

**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 #SAC-2014-00979-SIF

January 28, 2016

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403), 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

**STONEY LADSON LLC**  
C/O: JON McCLURE  
1008 NORTH MAIN STREET  
GREENVILLE, SOUTH CAROLINA 29609

for a permit to discharge fill material associated with a commercial development in the

**CITY OF LADSON**

At a vacant lot southwest of 9871 Highway 78, Charleston County, South Carolina. (Latitude: 32.992789, Longitude: -80.116631, Ladson Quadrangle).

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 the **Corps** until

**15 Days from the Date of this Notice,**

and **SCDHEC** will receive written statements regarding the proposed work until

**30 Days from the Date of this Notice**

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

The proposed work consists of discharging clean fill material within waters of the United States. In detail, the applicant proposes to place 57,000 cubic yards of clean fill material within 11.995 acres of wetlands and 4,645 linear feet of perennial and seasonal tributaries for development of a commercial export hub for plastic pellets. The applicant also proposes to construct a new 6,842 linear-foot tributary, within uplands, to maintain offsite drainage inputs into

the subject property and to accommodate site development. There will be 4 road and rail crossings (2 each) across the new tributary with a total of 310 linear feet of 5' x 8' box culvert crossings. Phase I will include the construction of 550,000 square feet of manufacturing facility, 8 acres of container storage space, a rail spur, and an area to accommodate approximately 264 rail cars, roads, truck docks, employee parking, and stormwater retention basins; as well as a 150,000 square-foot building expansion. Phase II includes development of 550,000 square feet of manufacturing facility, an access road to Stoney Road, employee parking, truck docking, and rail for approximately 75 rail cars.

The applicant has proposed to mitigate for impacts to the 11.995 acres of wetlands by purchasing 97 wetland credits from one or a combination of three approved mitigation banks (i.e., Congaree Carton, Pigeon Pond, and/or Swallow Savannah Mitigation Banks). To offset the impacts to 4,645 linear feet of perennial and seasonal tributaries, the applicant has stated the new tributary will be a total length of 6,842 linear feet and that it will appropriately offset the impacts to the existing system(s). The applicant has stated that he will submit a conceptual mitigation plan that complies with 33 CFR Part 332 and the USACE Charleston District's guidelines for preparing a compensatory mitigation plan. The project purpose is to construct a commercial facility to receive domestically made plastic pellets and prepare them for international export.

**NOTE: This public notice and associated plans are available on the Corps' website at: <http://www.sac.usace.army.mil/Missions/Regulatory/PublicNotices> . For those unable to access the website, a copy of this notice and the associated plans will be provided, upon receipt of a written request. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided. Your request 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. This activity may also require evaluation for compliance with the S. C. Construction in Navigable Waters Permit Program. State review, permitting and certification is conducted by the S. C. Department of Health and Environmental Control. 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 4,645 linear feet of estuarine substrate and 11.995 acres of emergent wetlands utilized by various life stages of species comprising the 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.

Pursuant to the Section 7 of the Endangered Species Act of 1973 (as amended), the applicant has provided a protected species survey for the property associated with the activity described above. Based upon this report, the District Engineer has determined that the project is not likely to adversely affect any Federally endangered, threatened, or proposed species or result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request for written concurrence from the U.S. Fish and Wildlife Service and/or the National Marine Fisheries Service on this determination.

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with Section 106 of the NHPA, the District Engineer has consulted South Carolina ArchSite (GIS), for the presence or absence of historic properties (as defined in 36 C.F.R. 800.16)(f)(1)), and has initially determined that no historic properties are present; therefore, there will be no effect on historic properties. To ensure that other historic properties that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office and any other interested parties to provide any information they may have with regard to historic properties. This public notice serves as a request for concurrence within 30 days from the SHPO (and/or Tribal Historic Preservation Officer).

