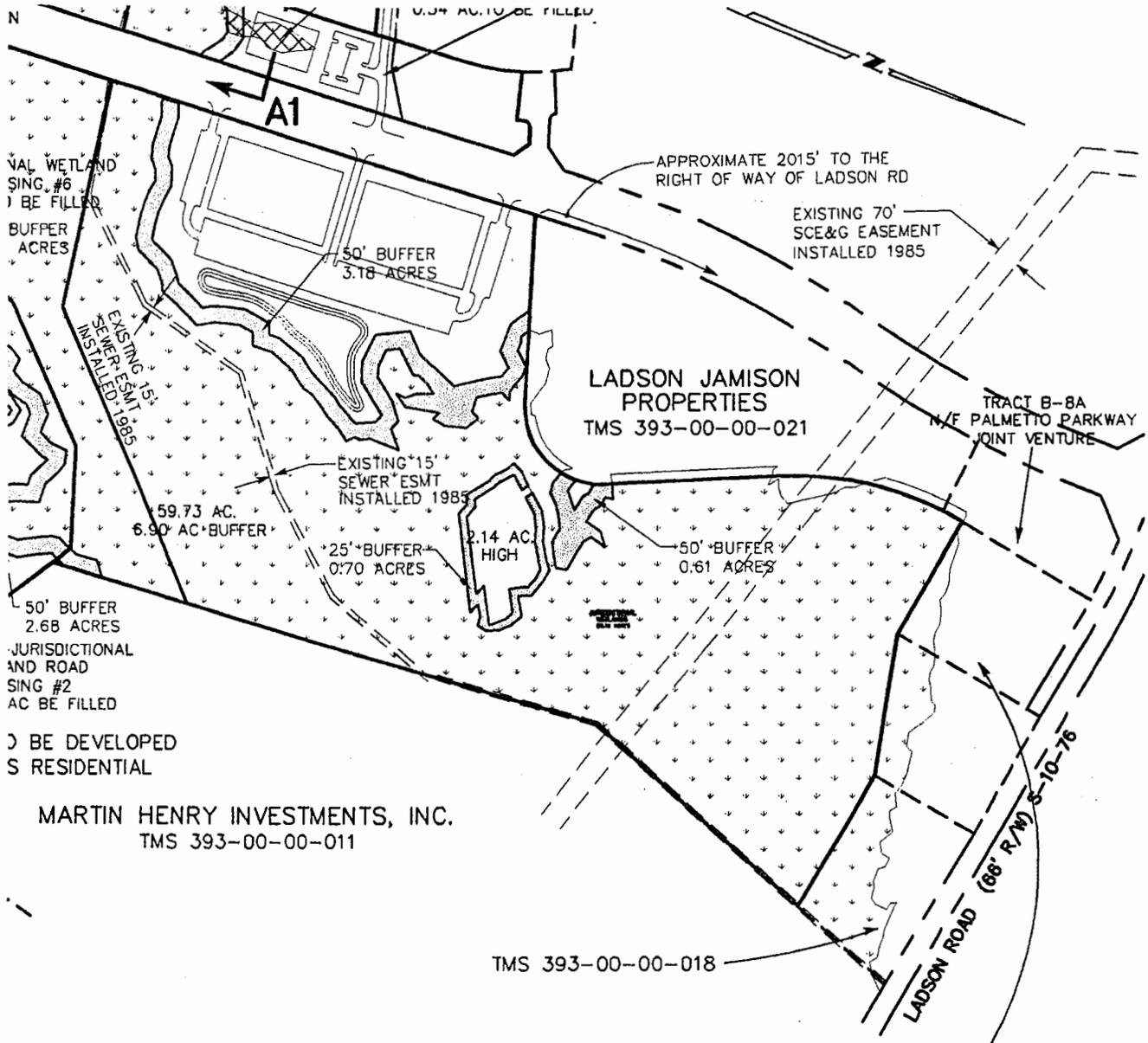
PROPOSED ACTIVITY:
WETLAND IMPACT AND MITIGATION
COMMERCE PARK

Revisions	
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5-19-05	DRC

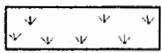
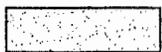
WETLAND MASTERPLAN "H"

1" = 500'

Project Title: PALMETTO COMMERCE PARK	
CITY OF NORTH CHARLESTON, SOUTH CAROLINA	
Applicant: SPRING GROVE ASSOCIATES	
Date: FEBRUARY 10, 2005	Scale: 1" = 500'
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LEGEND

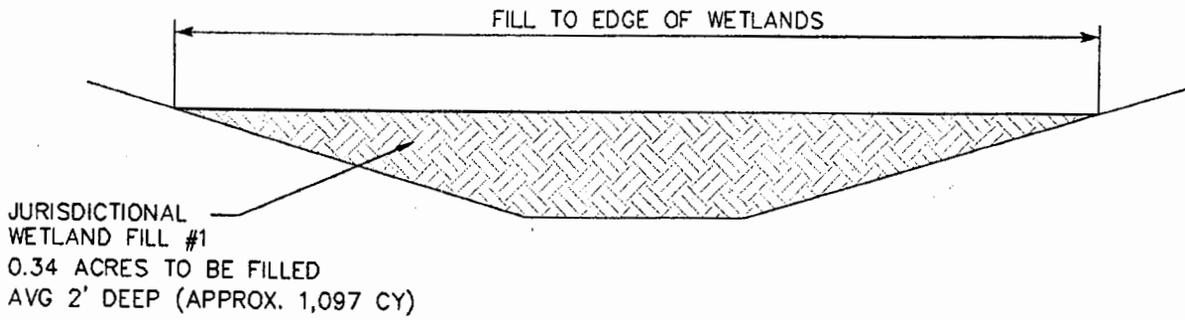
-  WETLANDS
-  UPLANDS
-  PROPOSED FILL
-  UTILITY/ROAD CROSSING
-  WETLAND BUFFER

PROPOSED ACTIVITY:
WETLAND IMPACT AND MITIGATION
COMMERCE PARK

Revisions	
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WETLAND MASTERPLAN "I"
1" = 500'

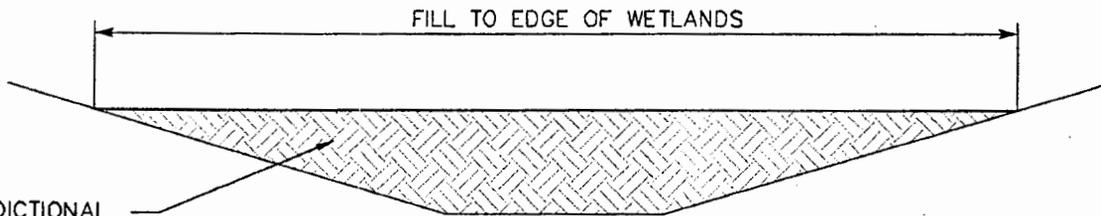
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JURISDICTIONAL
WETLAND FILL #1
0.34 ACRES TO BE FILLED
AVG 2' DEEP (APPROX. 1,097 CY)

CROSS SECTION "A1 - A1"

N.T.S.



