

**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

17 February 2006

Refer to: P/N #2005-5W-414

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

**LAUTH PROPERTY GROUP, LLC**  
4201 CONGRESS STREET, SUITE 375  
CHARLOTTE, NORTH CAROLINA 28209

for a permit to place fill material in waters of the United States, including freshwater wetlands, in and adjacent to

**AN UNNAMED TRIBUTARY TO SUGAR CREEK**

at a location generally west of U.S. Highway 521, south of its intersection with S.C. Highway 160, near Pleasant Valley, Lancaster County, South Carolina. (Latitude 34.995746°N, Longitude 81.859903°W)

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, 20 March 2006**

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

The proposed work consists of placing fill material in waters of the United States, including freshwater wetlands, specifically, 0.62 acre of freshwater wetlands, 0.398 acre of an open water impoundment, and 449.37 linear feet of intermittent stream. The applicant proposes to mitigate for these proposed impacts by way of the on-site enhancement, restoration and/or creation of 2.562 acres of freshwater wetlands and the on-site enhancement and restoration of 1426 linear feet of intermittent and perennial streams. As stated by the applicant, the purpose of the proposed work to place fill in waters of the United States, including freshwater wetlands, is to construct a corporate business center, characterized by rapid economic development.

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

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

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to Water Quality Certification must submit all comments in writing to the S.C. Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.60 acre of freshwater habitat 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.

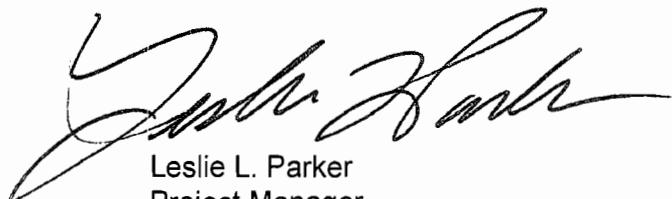
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated

17 February 2006

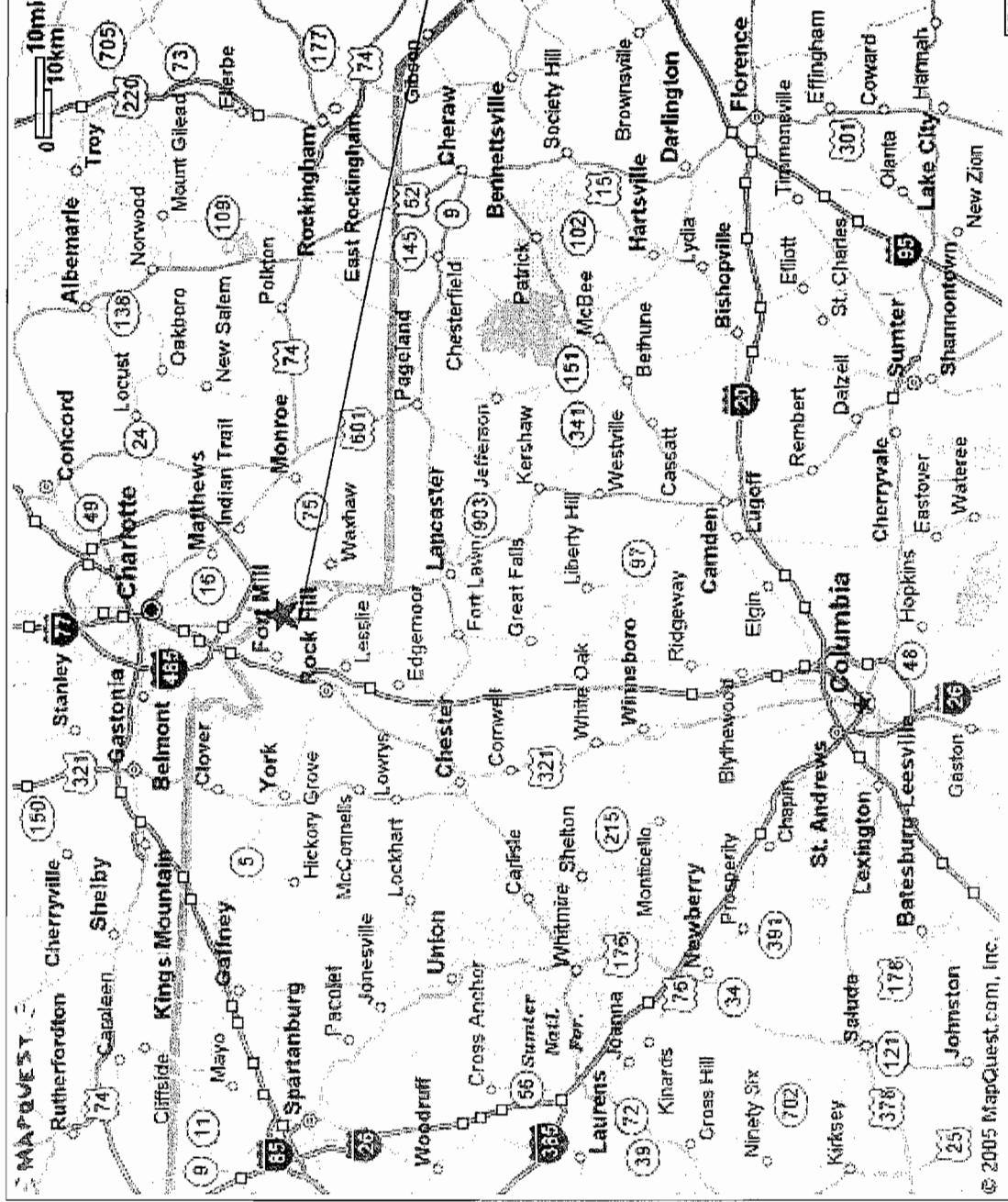
by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the 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 803-253-3444.



Leslie L. Parker  
Project Manager  
Regulatory Division  
U.S. Army Corps of Engineers



PROJECT TITLE:  
EdgeWater Business Park

PROJECT LOCATION:  
U.S. Hwy. 521, Lancaster County

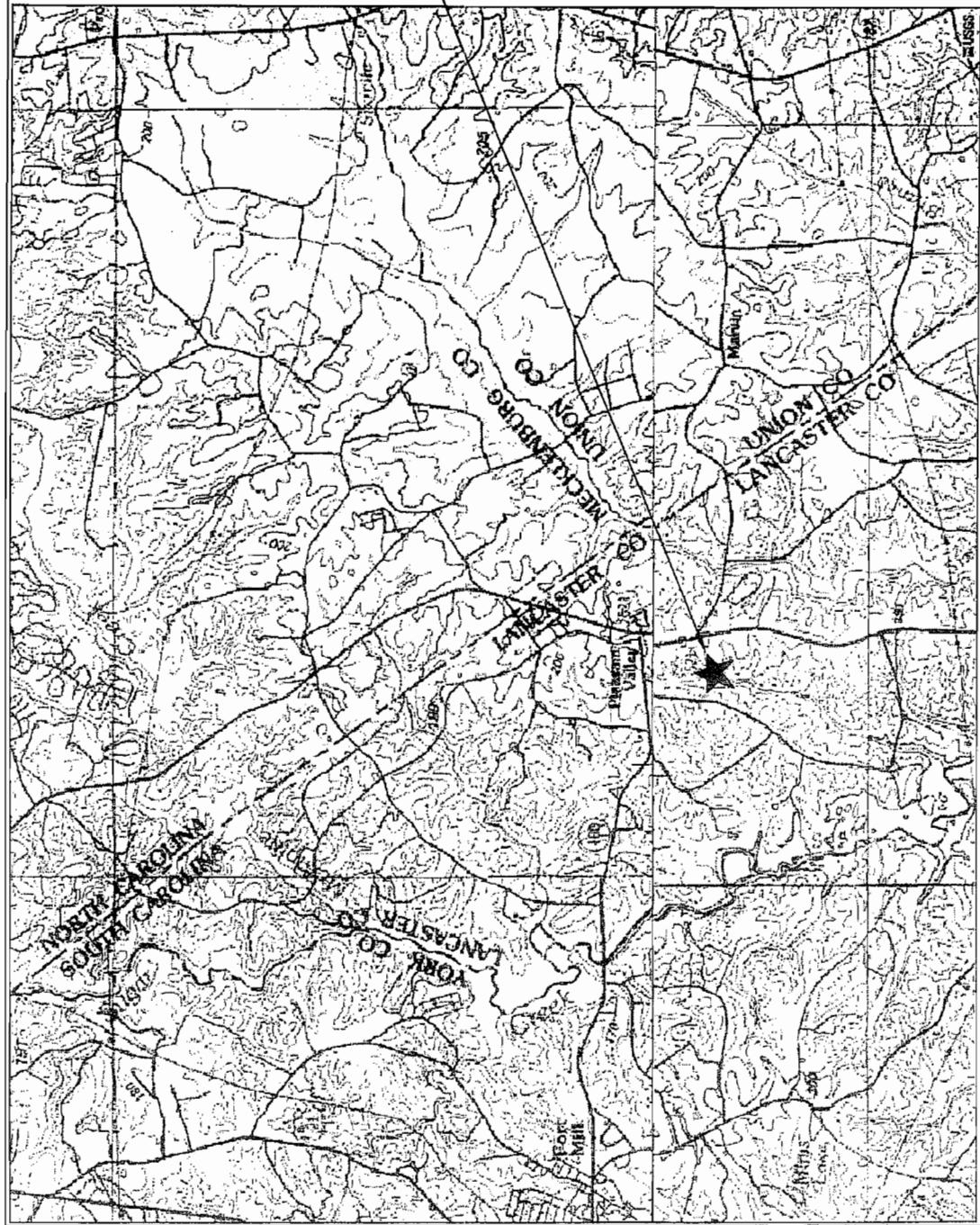
APPLICANT:

Lauth Property Group, LLC

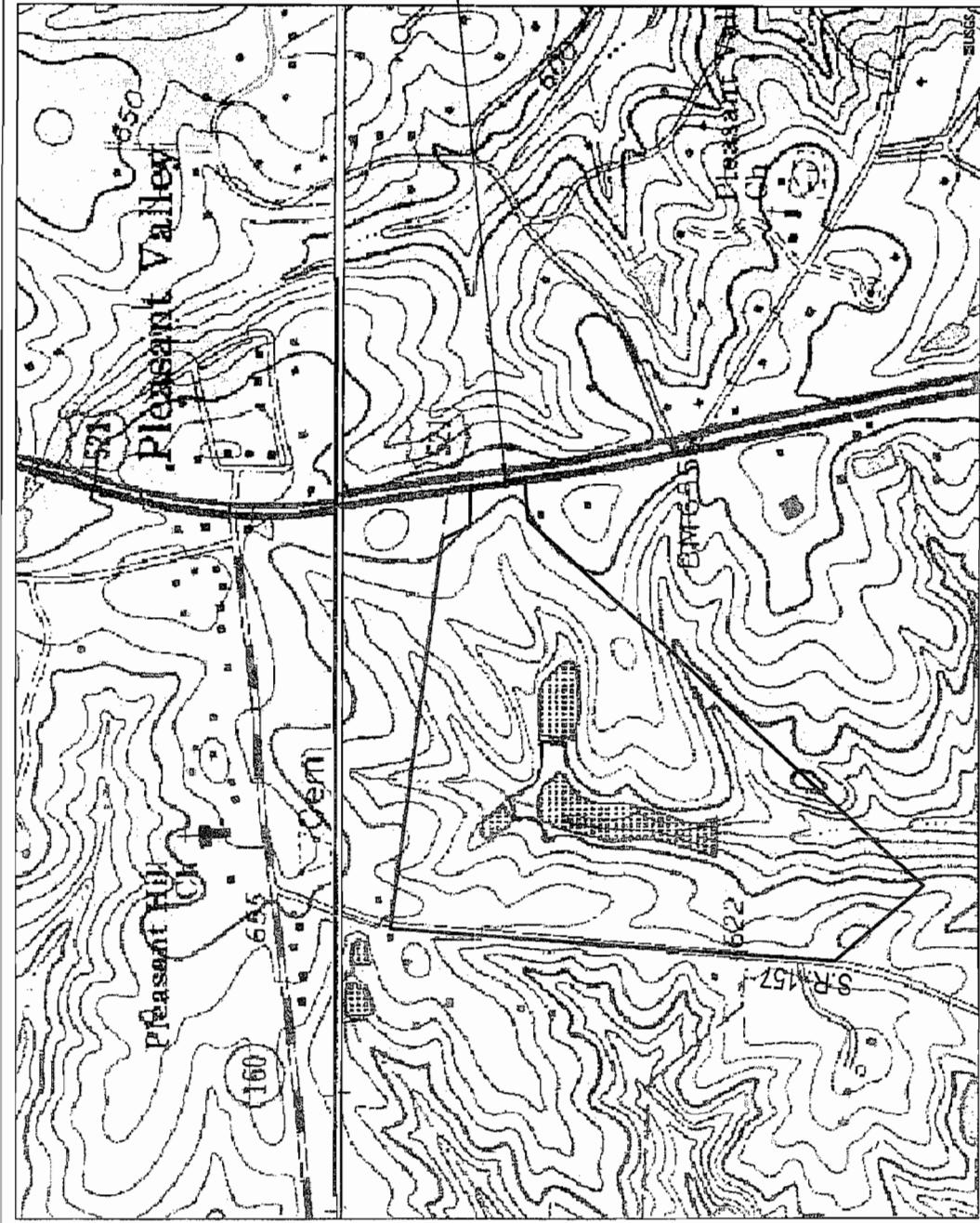
DATE: 11/18/05 SCALE: 1" - 10,000'

APPLICATION NO.:

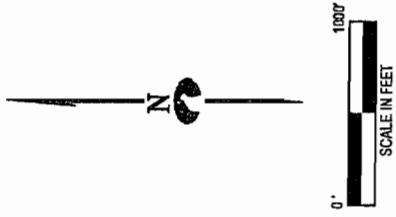
SHEET 1 OF 22



PROJECT TITLE:	EdgeWater Business Park	
PROJECT LOCATION:	U.S. Hwy. 522, Lancaster County	
REVISIONS	INITIALS	APPLICANT:
DATE:	11/18/05	Lauth Property Group, LLC
SCALE:	1"~6000'	
APPLICATION No.:		SHEET 2 OF 22



APPROXIMATE SITE  
LOCATION



PROJECT TITLE:  
EdgeWater Business Park

PROJECT LOCATION:  
U.S. Hwy. 521, Lancaster County

APPLICANT:  
Lauth Property Group, LLC

DATE: 11/18/05      SCALE: 1"~1000'

APPLICATION No.: SHEET 3 OF 22



SOIL SURVEY OF LANCASTER COUNTY, SC (SHEET 2)

- ApB2 APPLING FINE SANDY LOAM, 2 TO 6 PERCENT SLOPES, ERODED
- ApC2 APPLING FINE SANDY LOAM, 6 TO 10 PERCENT SLOPES, ERODED
- ApD2 APPLING FINE SANDY LOAM, 10 TO 15 PERCENT SLOPES, ERODED
- HaC2 HELENA FINE SANDY LOAM, 6 TO 10 PERCENT SLOPES, ERODED
- WdE2 WEDOWEE SANDY LOAM, 10 TO 25 PERCENT SLOPES, ERODED

PROJECT TITLE:

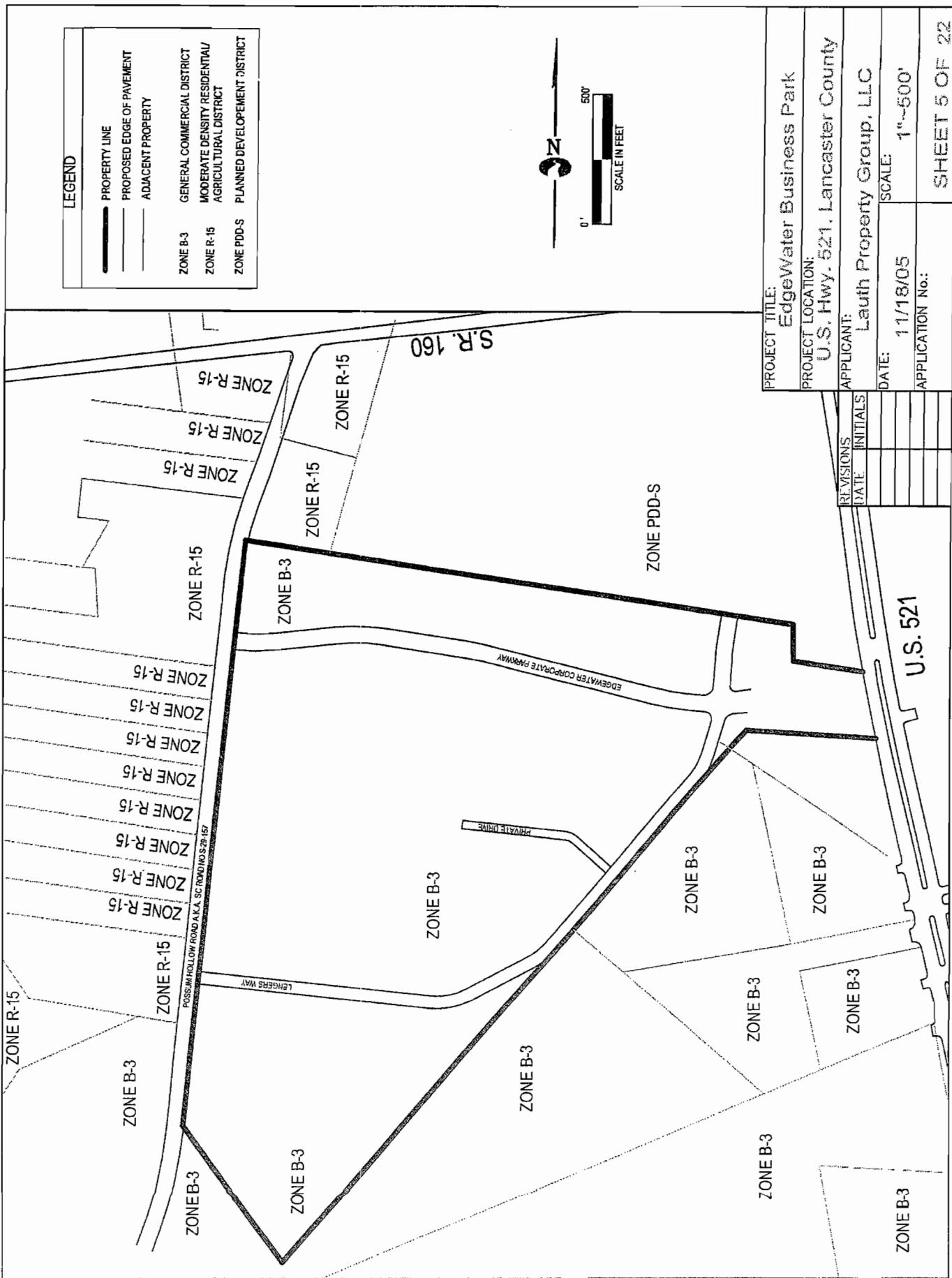
EdgeWater Business Park  
PROJECT LOCATION:  
U.S. Hwy. 521, Lancaster County

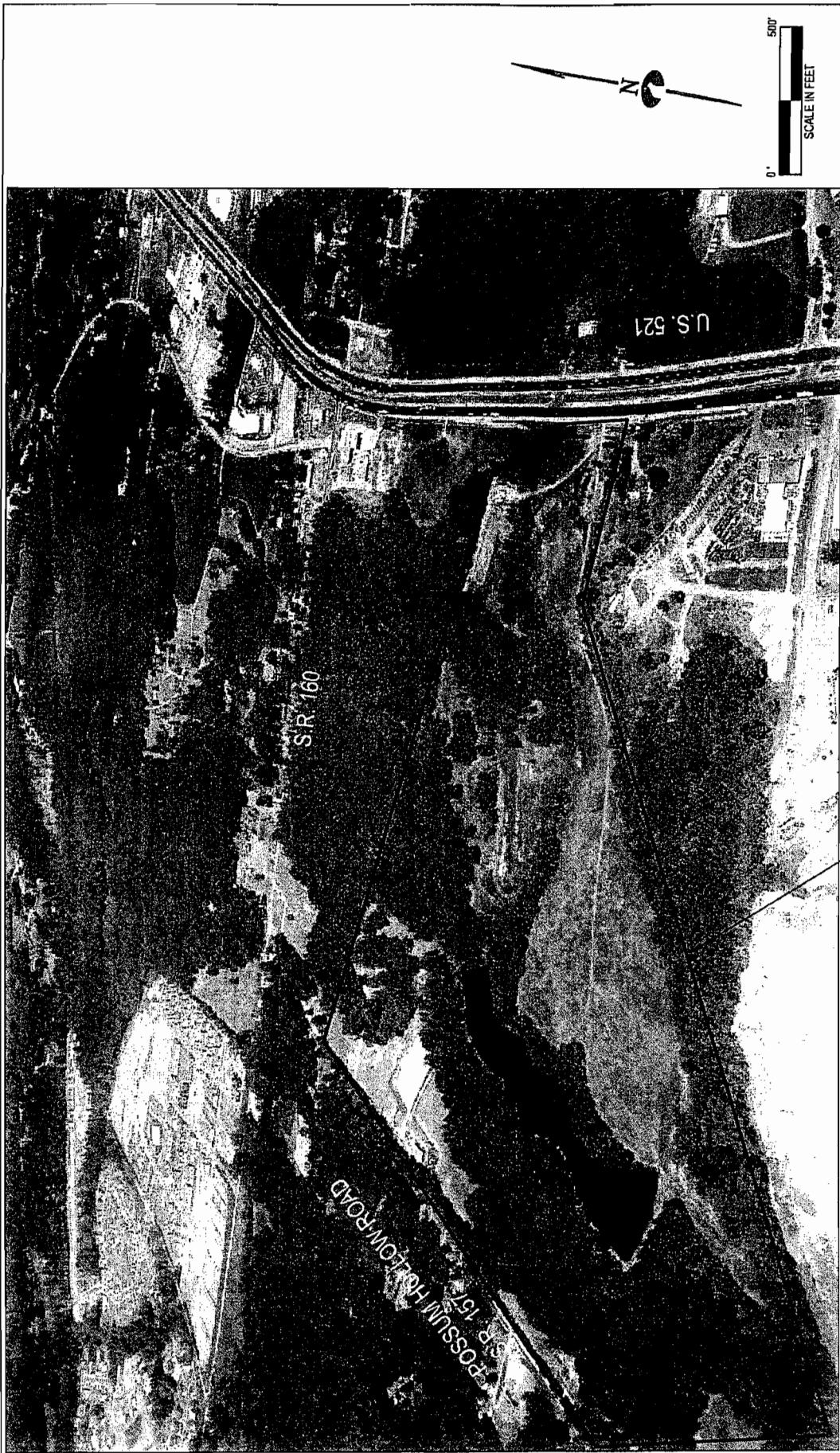
APPLICANT:

Lauth Property Group, LLC  
SCALE: 1" ~ 1500'

DATE: 11/18/05

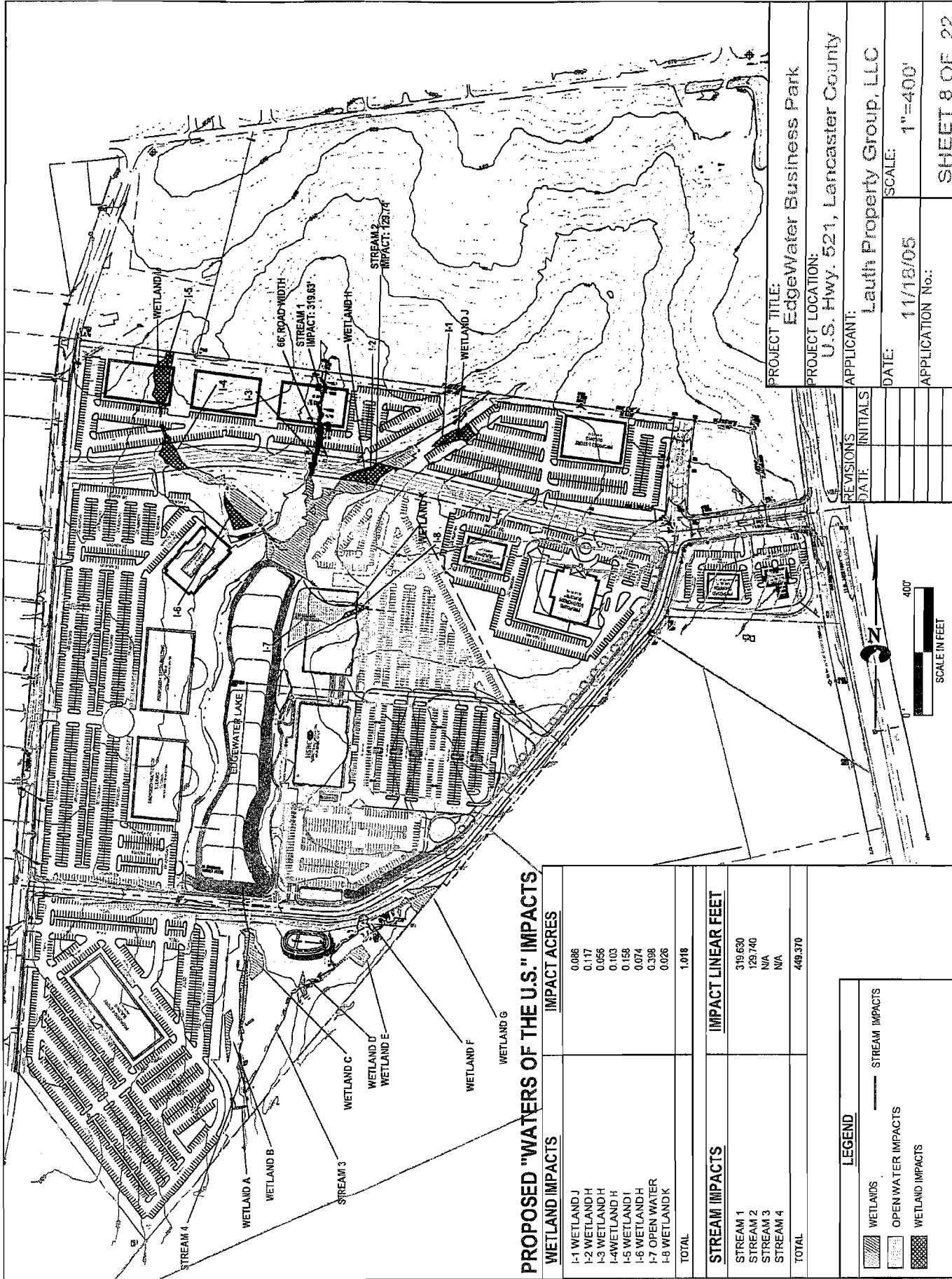
APPLICATION NO.: SHEET 4 OF 22

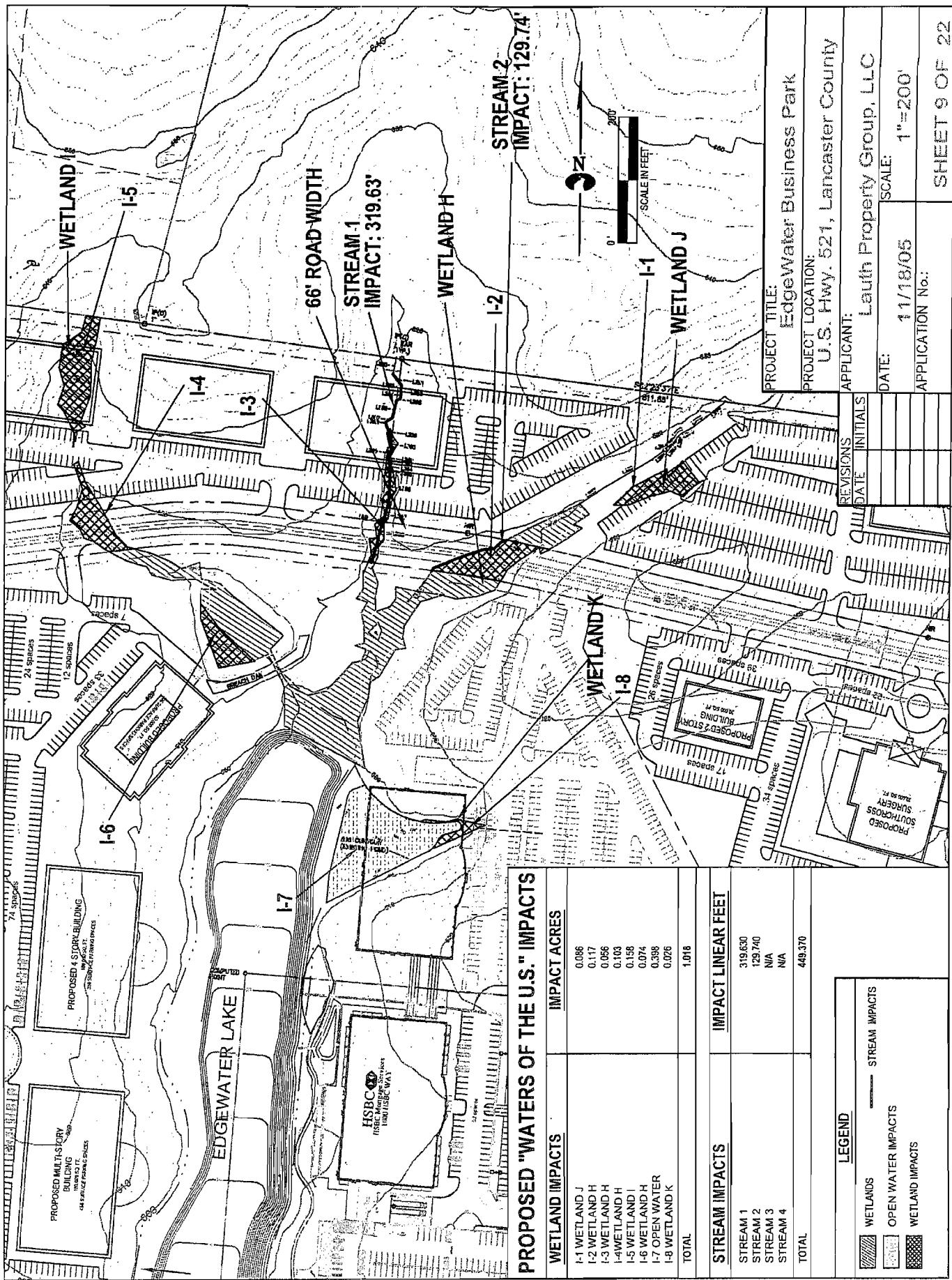


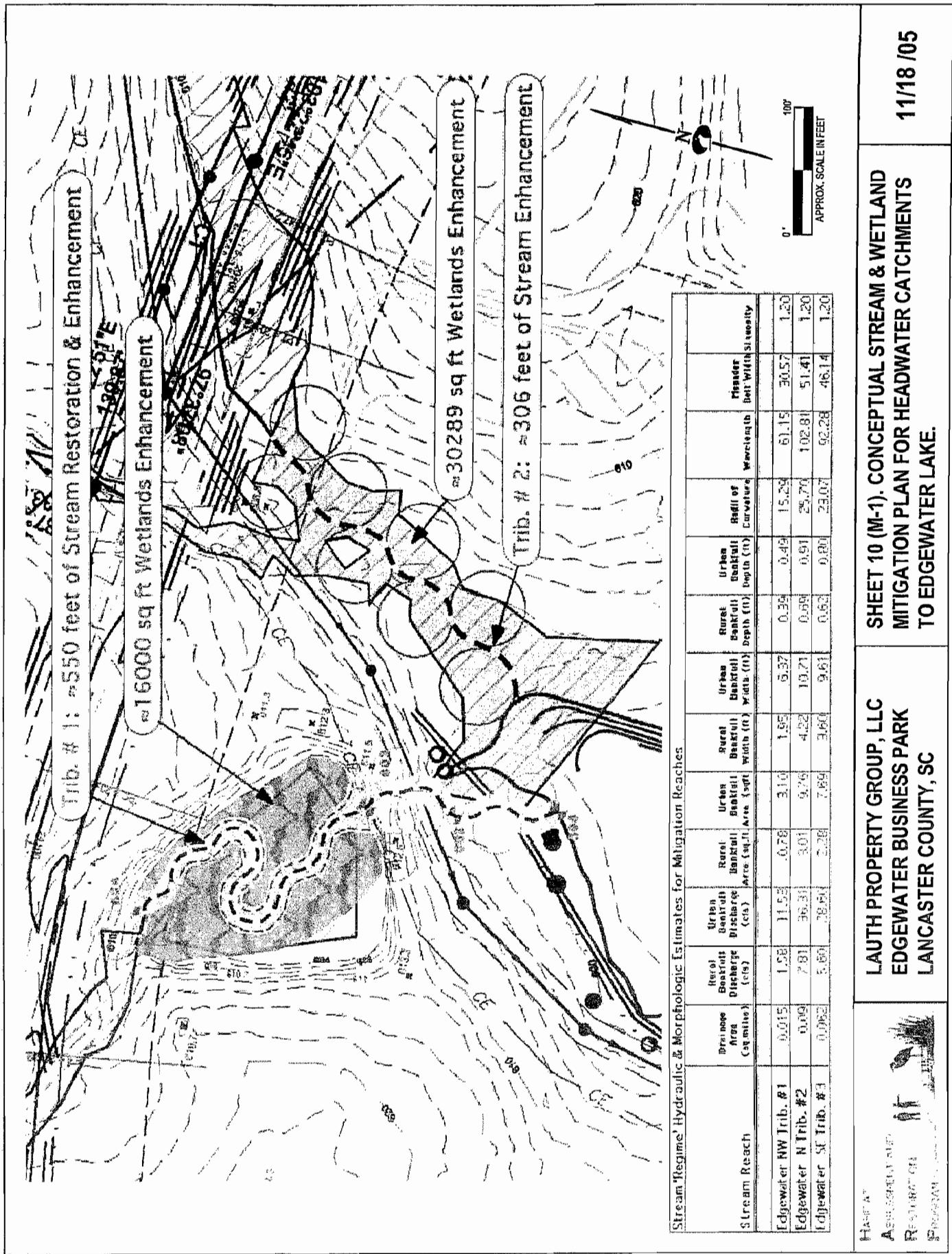


**APPROXIMATE SITE  
LOCATION**

PROJECT TITLE:		EdgeWater Business Park	
PROJECT LOCATION:		U.S. Hwy. 521, Lancaster County	
APPLICANT:		Lauth Property Group, LLC	
REVISIONS	INITIALS	DATE:	APPLICATION No.:
		11/18/05	SHEET 7 OF 22
		SCALE:	1"~500'

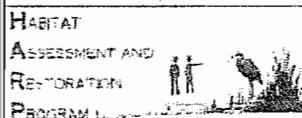
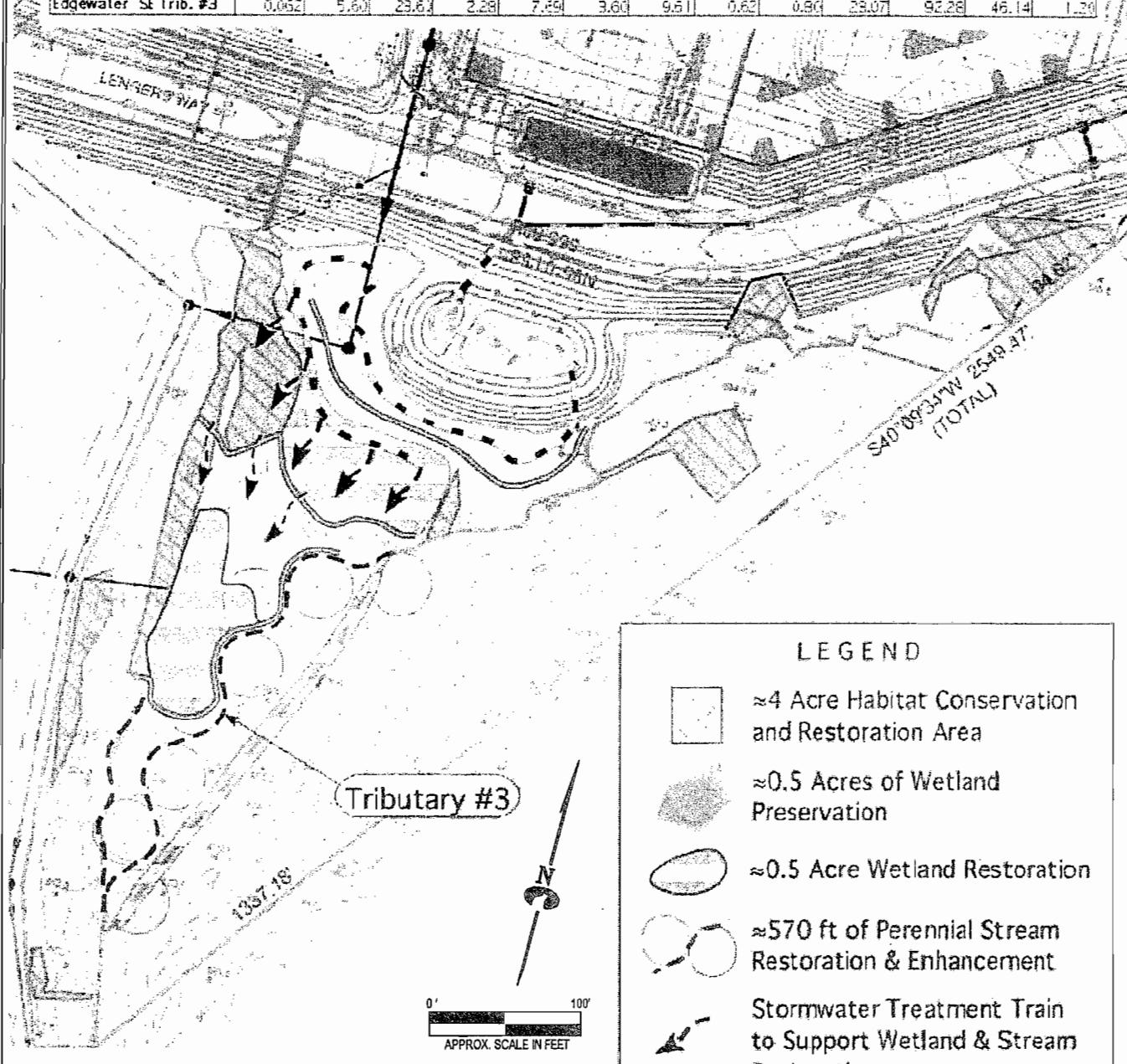






Stream 'Regime' Hydraulic & Morphologic Estimates for Mitigation Reaches