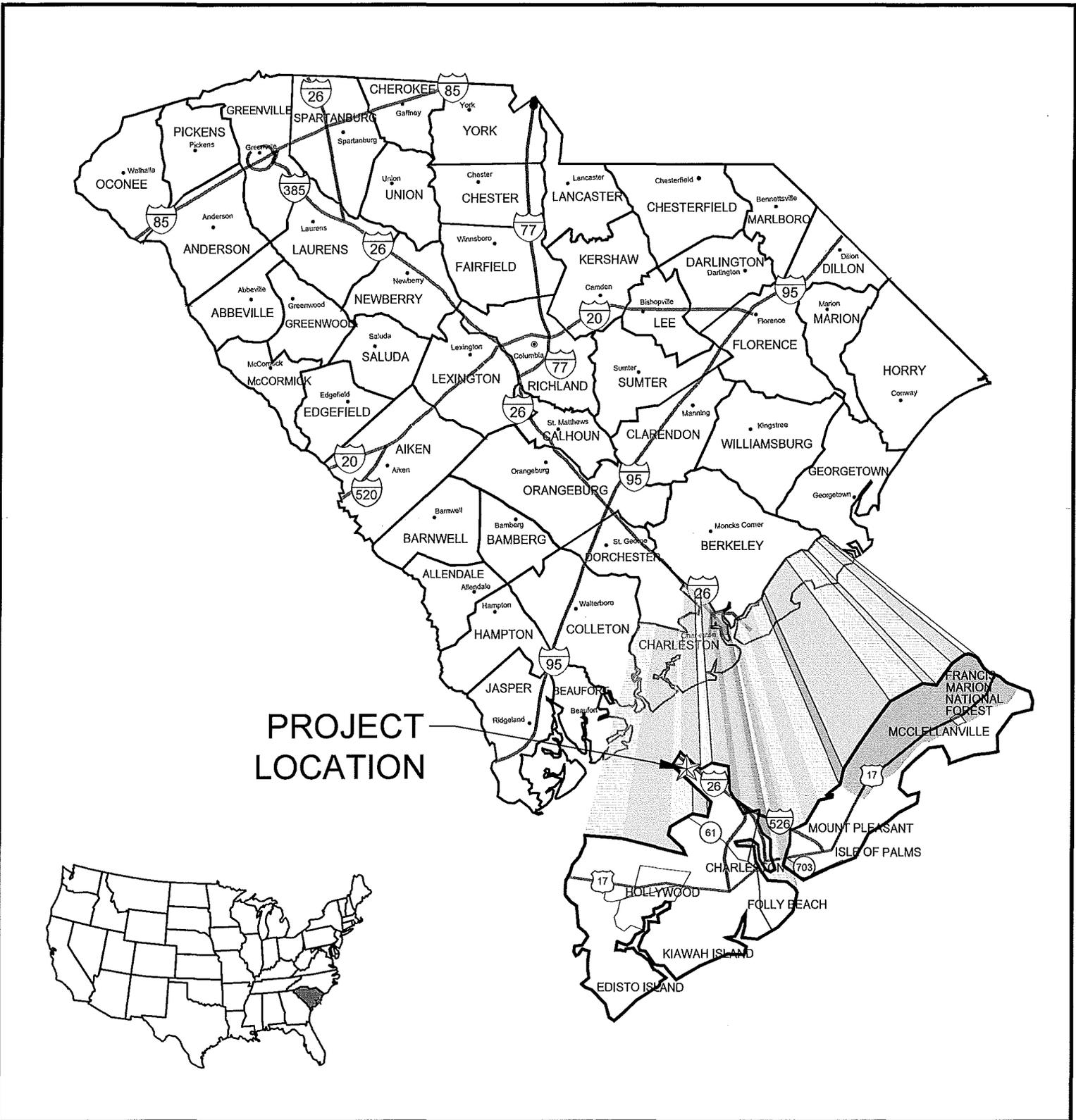
The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

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.

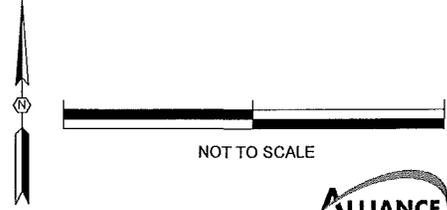
If there are any questions concerning this public notice, please contact Mr. Ivan Fannin at 843-329-8044 or toll free at 1-866-329-8187.