JURISDICTIONAL
WETLAND FILL #2
1.04 ACRES TO BE FILLED
AVG 2' DEEP (APPROX. 3,356 CY)

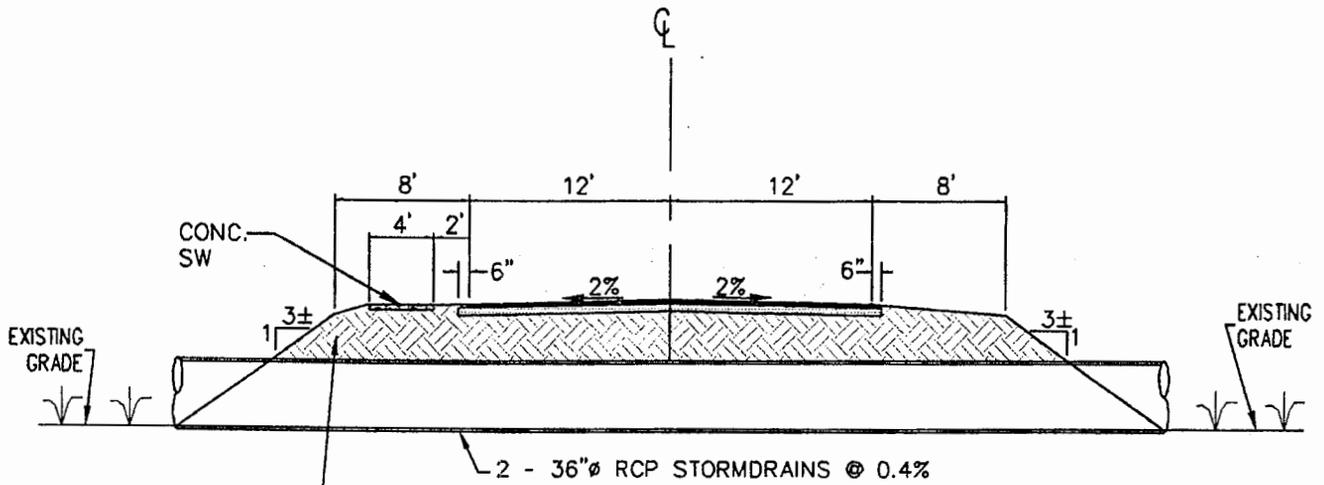
CROSS SECTION "B1 - B1"

N.T.S.

PROPOSED ACTIVITY:
WETLAND IMPACT AND MITIGATION
COMMERCE PARK

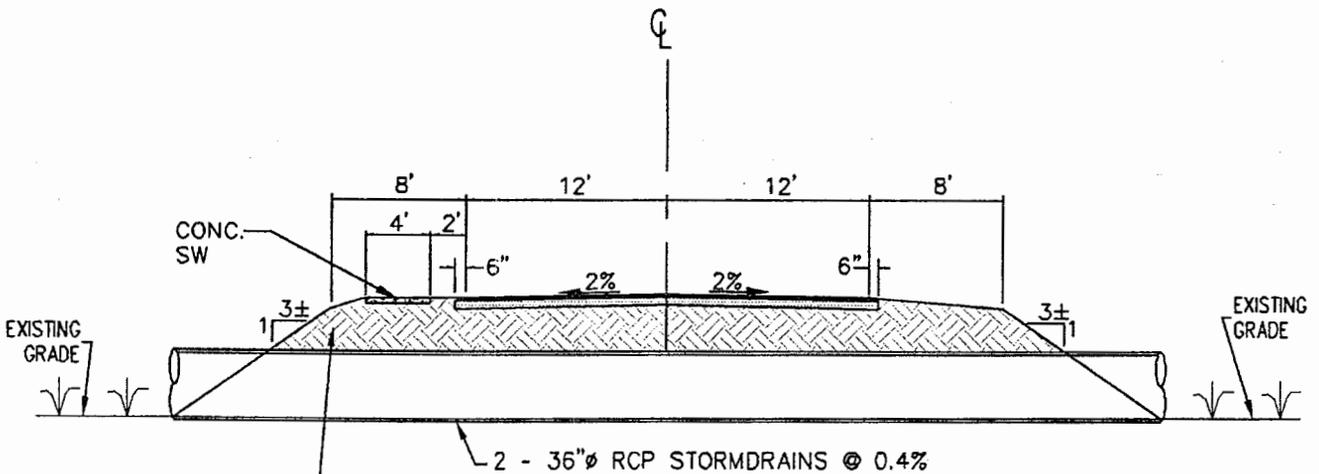
Revisions	
Date	Initials
5-19-05	DRC

Project Title: PALMETTO COMMERCE PARK	
Project Location: Lat. 32.976744° N, Long. 80.125369° W CITY OF NORTH CHARLESTON, SOUTH CAROLINA	
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JURISDICTIONAL WETLAND
ROAD CROSSING #1
0.12 ACRES TO BE FILLED
AVG 3' DEEP (APPROX. 580 CY)

CROSS SECTION "B2 - B2"
N.T.S.



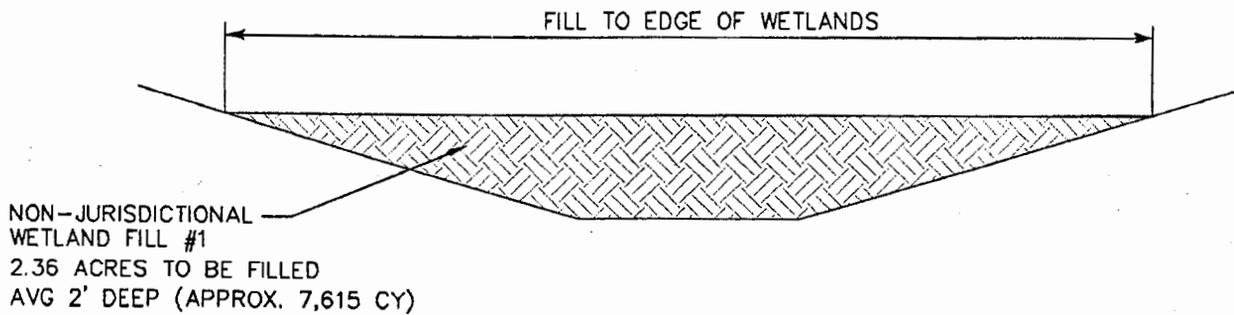
JURISDICTIONAL WETLAND
ROAD CROSSING #2
0.06 ACRES TO BE FILLED
AVG 3' DEEP (APPROX. 290 CY)

CROSS SECTION "B3 - B3"
N.T.S.