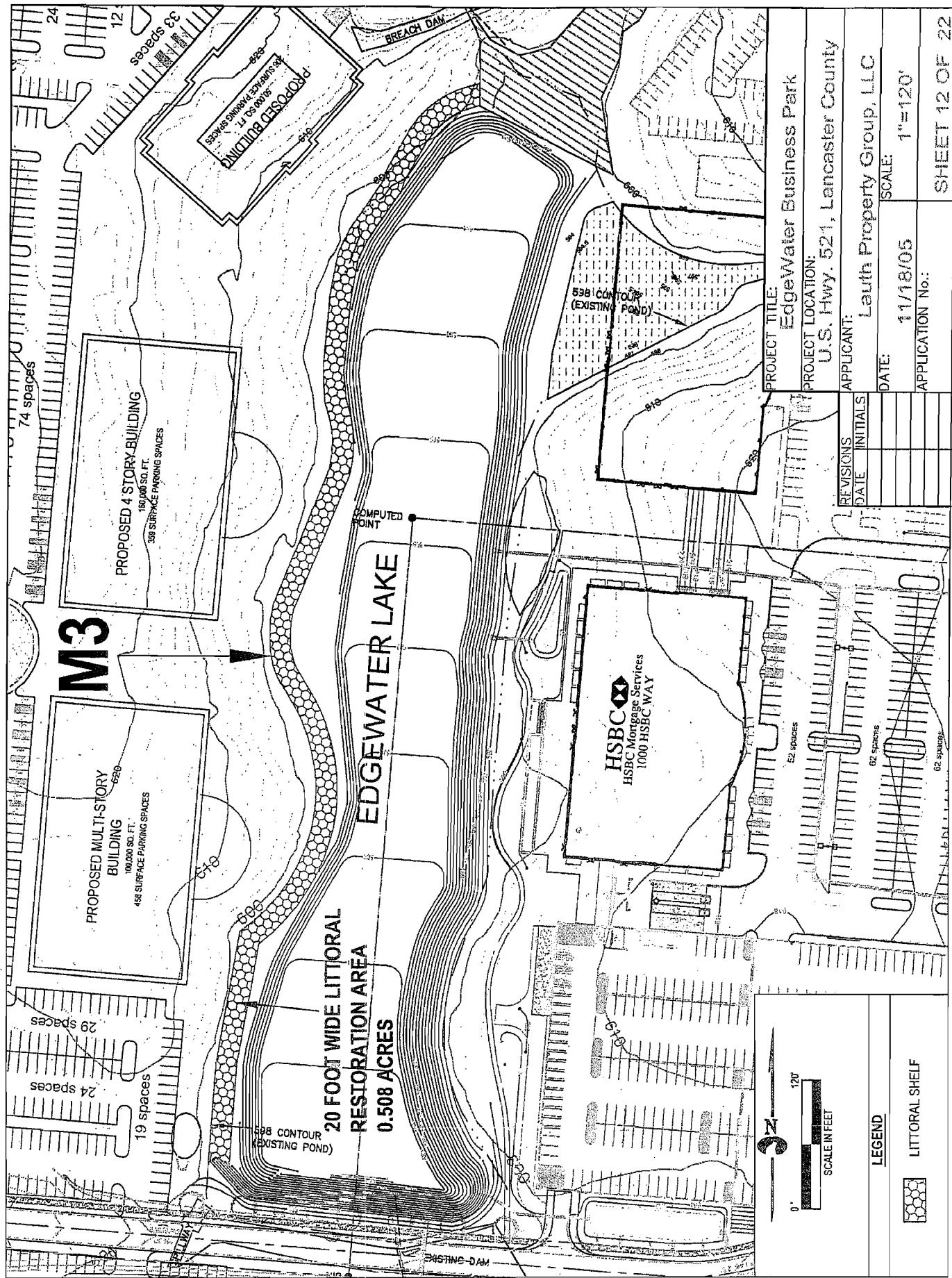
Stream Reach	Drainage Area (sq. miles)	Rural Bankfull Discharge (cfs)	Urban Bankfull Discharge (cfs)	Rural Bankfull Area (sq.ft.)	Urban Bankfull Area (sq.ft.)	Rural Bankfull Width (ft.)	Urban Bankfull Width (ft.)	Rural Bankfull Depth (ft.)	Urban Bankfull Depth (ft.)	Radius of Curvature	Wavelength	Meander Belt Width	Sinuosity
Edgewater NW Trib. #1	0.015	1.58	11.53	0.78	3.10	1.98	6.37	0.39	0.49	15.25	61.15	30.57	1.20
Edgewater N Trib. #2	0.09	7.81	36.21	3.01	9.76	4.22	10.71	0.69	0.91	25.70	102.81	51.41	1.20
Edgewater SE Trib. #3	0.062	5.60	23.61	2.28	7.29	3.60	9.61	0.62	0.80	28.07	92.28	46.14	1.20