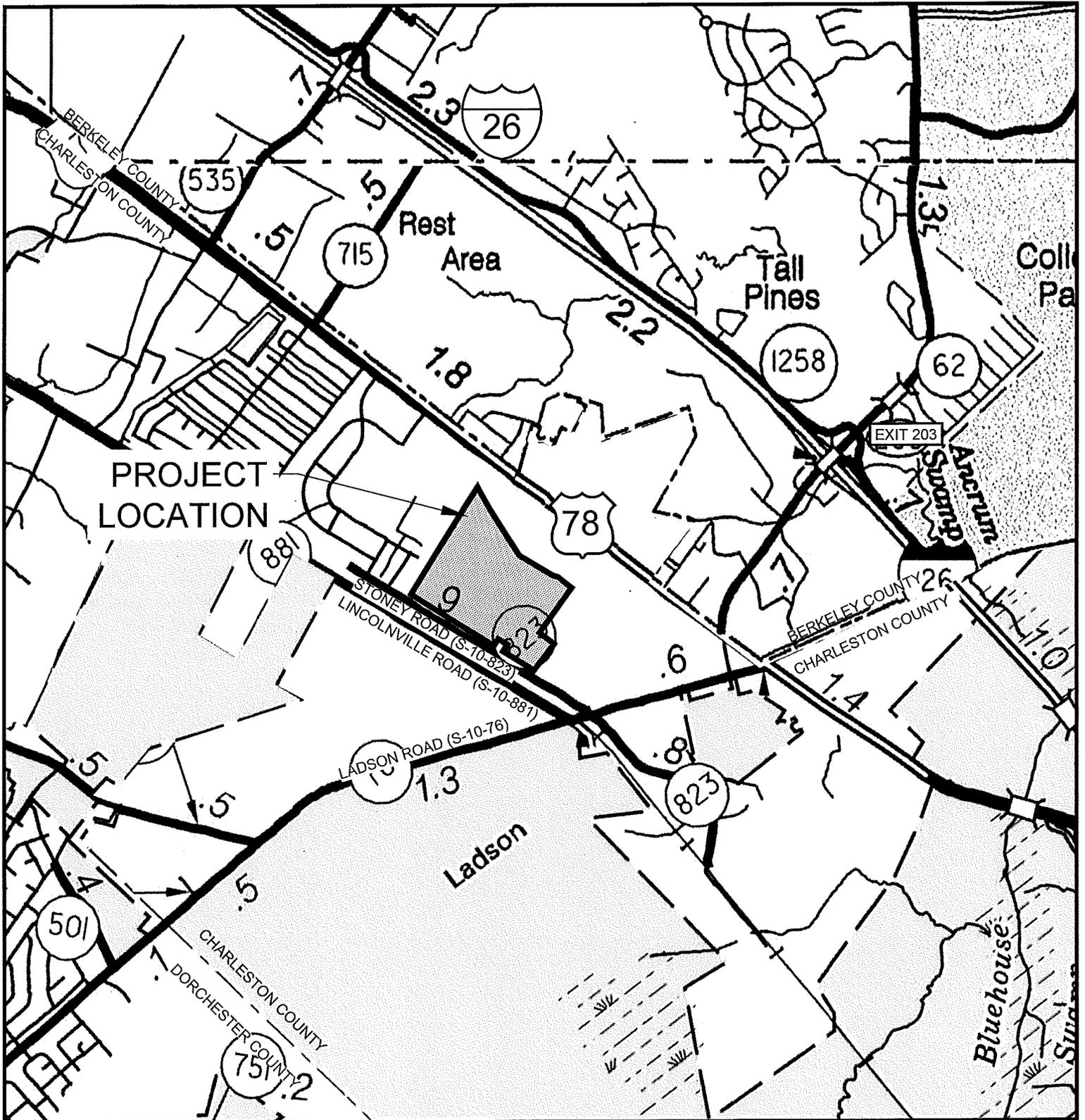


**PROJECT  
LOCATION**

### Vicinity Map

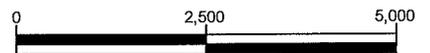
Project Title: Project Gray at the Ladson Industrial Park  
 Applicant: Stoney Ladson, LLC  
 Location: Charleston County, SC  
 Date: January 19, 2016  
 Permit Number: SAC-2014-00979-2JU





### Location Map

Project Title: Project Gray at the Ladson Industrial Park  
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GRAPHIC SCALE IN FEET