PROPOSED ACTIVITY:
WETLAND IMPACT AND MITIGATION
COMMERCE PARK

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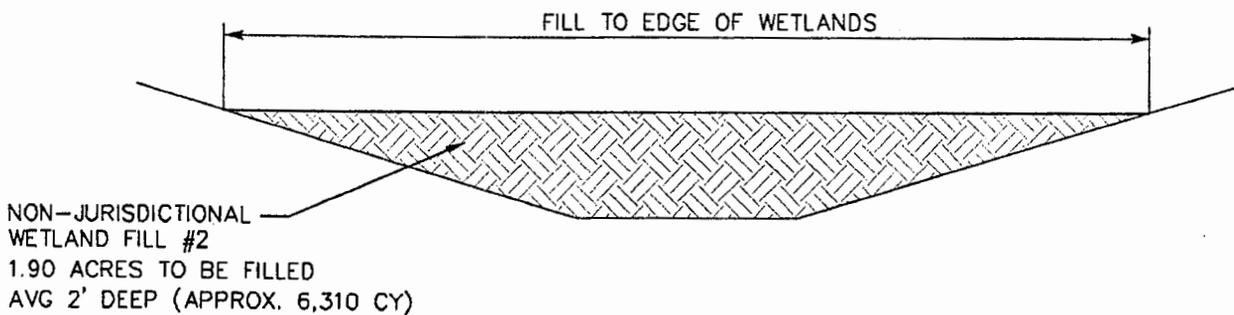
Project Title: PALMETTO COMMERCE PARK	
Project Location: Lat. 32.976744° N, Long. 80.125369° W CITY OF NORTH CHARLESTON, SOUTH CAROLINA	
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NON-JURISDICTIONAL
WETLAND FILL #1
2.36 ACRES TO BE FILLED
AVG 2' DEEP (APPROX. 7,615 CY)

CROSS SECTION "C1 -C1"

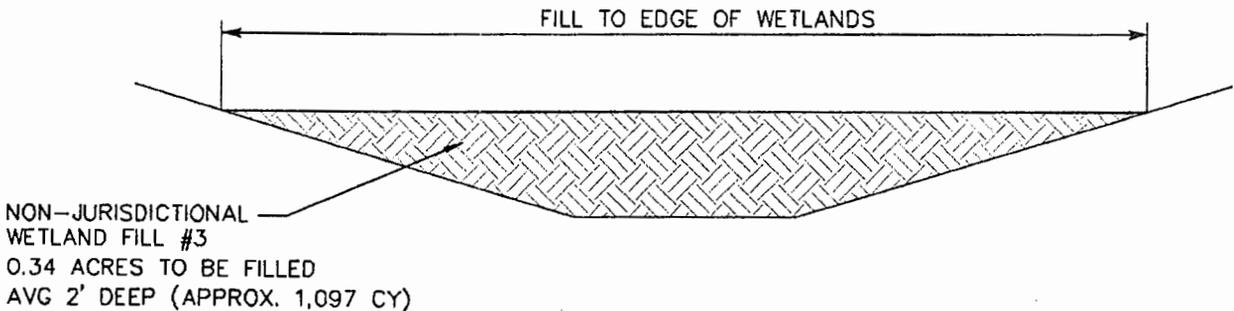
N.T.S.



NON-JURISDICTIONAL
WETLAND FILL #2
1.90 ACRES TO BE FILLED
AVG 2' DEEP (APPROX. 6,310 CY)

CROSS SECTION "D1 -D1"

N.T.S.



NON-JURISDICTIONAL
WETLAND FILL #3
0.34 ACRES TO BE FILLED
AVG 2' DEEP (APPROX. 1,097 CY)

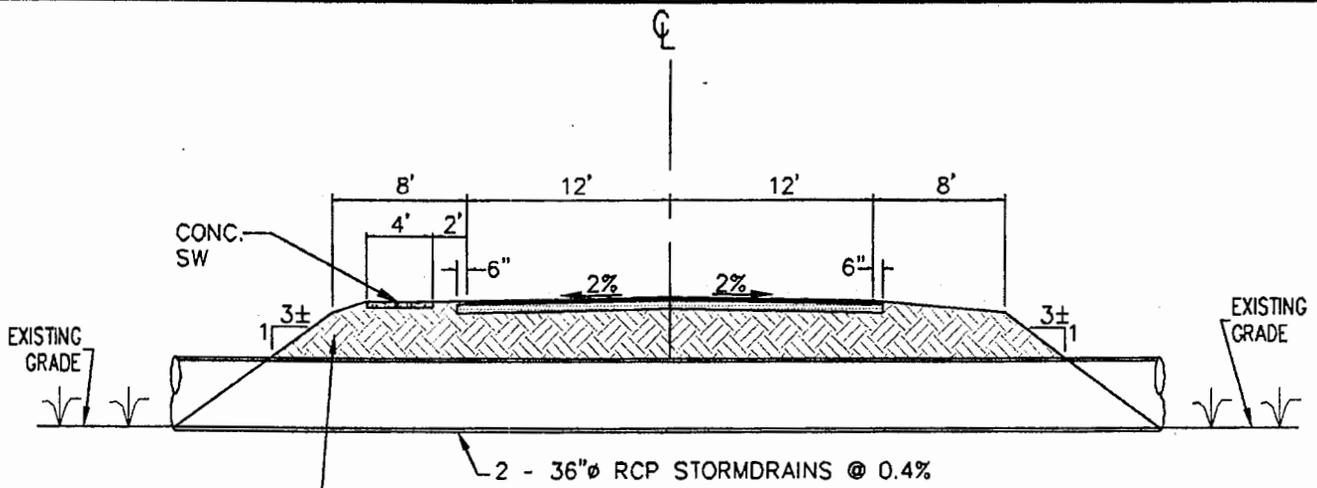
CROSS SECTION "F1 -F1"

N.T.S.