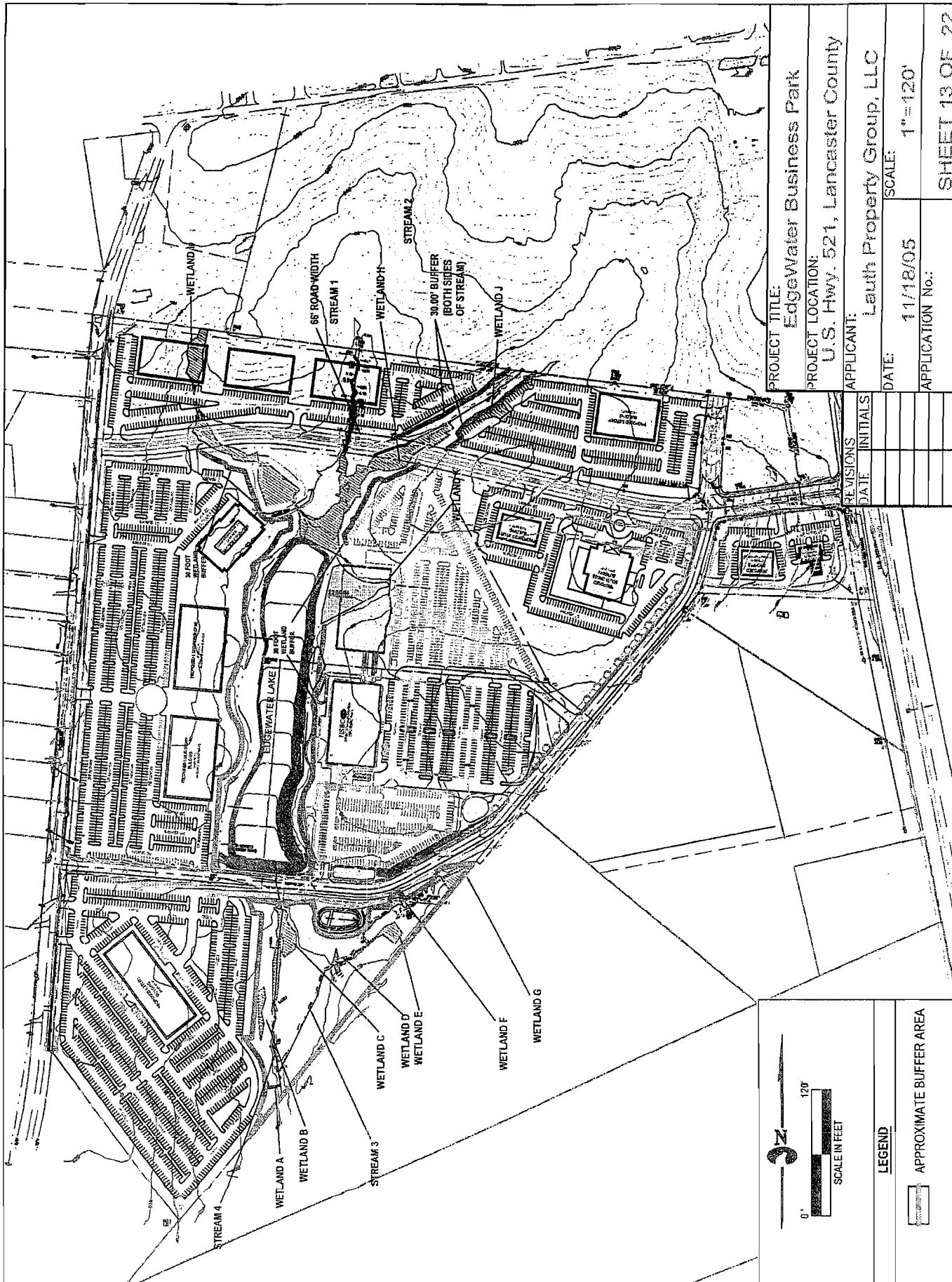


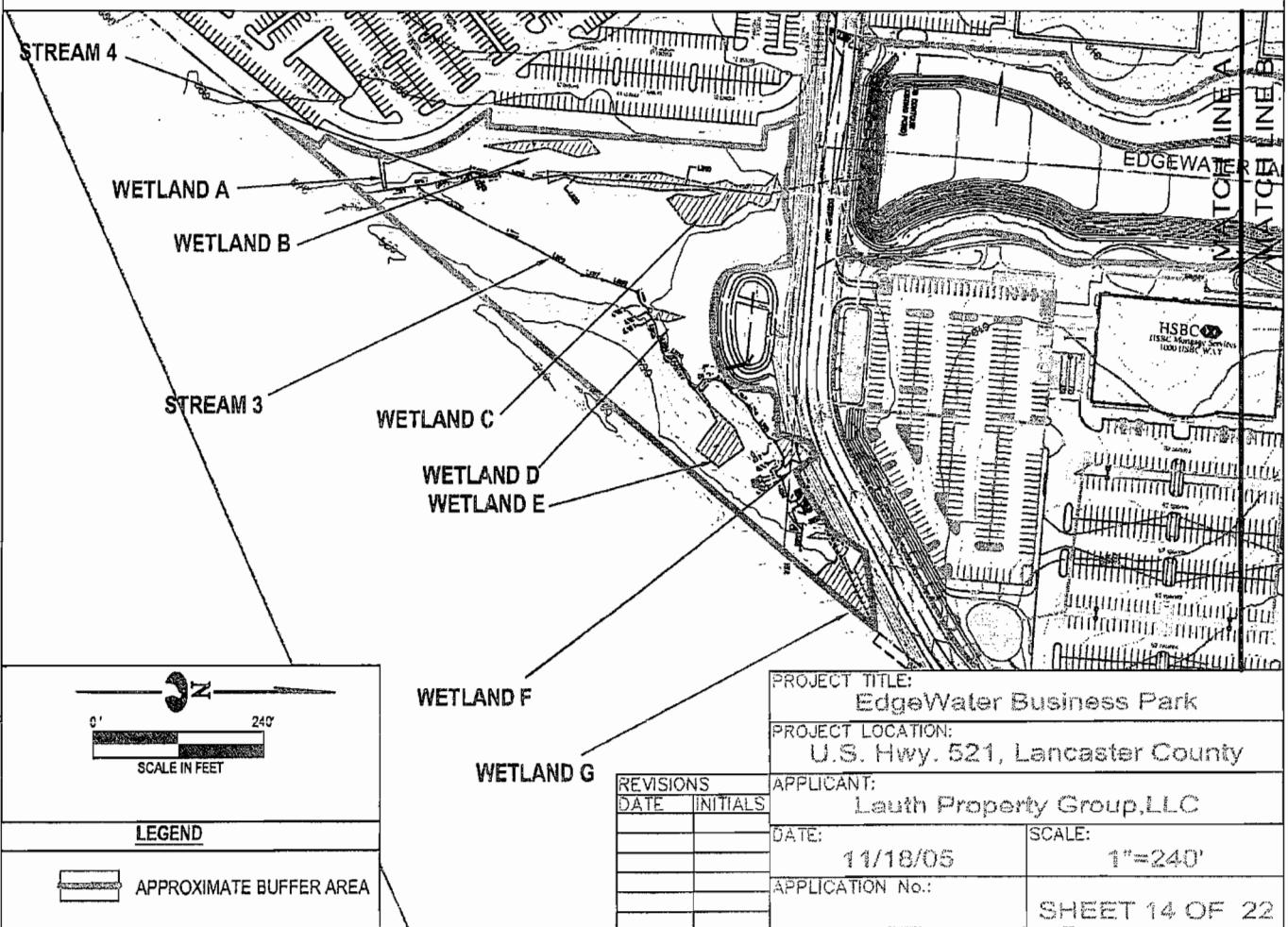
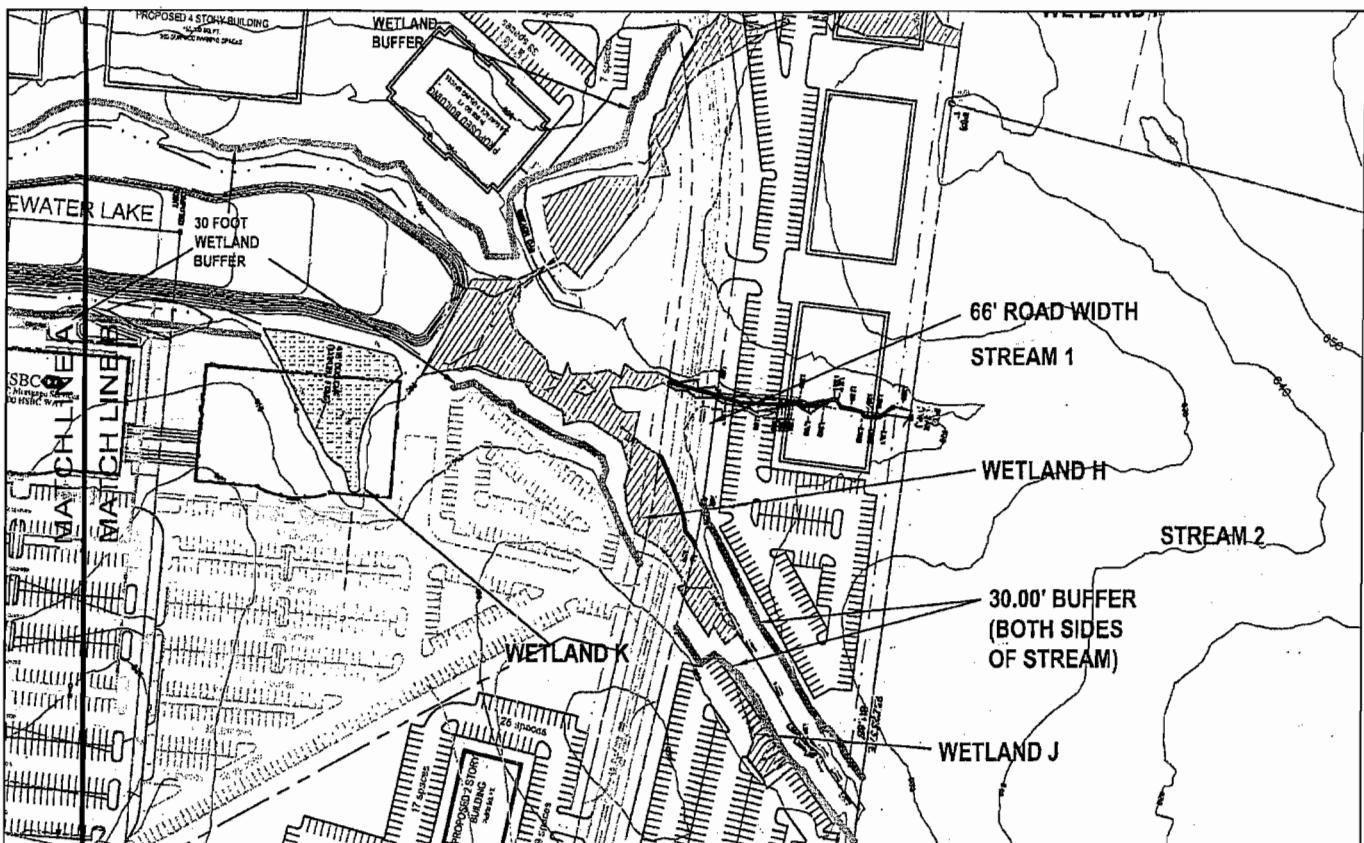
LAUTH PROPERTY GROUP, LLC  
EDGEWATER BUSINESS PARK  
LANCASTER COUNTY, SC