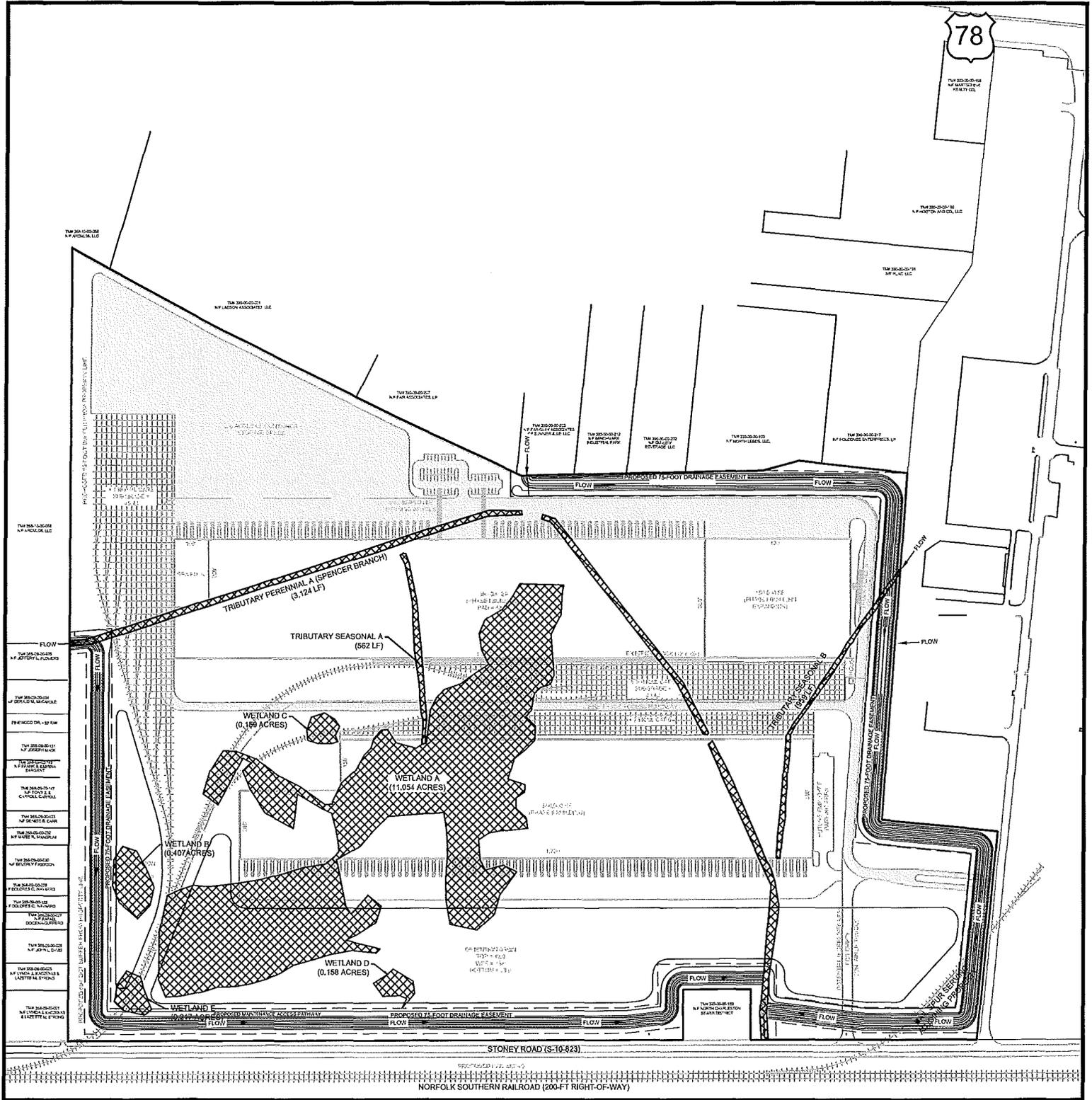
REFERENCE:  
 CHARLESTON COUNTY SCDOT HIGHWAY MAP  
 DATED 2005  
 BERKELEY COUNTY SCDOT HIGHWAY MAP  
 DATED 2005  
 DORCHESTER COUNTY SCDOT HIGHWAY MAP  
 DATED 2005



PREPARED BY: ALLIANCE CONSULTING ENGINEERS, INC.



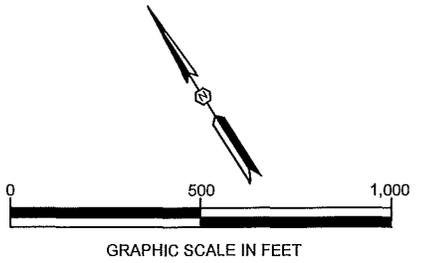