PROPOSED ACTIVITY:
WETLAND IMPACT AND MITIGATION
COMMERCE PARK

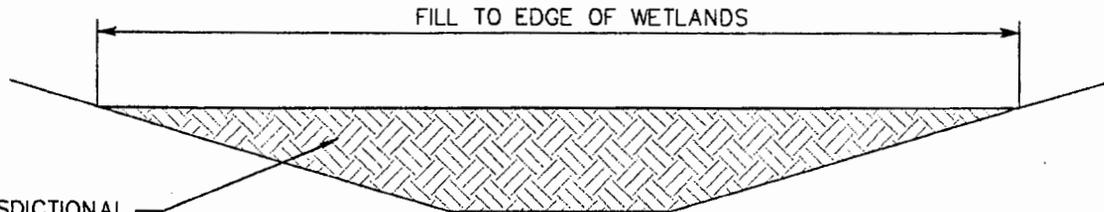
Revisions	
Date	Initials
5-19-05	DRC

Project Title: PALMETTO COMMERCE PARK	
Project Location: Lat. 32.976744' N, Long. 80.125369' W CITY OF NORTH CHARLESTON, SOUTH CAROLINA	
Applicant: SPRING GROVE ASSOCIATES	
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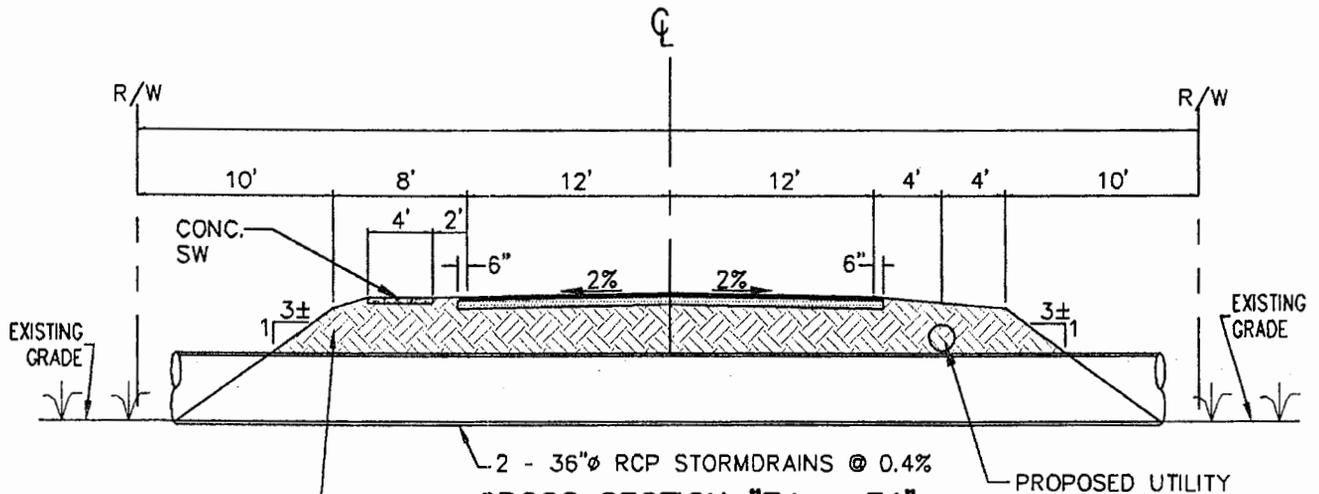
JURISDICTIONAL WETLAND
ROAD CROSSING #3
0.06 ACRES TO BE FILLED
AVG 3' DEEP (APPROX. 290 CY)

CROSS SECTION "F2 - F2"
N.T.S.



NON-JURISDICTIONAL
WETLAND FILL #4
1.14 ACRES TO BE FILLED
AVG 2' DEEP (APPROX. 3,678 CY)

CROSS SECTION "F3 - F3"
N.T.S.



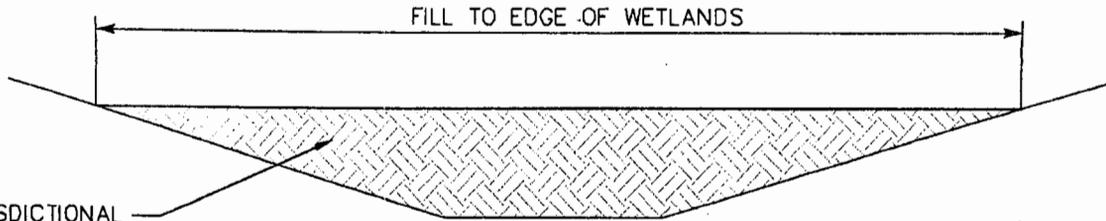
JURISDICTIONAL WETLAND
ROAD & UTILITY CROSSING #1
0.19 ACRES TO BE FILLED
AVG 3' DEEP (APPROX. 919 CY)

CROSS SECTION "F4 - F4"
N.T.S.

PROPOSED ACTIVITY:
WETLAND IMPACT AND MITIGATION
COMMERCE PARK

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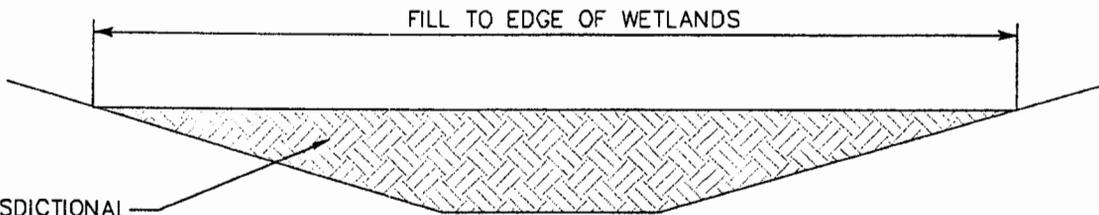
Project Title: PALMETTO COMMERCE PARK	
Project Location: Lat. 32.976744° N, Long. 80.125369° W CITY OF NORTH CHARLESTON, SOUTH CAROLINA	
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NON-JURISDICTIONAL
WETLAND FILL #5
0.35 ACRES TO BE FILLED
AVG 2' DEEP (APPROX. 1,129 CY)

CROSS SECTION "G1 - G1"

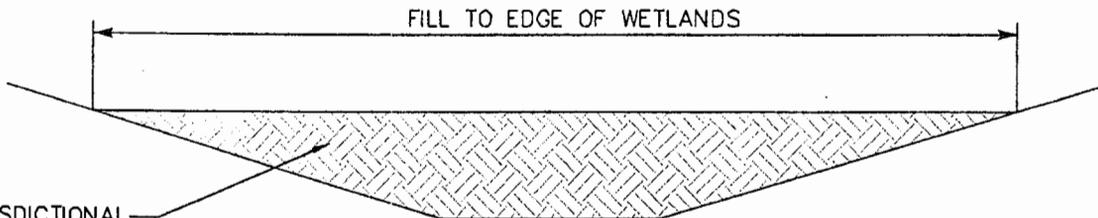
N.T.S.