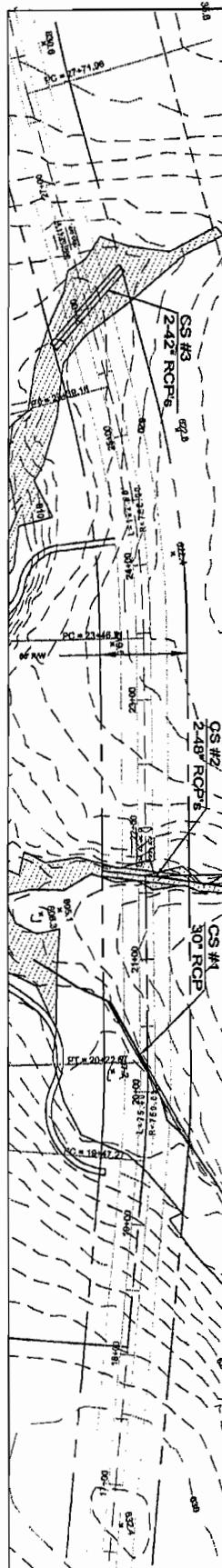
SHEET 11 (M-2). CONCEPTUAL STREAM & WETLAND MITIGATION PLAN FOR LOWER PORTIONS OF THE SITE.

11/18/05









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**COLVERT CROSS-SECTION #3**

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		MANTAIN 2 MIN FOOTER NOTE ADDITIONAL FURRY
616.65		
619.3		
618.95		
618.8		
617.34		
618.0		
617.80		
618.8		
618.35		
615.9		
618.98		
615.6		
615.7		
620.26		
616.0		
618.2		
621.54		
620.0		
623.4		
622.82		
626.0		
627.5		
624.10		
628.8		
		1.5%

## CULVERT CROSS-SECTION #2

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**CULVERT CROSS-SECTION #1**

**PROJECT TITLE:**  
EdgeWater Business Park

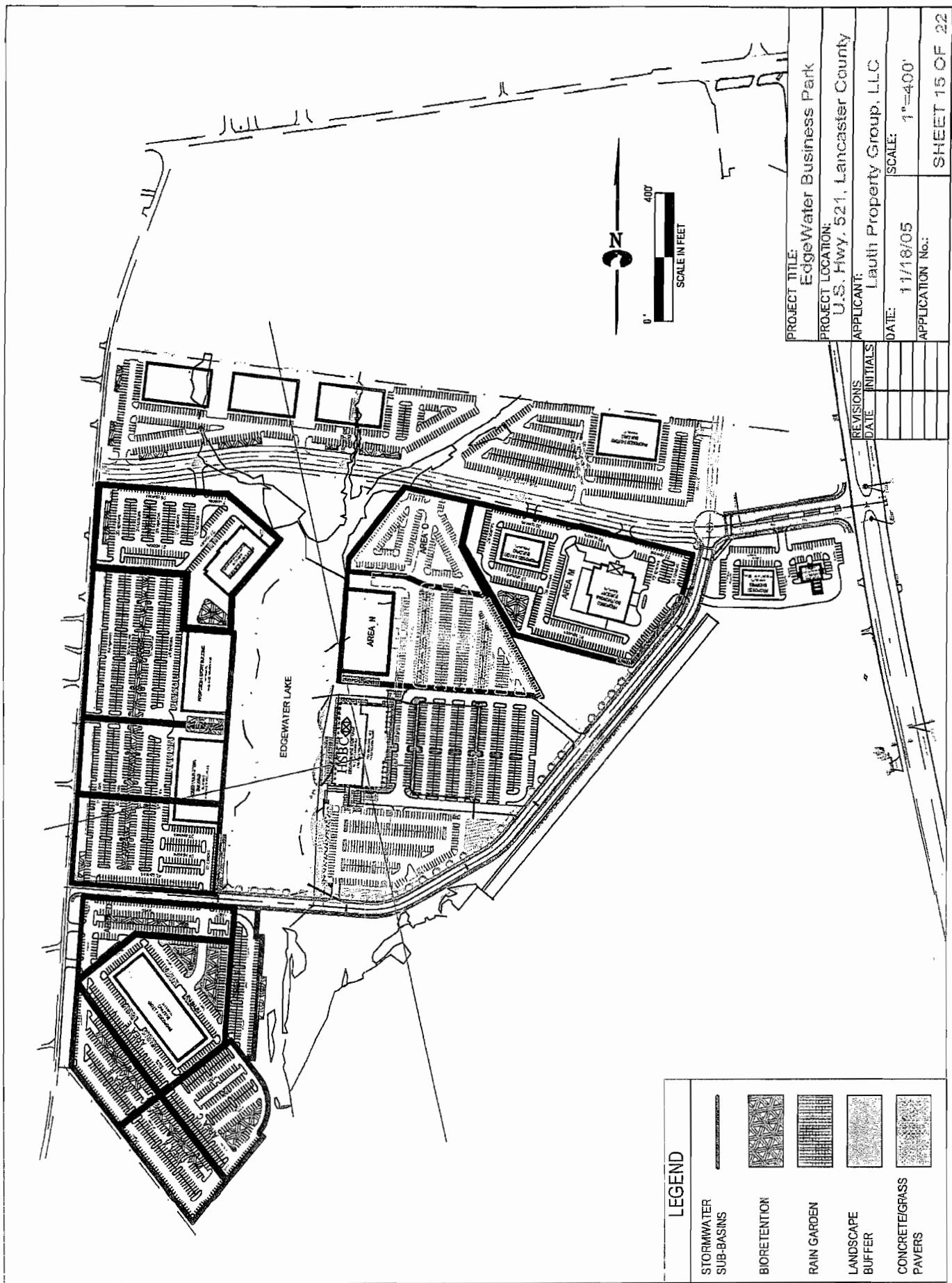
PROJECT LOCATION:  
U.S. Hwy. 521, Lancaster County

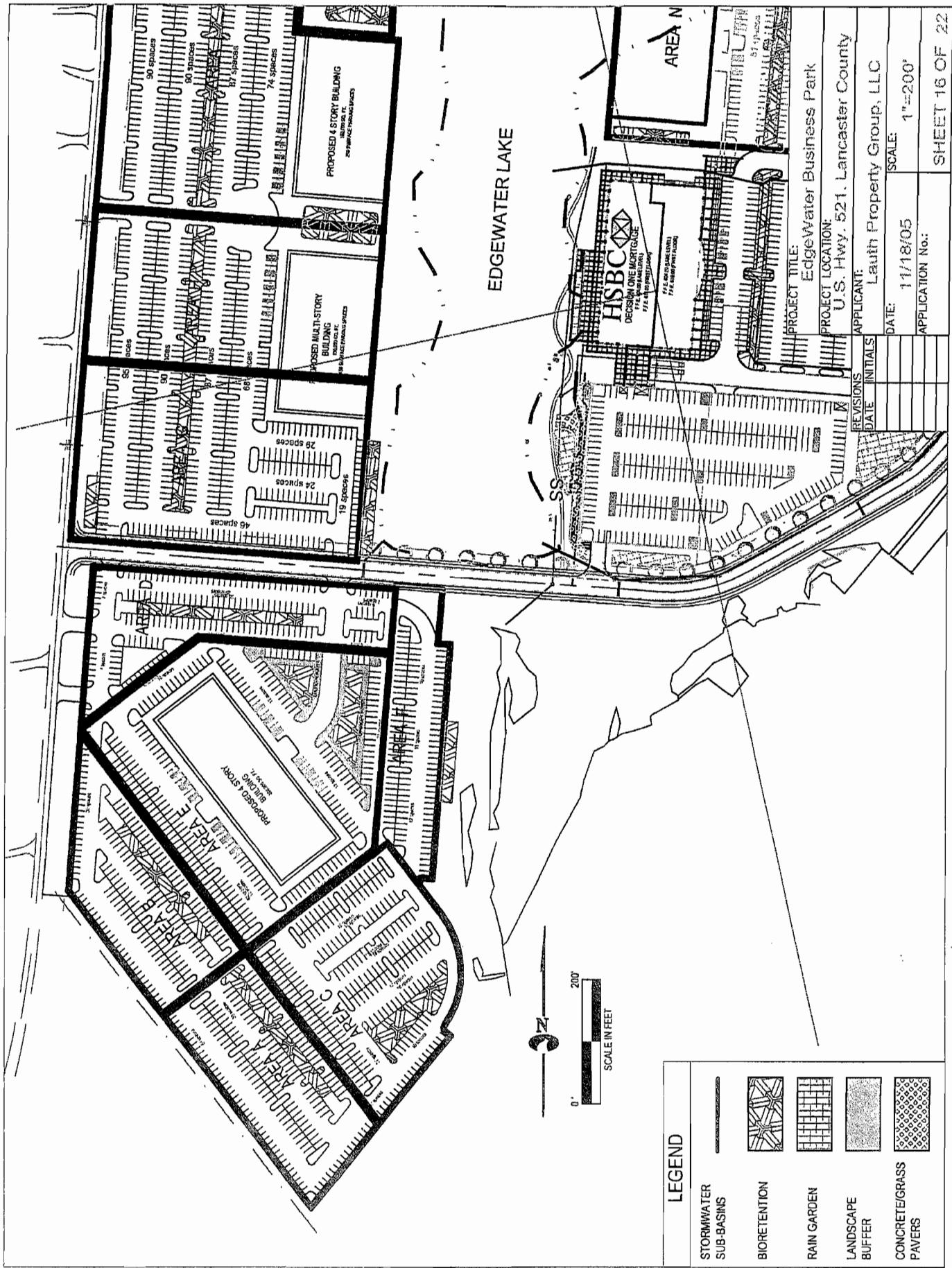
APPLICANT:  
Lauth Property Group,LLC

DATE:	SCALE:
11/18/05	1"=240'