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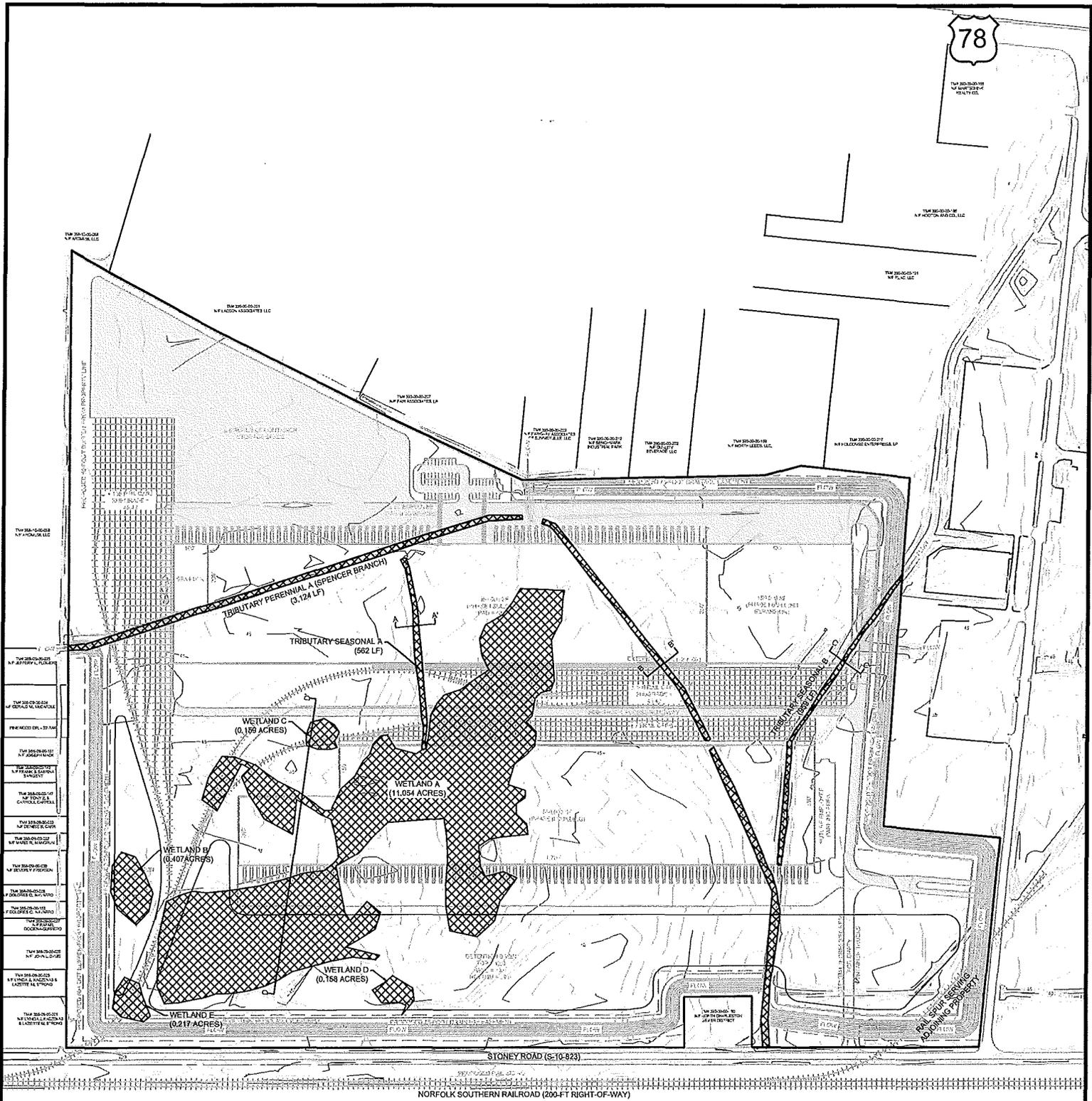
-  TRIBUTARY (± 4,645 LF)
-  PROPOSED WETLAND FILL AREA (± 11,995 ACRES) & PROPOSED TRIBUTARY FILL (± 4,645 LF) - SITE DEVELOPMENT IMPACT
-  PROPOSED RELOCATED TRIBUTARY WITH STORMWATER QUALITY BERMS (± 6,842 LF) - SITE DEVELOPMENT IMPACT