NON-JURISDICTIONAL
WETLAND FILL #6
0.76 ACRES TO BE FILLED
AVG 2' DEEP (APPROX. 2,452 CY)

CROSS SECTION "G2 - G2"

N.T.S.



NON-JURISDICTIONAL
WETLAND FILL #7
1.60 ACRES TO BE FILLED
AVG 2' DEEP (APPROX. 5,162 CY)

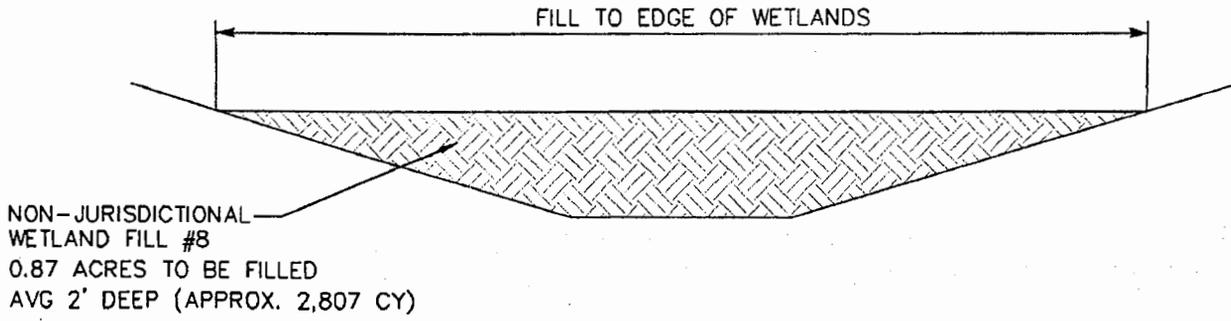
CROSS SECTION "G3 - G3"

N.T.S.

Project Title:		PALMETTO COMMERCE PARK	
Project Location: Lat. 32.976744° N, Long. 80.125369° W			
CITY OF NORTH CHARLESTON, SOUTH CAROLINA			
Applicant:		SPRING GROVE ASSOCIATES	
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PROPOSED ACTIVITY:
WETLAND IMPACT AND MITTIGATION
COMMERCE PARK

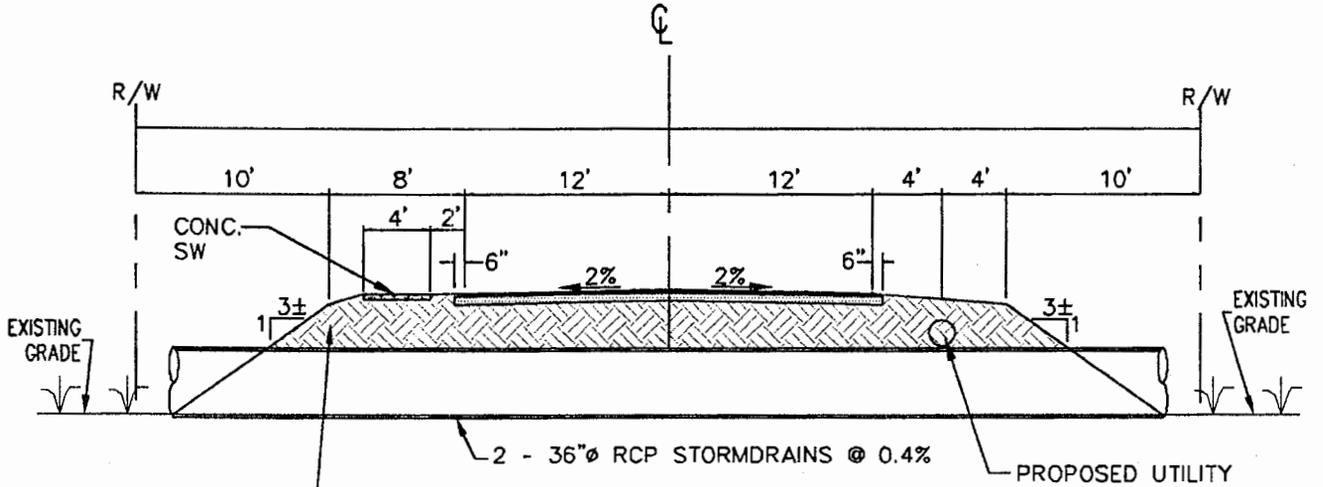
Revisions	
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NON-JURISDICTIONAL
WETLAND FILL #8
0.87 ACRES TO BE FILLED
AVG 2' DEEP (APPROX. 2,807 CY)

CROSS SECTION "G4- G4"

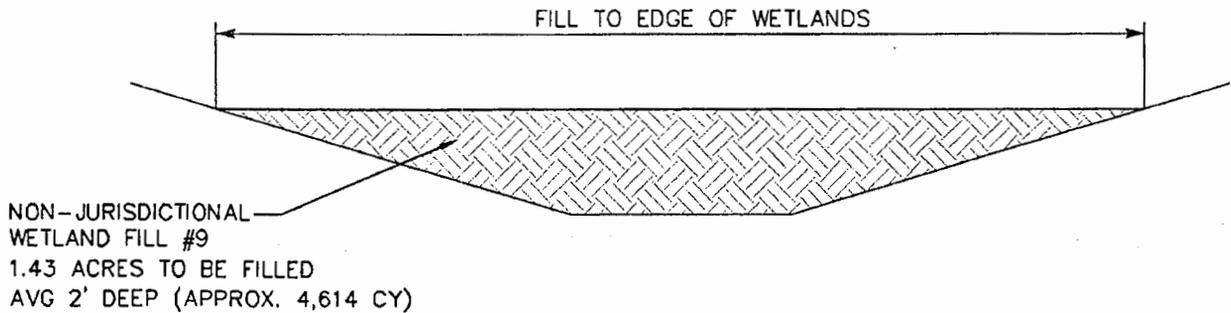
N.T.S.