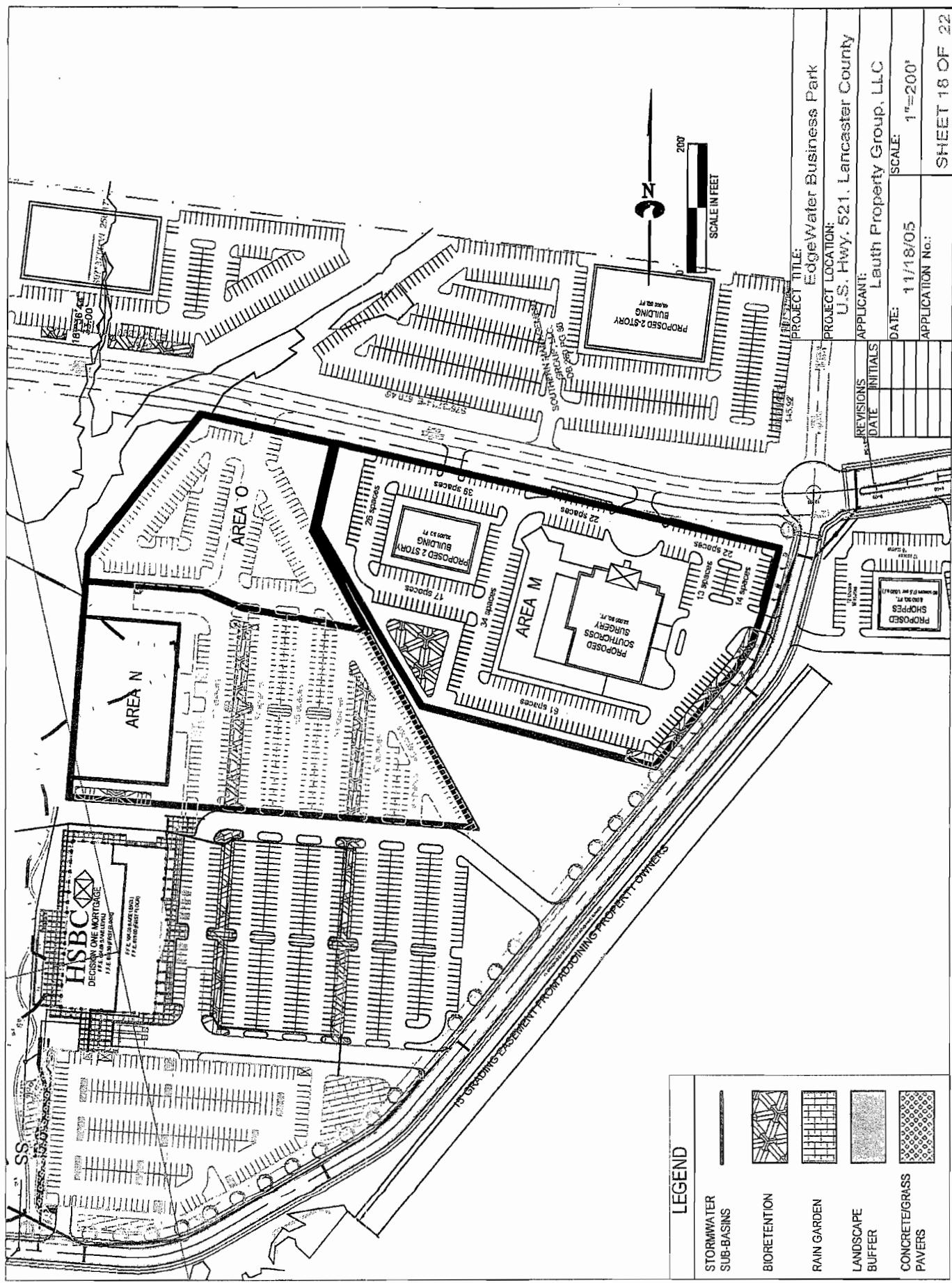
APPLICATION No.: SHEET 14A OF 22

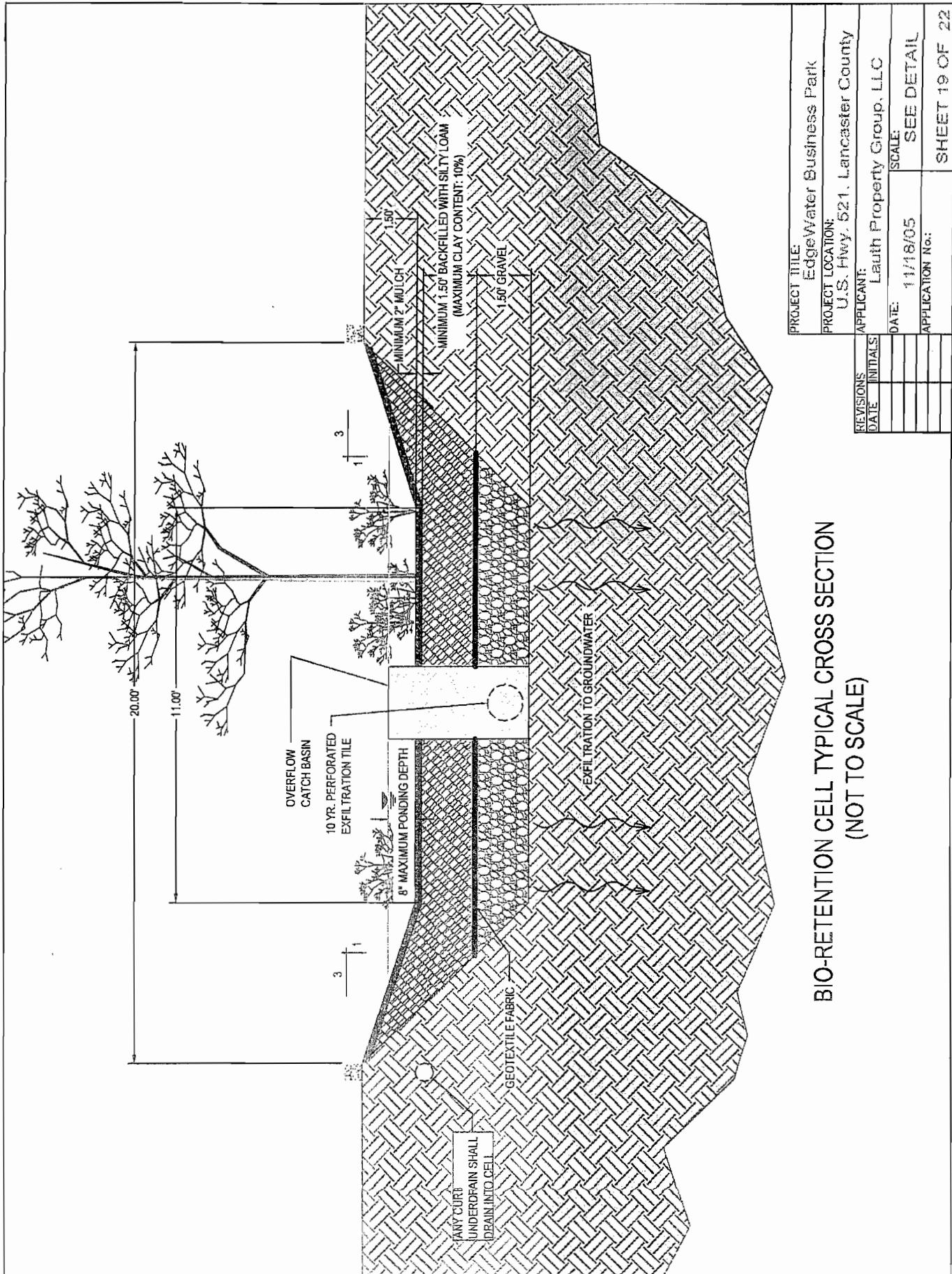
TITLE CROSS-SECTIONS	DATE (YYYY-MM-DD)	DESCRIPTION	DATE (YYYY-MM-DD)	PRELIMINARY SKETCH PLAN WETLANDS CROSSING		DRAWN BY
				CONSULTANT CONTACT C. Name	REVISION	
C1	EDGEMAN			CONSULTANT JOHN HUNTER CPED	EdgeWater Corporate Center	EDgewater Corporate Parkway Lancaster County, South Carolina