# Overall Site Plan

Project Title: Project Gray at the Ladson Industrial Park  
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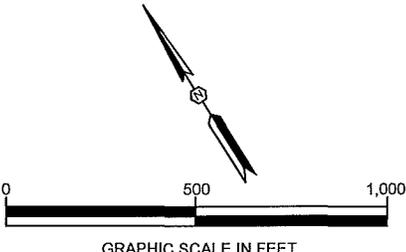
REFERENCE:  
 ALTA/ACSM LAND TITLE SURVEY - 254.70 ACRES OF LAND LOCATED IN LADSON, CHARLESTON COUNTY, SOUTH CAROLINA PREPARED BY NESSBITT SURVEYING CO., INC. DATED FEBRUARY 24, 2015 REVISED DECEMBER 9, 2015.



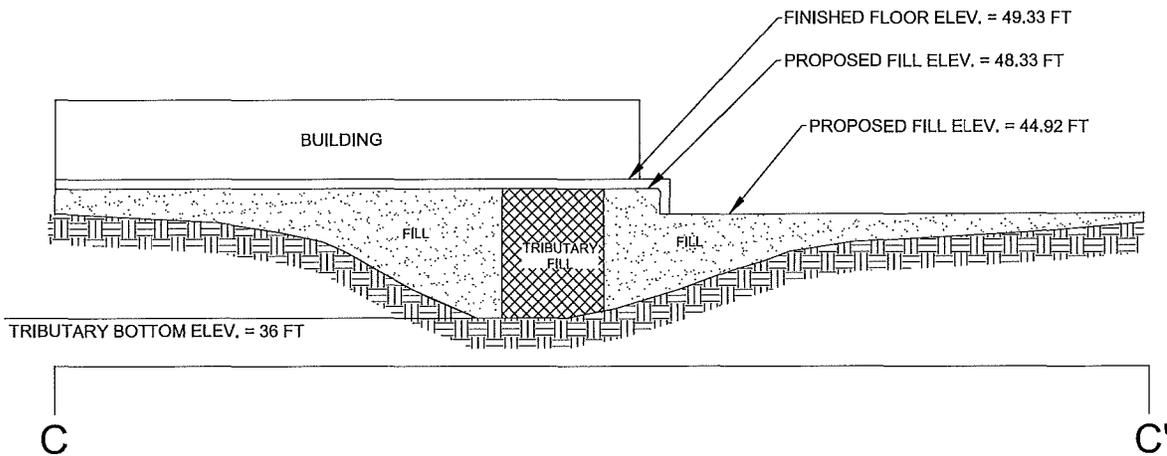
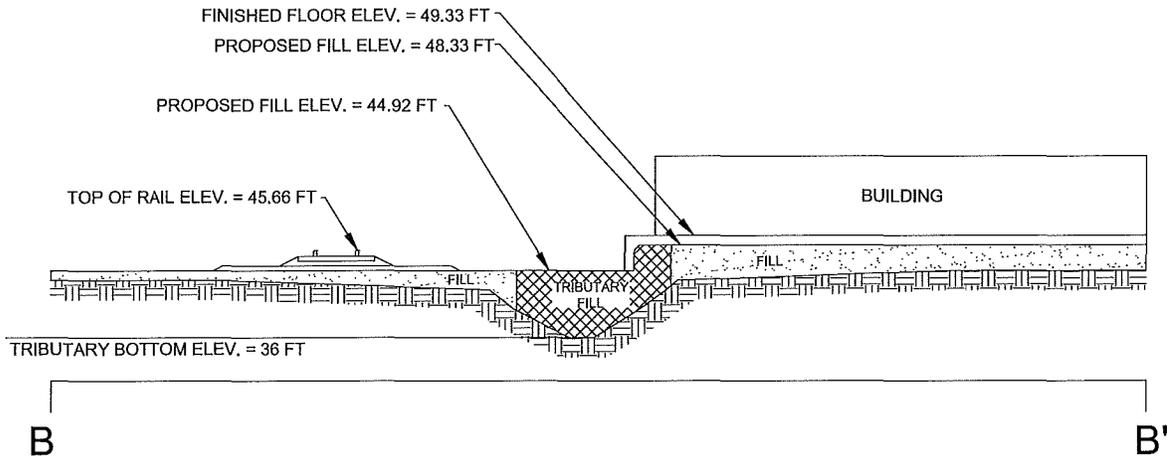
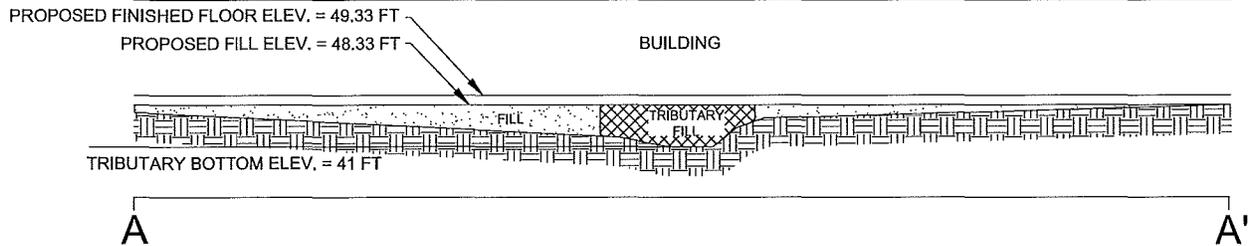
-  TRIBUTARY (± 4,645 LF)
-  PROPOSED WETLAND FILL AREA (± 11,995 ACRES) & PROPOSED TRIBUTARY FILL (± 4,645 LF) - SITE DEVELOPMENT IMPACT
-  PROPOSED RELOCATED TRIBUTARY WITH STORMWATER QUALITY BERMS (± 6,842 LF) - SITE DEVELOPMENT IMPACT

### Cross Section Key

Project Title: Project Gray at the Ladson Industrial Park  
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REFERENCE:  
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 PROPOSED WETLAND FILL AREA (± 11,995 ACRES) &  
 PROPOSED TRIBUTARY FILL (± 4,645 LF)  
 PROPOSED FILL AREA