JURISDICTIONAL WETLAND
ROAD & UTILITY CROSSING #2
0.45 ACRES TO BE FILLED
AVG 3' DEEP (APPROX. 2,173 CY)

CROSS SECTION "G5-G5"

N.T.S.



NON-JURISDICTIONAL
WETLAND FILL #9
1.43 ACRES TO BE FILLED
AVG 2' DEEP (APPROX. 4,614 CY)

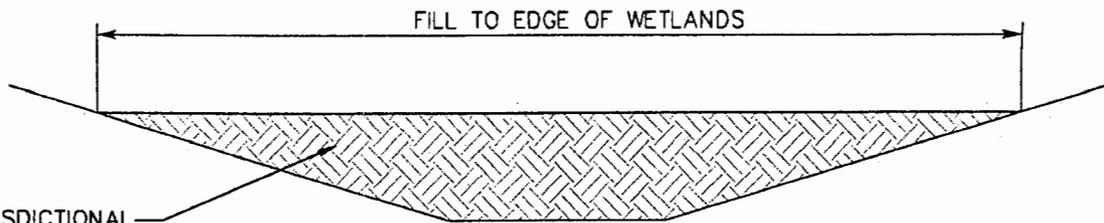
CROSS SECTION "H1- H1"

N.T.S.

PROPOSED ACTIVITY:
WETLAND IMPACT AND MITIGATION
COMMERCE PARK

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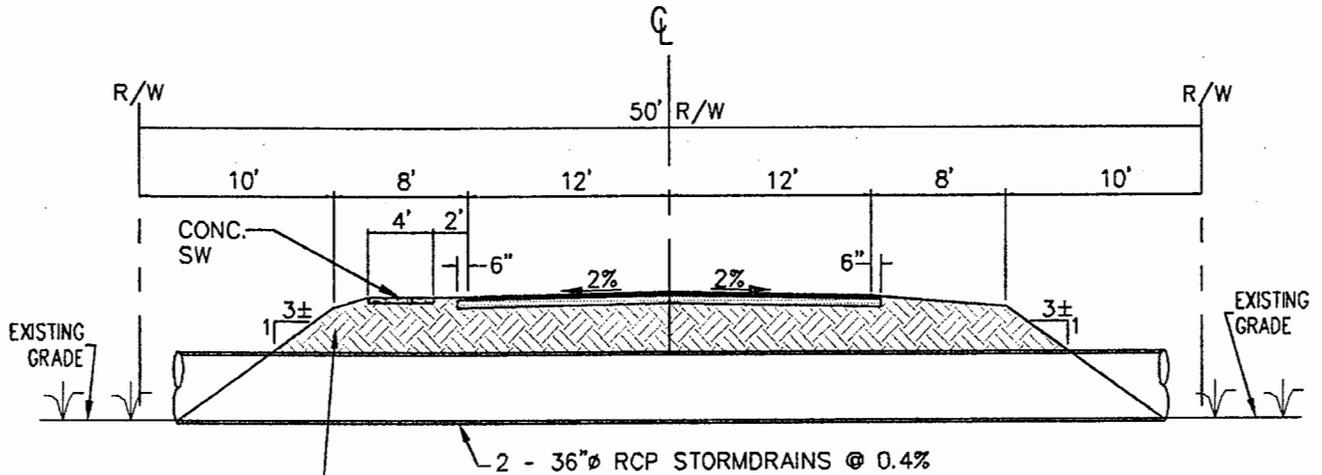
Project Title: PALMETTO COMMERCE PARK	
Project Location: Lat. 32.976744° N, Long. 80.125369° W CITY OF NORTH CHARLESTON, SOUTH CAROLINA	
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NON-JURISDICTIONAL
WETLAND FILL #10
0.44 ACRES TO BE FILLED
AVG 2' DEEP (APPROX. 1,420 CY)

CROSS SECTION "H2- H2"

N.T.S.



JURISDICTIONAL WETLAND
ROAD CROSSING #5
0.21 ACRES TO BE FILLED
AVG 3' DEEP (APPROX. 1,016 CY)

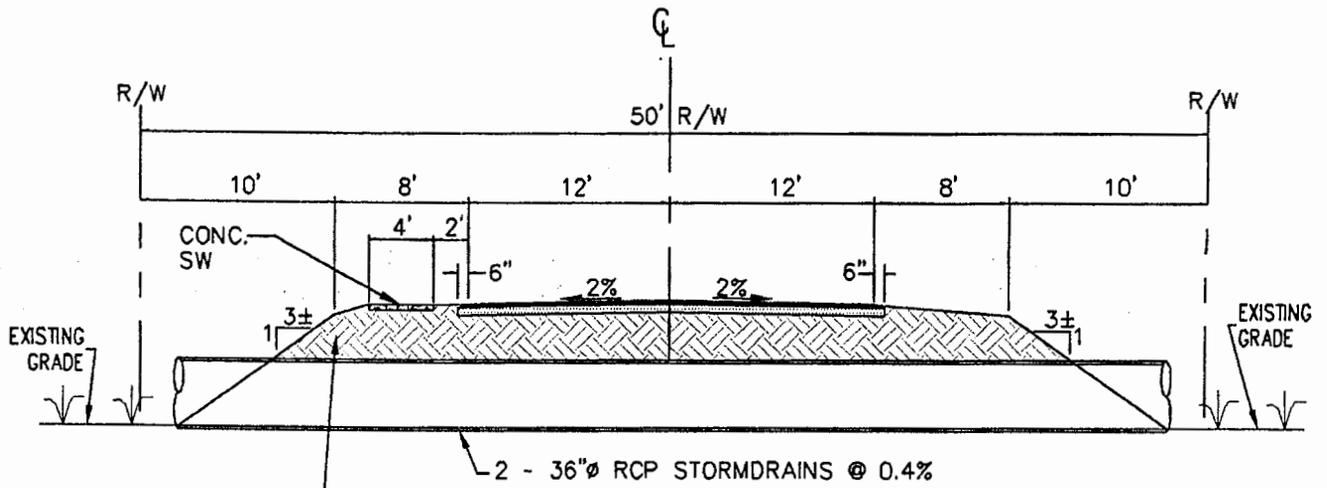
CROSS SECTION "H3 - H3"

N.T.S.