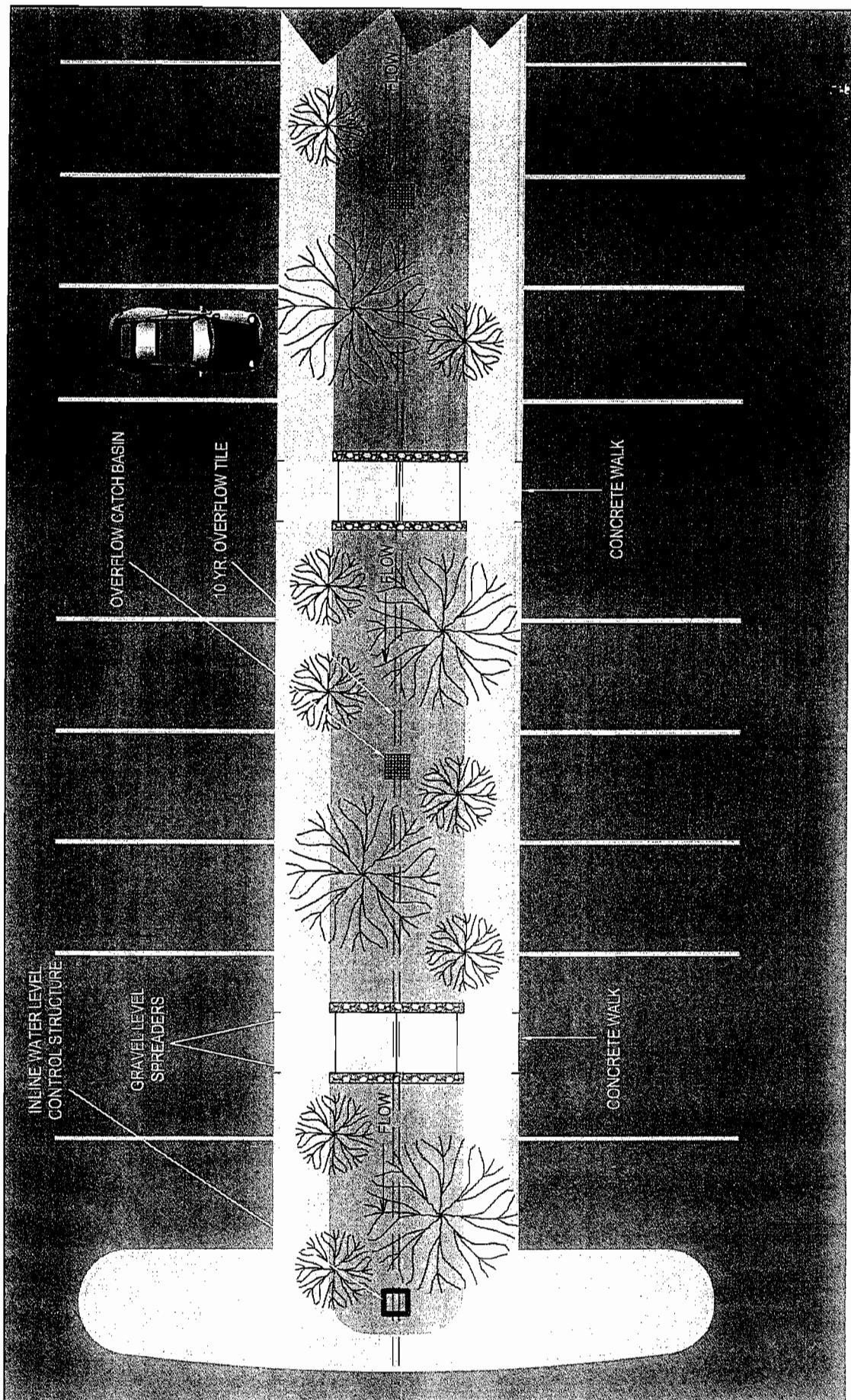






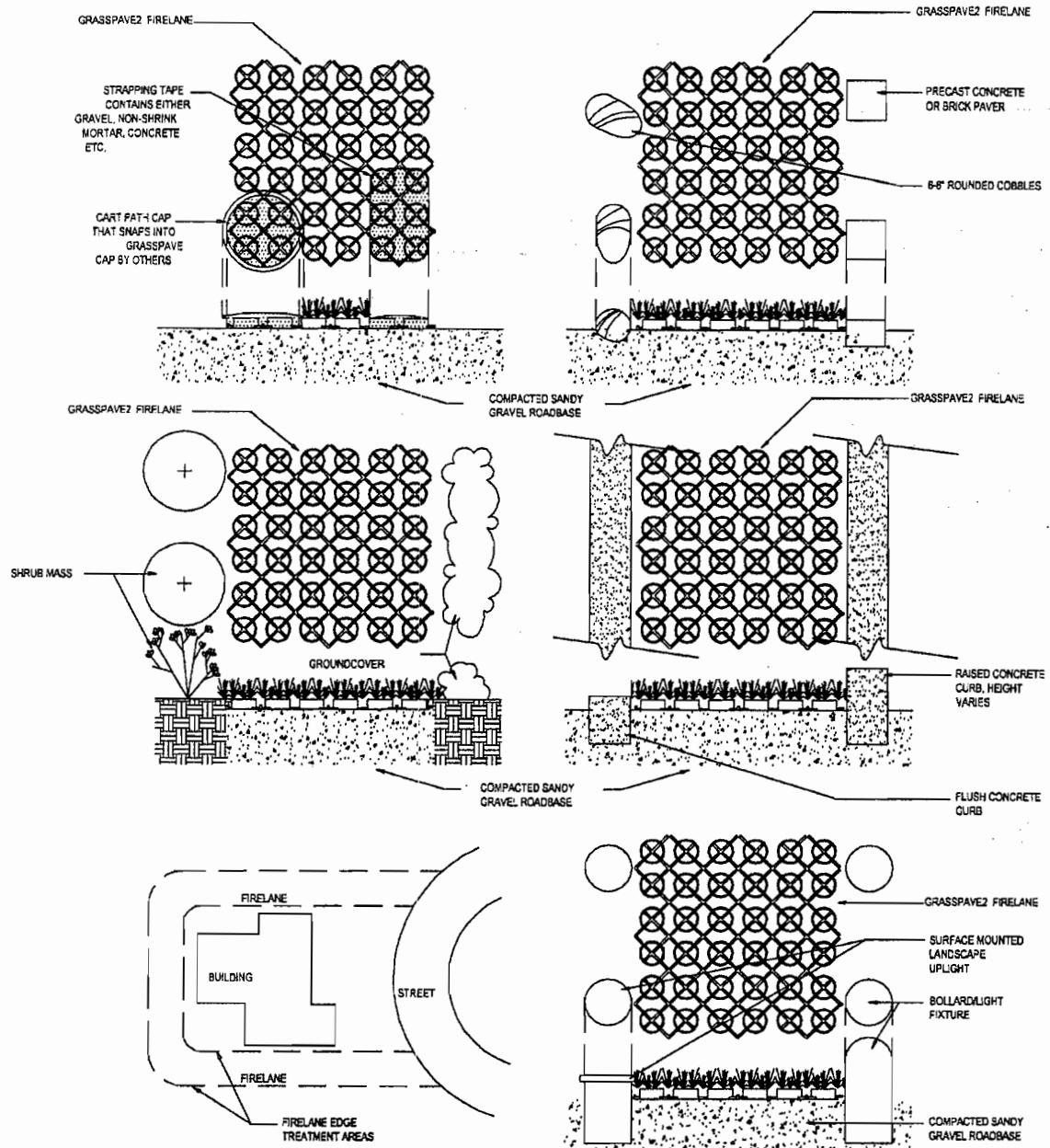






BIO-RETENTION CELL TYPICAL PLAN VIEW  
(NOT TO SCALE)

PROJECT TITLE:		EdgeWater Business Park	
PROJECT LOCATION:		U.S. Hwy. 521, Lancaster County	
REVISIONS	INITIALS	APPLICANT:	Lauth Property Group, LLC
DATE:		DATE:	1/18/05
		SCALE:	SEE DETAIL
		APPLICATION No.:	SHEET 20 OF 22



NOTE:  
THIS DETAIL IS SCHEMATIC IN NATURE. DESIGNER SHALL SPECIFY SPACING AND DESIGN OF EDGE TREATMENTS. SPACING WILL VARY WITH TURF TYPE, SLOPE, FIRE DEPARTMENT REQUIREMENTS, ETC..

## Grasspave2 Firelane Detail

NOT TO SCALE

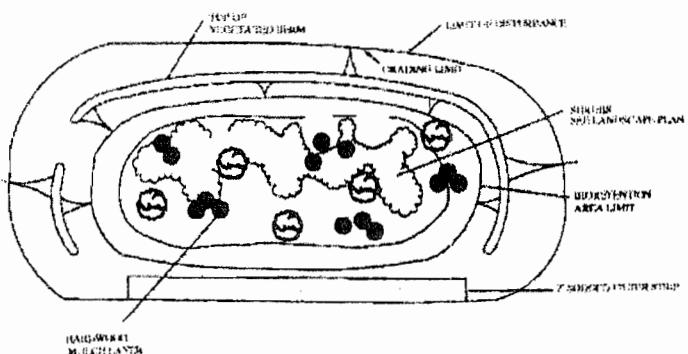
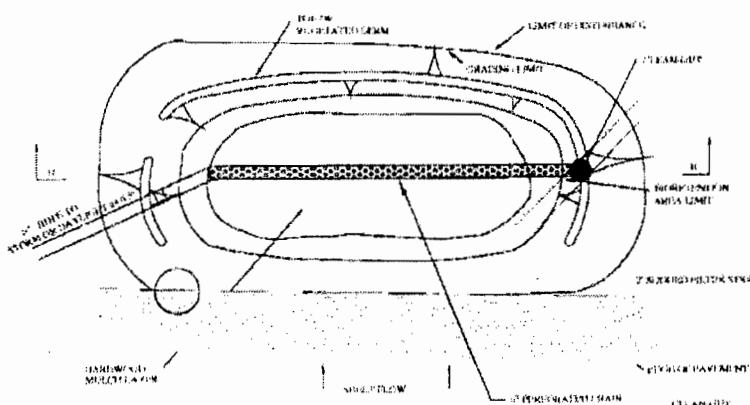
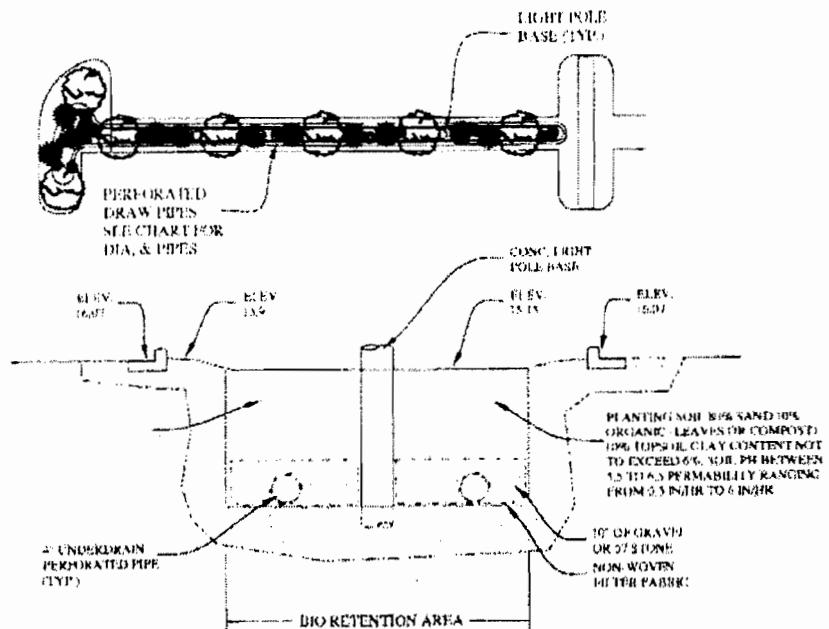
Use this detail for delineating a Grasspave2 firelane

1  
10F1

Invisible Structures, Inc.  
GP2Firelane05.dwg

1600 Jackson Street, Suite 310  
Golden, CO 80401  
800-233-1510 OR 303-373-1234  
FAX: 303-373-1223  
[www.invisiblestructures.com](http://www.invisiblestructures.com)  
rev. 03/05

REVISIONS		PROJECT TITLE: EdgeWater Business Park	
DATE		PROJECT LOCATION: U.S. Hwy. 521, Lancaster County	
INITIALS		APPLICANT:	Lauth Property Group, LLC
		DATE:	11/18/05
		SCALE:	SEE DETAIL
		APPLICATION No.:	SHEET 21 OF 22



6" PVC

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TO SW. SYSTEMS

PROJECT TITLE:		EdgeWater Business Park	
PROJECT LOCATION:		U.S. Hwy. 521, Lancaster County	
REVISIONS DATE    INITIALS		APPLICANT: Lauth Property Group, LLC	
DATE:		SCALE:	SEE DETAIL
		11/18/05	
APPLICATION NO.:		SHEET 22 OF 22	