## Cross Sections A-A', B-B', & C-C'

Project Title: Project Gray at the Ladson Industrial Park  
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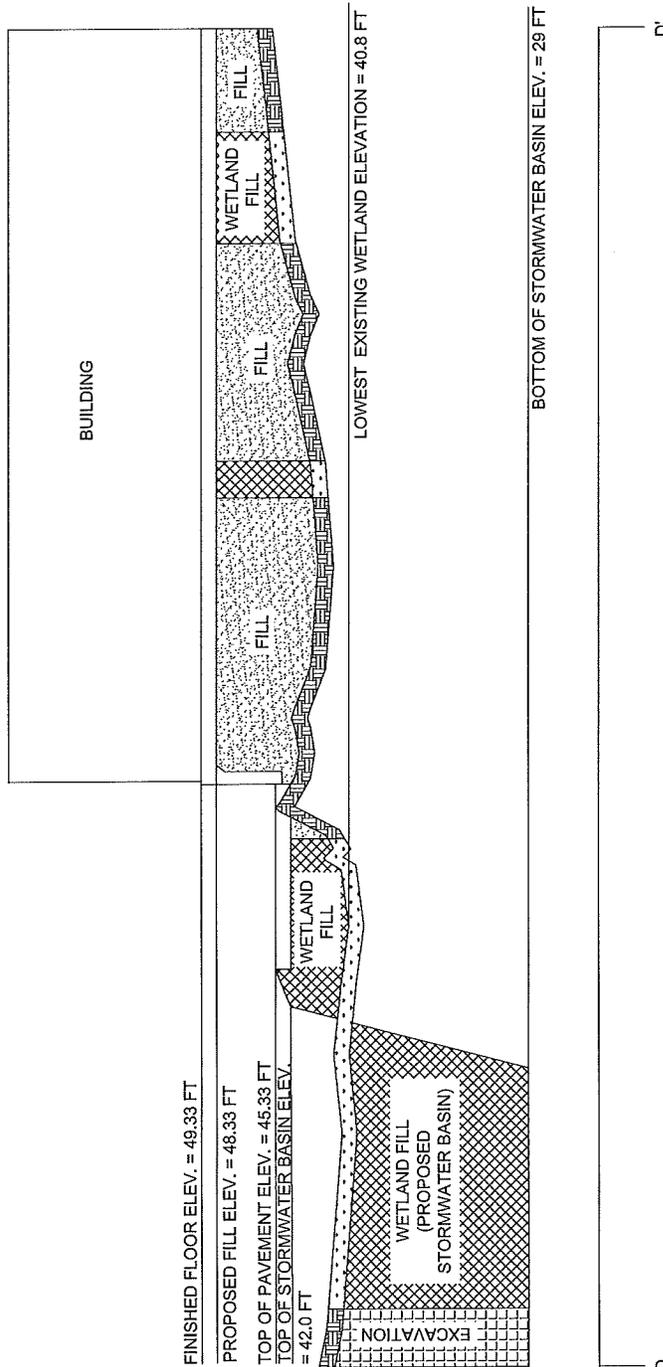


NOT TO SCALE

REFERENCE:  
 ALTA/ACSM LAND TITLE SURVEY - 254.70 ACRES OF LAND LOCATED IN  
 LADSON, CHARLESTON COUNTY, SOUTH CAROLINA PREPARED BY NESBITT  
 SURVEYING CO., INC. DATED FEBRUARY 24, 2015 REVISED DECEMBER 9, 2015.

Sheet: 6 of 9

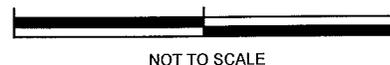
  
 ALLIANCE  
 CONSULTING ENGINEERS  
 PREPARED BY: ALLIANCE CONSULTING ENGINEERS, INC.



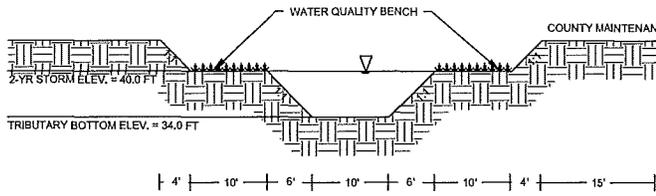
-  PROPOSED WETLAND FILL AREA (± 11,995 ACRES) & PROPOSED TRIBUTARY FILL (± 4,645 LF)
-  PROPOSED FILL AREA
-  PROPOSED EXCAVATION AREA