PROPOSED ACTIVITY:
WETLAND IMPACT AND MITIGATION
COMMERCE PARK

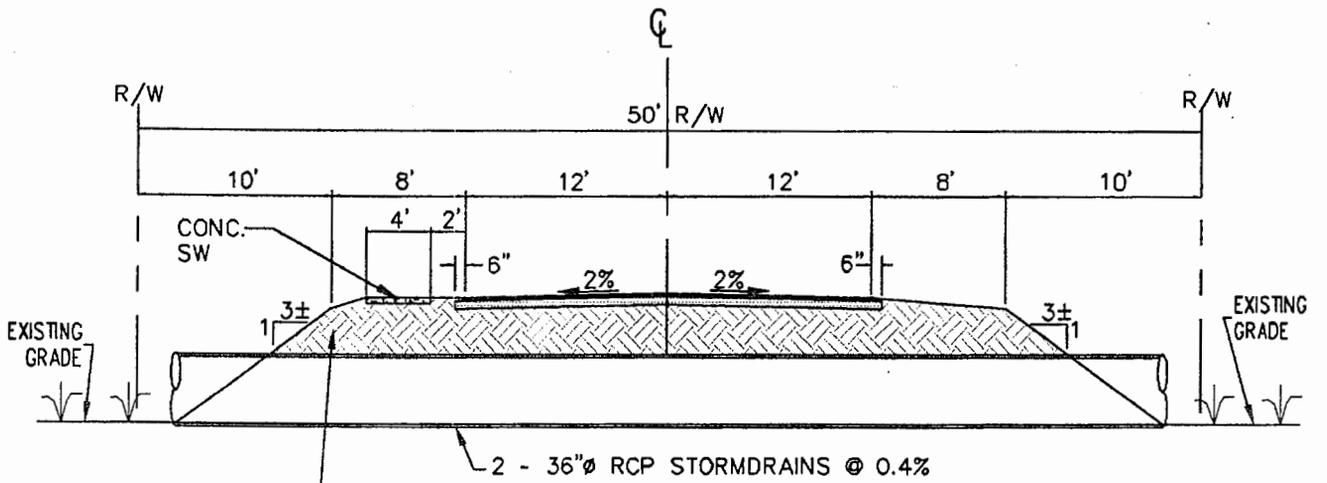
Revisions	
Date	Initials
5-19-05	DRC

Project Title: PALMETTO COMMERCE PARK	
Project Location: Lat. 32.976744° N, Long. 80.125369° W CITY OF NORTH CHARLESTON, SOUTH CAROLINA	
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JURISDICTIONAL WETLAND
 ROAD CROSSING #6
 0.21 ACRES TO BE FILLED
 AVG 3' DEEP (APPROX. 1,016 CY)

CROSS SECTION "H4 - H4"
 N.T.S.



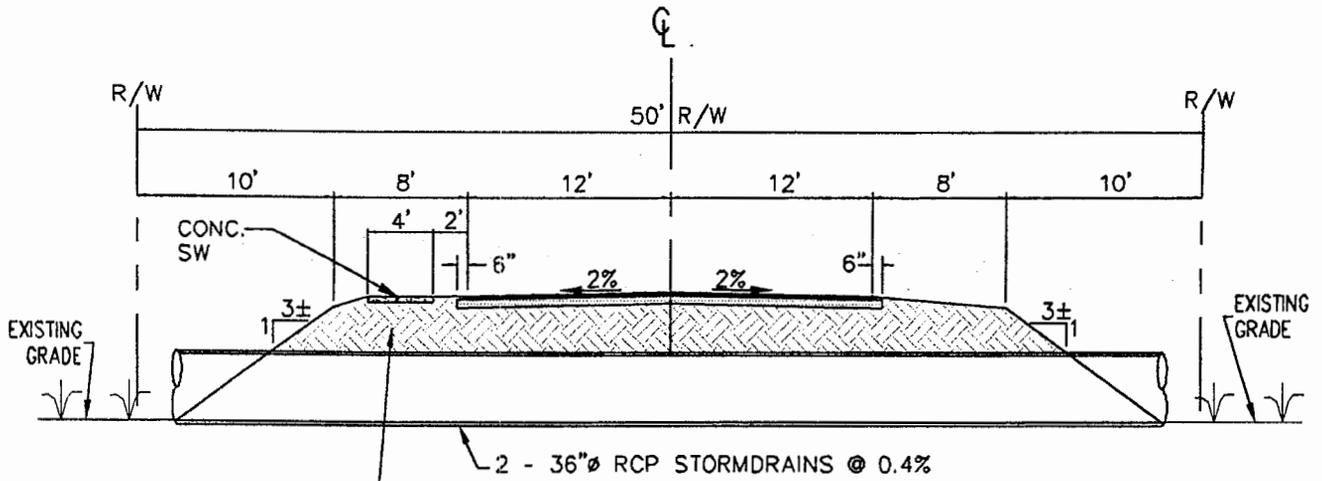
JURISDICTIONAL WETLAND
 ROAD CROSSING #7
 0.20 ACRES TO BE FILLED
 AVG 3' DEEP (APPROX. 968 CY)

CROSS SECTION "H5 - H5"
 N.T.S.