### Cross Section D-D'

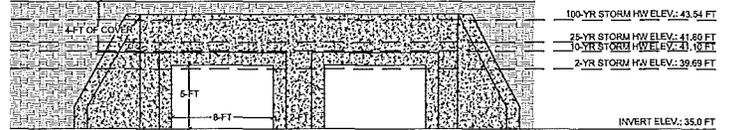
Project Title: Project Gray at the Ladson Industrial Park  
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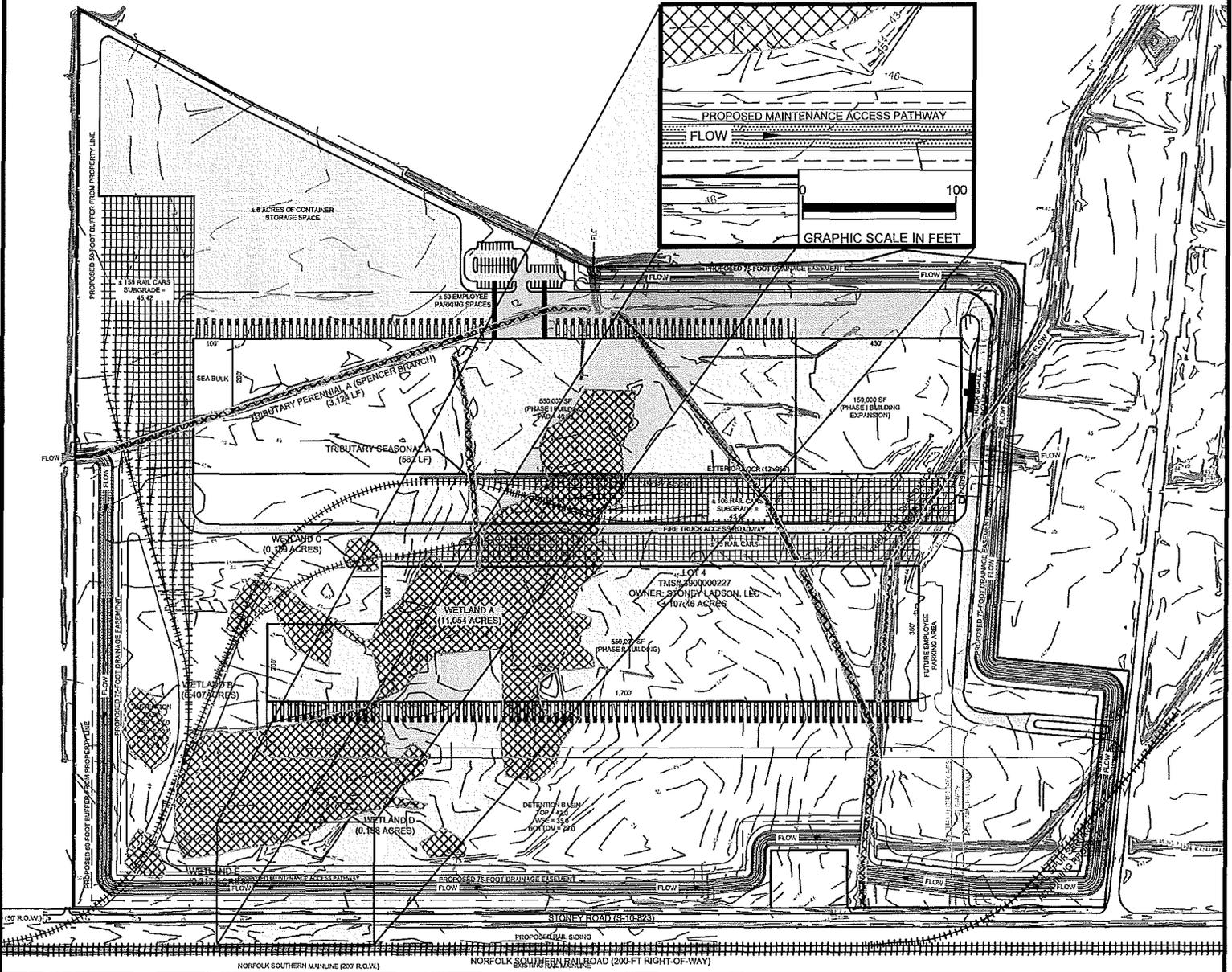
REFERENCE:  
 ALTA/ACSM LAND TITLE SURVEY - 254.70 ACRES OF LAND LOCATED IN LADSON, CHARLESTON COUNTY, SOUTH CAROLINA PREPARED BY NESBITT SURVEYING CO., INC. DATED FEBRUARY 24, 2015 REVISED DECEMBER 9, 2015.



TYPICAL RELOCATED TRIBUTARY



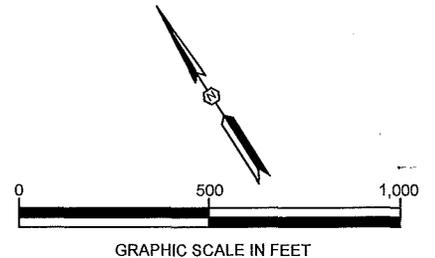
TYPICAL PROPOSED BOX CULVERT AT PROPOSED ROAD/RAIL CROSSINGS OF RELOCATED TRIBUTARY



-  TRIBUTARY (± 4,645 LF)
-  PROPOSED WETLAND FILL AREA (± 11,995 ACRES) & PROPOSED TRIBUTARY FILL (± 4,645 LF) - SITE DEVELOPMENT IMPACT
-  PROPOSED RELOCATED TRIBUTARY WITH STORMWATER QUALITY BERMS (± 6,842 LF) - SITE DEVELOPMENT IMPACT

## Relocated Tributary Features

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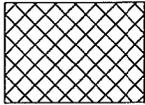


REFERENCE:  
 ALTA/CASM LAND TITLE SURVEY - 254.70 ACRES OF LAND LOCATED IN LADSON, CHARLESTON COUNTY, SOUTH CAROLINA PREPARED BY NESBITT SURVEYING CO., INC. DATED FEBRUARY 24, 2015 REVISED DECEMBER 9, 2015.

FILL  
AREA

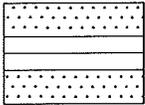
WATERS OF THE US  
IMPACT SUMMARY

JURISDICTIONAL



TRIBUTARY/ SITE  
DEVELOPMENT FILL

11.995 ACRES &  
4,645 LF



RELOCATED  
TRIBUTARY

6,842 LF

TOTAL

11.995 ACRES &  
11,487 LF

## Summary Sheet

Project Title: Project Gray at the Ladson Industrial Park  
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