PROPOSED ACTIVITY:
 WETLAND IMPACT AND MITIGATION
 COMMERCE PARK

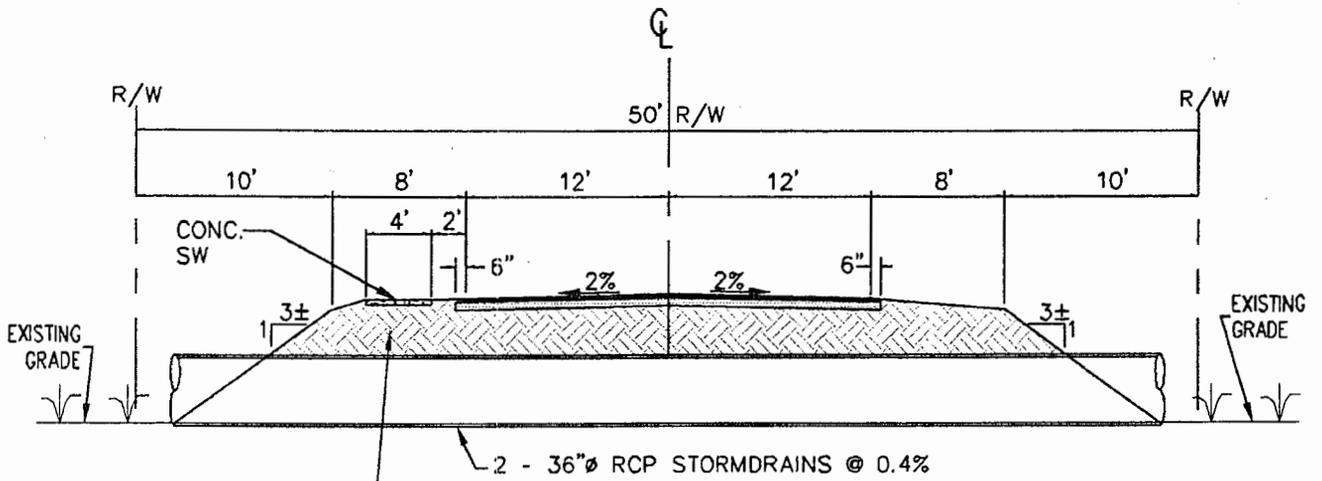
Revisions	
Date	Initials
5-19-05	DRC

Project Title: PALMETTO COMMERCE PARK	
Project Location: Lat. 32.976744° N, Long. 80.125369° W CITY OF NORTH CHARLESTON, SOUTH CAROLINA	
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NON-JURISDICTIONAL WETLAND
ROAD CROSSING #1
0.07 ACRES TO BE FILLED
AVG 3' DEEP (APPROX. 339 CY)

CROSS SECTION "H6 - H6"
N.T.S.



NON-JURISDICTIONAL WETLAND
ROAD CROSSING #2
0.10 ACRES TO BE FILLED
AVG 3' DEEP (APPROX. 484 CY)

CROSS SECTION "H7 - H7"
N.T.S.

PROPOSED ACTIVITY:
WETLAND IMPACT AND MITTIGATION
COMMERCE PARK

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Project Title: PALMETTO COMMERCE PARK	
Project Location: Lat. 32.976744° N, Long. 80.125369° W CITY OF NORTH CHARLESTON, SOUTH CAROLINA	
Applicant: SPRING GROVE ASSOCIATES	
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Mitigation for Wetlands Palmetto Commerce Park

14.1. Adverse Impacts Table

Jurisdictional Wetland Impacts

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

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

Note: For the Cumulative Impact factor, ΣAA_i 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			
Priority Category	0.5	0.5	0.5			
Existing Condition	2	2	2			
Duration	2	2	2			
Dominant Impact	3	3	1			
Cumulative Impact	0.1	0.1	0.1			
Sum of r Factors	$R_1 = 10.6$	$R_2 = 10.6$	$R_3 = 8.6$	$R_4 = 0$	$R_5 = 0$	$R_6 = 0$
Impacted Factors	$AA_1 = 1.38$	$AA_2 = 0.86$	$AA_3 = 0.64$	$AA_4 = 0$	$AA_5 = 0$	$AA_6 = 0$
R x AA =	14.628	9.116	5.504	0	0	0

Lots

Roads Roads and Utilities

Total Required Credits = $\Sigma (R \times AA) =$

29.248

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Mitigation for Wetlands Palmetto Commerce Park

14.1. Adverse Impacts Table

Non-Jurisdictional Wetland Impacts

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

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

Note: For the Cumulative Impact factor, ΣAA_i 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				
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	$R_1 = 10.6$	$R_2 = 10.6$	$R_3 =$	$R_4 = 0$	$R_5 = 0$	$R_6 = 0$
Impacted Factors	$AA_1 = 11.19$	$AA_2 = 0.17$	$AA_3 =$	$AA_4 = 0$	$AA_5 = 0$	$AA_6 = 0$
$R \times AA =$	118.614	1.802	0	0	0	0

Lots

Roads

Total Required Credits = $\Sigma (R \times AA) =$

120.416

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Mitigation for Wetlands Palmetto Commerce Park

14.4. Preservation Table

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

FACTORS	OPTIONS				
	Priority Category	Tertiary 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 Free 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

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	0.1	0.1			
Existing Condition	0	0			
Degree of Threat	0.1	0.1			
Control	0	0			
Kind	0.3	0.3			
Location	0.3	0.3			
Sum of m Factors	M1= 0.8	M2= 0.8	M3= 0	M4= 0	M5= 0
Mitigation Area	A ₁ = 98.03	A ₂ = 0.16	A ₃ = 0	A ₄ = 0	A ₅ = 0
M x A=	83.64	0.128	0	0	0

Total Preservation Credits = Σ (M x A) =

83.77

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Mitigation for Wetlands Palmetto Commerce Park

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. 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 Worksheet

Factor	Area 1	Area 2	Area 3	Area 4	Area 5
Net Improvement	1				
Control	0.1				
Temporal Lag	0				
Credit Schedule	0.2				
Kind	0				
Location	0.4				
Sum of m Factors	M1= 1.7	M2= 0	M3= 0	M4= 0	M5= 0
Mitigation Area	A ₁ = 48.53	A ₂ = 0	A ₃ = 0	A ₄ = 0	A ₅ = 0
M x A=	82.501	0	0	0	0

Total Restoration/Enhancement Credits = Σ (M x A) =

82.501

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

Mitigation Summary Worksheet For Permit Application # _____

I Required Mitigation Jurisdictional 29.25-credits Non-Jurisdictional 119.36-credits

A. Total Required Mitigation Credits =	148.61
--	--------

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)	82.5	48.53
E. Total No Net Loss Non-Bank Mitigation = B + C + D	82.5	48.53
F. Preservation	83.77	150.02
G. Total Proposed Non-Bank Mitigation	166.27	198.55

III. Banking Mitigation Credit Summary	Credits	Acres
H. Creation		
I. Restoration and/or Enhancement (Non-Buffer Enhancement)		
J. Restoration and/or Enhancement (Buffer Enhancement)	14	16.34
K. Total No Net Loss Bank Mitigation = H + I + J	14	16.34
L. Preservation	17.54	102.94
M. Total Proposed Bank Mitigation = K + L	31.54	119.28

IV. Grand Totals	Credits	Acres
N. Total Preservation Mitigation = F + L	101.31	252.96
O. Total Non-Preservation Mitigation = E + K	96.5	64.87
P. Total Creation = B + H	0	0
Q. Total Restoration and/or Enhancement (Non-Buffer Enhancement) = C + I	0	0
R. Total Proposed Mitigation = G + M	197.81	317.83

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Mitigation for Wetlands

Palmetto Commerce Park

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	
$PMC_{\text{Non-Preservation}} \geq 1/2 RMC$ or in words Are the credits in Row O greater than or equal to 50% of Row A?	X	
$PMC_{\text{Creation + Restoration/Enhancement (Non-Buffer Enhancement)}} \geq 1/4 RMC$ 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

Excess credits are offered to compensate for rows P and Q being less than 25% of row A

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